

Borough, Bankside and Walworth Community Council

Monday 22 April 2013
7.00 pm

Walworth Academy, Shorncliffe Rd, London SE1 5UJ

Membership

Councillor Martin Seaton (Chair)
Councillor David Noakes (Vice-Chair)
Councillor Catherine Bowman
Councillor Poddy Clark
Councillor Neil Coyle
Councillor Patrick Diamond
Councillor Dan Garfield
Councillor Claire Hickson

Councillor Lorraine Lauder MBE
Councillor Rebecca Lury
Councillor Tim McNally
Councillor Darren Merrill
Councillor Abdul Mohamed
Councillor Adele Morris
Councillor Geoffrey Thornton

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: Friday 12 April 2013



Order of Business

Item No.	Title	Time
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

Item No.	Title	Time
4.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	MINUTES (Pages 1 - 11)	
	To approve as a correct record the minutes of the meeting held on 26 February 2013.	
6.	PETITIONS AND DEPUTATIONS	
	The chair to advise on any deputations or petitions received.	
7.	COMMUNITY ANNOUNCEMENTS	7.10 pm
	<ul style="list-style-type: none"> • Southwark Borough Commander, Chief Superintendent John Sutherland • Southwark Registration Surgery – local history and community space etc. • Pavements/resurfacing in East Street • Walworth Town Hall fire – update 	
	If you have a community announcement please email details to community.councils@southwark.gov.uk before the meeting.	
8.	YOUTH COMMUNITY COUNCIL	7.40 pm
9.	CLEANER, GREENER, SAFER FUNDING	7.50 pm
	Andrea Allen, to explain CGS process and highlight a successful application from 2012/13.	
	9.1. CLEANER, GREENER, SAFER CAPITAL FUND 2013/14 (Pages 12 - 18)	
	Note: This is an executive function.	
	To consider applications for the CGS capital fund 2013/14.	

Item No.	Title	Time
<p>9.2. CLEANER, GREENER, SAFER REVENUE FUND 2013/14 (Pages 19 - 33)</p>	<p>Note: This is an executive function.</p>	
	<p>To consider applications for the CGS revenue fund 2013/14.</p>	
10. HOUSING COMMISSION		8.10 pm
	<p>Part of the consultations about the future of council housing in Southwark for the next 30 years.</p>	
<p>11. PROPOSED NEW COMMUNITY INFRASTRUCTURE PROJECT LIST (Pages 34 - 40)</p>		9.10 pm
	<p>Note: This is an executive function.</p>	
	<p>To consider proposals for the new community infrastructure project list. To guide Section 106 and Community Infrastructure Levy expenditure in each community council replacing the community project banks.</p>	
12. SECTION 106 RELEASE REPORTS		9.20pm
	<p>To comment to planning on the proposed Section 106 release reports.</p>	
<p>12.1. SECTION 106 RELEASE REPORT - PASLEY PARK, PELIER PARK AND KENNINGTON OPEN SPACE (Pages 41 - 55)</p>		
<p>12.2. SECTION 106 RELEASE REPORT - LSBU LEISURE CENTRE ON LONDON ROAD SE1 (Pages 56 - 62)</p>		
13. PUBLIC QUESTION TIME (Pages 63 - 64)		9.35pm
	<p>A public question form is included at page 63.</p>	
	<p>This is an opportunity for public questions to be addressed to the chair.</p>	
	<p>Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties.</p>	
	<p>Responses may be supplied in writing following the meeting.</p>	

Item No.	Title	Time
14.	LOCAL PARKING AMENDMENTS (Pages 65 - 76)	9.40pm
	<p>Note: This is an executive function.</p> <p>Councillors to consider the recommendations contained in the report.</p>	
15.	COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY	9.50pm
	<p>Each community council may submit one question to a council assembly meeting that has previously been considered and noted by the community council.</p> <p>Any question to be submitted from a community council to council assembly should first be the subject of discussion at a community council meeting. The subject matter and question should be clearly noted in the community council's minutes and thereafter the agreed question can be referred to the constitutional team.</p> <p>The community council is invited to consider if it wishes to submit a question to the ordinary meeting of council assembly on 10 July 2013.</p> <p>OTHER REPORTS</p> <p>The following items are also scheduled for consideration at this meeting:</p>	
16.	COMMUNITY STREETS - LIVERPOOL GROVE	
	<p>To comment on proposals to the cabinet member for transport, environment and recycling.</p>	
17.	SECTION 106 RELEASE REPORT - £887,506 OF REGENERATION PROJECTS FROM 07-AP-2267 BANKSIDE HILTON, GREAT SUFFOLK STREET 11/AP/1341, ST IVES HOUSE 11/AP/0671, GREAT GUILDFORD BUSINESS SQUARE AND 10/AP/3316 LAND AT EWER STREET.	
	<p>To comment to planning on the proposed Section 106 release report.</p>	

Date: Friday 12 April 2013

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Alexa Coates, Principal Constitutional Officer Tel: 020 7525 7385 or email: alexa.coates@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

On request, agendas and reports will be supplied to members of the public, except if they contain confidential or exempted information.

ACCESSIBLE MEETINGS

The council is committed to making its meetings accessible. For further details on building access, translation and interpreting services, the provision of signers and other access requirements, please contact the Constitutional Officer.

Disabled members of the public, who wish to attend community council meetings and require transport assistance in order to attend, are requested to contact the Constitutional Officer. The Constitutional Officer will try to arrange transport to and from the meeting. There will be no charge to the person requiring transport. Please note that it is necessary to contact us as far in advance as possible, and at least three working days before the meeting.

BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,
please telephone 020 7525 7385.**



Borough, Bankside and Walworth Community Council

MINUTES of the OPEN section of the Borough, Bankside and Walworth Community Council held on Tuesday 26 February 2013 at 7.00 pm at St Saviour's & St Olave's School, New Kent Road, London SE1 4AN

PRESENT:

- Councillor Martin Seaton (Chair)
- Councillor David Noakes
- Councillor Poddy Clark
- Councillor Neil Coyle
- Councillor Patrick Diamond
- Councillor Claire Hickson
- Councillor Lorraine Lauder MBE
- Councillor Rebecca Lury
- Councillor Tim McNally
- Councillor Abdul Mohamed
- Councillor Adele Morris
- Councillor Geoffrey Thornton

OFFICER SUPPORT:

- Juliet Seymour, Planning Policy Manager
- Michael Tsoukaris, Group Manager Design & Conservation
- Anne-Marie Hayden, Senior Case Officer
- Tracy Chapman, Senior Conservation & Urban Design Officer
- Michaela Crawley, Business Development Officer
- Jay Daisi, Service Development Officer
- Paul Edwards, Case Officer
- Michael Tsoukaris, Group Manager Design & Conservation
- Tracy Chapman, Senior Conservation & Urban Design Officer
- 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 councillors: Catherine Bowman, Dan Garfield and Darren Merrill. Apologies for lateness were received from Councillor Adele Morris.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. MINUTES

The minutes of the meeting held on 8 December 2012 were agreed as a correct record and signed by the chair.

A resident raised an issue relating to the condition of the footpath on East Street and whether the contractor was paying for the repairs. The ward councillor present responded that the footpath was in a state of disrepair due to a poor standard of work and that she would request a report back from officers. Councillors added that contractors were obliged to repair works which had not be completed a the required standard.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

6. PETITIONS AND DEPUTATIONS

There were none.

7. COMMUNITY ANNOUNCEMENTS

The following community announcements were made:

Borough, Bankside and Walworth Youth Community Council

Kirsty and Thamina from the youth community council attend the meeting to announce the projects there were recommending for funding from the community restoration fund (youth element). They had received 33 applications totalling £140,000 and had £23,000 to allocate. Kirsty and Thamina explained that this was the first task of the newly formed youth community council. The youth community council were making the following recommendation for funding:

- Southwark Sea Cadets (Drum & Bugle) £400
- KissKiss London/ Penrose Youth Club £3,000
- David Idowu Foundation £3,000
- Capoeira Foundation £2,500
- Southwark Salvation Army Young Peoples Services £3,000
- LB+Peer to Peer Forum Theatre £410
- Borough Music School £2,500
- Better Bankside £3,500
- Colombo Centre £3,500
- Inspire £2,000

Louise Doherty, Southwark Youth Service, encouraged young people to get involved with the youth community council which met every other Thursday at 5.30pm-7pm. She encouraged community council attendees to spread the word to any young people they knew who might be interested and she could be contacted by email louise.doherty@southwark.gov.uk

Community Streets

Jack Ricketts, Transport Planner, informed the meeting of a public consultation for traffic improvements on Liverpool Grove which included proposals for an experimental road closure on Lytham Street. Jack had brought plans and consultation leaflets to the meeting and advised residents he was available to speak to in the break.

Community Infrastructure Levy (CIL)

Juliet Seymour, planning policy, informed the meeting that the third stage of consultation on CIL was about to close. CIL was a new levy charged to developers for new homes and buildings which would replace Section 106. Juliet was available to speak to at the break if residents wanted more information.

Alcohol Anonymous (AA)

Tom from AA asked residents if they knew of any notice boards in the community where AA posters could be displayed – he informed people he would be available in the break if people could help. Tom added that AA was a self supporting group which didn't charge fees, there were approximately 28 meetings a week taking place in Southwark more information was available at www.alcoholics-anonymous.org.uk

East Walworth Neighbourhood Watch

David Martin from the Peabody Estate off the Rodney Road asked councillors to request that funds from developers were made available to the estates impacted by developments to lessen the impact of construction works for example for double glazing for ground floor residents. David invited residents to attend a meeting on 21 March to discuss neighbourhood watch projects in the area.

Rev Graham Shaw

The chair announced that Reverend Graham Shaw would be retiring after 35 years service in the borough. He invited the meeting to thank Graham for all his hard work and wished him well in the future.

Safer Neighbourhoods Team

Richard Barton gave an update on local policing teams – a new structure was planned which would potentially result in 8 officers in the area on 16 hour shift patterns working across the 5 wards in the community council area. The priorities across the borough were dealing with knife crime, serious violence and robbery. Local SNTs were conducting weapons sweep searches for knives. In Chaucer SNT had recently executed a warrant retrieving £75,000 worth of heroin and cocaine and one man had been charged. In Faraday works was being done on applied DNA marking of property in around the Aylesbury.

A resident asked if the SNTs were aware of smashed windows, particularly in ground floor flats, in Cathedrals ward. Richard acknowledged that this was an issue and a number of incidents had been reported and as a result the Cathedrals SNT were conducting active

patrols in the area.

In response to questions from the audience Richard explained that after an incident on an estate local SNT officers would normally do reassurance controls to notify residents of incidents. Neighbourhood watch signage was not a SNT issue and there were not resources available to put up signs and posters. Engaging with young people was important to SNTs and local SNTs were involved in projects such as the Safer London Bus on the Aylesbury.

8. LIVERPOOL GROVE, THRALE STREET, WEST SQUARE CONSERVATION AREAS

Michael Tsoukaris, Design and Conservation Manager, introduced the report which contained additional information, specific to the West Square proposals, clarifying the purpose of a conservation area appraisal and the position of the 'House Extensions in the Albert Triangle' document 1986 which had been superseded by planning guidance on permitted development and new legislation. There was a discussion around mansard extensions and Michael explained that conservation area status does not preclude development and that any application for listed building consent would be assessed on a case-by-case basis.

Residents from the Albert Square Triangle, situated within the West Square conservation area, raised concerns that officers considered the 1986 guidance issued was no longer relevant, which had been important in establishing the conservation area. There was also a discussion about the group listing of buildings and what the design aims for the entire block would be. Michael clarified that the listing of buildings in the Albert Triangle was as a result of a borough wide review in the 1970s and did not relate to the leaflet produced.

Councillors asked why a conservation area appraisal and a management plan were not considered together and if there was scope to do this. Michael explained that the two elements needed to be considered separately as the appraisal was about establishing the significance historical characteristics of an area and the management plan followed, as that addressed specific issues such as traffic management and public realm.

Local councillors suggested that in relation to the West Square Area appraisals the following paragraphs of the report were deleted: 1.8.1; 5.7.8; and 5.7.11. Councillors also questioned whether the level of detail in paragraph 5.7.17 was required in the appraisal or if this would be better suited to the conservation area management plan.

In relation the Thrale Street Conservation Area owners of the Menier Chocolate Factory Theatre expressed concerns about the impact of the conservation area on their plans to develop the theatre. Michael reassured the meeting that a conservation area does not preclude development but the aim is to manage change in an area with important historical features.

RESOLVED

That the comments made by Cathedrals Ward councillors, in relation to the West Square area appraisal, are put forward to planning committee by the community council as set out above.

9. WELFARE REFORM

Councillor Neil Coyle, deputy cabinet member for welfare introduced the item by explaining that the Rightfully Yours Team helped navigate people through a complex benefits system to help them claim the benefits they were entitled to. Cllr Coyle explained that the government were making changes to tax credit which were about to come into force – these changes would have a significant effect on people in the borough.

From April 2013 changes to council tax benefit and the ‘bedroom tax’ would be introduced. People over 65 would not be affected by the changes. Cllr Coyle outlined that the council would help people affected by the changes where possible for example by: helping people to move into smaller properties. A hardship fund of £800,000 had been introduced by the council to assist residents.

Paul Edwards, from the Rightfully Yours team added that from April each council would be introducing their own council tax benefit scheme. Southwark would receive less support from government but had to provide the same level of support to the elderly, this meant that people of working age would have to pay for most of their council tax. Paul outlined that if people received certain benefits then they would receive discounts on their council tax – it was important that people were aware of the benefits they were entitled to claim. Paul also pointed out that it was worth requesting to pay council tax over a 12 month, rather than the usual 10 month period, this would help people to budget better.

Paul explained that the ‘bedroom tax’ would cut the amount of benefit people could claim if they were considered to have a spare room in their council or housing association home. Paul pointed out that a family with two boys under 12 were only deemed to require two bedrooms so if they were living in a three bedroom home they would be hit by the bedroom tax.

A benefit cap of £26,000 would also be introduced which would restrict the total amount of benefit an individual could receive. One key exception from the cap was for people receiving working tax credit, therefore the council was aiming to help people get into work. From April 2013 the social fund would be abolished which would effect people on very low incomes the council were given some money by government to provide some of the support previously provided by the social fund, through the Southwark Emergency Support Service, but the funding available was now less.

Paul highlighted that many residents in the borough would be effected by more than one element of the reforms introduced by government which would have a significant impact on their personal finances.

Kylie, from Rightfully Yours, explained the role of the team in helping people claim the benefits they were entitled to. Disability living allowance (DLA) was a key benefit as it was a passport to other benefits. DLA was under claimed in Southwark, Kylie encouraged people to get in touch with the team.

In response to questions Paul and Jay Daisy from the revenue and benefits service, explained that those claiming pension credit were exempt from the bedroom tax. Children under 16 of the same gender were expected to share a bedroom and children under 10,

regardless of gender were expected to share a bedroom. The size of rooms were not considered rooms classed as a bedroom in a tenancy agreement were included. If a person in the household went to university then they could state their address was their long-term home. This meant they would still be exempt from council tax but would not be affected by the bedroom tax whilst they were away from home at university. It was estimated that around 30,000 people in Southwark were effected by some part of the welfare reforms.

A resident made the point that although the reforms were introduced by government the council had discretion on how local schemes were implemented and some councils had chosen to meet the deficit created for council tax benefit.

In a response to questions on assistance for carers and requirements to have a bank account for universal tax credit Jay explained that most carers tended to live for those they cared for and therefore weren't the council tax account holder. The council were working with the voluntary sector to help people set up bank accounts. He added that the voluntary sector was also working to educate people on budgeting and the pitfalls of taking out payday loans.

Councillors commented that council assembly had decided to make changes to the council tax scheme which meant that people with empty homes in the borough would now pay more council tax in an attempt to encourage use of those homes. They thanked the rightfully yours team for their work which it was estimated had borough £20 million into the borough in their first three years.

10. COMMUNITY COUNCIL FUND 2013/14

Note: This is an executive function.

Members considered the information in the report.

RESOLVED:

1. That the following projects be funded from Borough, Bankside and Walworth community council funding 2013/2014:

Name of group / applicant	Name of project	Funding awarded
Tayo Situ Foundation (TSF)	Recognition Awards Night (RAN)	£1,000
Age UK Lewisham and Southwark	Stones End Day Centre	£713
Bankside Residents Forum	Sustaining the voices of local residents	£1,000
Borough Music School	Musical Voyager Club	£750

Cathedral School Parent Forum	Dance Season at BOST Sports Garden	£1,000
GHWEG Advice, Training & Careers Centre	Folk Tales Day	£1,000
Lant & Bittern Street TRA	Summer Barn Dance & BBQ Party	£750
Southwark Citizens Advice Bureaux Service	International Women's Day 2013	£600
African Diaspora Development Association	Recreational & cultural activities for children	£1,000
BSAP	Bermondsey Street Festival	£1,000
Decima Street Tenants & Residents Association	6th Annual Decima Street TRA Festival	£1,000
London Huayu	Chinese cultural interchange	£1,000
Tabard Gardens (Central) T&RA	Coach trip	£600
Tabard Gardens North T&RA	Eastbourne Coach Trip	£600
Trinity Newington Residents' Association (TNRA)	Open Garden Squares Yoga	£500
Capoeira Foundation	Capoeira for a better life	£900
Friends of Burgess Park	Burgess Park Film Festival and May Fair	£828
Hotel Elephant	The Elephant Drawing Studio	£900
Pembroke House	A to Z of Walworth	£1,000
SMF	Eid Project 2013	£710

Southwark Sea Cadets	Go Ape Tree Top Adventure	£470
Burgess Sports	Multi-Sport holiday programme	£1,000
Christian Evangelical Centre Royal Generation Youth Club	May 2013 Half Term Scheme	£700
Nelson T&RA	Community Fun Day	£700
Somali Youth Action Forum	Youth Football sessions	£1,000
Southwark Pensioners Centre	Four Corners	£700
Thurlow Lodge TRA	Fun Day	£700
Camberwell After School Project (CASP)	Awards Event for Young Achievers	£1,000
Latin American Disabled People's Project	LADPP Summer Activities 2013	£1,000
Pullens TRA	Pruning, Recycling & Weaving	£800
The Walworth Society	Walworth Heritage Trail	£3,000

11. PUBLIC QUESTION TIME

The chair invited attendees to submit any public questions in writing to the clerk.

The following questions were submitted:

Community Infrastructure Levy

If there is to be the GLA CIL and Southwark Council CIL will they be the total charges related to a planning application?

At present the S106 can be made up from a number of areas such as education, transport etc. and there are special levy's such as the TfL levy for road improvements round the Elephant & Castle that make up the charges on each site. Therefore the planning applications will only have the two charges with no breakdown or special charges?

East Walworth Green Links Programme

The Council are undertaking works to the East Walworth Green Links Programme and although the outline proposals have been advertised other areas such as Bagshot Street have had detailed pamphlets setting out the proposed works - why were no detailed proposals provided to residents in the area of Sedan Way SE17?

The main issue is whether the mature beach trees and current grassed areas are to be preserved along Sedan Way from East Street to Surrey Square

A resident chased a response to a question submitted to the meeting on 10 October 2012:

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?

To which a response had been provided:

As part of a recent signage review in the Walworth area, the signage in Heygate Street will be changed to reflect the 20mph limit in Walworth Road.

12. BANKSIDE NEIGHBOURHOOD FORUM

Juliet Seymour, Planning Policy Manager, introduced the report and outlined the neighbourhood planning process. In response to a questions from the floor Juliet explained that the report had been brought back to the community council as the questions and issued raised by councillors at the last meeting had not been answered. The Bankside and Bermondsey forums had been pathfinders which meant they had received funding from the council which had come from a government grant.

There was a discussion around the area proposed some members of the audience felt the area should not go west of Blackfriars Road as this would impact on the work of the South Bank Forum which existed in this area.

Tim Wood, the chair of the Bankside Forum addressed the representation issues which had been raised by councillors at the last meeting stating that the 21 members of the forum were from groups such as: businesses, residents and church representatives. He stated that the Localism Act which established the neighbourhood planning procedures required forums to reflect the community and to prepare a plan that understands and reflects the local community – the forums were not required to be completely representative in terms of membership.

In response to questions from councillors Juliet clarified that an area could only be included in one plan and that if the boundary was amended then the consultation process would need to begin again. Groups were now requested to provide information on how their membership reflects the communities in the area and that groups were being recommended to use Charity Commission guidance to develop their constitutions, this was in response to the questions raised by councillors at the last community council meeting.

Councillors commented that they felt it was appropriate to include Borough High Street within the boundary of the area.

RESOLVED

That the community council is broadly supportive of the Bankside Neighbourhood Forum and the proposed area however the community council raises concerns about how far the group represents the area, in relation to the council's duties under the Equalities Act.

13. 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:

- Lorrimore Road - install one disabled persons' (blue badge) parking bay.
- Lorrimore Road – extend permit holder (J) parking bays in the following locations:
 - Outside No. 58
 - Outside No. 73
 - Outside No. 77
 - Opposite No. 93
 - Adjacent to No. 98.
- Congreve Street - install double yellow lines outside the entrance to garages adjacent to Barker House and extend the adjacent permit holder (M1) parking bay.
- Hopton Street - install a 20m new permit holder (C1) parking bay in proximity to Hopton Point.

14. COMMUNITY COUNCIL QUESTIONS TO COUNCIL ASSEMBLY

The community council decided not to put a question forward to the next council assembly meeting.

CHAIR:

DATED:

The meeting ended at 10:12pm

Item No. 9.1	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Cleaner Greener Safer 2013/14: Funding Allocation	
Ward(s) or groups affected:		Cathedrals, Chaucer, East Walworth, Faraday and Newington	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. To approve the allocation of funds for the 2013-14 Cleaner Greener Safer programme in the Borough, Bankside and Walworth Community Council area from the list of applications set out in Appendix 1.

BACKGROUND INFORMATION

2. The Council's Cleaner Greener Safer capital programme has been running since 2003.
3. In the first ten years of the CGS programme, £26,633,000 has been allocated to Community Councils leading to 1,548 projects being approved.
4. In the Borough, Bankside and Walworth Community Council area, £6,729,074 has been allocated to 346 projects, 320 of which have been completed to date.
5. For 2013/14, community councils have also been able to allocate CGS revenue and applications were invited for both capital and revenue ideas. The allocation of revenue is dealt with by a separate report on this meeting's agenda.
6. Examples of the types of projects that have been funded include:
 - Parks, community gardens, landscaping, tree planting and wildlife areas
 - Children's playgrounds, youth facilities, ball courts and cycle tracks
 - Lighting, security measures, pavements, streets, and tackling 'grot spots'.

KEY ISSUES FOR CONSIDERATION

7. There is £447,620 for the 2013/14 CGS capital programme and £116,838 unallocated funding from previous years, giving an overall budget of £564,458 for new projects in the Borough, Bankside and Walworth Community Council area.
8. Eligible proposals must bring about a permanent improvement and make an area cleaner, greener or safer.
9. Proposals with revenue costs, including salaries or computer equipment, feasibility studies, costs for events, festivals, workshops or other one-off events are not eligible for capital funding. CCTV proposals, internal improvements to

housing property, works on schools where there is no access to the general public are also not eligible. Works on private property are not eligible unless there is a long-term guarantee of public access or a demonstrable public benefit.

10. The application form invited expressions of interest for the applicants to deliver projects themselves. A due diligence exercise to ensure that this is both practical and realistic has been undertaken as part of the feasibility process. In such cases, the council would give the funding allocation to the applicant in the form of a capital grant, with appropriate conditions attached.

Policy implications

11. The Cleaner Green Safer programme is fully aligned with the council's policies around sustainability, regeneration and community engagement.

Community impact statement

12. The roles and functions of community councils include the promotion of involvement of local people in the democratic process and taking decision-making closer to local people. Community councils take decisions on local matters including environmental improvement and community safety as well as consultation on a wide range of policies and strategies that affect the area.
13. An explicit objective within community councils is that they be used to actively engage as widely as possible with, and bring together, Southwark's diverse local communities on issues of shared or mutual interest. The Cleaner Greener Safer programme is an important tool in achieving community participation.
14. All ideas for CGS projects come directly from the local community via a simple project nomination form. Specific schemes will then be agreed by Community Councils and will reflect local needs and priorities.

Resource implications

15. The funding for the 2013/14 CGS programme was approved by the cabinet and is part of the council's overall capital programme as detailed in the Launch of Cleaner Greener Safer Capital Programme 2013/14 report dated September 2012.
16. The CGS allocation for Borough, Bankside and Walworth Community Council area for 2013/14 financial year is £447,619. In addition, underspends of £116,838 from previous years are also available. This gives a total budget of £564,457 available for new projects in the community council area. The expenditure against this allocation will be monitored and reported on as part of the overall capital programme.
17. The underspends from previous years are detailed in Appendix 2.
18. All professional fees related to the project are also allowed to be treated as the capital costs of the project. Where projects are awarded as a grant to organisations, the community council award letter will not include the professional fees which will be charged direct to project costs.

19. CGS projects must be completed within two years of award of funding. Projects that are unlikely to be completed within two years will be reported to community council and available budgets may be reallocated to other projects.
20. After the defects and liability period, or three year maintenance period in the case of planting works, all future maintenance is assumed by the asset owner, for example housing, parks, highways, or in some cases external asset owners. Therefore, there are no revenue implications to the public realm projects business unit as a result of approving the proposed allocation.

Consultation

21. All Cleaner Greener Safer projects require consultation with stakeholders, including the project applicant, local residents, Tenants and Residents Associations and local community groups where appropriate.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

22. This report is recommending that the Borough, Bankside and Walworth Community Council approve the allocation of funds to the individual projects specified at appendix 1. The power for this function is derived from Part 3H paragraph 11 of the Constitution which states that community councils have the power of "Approval of the allocation of funds to cleaner, greener, safer capital and revenue schemes of a local nature, using the resources and criteria identified by the cabinet."
23. The Cabinet Member for Transport Environment and Recycling approved the funding for the 2013/2014 programme in September 2012 by exercising his powers under Part 3D paragraph 2 of the constitution; and the community council approval being sought here is therefore the next constitutional step in the process.
24. Community council members also have powers under paragraph 12 of Part 3H of the Constitution to oversee and take responsibility for the development and implementation of the local schemes.

Strategic Director of Finance and Corporate Resources

25. This report recommends approval of the allocation of funds for the 2013/14 Cleaner Greener Safer programme in the Borough, Bankside and Walworth Community Council area from the list of applications set out in appendix 1.
26. It is noted that the capital funding for the Cleaner Greener Safer (CGS) programme has been approved and contained within the departmental capital budgets as part of the council's overall capital programme.
27. Officer time and any other costs connected with this recommendation will be contained within existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Launch of Cleaner Greener Safer Capital Programme 2013/14 - September 2012	http://modern.gov.southwark.gov.uk/mgDelegatedDecisions.aspx?XXR=0&&DR=06%2f02%2f2012-20%2f02%2f2013&ACT=Find&RP=0&K=0&V=0&DM=314X&HD=0&DS=2&Next=true&T=Cleaner%20Greener%20safer&META=mgdelegateddecisions&	Andrea Allen 020 7525 0860

APPENDICES

No.	Title
Appendix 1	Borough, Bankside and Walworth Community Council Cleaner Greener Safer Capital programme 2013/14: Applications
Appendix 2	Previous years Cleaner Greener Safer funding for reallocation April 2013

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Andrea Allen, Senior Project Manager	
Version	Final	
Dated	10 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Finance Director	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	11 April 2012	

Appendix 1

Borough, Bankside and Walworth Community Council Cleaner Greener Safer Capital programme 2013/14: Applications

Proposal Name	Reference	Ward
Southwark Police Neighbourhood Watch Association	169974	Boroughwide
Green Fingers Project	173334	All Walworth
Greener, cleaner Walworth SE17	300045	All Walworth
Walworth Road Conservation area	300035	All Walworth
Pedestrianisation of Lamdash Street	163061	Cathedrals
Community Garden at Sumner St	168217	Cathedrals
Crossbones Meanwhile Garden	172740	Cathedrals
Victorian Spirit at Red Cross Garden	172766	Cathedrals
Covered seating at Sports Garden at Marlborough Playground	172788	Cathedrals
Play Out at Sports Garden	172797	Cathedrals
Childrens Playground at Webber Row Estate - add. funding	172864	Cathedrals
The Perronet House TRA War on Pee and Poop"	173256	Cathedrals
Bountiful Borough Road	173478	Cathedrals
Rain Angles	173575	Cathedrals
Styles House Christmas decorations	173620	Cathedrals
Redman Green on the Lant & Bittern Estate	173651	Cathedrals
Rockingham Community Allotments	163141	Chaucer
Secure Bike Storage at Empire Square	167015	Chaucer
Albert Barnes House Grounds Renovation	171649	Chaucer
Alice Street Improvement	172545	Chaucer
Tabard North Gardening Fun Day	173125	Chaucer
CoolTan Arts (CA) Largactyl Shuffle (LS) Community Bench	173182	Chaucer
Cleaner greener safer Avon Place	173406	Chaucer
Safe school entrance and exit at London Christian School	173555	Chaucer
Greener TBR	300085	Chaucer
The Big TBR Clean Up	300086	Chaucer
From Loo to Landmark	300087	Chaucer
Street lights aren't just for Christmas!	300088	Chaucer
Hankey Hall improvements	300120	Chaucer
Southwark Sea Cadets HQ at All Saints Hall	161141	East Walworth
Fishing platforms at Burgess	162512	East Walworth
burgess park lake	162516	East Walworth
Green loo for the garden	164521	East Walworth
Repair of the Canal Iron Bridge, Burgess Park	168800	East Walworth
St John's Centre- Building for the Future	172237	East Walworth
Security Fence for Congreve Community Garden project	172489	East Walworth
Southwark Community Cricket Academy at: Burgess Park	172992	East Walworth
Green Shoots and Safe Play ClubNursery Row Park Community Involvement and Outreach Programme 2013/14	173111	East Walworth
Surrey Square Park Wildlife Garden Improvements	173587	East Walworth
The World's biggest canvas	173922	East Walworth
Salisbury rose beds	300033	East Walworth
School gates and weather shelter	300038	East Walworth
East Walworth Conservation area improvement	173978	East Walworth
VICTORY COMMUNITY PARK SPORTS PITCH IMPROVEMENTS	300037	East Walworth
Refurbished stalls in East Street	300034	East Walworth
Gateway Estate Community Gardens	172522	Faraday
Fencing and a tall bamboo screen between the front garden at James Stroud House, and the adjacent ball court (Nelson Estate, Walworth)	172755	Faraday
North Faraday Improvement Scheme	173377	Faraday
Intsallation of two drinking fountains for Chumleigh Gardens	173475	Faraday
Community Allotment Project at Chumleigh Gardens	173489	Faraday
Improve and increase youth work facilities in alyesbury- to engage and encourage diverse range of young people from the ages 10-21	173502	Faraday
BRIDPORT FLORAL IMPROVEMENT PROJECT	300047	Faraday
Liverpool Grove Public Square	300036	Faraday
St Peter's MonkeyPark and Churchyard community space project	300039	Faraday

**Borough, Bankside and Walworth Community Council
Cleaner Greener Safer Capital programme 2013/14: Applications**

Proposal Name	Reference	Ward
Gated entry to cul-de-sac off Fleming Road	168157	Newington
The Children's Wildflower Meadow and bat boxes	171874	Newington
Fun and educational projects to welcome visitors to Walworth Garden	172150	Newington
Safer Paths	300079	Newington
Improvements to Walworth Garden Farm entrance and Public Tree Art	173039	Newington
New Public Art Fence for the Farm	173046	Newington
Pullens windowboxes in bloom	173214	Newington
Pullens after school gardening club	173235	Newington
Conant House - planting and re-vamp outside storage areas	173338	Newington
Improve Rutley entrance passageways and provide additional planting	173340	Newington
Newington TRA - football pitch	173413	Newington
Penrose Youth Club Safer Access	173492	Newington
CoolTan Arts Mobile Gardening in Newington & Walworth	173550	Newington
Community Garden for Brandon 1	300031	Newington
Additional facilities for Jef Barnett play area	300032	Newington
St Paul's: horticultural training and development	300081	Newington
Penrose Greening Phase 2	300084	Newington
Newington TRA children's play area	300095	Newington
Newington TRA Keep Fit - outdoor gym	300096	Newington
Newington TRA Play and Keep Fit - new lighting	300097	Newington
CHAPTER ROAD IMPROVEMENTS	300123	Newington

Appendix 2

2013/14 allocation

Borough Bankside and Walworth Community Council

Cathedrals	£89,524
Chaucer	£89,524
East Walworth	£89,524
Faraday	£89,524
Newington	£89,524
Total	£447,619

Previous years underspend

Ward	Project Title	Approval Date	Underspend
Cathedrals	Falcon Point	02/05/04	£50,000
	GMH entrance upgrade	13/03/12	£1,700
Chaucer	Trinity notice board	08/07/08	£8,000
	Community Council environmental fund	16/06/09	£9,230
	Leathermarket JMB improvements	16/06/09	£2,480
	Rockingham bicycle lockers phase 2	10/03/10	£6,030
	Rockingham allotments	13/03/12	£1,520
	Tabard central bicycle lockers	13/03/12	£1,250
	Becket and Selbourne shed works	13/03/12	£700
	Tabard Central EDF building	13/03/12	£3,200
	Nach House cycle storage	13/03/12	£700
	Rockingham Day Care mural	13/03/12	£700
East Walworth	Unallocated 2012-13		£7,428
	Congreve house community garden	10/03/12	£2,200
	Locksfield SHU	10/03/12	£500
Faraday	Fielding Street allotments (50% of underspend)	10/03/12	£1,250
	Nelson estate gardens and bike lockers	10/03/12	£8,000
	Faraday tree guards	10/03/12	£1,500
	Elizabeth estate greening	14/07/09	£2,300
Newington	Fielding Street allotments (50% of underspend)	10/03/12	£1,250
	Brandon Children's play area – unspent maintenance	16/03/10	£3,000
	Lorrimore greening	10/03/12	£2,000
	Draper Cycle lockers	15/07/08	£1,900
			£116,838
Total for allocation to new projects			£564,457

Item No. 9.2	Classification Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Cleaner Greener Safer Revenue Fund 2013/14	
Ward(s) or groups affected:		Cathedrals, Chaucer, East Walworth, Faraday and Newington wards	
From:		Stephen Douglass, Head of Community Engagement	

RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council allocates the £100,000 of the Cleaner, Greener, Safer (CGS) Revenue Fund 2013/4. The projects to be considered for allocation are set out in Appendix 1.

BACKGROUND INFORMATION

2. A Cleaner, Greener, Safer Revenue Fund consisting of £210,000 across the borough, with an allocation of £10,000 per ward, was introduced as part of the budget strategy agreed at the council assembly meeting on the 29 February 2012. At the council assembly meeting which took place on the 27 February 2013, it was furthermore agreed to allocate an additional £10,000 per ward making the total Revenue Fund available of £410,000 across the borough resulting in £20,000 per ward.
3. The aim of this fund is to give community councils decision making powers over significant amounts of revenue funding that they can allocate to meet locally determined priorities. It is anticipated that the availability of the Revenue Fund will enhance and complement the effectiveness of the Capital Fund.
4. On 1 March 2012 the Leader of the Council delegated the executive function to each community council to take the Cleaner, Greener, Safer Revenue Funding decisions in their areas.

KEY ISSUES FOR CONSIDERATION

5. The community councils will use the criteria set out below for the allocation of this funding.
 - a. Proposals that make an improvement to an area on the basis of making it cleaner, greener or safer or a combination.
 - b. CGS applications from the capital round which were ruled out because they were revenue applications.
 - c. The revenue fund could be used to meet the revenue costs associated with a CGS capital award.

- d. A community council may choose to allocate some or all of their revenue resources to their CGS capital allocations.
 - e. Subject to the availability of resources, the revenue fund may be used to buy services from the council.
6. While the allocation is based on £20,000 per ward, a Community Council can, if it chooses, decide to aggregate all or part of the funding and spend more than £20,000 per ward.
 7. Community councils will be free to indicate whether they would like expenditure to be an ongoing commitment over more than one financial year or spending over a fixed timescale for a one-off project. Commitments will be subject to final agreement of the council budget and a decision by each Community Council on an annual basis.
 8. As with any executive decision taken by community councils this is subject to the council's existing scrutiny arrangements.

Delivery

9. Once the Community Council has made their selections by the method of their choice they will be designed and delivered as soon as possible in 2013/14. Any under spends or projected overspends will be reported back to Community Council for resolution or reallocation.

Community Impact Statement

10. The roles and functions of community councils include the promotion of involvement of local people in the democratic process. Community councils take decisions on local matters including environmental improvement and community safety as well as consultation on a wide range of policies and strategies that affect the area.
11. An explicit objective within community councils is that they be used to actively engage as widely as possible with, and bring together, Southwark's diverse local communities on issues of shared or mutual interest. The Cleaner Greener Safer programme is an important tool in achieving community participation.
12. In fulfilling the above objectives that community councils have of bringing together and involving Southwark's diverse local communities, consideration has also been given to the council's duty under The Equality Act 2010 which requires the council to have due regard when taking decisions to the need to:
 - a. Eliminate discrimination, harassment, victimisation or other prohibited conduct;
 - b. Advance of equality of opportunity between persons who share a relevant protected characteristic and those who do not share it
 - c. Foster good relations between those who share a relevant characteristic and those that do not share it.
13. Of particular regard are issues of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.
14. Having due regard to the need to advance equality of opportunity is further defined in S.149 as having due regard to the need of:

- a. Remove or minimise disadvantages connected with a relevant protected characteristic
- b. Take steps to meet the different needs of persons who share a relevant protected characteristic
- c. Encourage persons who share a relevant protected characteristic participate in public life or any other activity in which they are under- represented

Resource implications

15. The total cost of the CGS Revenue Fund is part of the Budget process for 2013/14 agreed by Council Assembly. Any costs incurred in implementing this fund will be met within existing resources.

Policy implications

16. The CGS Revenue Fund is fully aligned with the Council's policies toward sustainability, regeneration and community engagement.

Consultation

17. Decisions will reflect longstanding ward priorities and may be complementary to the decisions made in the CGS Capital fund allocation. In this first year of the scheme consultation took place at the Community Council meetings and is therefore now an integral part of the decision making process.

Legal Implications

18. The Local Government Act 2000 [as amended] ('the Act') gives the leader the power to delegate any executive function to whoever lawfully can undertake the function. The allocation of the Cleaner, Greener, Safer revenue fund (CGS) is an executive function.
19. Community councils are 'area committees' within the meaning of the Act and executive functions can be delegated to them by the leader.
20. In allocating funding under the CGS community councils must have regard to the council's equality duties set out in section 149 of the Equality Act 2010. The report author has demonstrated how those duties have been considered in the body of the report at paragraphs 12, 13 and 14 in the Community Impact Statement.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

21. Legal comments have been addressed under paragraphs 18, 19 and 20.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Cleaner Greener Safer Revenue IDM Report	160 Tooley Street	Forid Ahmed 020 7525 5540
Budget Proposals 2013/14	http://moderngov.southwark.gov.uk/documents/s35022/Report%20Policy%20and%20Resources%20Strategy%20201314%20-%20201516.pdf	

APPENDICES

No.	Title
Appendix 1	Borough, Bankside and Walworth Community Council CGS Revenue fund 2013/14 projects for consideration

AUDIT TRAIL

Lead Officer	Forid Ahmed, Community Councils Coordinator	
Report Author	Pauline Bonner, Community Council Development Officer	
Version	Final	
Dated	11 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	11 April 2013	

Borough, Bankside and Walworth Community Council CGS Revenue fund 2013/14 projects for consideration

CGS Capital & Revenue Proposals

Cathedrals:

Reference:	Proposal Name:	Ward:	Location	Idea:
172740	Crossbones Meanwhile Garden	Cathedrals	Site of Crossbones Graveyard, southern end of Landmark Court, Red Cross Way, and Union Street Junction. SE1	Creating a supervised meanwhile garden for local stakeholders.
735501	Mobile Gardeners' "Empowering the Community's Green Fingers and Green Spaces"	All BBW wards	Mobile Gardeners' Park Wansey Street SE17 and communal space across SE17 and SE1	Mobile Gardeners and Charlotte Glazier have identified need for gardening empowerment activity amongst residents of council blocks and estates across the Borough, Bankside and Walworth area. Providing professional hands on work, and advice to maintain or improve communal garden areas.
172797	Play Out at Sports Garden	Cathedrals	Marlborough Playground, Union Street SE1	In order to give local families somewhere safe to play sports and games. We would like to run a series of 2 hours after school workshops at the Marlborough Playground, from Easter until the school holidays, and one off workshops at weekends.
172766	Victorian Spirit at Red Cross Garden	Cathedrals	Red Cross Garden, 50 Redcross Way SE1 1HA	We will review planting, infrastructure building and look at more educational opportunities.

Chaucer:				
173406	Cleaner greener safer Avon Place	Chaucer	Avon Place, off Swan Street and alleyway to Borough High Street, SE1	Better landscaping, lighting and cleaning of Avon Place and alleyway to Borough High Street.
173182	CoolTan Arts (CA) Largactyl Shuffle (LS) Community Bench	Chaucer	Dickens Square SE1	We propose a further bench as part of Largactyl Shuffle trail, relating to our work on Dickens heritage 2012. This project will reconnect the local community with history of the area and return a sense of pride. Giving ownership and belonging to disenfranchised groups – participants at CoolTan Arts, who

Chaucer:

Reference:	Proposal Name:	Ward:	Location	Idea:
				will get involved in designing and making the work. It will improve the borough aesthetic as a whole.
300085	Greener TBR	Chaucer & Grange	30 of 60 lamp posts between Tower Bridge and Bricklayers Arms roundabout SE1	Install hanging flower baskets from certain lamp posts in Tower Bridge Road with the help of TFL.
735501	Mobile Gardeners' "Empowering the Community's Green Fingers and Green Spaces"	All BBW wards	Mobile Gardeners' Park Wansey Street SE17 and communal space across SE17 and SE1	Mobile Gardeners and Charlotte Glazier have identified need for gardening empowerment activity amongst residents of council blocks and estates across the Borough, Bankside and Walworth area. Providing professional hands on work, and advice to maintain or improve communal garden areas.
300086	The Big TBR Clean Up	Chaucer	Tower Bridge SE1	We would like to clean, repair and decorate some of the shop fronts in Tower Bridge Road with the help of a reputable street dressing company.

East Walworth:

173334	Green Fingers Project	All Walworth	Based at office on Crampton Street, Walworth. We will use Burgess Park Food project gardens as a base for basic gardening work.	We are an organisation supporting people with learning disabilities in Southwark into work. The project is for 4-6 of our service users to be trained and available to go into the community to offer a voluntary basic gardening and groundwork service to local groups such as community centres, churches, local nature projects, elderly, disabled or vulnerable residents. Volunteers would be accompanied by one of our workers. Services offered e.g. sweeping up, litter-picking, leaf clearing, composting, weeding, planting. We will join up with other local organisations, e.g. Southwark Circle, to offer our services to their members.
--------	-----------------------	--------------	---	--

East Walworth:

Reference:	Proposal Name:	Ward:	Location	Idea:
300045	Greener, Cleaner Walworth SE17	All Walworth	From Heygate Street, along Walworth Road to Albany Road	Street cleanliness of the Walworth Road, providing intensive cleaning of pavements, enclosures for commercial refuse bins and selective floral displays.
735501	Mobile Gardeners' "Empowering the Community's Green Fingers and Green Spaces"	All BBW wards	Mobile Gardeners' Park Wansey Street SE17 and communal space across SE17 and SE1	Mobile Gardeners and Charlotte Glazier have identified need for gardening empowerment activity amongst residents of council blocks and estates across the Borough, Bankside and Walworth area. Providing professional hands on work, and advice to maintain or improve communal garden areas.
172992	Southwark Community Cricket Academy	East Walworth	Southwark Community Cricket Academy, Burgess Park Community Sports Centre, Cobourg Road, SE5 OJD	Deliver cricket as a sport to young people (5 - 25years) from all sections and ages of our diverse community- boys, girls, disabled people. Will also learn develop skills in teamwork, etc. Create more good citizens among our young people.

300035	Walworth Road Conservation Area	All Walworth	Buildings by the railway line on west side of Walworth Road, north of Steedman Street, plus all buildings between Wansey and John Ruskin Street SE17	To see the Walworth Road designated a Conservation area and to undertake a historic area appraisal.
--------	---------------------------------	--------------	--	---

Faraday:

173489	Community Allotment Project at Chumleigh Gardens	Faraday	Chumleigh Gardens Community Gardens, Chumleigh Street, Burgess Park, London SE5 0RJ	Project members will be supported to choose and grow healthy, organic seasonal produce. To select and grow a range of flowers. This will allow members to partake in a community based activity. This will also help develop the on going improvement to the area. Members will also participate in 'open days' when they will have the opportunity to sell their produce to the wider Southwark community.
--------	--	---------	---	---

Faraday:

Reference:	Proposal Name:	Ward:	Location	Idea:
173502	Community Space Project (Aylesbury Youth Centre)	Faraday	Aylesbury and Taplow Estate	Improve lighting and brighten the area around the inside the youth centre, to engage young people! Issues resolve in less anti- social behaviour- by provide more activities and resources in the patch. Young people engaged, people feel less intimated / fear of crime and being proud of the area. Creating an environment that is healthier for people in the area, by providing after school, health eating workshop.

173334	Green Fingers Project	All Walworth	Based at office on Crampton Street, Walworth. We will use Burgess Park Food project gardens as a base for basic gardening work.	We are an organisation supporting people with learning disabilities in Southwark into work. The project is for 4-6 of our service users to be trained and available to go into the community to offer a voluntary basic gardening and groundwork service to local groups such as community centres, churches, local nature projects, elderly, disabled or vulnerable residents. Volunteers would be accompanied by one of our workers. Services offered e.g. sweeping up, litter-picking, leaf clearing, composting, weeding, planting. We will join up with other local organisations, e.g. Southwark Circle, to offer our services to their members.
300045	Greener, Cleaner Walworth SE17	All Walworth	From Heygate Street, along Walworth Road to Albany Road	Street cleanliness of the Walworth Road, providing intensive cleaning of pavements, enclosures for commercial refuse bins and selective floral displays.
735501	Mobile Gardeners' "Empowering the Community's Green Fingers and Green Spaces"	All BBW wards	Mobile Gardeners' Park Wansey Street SE17 and communal space across SE17 and SE1	Mobile Gardeners and Charlotte Glazier have identified need for gardening empowerment activity amongst residents of council blocks and estates across the Borough, Bankside and Walworth area. Providing professional hands on work, and advice to maintain or improve communal garden areas.

Faraday:

Reference:	Proposal Name:	Ward:	Location	Idea:
300039	St Peter's Monkey Park and Churchyard community space project	Faraday	Area immediately surrounding the church, Liverpool Grove, within the boundary railings.	Improve the forecourt entrance at Monkey Park to solve the problem of standing water. To create recreational facilities at rear of Church. To source materials for volunteers and install lighting. Feasibility study.

300035	Walworth Road Conservation Area	All Walworth	on west side of Walworth Road, north of Steedman Street, plus all buildings between Wansey and John Ruskin Street SE17	To see the Walworth Road designated a Conservation area and to undertake a historic area appraisal.
--------	---------------------------------	--------------	--	---

Newington:

173338	Conant House - planting and re-vamp outside storage areas	Newington	Grass area between Conant House (1-56) and St Agnes Place (Kennington Park) Storage sheds: area between two Conant House blocks.	Present planting areas are sparse and full of weeds. External storage sheds are insecure and there is a lot of anti-social use (e.g. hiding weapons in the shed area). Storage sheds near St. Agnes Church entrance to the Conant House area are to be demolished. In future, we would hope the area can be made sound so that a potential future bid might be made for specific bike storage solutions in this specific area.
--------	---	-----------	---	--

Newington:

Reference:	Proposal Name:	Ward:	Location	Idea:
173550	CoolTan Arts Mobile Gardening in Newington & Walworth	Newington	Walworth with a focus on the Newington Ward	Pilot a mobile gardening service which develops our relationship with Walworth and the Newington Ward. Residents will get involved in designing, planning, planting and maintaining existing or newly created green spaces in their locality. Our participants have created a garden in a car park, transforming hard landscape with pots and planters

Newington:

Reference:	Proposal Name:	Ward:	Location	Idea:
				<p>made out of recycled materials (oil cans, paint pots etc.) creating a garden which is lush and blessed with fruit and vegetables, flowers and wildlife. We want to create an opportunity for them to share the skills and enthusiasm for gardening with residents of Newington and Walworth. Participants and CoolTan Arts volunteers will facilitate community workshops and training for volunteers/residents e.g. use of tools; tool maintenance and first aid training. We will support local residents to plan community activities for example, digging days; harvesting and celebratory events for example open days possibly supporting and encouraging residents to participate in the National Gardens Scheme Open Gardens. In this first stage of the pilot project we will monitor and evaluate to identify how we can develop a sustainable income generating model and leverage further funding.</p>
173334	Green Fingers Project	All Walworth	Based at office on Crampton Street, Walworth. We will use Burgess Park Food project gardens as a base for basic gardening work.	We are an organisation supporting people with learning disabilities in Southwark into work. The project is for 4-6 of our service users to be trained and available to go into the community to offer a voluntary basic gardening and groundwork service to local groups such as community centres, churches, local nature projects, elderly, disabled or vulnerable residents. Volunteers would be accompanied by one of our workers. Services offered e.g. sweeping up, litter-picking, leaf clearing, composting, weeding, planting. We will join up with other local organisations, e.g. Southwark Circle, to offer our services to their members.
300045	Greener, Cleaner Walworth SE17	All Walworth	From Heygate Street, along Walworth Road to Albany Road	Street cleanliness of the Walworth Road, providing intensive cleaning of pavements, enclosures for commercial refuse bins and selective floral displays.

Newington:

Reference:	Proposal Name:	Ward:	Location	Idea:
735501	Mobile Gardeners' "Empowering the Community's Green Fingers and Green Spaces"	All BBW wards	Mobile Gardeners' Park Wansey Street SE17 and communal space across SE17 and SE1	Mobile Gardeners and Charlotte Glazier have identified need for gardening empowerment activity amongst residents of council blocks and estates across the Borough, Bankside and Walworth area. Providing professional hands on work, and advice to maintain or improve communal garden areas.
173046	New Public Art Fence for the Farm	Newington	Walworth Garden Farm Braganza Street Manor Place Delverton Road	Creating Public Art piece and renewing perimeter fencing around Walworth Garden Farm, with laser cut metal panels, using local artist and blacksmith to use integrated workshops creating better visual amenity for public. Farm will feel more welcoming and open, additional lighting for security. This will design out crime with greater visibility and better sightlines make it more accessible and useable for local and wider community.
173235	Pullens after school gardening club	Newington	Children's Playground - Amelia Street Park, SE17	Pullens Mums' club plan is to place 2 raised beds in play area of Amelia Street Park, and run project as an after school gardening club of young children and their parents living on Pullens, or whose children attend local primary schools. We will run a series of 8 monthly workshops for families on gardening throughout year, healthy living and eating, recycling. Workshops will focus on growing, get children to design plant labels; draw the plants. The plan will provide educational and social development for children; build links between local parents; bring an underused resource (Pullens Open Space) into local use.
300081	St Paul's: Horticultural Training and Development	Newington	St Paul's Church, Lorrimore Square SE17	Provide opportunities for young people not in education, employment and training to develop a range of skills to enable them to have better future opportunities through gardening at the Church garden.

Newington:

Reference:	Proposal Name:	Ward:	Location	Idea:
300035	Walworth Road Conservation area	All Walworth	on west side of Walworth Road, north of Steedman Street, plus all buildings between Wansey and John Ruskin Street SE17.	To see the Walworth Road designated a Conservation area. Need to first undertake a historic area appraisal, so we seek funding for this assessment.

CGS Revenue Proposals

Chaucer:				
300122	Chaucer Ward Environmental Fund 2013	Chaucer		To have a fund available to respond to problems as they arise during the year.
173323	Introducing Companion Groups	Chaucer		While much emphasis in recent years has been placed on persuading soup runs to discontinue, we would like to approach the situation from a completely new angle. The proposed project aims to identify parts of Southwark where there is a need for support services for homeless and newly housed people and to engage with existing indoor drop-in centres and day centres for homeless people in order to encourage them to abandon current models of food provision (e.g. soup runs or soup kitchens) and instead focus on developing Companions Groups, mutual advocacy and support services. Although the Groups will still be based around the food provision, their primary aim will be to create a supportive atmosphere required for making a positive intervention in the lives of otherwise isolated and vulnerable individuals. In addition, we will also engage with voluntary groups wishing to set up food provision services for homeless people (e.g. soup runs) in Southwark and will support them to set up Companions Groups.

Chaucer:

Reference:	Proposal Name:	Ward:	Location	Idea:
173125	Tabard North Gardening Fun Day	Chaucer	Tabard Garden - North SE1	To hold a fun day to promote gardening, with advice on growing and planting. There would be giveaways of seeds, plants, window boxes (including miniature herb gardens) and hanging baskets. The estate is mostly made up of flats, so this would give people their own piece of green space and it would also be a good way to get children involved in gardening and their surroundings.

East Walworth:

173111	Green Shoots & Safe Play Club Nursery Row Community Involvement Outreach Programme 2013/14	East Walworth	Nursery Row Park, SE17 1AL	Weekly Community Garden Educator (1 person)
N/A	Robert Browning Scholl Growing Project	East Walworth	Robert Browning School, SE17	Walworth Country Fair: The market that borders our school sells a vast range of raw produce and goods. Yet our pupils are largely unaware of where our food comes from or how we can produce food ourselves. This year we are undertaking a 'Growing Project' that highlights our need for becoming responsible, respectful sustainable citizens. To celebrate a culmination of our pupil's learning throughout the year we are hosting a city 'Country Fair'. Our curriculum committee, parent and carer working party hopes to bring 'farm and market life' to our playground.

Faraday:

N/A	From That To This	Faraday	1 Thurlow Street, Thurlow Lodge Community Hall Aylesbury Estate, SE17 2US	Applying in conjunction with Divine Rescue. This project reaches out to the vulnerable people in the community such as drug addicts, sex workers, people on drugs, we teach them
-----	-------------------	---------	---	--

Faraday:

Reference:	Proposal Name:	Ward:	Location	Idea:
				how to sew and gain some direction by mending their own clothes, and improving their self esteem.
173090	Homeless, Drug and Alcohol Awareness Day	Faraday	Thurlow Street, Thurlow Lodge Community Hall Aylesbury Estate, SE17 2US	Educate people on issues effecting people who are homeless. Dangers of substance misuse, where to get help and support to remove rough sleepers into hostels. The idea is to create safer community by offering advice and information on issues effecting anti-social behaviour and directing people to right places for support.
N/A	Tykes Corner Nursery	Faraday	Unit 7, Thurlow Street, London SE17 2UZ	The purpose of the fund for £3k is staffing costs as there is a shortfall from children's services on our yearly funding due to cut back, and some toys and equipment.

Item No. 11.	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Proposed new community infrastructure project list (CIPL) to guide S106 and CIL expenditure in each Community Council replacing the community project banks.	
Ward(s) or groups affected:		All in Borough, Bankside and Walworth Community Council	
From:		Chief Executive	

RECOMMENDATION

1. That the community council agrees the new community infrastructure project list for this community council, which replaces the previous community project bank for the same area.

BACKGROUND INFORMATION

2. The community project bank is a list of community generated project ideas which have been approved by the relevant community council. The project bank was first introduced across all eight community council areas in 2008/09 with a revised list being delivered in 2009/10 along with additional procedural guidance.
3. The project bank is designed to capture ideas for projects to improve the local environment that could be implemented through S106 or other funding sources as they become available. The list can then be used by councilors and project officers to identify specific area based projects that are known to have community and the relevant community council support.
4. The 2009/10 project prioritisation involved looking at the existing approved community project bank listings and incorporating other projects for consideration.
5. In 2009/10 the consultation and application process was combined with the Council's Cleaner Green Safer (CGS) programme in an effort to make the process easier for the community to understand. All viable ideas that met project bank criteria and were not fully funded by CGS were automatically added to the community project bank. Details of the status of the 2008/9 and 2009/10 projects can be found at appendix A of this report.
6. As part of revising Southwark's S106 Supplementary Planning Document (SPD) and the introduction of Southwark's CIL, there is an opportunity to revive the project banks into a list of community infrastructure projects that can meet the needs of the existing and future population. The consultation is designed to help identify what infrastructure local people believe is required in their local areas in order to support the projected level of new development.
7. In 2010 Regulations relating to securing S106 obligations were tightened to focus

more heavily on direct impacts of a particular development and the mitigation that is required by those impacts. Once Southwark's CIL is introduced in the middle of 2013, S106 contributions will only be used for defined site specific mitigation as CIL will secure contributions towards strategic infrastructure.

8. Of the current project bank projects outlined, 152 projects have been fully or partially financed, including 92 of the priorities from the list spread across all community council areas. This represents 43% of the identified priority projects.
9. A 12 week consultation to identify the new community infrastructure projects list was conducted in July through to October with reports and presentations at all Community Council, Planning Committee and local community groups. The results of these are incorporated in the appendices and form the proposed list
10. In early 2013 the Planning Minister Nick Boles announced the amount of CIL to be spent locally (meaningful amount) would be 15% with a cap at £100 per council tax dwelling. For areas with a neighborhood plan this would be 25% with no cap. This proposed CIPL list is intended to guide both existing S106 local spend and CIL local spend.

KEY ISSUES FOR CONSIDERATION

11. Once Southwark CIL is adopted, new S106s will focus on immediate mitigation for a development and remove this as a source of project bank funding. The new community infrastructure project list (CIPL) will therefore focus on Southwark's CIL and existing S106 agreements which are already in the system and which have provisions covering the following publically accessible amenities:
 - Community facilities,
 - Education,
 - Public realm,
 - Local transport improvements,
 - Open space and,
 - Sport.
12. Under the S106, save for a few exceptions, contributions are not secured for improvements to residential buildings, or spaces to which potential residents of the funding development cannot access.
13. Monies secured under Southwark's CIL will have a wider application, breaking the link between funding development and mitigation. Southwark CIL funded projects must be for infrastructure that supports growth
14. Planned growth is highlighted in the adopted Core Strategy with the strategic infrastructure required to meet this need identified in Southwark's Infrastructure Plan (to be consulted upon in the summer).
15. It is currently proposed to keep the CIPL separate from Cleaner Greener Safer (CGS), however individual projects may crossover.

Policy implications

16. The essential features to recognise here are:
- National Planning Policy Framework
 - Localism 2011 Act
 - Community Infrastructure Regulations 2010, 2011 and 2012 Amendments,
 - Southwark's emerging CIL Charging Schedule and Infrastructure Plan (public consultation in July 2012 and February 2013)
17. Proposing to revise the current project bank to form the community infrastructure project list (CIPL) is a direct response to the above policy's guidance in seeking more local level community involvement in both the planning system and the decision making process. CIPL will help direct funding to local improvements local people have inputted to, improving the visibility of the benefits from new developments.
18. It is proposed to update the CIPL yearly to ensure that it continues to reflect local people's preferences and priorities for local infrastructure.

Community impact statement

19. The proposed project is based around the desire to improve infrastructure for all and improve the communication between the council and the local community when it comes to planning infrastructure. Existing governance will ensure individual allocations are free from bias and opportunity is available to all.

Resource implications

20. The emergence of the project banks as a CIPL, associated with historical S106 agreement contributions and Southwark's CIL enables the administration of this to benefit from both S106 agreement administration charges and the 5% of CIL the Council can retain for administration purposes.
21. An electronic process of submitting new ideas and updates on our website keeps costs low and yearly consultations and updates are focused in one month.
22. The existing governance for S106 expenditure, as detailed in the S106 Protocol, will be retained, as there is no proposed changes to this and the proposals will have no increase on resources.

Consultation

23. There has been a 12 week consultation in later 2012 which these proposals are based upon.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

24. It is noted that pursuant to the Council's Constitution Community Councils, Planning Committee and local communities have been consulted concerning revisions to community infrastructure project lists (CIPL) which form the subject of this report. The main issues are outlined in the body of the report.
25. Members of the relevant Community Council's are requested to approve the CIPL which originate in their particular areas. In accordance with function 2 and 22 of Part 3H of the Constitution, Community Councils have the power to approve projects for inclusion within the community project bank or CIPL being a successor to the community project bank system.
26. In making their decision members should note the contents of this report and in particular the restricted application of Section 106 planning obligations. An authority's ability to pool more than five separate planning obligations / contributions entered into on or after 6 April 2010 towards a common piece of infrastructure will be phased out effective from April 2014 (Reg 123). In addition, projects identified as infrastructure projects on a Regulation 123 list will not generally be funded by Section 106 unless such a project amounts to site specific mitigation necessitated by that particular development. Effectively, from the date of adoption of CIL, future Section 106 agreements will not be used to fund infrastructure projects but will continue to fund affordable housing and site specific mitigation. Existing S106 contributions will be rollover to cover expenditure of CIPL project but subject to the constraints placed by regulations and government guidance.
27. Members are advised that subject to the above considerations they may approve the CIPLs applicable to their areas as potential projects which may be funded in the manner set out in this report.

Strategic Director of Finance and Corporate Services

28. The Strategic Director of Finance and Corporate Services notes the resource implications contained within the report. Officer time to effect the recommendations will be contained within existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Community Infrastructure Project List (CIPL) proposed March 2013

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Zayd Al-Jawad, Section 106 Manager	
Version	Final	
Dated	18 January 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	No	No
Date final report sent to Community Council	9 March 2013	

APPENDIX 1

Community Council	Borough, Bankside & Walworth		Jan-13
Project suggestions for approval	S106	CIL	Notes / contacts
Mint Street Playground community space	Yes - community facilities	Yes	
Mint Street Playground	Yes - open space, play	Yes	
Borough High Street public realm and road safety improvements	Yes - public realm, transport	Yes	TfL Road
Borough Road public realm / greening	Yes - public realm, transport		
Christchurch Gardens improvements	Yes - open space	Yes	
Copperfield Garden (All Hallows) improvements	Yes - open space	Yes	
Cross Bones Meanwhile improvements	Yes - open space	Yes	
Disney Place public realm improvements	Yes - open space	Yes	
Ewer Street public realm improvements	Yes - open space	Yes	
Farnham Place public realm and urban greening	Yes- public realm	Yes	
Flat iron square public realm improvements	Yes- public realm	Yes	
Great Guildford St public realm improvements	Yes- public realm	Yes	
Great Suffolk Street public realm improvements	Yes- public realm	Yes	
Grotto Podiums public realm improvements	Yes- public realm	Yes	
Holland St. Improvements public realm improvements	Yes- public realm	Yes	
Pedestrian routes through landmark Court	Yes - transport	Yes	
Lant St.Weller St public realm and green links	Yes- public realm	Yes	
Lavington Street public realm improvements	Yes- public realm	Yes	
Little Dorrit Court and Park entrance	Yes - open space	Yes	
Little Dorrit Park improvmeents	Yes - open space	Yes	
Canopy to London Bridge Tube station entrance (west)	Yes - transport	Yes	
Low line Railway viaduct pedestiran and cylce route	Yes - transport	Yes	
Marlborough Sports Garden improvements	Yes - open space	Yes	
Nelson Square improvements	Yes - open space	Yes	
Prices Street public realm improvements	Yes- public realm	Yes	
Red Cross Garden Improvements	Yes - open space	Yes	
Redcross Way public realm	Yes- public realm	Yes	
Pedestrian route behind Hop exchange	Yes- public realm	Yes	
Southwark Bridge Road road safety improvements	Yes - transport	Yes	
Southwark Street iroad safety improvements	Yes - transport	Yes	
St George's Garden improvements	Yes - open space	Yes	
Stoney Street public realm and ped safety	Yes- public realm and transport	Yes	
Sumner St public realm and ped safety	Yes- public realm and transport	Yes	
Tabard St open Space		Yes	
Toulmin Street ipublic realm and ped safety	Yes- public realm and transport	Yes	
SPAM Tenants & Residents Association Hall	Yes - community facilities	Yes	Must be open to the public
Park Street open space improvements	Yes - open space	Yes	
Waterloo Road public realm improvements	Yes- public realm and transport	Yes	
Paisley Park Masterplan	Yes - open space	Yes	
Tate Community Garden Extension	Yes - Public realm	Yes	
Winchester palace garden	Yes - public realm	Yes	
Walworth Road, footways and greening,Fielding Street	Yes- public realm and transport	Yes	

Project suggestions not for approval	Reason	CGS referral	Notes / contacts
All Hallows refurbishment and extension for affordable business space	Not S106 mitigation or infrastructure to support growth (CIL)	No	
Brookwood Edible estates	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Falcon Point housing open space improvements	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Dickens in the Borough Street trail	Not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Flat iron square shop front improvements	Not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Pattison Babbington Edible estates	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Redman Green	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Styles House Open Space	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Sumner Corporation Housing	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	
Yards and alleyways off Borough High St	Not public space, not S106 mitigation or infrastructure to support growth (CIL)	Yes	

Item No. 12.1	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		S106 release report for £455,592 to go towards open space and public realm improvements to Pasley Park, Pelier Park and Kennington Open Space from four developments in Newington ward	
Ward(s) or groups affected:		Newington ward	
From:		Head of Public Realm	

RECOMMENDATION

1. That Borough, Bankside and Walworth Community Council notes and comments on the recommendation to allocate funds totalling £455,592 from Newington South, Bolton Crescent (a/n 451 07/AP/2801), John Smith House (a/n 499 10/AP/1831) Royal Road (a/n 491 09/AP/2388) and 120-138 Walworth Road (a/n 470 09/AP/1069) towards open space and public realm improvements to Pasley Park, Pelier Park and Kennington Open Space.

BACKGROUND INFORMATION

2. Planning obligations are legal agreements between the local planning authority, the developer and other interested parties which are used to mitigate the impact caused by developments and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). These S.106 contributions can cover a range of facilities and services, in the case of this report, these contributions will go specifically towards parks and will include children's play, sports development and public realm improvements.
3. In recent years, two successful programmes of S.106 investment have been developed and delivered by the Regeneration and Neighbourhoods department to release historic section 106 funds and deliver a series of locally supported projects. These two programmes were in the Bankside and Bermondsey areas and saw in the region of £1.2m and £1.7m respectively invested in local improvement schemes. This report takes a similar approach and seeks to create a programme of improvements for three parks in the Walworth area specifically in the Newington Ward. These improvements have been agreed by the Parks department as priorities for these smaller parks which are considered the most in need within the Newington Ward (See Appendix 1).
4. The community project banks are an approach that Southwark Council has introduced to consult local people as to project ideas that could be delivered through the planning process using section 106 monies when development takes place in the area. There are over 40 projects on the Walworth community project bank at the present time. How each recommended project within this report responds to the community project bank policy has been addressed on a project by project basis.

5. Community project bank priorities also form part of the project bank and identify where members and the then Executive most desire to see investment within the community council areas, and it clearly sets out their priorities for investment of capital funding streams including S.106 and other potential sources of capital funding such as Cleaner Greener Safer (CGS).
6. In addition to community project banks and priorities the council is legally bound to ensure the relevance of any allocation of section 106 and the purpose or specific requirements as defined by the legal agreements.
7. In view of the outcome of consultation and the specific requirements and purposes of Section 106 this report seeks to secure the release of section 106 funding to deliver a series of improvements to parks in the Newington Ward which is principally funded through available capital section 106 receipts paid to the council.
8. The process has involved consultation with local groups and stakeholders and internal consultation with the Parks department. The proposed improvements set out in this report are within the scope and aims of the Council's planning policy as contained in the Core Strategy and the saved policies within the Southwark Plan. For the avoidance of doubt this programme does not develop or propose any new policy, but groups section 106 expenditure to meet the objectives of existing policy.

KEY ISSUES FOR CONSIDERATION

9. A mapping exercise took place in the first instance to establish the availability and distribution of unallocated section 106 monies which could suitably fund much needed improvements to parks within the Newington Ward. These sums were then considered against community council priorities and project banks, any legal requirements and input from local community stakeholders.
10. All the allocations are from the Newington Ward in Walworth and as such are being invested in that area for Pasley Park, Pelier Park and Kennington Open Space. These spaces represent three key parks in the area. Improvements to these spaces will provide mitigation towards the impact of the associated developments. Paragraphs 11 to 38 provide details of how funding will be used to deliver improvements within each park.

Project 1: Investment in Public Realm and Open Space improvements at Pasley Park

11. Formerly known as Surrey Gardens this park occupies land that was previously part of the historic Surrey Gardens Zoo. It now has a central grass football pitch with goal posts, which is surrounded by a circular footpath leading to the four entrances. There are two fairly large fenced dog walking areas at each end of the park containing a significant number of trees. A children's playground is located on a raised mound at the western boundary of the park.
12. There are a number of issues within the park that need to be addressed in order for the space to be used to its full potential for users of the space. Whilst there are four entrances to this park, only the access from Stopford Road provides an inviting gateway to the space. The footpaths are in need of resurfacing due to extensive tree damage. The dog exercise areas appear to be disproportionate in scale for the park and it is considered that one area for dog exercise is sufficient

for a park this size rather than two. Visibility around the park is poor due to significant mounding within the park. This has resulted in views across the park being obscured, particularly from Chapter Road. The children's playground carries standard play equipment.

13. A masterplan is in place to address the following key areas including;
- Introducing historic references into the park, by way of planting, park furniture and play opportunities.
 - Improvements to the entrances to provide a more inviting and attractive entry into the park
 - Resurfacing the entire pathway network and possible rerouting of the existing path layout.
 - Removing the dog exercise area next to the Stopford Road entrance and re-landscaping. An assessment of future dog use and needs in the park will also be undertaken to develop further proposals as necessary.
 - Reshaping selective mounding around the park to improve visibility
 - Upgrading the children's playground to provide more appeal for older children.
14. Complete delivery of the masterplan will require approximately £350,000, so a phased approach to delivery of the masterplan will be required as funding becomes available.
15. This report is seeking to allocate £169,043 for improvements to Pasley Park from:

Account No.	Development address	Amount	Purpose
470 (09/AP/1069)	120-138 Walworth Road SE17 1JL	£117,539	Public Open Space, Children's Play and Sports Development
491 (09/AP/2388)	Land at Royal Road. SE17 3NR	£51,504	Public Realm-Community bank scheme outside the Jack Hobbs Centre and Walworth project bank 11 and 13

16. Funds have been received by the Council for the specific purpose of Public Open Space, Children's Play Equipment, Sports Development and Public Realm from the above Section 106 agreements and remain unallocated.
17. This allocation of funding towards Pasley Park is requested by the Parks department and the works listed in paragraph 13 have been identified as priority works for the space.
18. There has been extensive consultation with internal stakeholders and the local residents. The design of the masterplan has been created with input from the Friends of Pasley Park (FoPP), who consist of a group of local residents who have a particular interest in improvements within the park. The Parks department have also been consulted where the masterplan for the space has been discussed, revised and agreed. Both the Parks department, the local community and FoPP will agree the final design.
19. Community Bank Priorities: Pasley Park forms part of the highest priority for open

spaces in the Walworth area as it contributes to the network of green open spaces throughout Elephant and Castle and Walworth. This project will be contributing to delivering extensive improvements to one of the key open spaces in Walworth which is in need of improving. Pasley Park is also the nearest public open space to the development and will therefore also accord with the legal agreement which requires the section 106 contribution to go towards open space within the vicinity of the site.

20. The legal agreement for the development at Royal Road, requires £51,504 to go towards public realm improvements, and specifically lists that £30,000 should go towards the community project bank scheme outside the Jack Hobbs Centre and £21,504 should go towards Walworth project bank proposals 11 and 13. All three projects are now complete. The community project bank scheme outside the Jack Hobbs Centre was delivered using CGS funding in 2010 and included the installation of children's play equipment. The scheme is located in the green space outside the Jacks Hobbs Centre on the Brandon Estate. Walworth project bank proposal 11; Pedestrian improvements to Carter Place had received a number of funding allocations from CGS and has had a number of public realm improvements delivered with this funding from 2006-2008 including bridge works repaving, bins and a new entrance treatment. Walworth project bank proposal 13, Investigating and remodelling the junction of Manor Place is also complete, the scope of works extended to a new planting bed, wider footways and new crossings.
21. All projects have since been completed with alternative funding and the S106 agreements allow the consideration of alternative public realm projects which are in close proximity to the development and which provide appropriate mitigation from the impacts arising from the development. Improvements to East Street Market highway and the public realm which is the highest priority for public realm projects in Walworth is now complete. The community project bank third priority, Environmental improvements to the Red Lion Row as part of the Aylesbury Phase 1 is in the process of being delivered with alternative funding. Although the second, fourth and fifth priority projects on the community project bank could be funded through this allocation, funding the public realm improvements at Pasley Park can be used to deliver part of a collection of improvements at Pasley Park such as entrance improvements into the space and redesigning the path network within the park. These improvements will benefit a multitude of users in the local area and as such it is for that purpose that the recommendation is being made.

Project 2: Investment in Public Open Space, Sports, Children's Play and Public Realm Improvements in Pelier Park

22. Pelier Park is located in a neighbourhood of mixed high density residential dwellings and industrial workshops. This small park has a central seating area, a ball court, fenced dog walking area and children's playground. There is significant mounding throughout with rudimentary foot paths.
23. Considering its location this park is very underused. The fairly steep earth mounds reduce visibility around the park and create blind spots. Access is severely restricted by a mature tree at the north entrance at Fielding St and fencing along one side of the path leading south to the Hillingdon St creates a tunnelling effect with the raised level of the grass mound opposite. The park is mostly used as a through route to Walworth Road but generally feels unsafe and unwelcoming. A recent structural survey also identified lighting columns in need

of repair/ replacement.

24. The park would benefit from a complete re-design which would include:
- Repairs or replacing lighting columns,
 - Relocation of the existing entrance on Fielding Street to create a primary entrance
 - Upgrading the playground and using existing mounding to create play features,
 - Introducing boundary planting to screen the park from the noise and dirt of the car workshops under the railway arches
 - Removing unnecessary fencing throughout particularly from the southern entrance
 - Reduction of earth mounds to improve sight lines.
25. The cost estimates for the work outlined and included in the draft report have been estimated at £160,500. The funding being allocated to the project will go a long way towards making the improvements required. Additional funding will be sought from the Mayors Fund for Pocket Parks to deliver the full scope of works
26. This report seeks to allocate £128,539.5 for improvements to Pelier Park from:

Account No.	Development address	Amount	Purpose
499 (10/AP/1831)	John Smith House, 144-152 Walworth Road SE17, 1JL	£4,021	Parks and Public Open Spaces
499 (10/AP/1831)	John Smith House, 144-152 Walworth Road SE17, 1JL	£3,271	Public Open Space, Children's Play Area and Sports Development
499 (10/AP/1831)	John Smith House, 144-152 Walworth Road SE17, 1JL	£13,238	Public Realm Improvements
451 (07/AP/2801)	Newington South, Land at Bolton Crescent SE5 0XF	£108,009.5	Public Open Space, Children's Play Area and Sports Development

27. Funds have been received by the council for the specific purpose of parks and open space from the John Smith House development which remains unallocated. There is £216,019 left for Public Open Space, Children's Play and Sports Development from the development at Newington South, Land at Bolton Crescent. This has previously been allocated to Lorrimore, Pasley and Pelier Parks. The Parks department wish to reprioritise the unspent allocation to Pelier Park and Kennington Open Space. This funding is recommended to be split equally between Pelier Park and Kennington Open Space, two local public open spaces within the vicinity of the development. A S106 report seeking the release of section 106 funding for £51,494 towards Public Open Space, Children's Play and Sport's development improvements from the development at 36-38 Penrose St SE17 3DW will also be drafted once the funding is received by the Council.
28. The allocation of funding for Pelier Park is requested by the Parks department for the priority works listed in paragraph 24.
29. Community Project Bank Priorities: Pelier Park also forms part of the highest priority for open spaces play and sports in the Walworth area as it contributes to the network of green open spaces throughout Elephant and Castle and

Walworth. Allocating the funding for public open space and towards Pelier Park will also accord with the legal agreement which requires funding to go towards the creation of new and existing Council owned public space within the vicinity of the development. The allocation of the Sports Development contribution also accords with the legal agreement.

30. Pelier Park is not listed on the community project bank for Public Realm improvements however a number of public realm improvements have been highlighted by the Parks department as issues which need to be addressed. Due to the close proximity of the development and the high and immediate need for improvements, this report recommends Pelier Park is awarded this funding to go towards public realm improvements within the park. As discussed in paragraph 21, the first and third priority projects for public realm improvements within the Community Project Bank Priorities have been completed and are in the process of being delivered respectively. The second, fourth and fifth priority projects on the community project bank for public realm improvements could be funded through this allocation however funding the public realm improvements within Pelier Park, would also assist in mitigating against the negative impacts from the development at 144-152 Walworth Road and contribute to delivering a collection of improvements within the space. These funds would be used towards entrance improvements within the park and replacing the light columns and it is for these purposes that the recommendation for the public realm funding is being made.

Project 3: Kennington Open Space

31. Kennington Open Space is a flat expanse of grass land overlooked by several high rise tower blocks on housing estates at the east and west boundaries. A tiled, concrete mound with steps to the top is all that remains of an old playground. Two ageing wooden benches are located along each main foot path.
32. The open space was previously annexed to Kennington Park and was managed by Lambeth Council. Borough boundary changes have meant that this green space is divided along its central footpath into two separately managed spaces - Lambeth's Kennington Park and Southwark's Kennington Open Spaces. Lambeth has a master plan encompassing both sites. The space is almost exclusively used as a through route.
33. Kennington Open Space would benefit from the following improvements:
- Repair or replacement of defective light columns
 - Installing a new foot path following desire lines east to west from Brandon Estate towards Camberwell New Road and improving the conditions of existing paths,
 - Replacing dilapidated benches with standard park seating and providing additional seating
 - Removing redundant brick mounds and creating a new children's playground at the site of the old playground on the east side of the park.

The parks department have provided an estimate of £183,000 to deliver the works, therefore works will be delivered in phases as funding becomes available.

34. This reports seeks to allocate £158,009.50 for improvements to Kennington Open Space from:

Account No.	Development address	Amount	Purpose
451 (07/AP/2801)	Newington South, Land at Bolton Crescent SE5 0XF	£108,009.50	Public Open Space, Children's Play Area and Sports Development
451 (07/AP/2801)	Newington South, Land at Bolton Crescent SE5 0XF	£50,000	Public Realm Improvements

35. Funds have been received by the council for the specific purpose of open and council maintained space and public realm improvements. The funds are currently allocated to Ambergate St play area and equipment (£50,000) and Pasley Park (£50,000). This report will reallocate the allocation to focus on Pelier Park and Kennington Open Space. Pasley Park is being funded through other contributions.
36. The allocation of funding for Kennington Open Space is requested by the Parks department and the works listed in paragraph 33 have been identified as priority works for the space.
37. Community Project Bank Priorities: Kennington Open Space also forms part of the highest priority for open spaces in the Walworth area as it contributes to the network of green open spaces throughout Elephant and Castle and Walworth. Awarding this funding to Kennington Open Space will also accord with the legal agreement.
38. Kennington Open Space however is not listed as a priority for public realm improvements. As detailed in paragraphs 21 and 30, The first and third priority for public realm priority projects in Walworth no longer require section 106 funding. The second, fourth and fifth priority projects on the community project bank could also be funded through this allocation, however funding the public realm improvements within Kennington Open Space such as redesigning the footway network and improving the conditions of the paths within the park can be used to deliver part of a collection of improvements within the space and it is for that purpose that the recommendation for the public realm funding is being made.

Policy implications

39. Delivering a programme of open space and public realm improvements to a collection of parks in the Newington Ward supports a number of Southwark policies, these policies are listed below;

Southwark Core Strategy 2011

1. Theme 2: Making the borough a better place for people
2. Strategic policy 11: Open Spaces and wildlife

These policies promote healthy and active lifestyles through access to good quality open spaces.

Community Project Bank Prioritisation

40. At its meeting on the 22 July 2009, the then Executive approved a list of community project bank projects for prioritisation. These priorities should be carefully considered in the case of releasing S106 monies.
41. The issue of addressing the community project bank priorities has been detailed under each individual project for the sake of simplicity.
42. In summary, in providing funding for public open space, play and sports this report seeks to fund improvements to Pasley Park, Pelier Park and Kennington Open Space. These spaces form part of the highest priority for public open space as part of the network of open spaces throughout Elephant and Castle and Walworth.
43. Although funding provided for the public realm improvements could be allocated to the second, fourth and fifth priorities within the community project bank priorities, it is recommended that this funding is allocated towards the public realm improvements within the parks listed for improvements such as lighting, improving path networks and entrances into the parks. Allocating public realm funding for these purposes will assist in delivering a collection of improvements within each space. Following this recommendation will continue to be in accordance with the legal agreements listed and will also fulfill the planning tests prescribed in the CIL Regulations 2010. All the recommended projects contained within this report have support from the relevant divisions within the council.

Community Impact Statement

44. The programme is designed to enhance the attractiveness and community facility provisions of Walworth as a community where people will want to live and work. By implementing major environmental improvements in three key spaces in the Newington Ward, the council is improving the environment and social sustainability of Borough, Bankside and Walworth Community Council area in providing high quality public places which local residents and workers can use which promotes the potential for social interaction. Improving interaction between different social groups enhances trust and creates the conditions to forge stronger networked communities.
45. The projects will have a positive impact on the environment and will not have a detrimental impact upon any one group within the community. The projects will also be designed to be inclusive and accessible for all sectors of the community.

Resource Implications

46. The funding will come from S106 agreements as outlined above and set out below in the summarised S106 finance concurrent report below.
47. The projects will be project managed by the Parks department. No additional staff time will be required.
48. There are no legal or financial implications as a result of the recommendations set out in this report.

Consultation

49. Following internal consultation, the Parks department have identified these parks as priorities for funding. Friends of Pasley Park have been extensively involved within the drafts of the masterplan for Pasley Park which has fed into the design process for the space. In developing the strategies for delivering improvements to Pelier Park and Kennington Open Space, local residents and councillors will be consulted and agree the plans for delivery.
50. Community project banks have also been referred to and where possible followed, this is the council's adopted mechanism to consult and involve local people in the planning process and is open to all residents, community groups and those who work or study in the area. This has been referred to best ensure that no groups have been overlooked in the process of recommending funds for allocation.

Equal Opportunities

51. All projects will be designed to be fully accessible to all, without prejudice or discrimination. The projects are of a type envisaged by the council to mitigate the effects of development, as set out in the Core Strategy, Southwark Plan policy 2.5 and the council's Section 106 Supplementary Planning Document.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

S106 Manager

52. The development at Newington South, Bolton Crescent (a/n 451 07/AP/2801), secured £361,606.32 in contributions which have been all paid. This includes £50,000 toward public realm and £250,000 toward Public Open space, which has been previously allocated of which £216,019 remains unspent. This report relocates this half this to Pelier Park and half to Kennington Open Space which would provide clear mitigation from this development.
53. The development at John Smith House (a/n 499 10/AP/1831), secured £66,155.38 in contributions which have been all paid. This includes £4,021 for parks, £13,238 for public realm and £3,271 for sport and play, which is all available. The allocation to the various elements at Pelier Park provides clear mitigation from this development.
54. The development at Royal Road (a/n 491 09/AP/2388), secured £361,553.50 in contributions which have been all paid. This includes £51,504 to go towards public realm improvements, and specifically lists that £30,000 should go towards the community project bank scheme outside the Jack Hobbs Centre and £21,504 should go towards Walworth project bank proposals 11 and 13. All three projects are now complete. The developer was been consulted on this new allocation but no response has been received.
55. The development at 120-138 Walworth Road (a/n 470 09/AP/1069) secured £384,340 in contributions which have been all paid. This includes £117,539 for public realm improvements and is available for Pasley Park which would provide mitigation as this close by open space.

Director of Legal Services

56. The recommendation seeks to allocate funds totalling £455,592 from developments at Newington South, Bolton Crescent (a/n 451 07/AP/2801), John Smith House (a/n 499 10/AP/1831) Royal Road (a/n 491 09/AP/2388) and 120-138 Walworth Road (a/n 470 09/AP/1069) towards open space and public realm improvements to Pasley Park, Pelier Park and Kennington Open Space. The report sets out a programme of Section 106 expenditure in excess of £100,000. In accordance with the Council's constitution the comments of Borough, Bankside and Walworth Community Council are requested under Part 3H, paragraph 1 under the heading 'Matters Reserved for Decision' for expenditure in excess of £100,000.
57. The Borough, Bankside and Walworth Community Council is requested to note and comment on the release of funds from the following Section 106 agreements:
- Section 106 agreement dated 18 September 2009 relating to Newington South, Bolton Crescent (application number 07/AP/2801);
 - Section 106 agreement dated 13 October 2010 relating to John Smith House (application number 10/AP/1831); and
 - Section 106 agreement dated 8 September 2010 relating to Royal Road (application number 09/AP/2388).
58. The Section 106 agreements' monies must be expended in accordance with:-
- (a) the terms of the specific Section 106 Agreements; and
 - (b) Regulation 122(a) of the Community Infrastructure Levy Regulations 2010 which provides that they must be:-
 - (i) necessary to make the developments on the respective sites acceptable in planning terms by mitigating adverse impacts;
 - (ii) directly related to the respective developments; and
 - (iii) fairly and reasonably related in scale and kind to the respective developments;
59. Each Section 106 agreement has been reviewed and it is considered that the proposed expenditure accords with the terms of the respective s.106s, the relevant legal and policy considerations detailed above and is otherwise reasonable in all other respects.
60. In determining how the money is to be spent due regard has been given to the Councils community project banks and where possible the priorities set have been followed. The Councils Section 106 Supplementary Planning Document acknowledges that sometimes the impact of development will require mitigation beyond that contained in the Councils project banks. This report details the steps taken by officers to allocate received section 106 funds.

Strategic Director of Finance and Corporate Services

61. This report recommends the release of £455,592 of S106 funds secured via several legal agreements as detailed in the report, towards open spaces and public realm improvements to Pasley Park, Pelier Park and Kennington Open Space.
62. It is noted that all funds relating to these agreements have been received by the council.
63. Any staffing resources connected with this recommendation to be contained within existing budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Section 106 files,	5 th Floor 160 Tooley Street London SE1 2QH	Zayd Al Jawad Section 106 Manager

APPENDICES

Appendix	Title
Appendix 1	Parks Improvement Priorities 2012/13
Appendix 2	Pasley Park Masterplan

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Yvonne Sampoh, Project Officer	
Version	Final	
Dated	11 January 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
S106 Manager	Yes	Yes
Cabinet Member	No	No
Date final report sent to Community Council Team	11 April 2013	

APPENDIX 1

PARKS IMPROVEMENT PRIORITIES - GMH Operational Area (Walworth and Borough Bankside Community Councils)

Park Name	Park Type	Site Analysis	Issues	Spend Priorities	Cost Breakdown	Current funding Sources	Major Scheme Required
Christ Church Gardens	Churchyard	Small church yard with the church building at the centre. A planted border at the rear lies being row of aged benches. Open entrance at the front onto Blackfriars Road a major thoroughfare. The rear gate leads into small barrier controlled cul de sac.	The churchyard provides a fairly popular cut through route from residential streets to Blackfriars Road. Whilst there is potential for the churchyard to be used otherwise, the poor condition and layout of the seating, uninteresting planting offers little incentive to stop and enjoy the space.	1 Improve front entrance (re-plant beds to add colour/diversity) 2. Make rear entrance more visually appealing - relocate bin, repaint gate. 3 - Replace benches and redesign layout around the planted borders and garden beds 4 - Install interpretation sign and improve general signage 5 - Install water hydrants either side of Church. 6 - Introduce a payable feature. 7 Develop beehive in Church roof.	1 - £3,000 2 - £2,000 3 - £6000 4 - £3000 5 - £4000 6 - £2000 7 - £1000	S106	No
Nelson Square	Square	Large residential square divided into two sections. The tarmaced area on the east of the park includes at one end a partially fenced five a side football pitch and fully fenced toddler play area and at the other end an basketball post. At the centre is a large seemingly unused space flagged at each end with picnic benches. At the western end of the site is a raised garden area containing two square turfed areas with central rose beds. A planted shrub bed runs along the retaining wall dividing the garden from the tarmaced section and is maintained by a community gardening project.	Given its size and location the full potential of the site has not been maximised. In general the park would benefit from the creation of distinguishable spaces within it, building on the facilities it already offers. The football pitch and toddler play areas are well used, but the layout of play & sports facilities appears ad hoc. The large tarmaced area makes the park appears overly harsh which could be softened with the introduction of a section of turf. This presents the opportunity to create a new space for informal formal use and picnicing. There is a need to create coherence by having more uniform boundary planting and fencing.	1 Plant a native hedgerow along the perimeter fencing. 2 Replace / repaint incongruous fencing to ensure style and colour is consistent along the site boundary and internal fences. 3 Support community gardening club to re-design and replenish shrub bed. 4 Redesign tarmaced area to create defined spaces for a) ball games c) toddler play c) picnic / family / informal play. 5 Introduce an area of amenity grass to soften the visual impact of the tarmaced area. 6 Review and upgrade park entrances	1 - £5,000 2 - £10,000 3 - £2,000 4 - £8000 5 - £20,000 6 - £	S106	Yes
Mint St	Local Park	This medium size park features a raised central grass area with exaggerated stepped elevation adjacent to prominent footpath connecting Ayers St to Mint St. Ground level intersecting secondary paths dissect the raised grass spaces. At the southern boundary lies the gated Mint Street Adventure Playground (managed by LBS Play Services) and a fenced ball court. The park houses a performance stage, green gym equipment and community planted shrub beds.	Mint Street Park the largest local park in the Bankside area. Office and Housing development has put increased pressure on open spaces locally. Whilst Mint Street Park is well used by residents and office workers, there has been a prevalence of street drinkers, and a number of serious incidents of crime in recent years. It is expected that local demand on this open space will grow as future development in Bankside advances.	1 Close hammer heads and integrate into the park 2 Implement comprehensive pest control measures to eradicate rat presence 3 Relocate Green Gym. 4 Remove recycling bins. 5 Improve condition, re-direct and narrow pathways.	1 - £40,000 2 - £2,000 3 - £3,000 4 - £00.00 5 - £20,000	S106	No
Little Dorrit Park	Local Park	A children's playground catering for children aged 2-8 years old dominates this park. Surrounding the playground are picnic tables and park benches. A pedestrianised road with gates and fences on each side, divides the playground from a small peace garden. This space provides quiet seating around an old paddling pool filled with mosaic art. At the Borough High Street entrance is a small front garden with an imposing gate separating it from the playground area.	Little Dorrit is located in close proximity to two primary schools and the playground is therefore well used by local families in the summer, after school and during school holidays. The park is also used in the day time as a through route to Borough High Street as an alternative to the dark narrow corridor that runs outside of the northern perimeter of the park to Little Dorrit Court. However the Borough High Street entrance is set at an angle and barely visible from this busy thoroughfare. The front garden appears to be a redundant space and would benefit from being incorporated into the main body of the park. There is no sense of connection between the playground and space garden.	1. Redesign Borough High Street entrance to improve its visual impact and appeal. 2 Remove dividing wall / gates from Borough High Street entrance to improve safety and visibility at this entrance. 3 Undertake tree works to raise canopy of mature trees along the boundary fence along Little Dorrit Court footpath 4 Replace unsightly fencing along Little Dorrit Court to match with newer fencing. 5 Create better connection and encourage movement through spine of park by introducing design features/ paving/ planting that creates continuity between playground and peace garden. 6 Promote as site for mobile catering concession.	1 - £10,000 2 - £5,000 3 1500 4 3000 5 4000 6 500	None available	No
Faraday Gardens	Local Park	This park features at its eastern entrance from Portland Street a large tarmaced space with a fenced ball court at the centre. In the middle of the park is a mounded amenity grass area with an under 5's playground to the south and a small woodland area to the north. Paths run from the east to west, circling a rose garden and up to St Peter's Churchyard in the west, and north - south between entrances at Liverpool Grove and Date Street.	One of cluster of local parks in East Walworth that lie between Burgess Park and Elephant & Castle. The ball court and play areas are popular with children from the surrounding neighbourhood including St Peter's School. Circulation around the park is however restricted by incomplete poorly connected pathways. Access from St Peter's Churchyard is severely impeded by a steep slop and narrow gateway. There are strong desire lines within the woodland area where a formal footpath is interrupted.	1 Improve and extend the woodland area at the North west boundary. 2 Create woodland path. 3 Rationalise formal footpaths to encourage better circulation around the park. 4 Install shrub border at western boundary. 5 Re-design gate between St Peters Churchyard.	1 1,500 2 £2,000 3 £5,000 4 £1,000 5 £8,000	None available	No
Paragon Gardens	Garden	This tree - lined linear park runs either side of Paragon Mews along the A2 at New Kent Road. The intrusion of the side street creates two distinct open spaces. The smaller section features.... And the large space has Both have a primary path that runs parallel to the main road and extensive railings along front separating the park from pavement.	High railings and dense tree cover mean that this park appears inaccessible, dark and unwelcoming to pedestrians using the busy New Kent Road. Entrance to the space is limited and only found along the northern boundary. Residential dwellings to the south back on to the park. The planting in the gardens lack colour / diversity and seating and other furniture is in poor condition adding to the sense that this is a neglected and unsafe space.	1 Remove entire front wall and relocate boundary planting to allow green space to become part of the New Kent Road streetscape. 2 Create areas of planting through out the length of the gardens. 3 Install seating and places of at intervals along the primary path facing onto the main road and a seating hub near bus stop.	1 £20,000 2 £2,000 3 £6,000	None available	Yes
Pelier Park	Local Park	Located in a neighbourhood of mixed high density residential dwellings and industrial workshops, this small park has a central seating area, ball court, fenced dog walking area and children's playground. There is significant mounding throughout with rudimentary foot paths.	Considering its location this park is very under used. The fairly steep earth mounds reduce visibility around the park and create blind spots. Access is severely restricted by a mature tree at the north entrance at Fielding St and fencing along one side of the path leading south to the Hillingdon St creates a tunnelling effect with the raised level of the grass mound opposite. The park is mostly used as a through route to Walworth Road but generally feels unsafe and unwelcoming. A recent structural survey identified lighting columns in need of repair/ replacement.	The park would benefit from a complete re-design which should include: 1. Repair / replace lighting columns 2 Relocation of existing entrance on Fielding Street to create a primary entrance 3 Upgrade playground, using existing mounding to create play features. 4 Introduce boundary planting to screen the park from the noise and dirt of the car workshops under the railway arches. 5 Removal of unnecessary fencing throughout - particularly from the southern entrance. 6 Reduction of earth mounds to improve sight lines.	1 £80,000 2 £15,000 3 £30,000 4 £3,0000 5 £2,500 6 £30,000	S106	Yes

Park Name	Park Type	Site Analysis	Issues	Spend Priorities	Cost Breakdown	Current funding Sources	Major Scheme Required
Dickens Square Park	Local Park	A community centre and enclosed adventure playground managed by a local play provider Rockingham Estate Play Association (REPA) occupies a prominent location at the north west boundary of the park. Adjacent is a central area of open space, containing several grassed earth mounds, groups of maturing trees and some wildlife planting. There are no formal pathways, has fencing on 3 sides with an unfenced area north of Dickens Square cul-de-sac leading to Butterfly Walk. Access is from Falmouth Road, Brockham Street, via Dickens' Square and directly from Harper Road.	Dickens Square Park and the neighbouring Butterfly Walk are designated Sites for Nature Conservation (SINCs). The density of the mature tree cover in the woodland area creates a sense of quiet seclusion and is valued habitat to a rich variety of birds. The woodland contains mainly non native trees and evergreens there is an absence of English oak and ash trees. Sunken areas around the eastern perimeter provide further wildlife habitats. The absence of formal foot paths, makes walking around the park unappealing. High fencing around the adventure playground obscures the park from the west and the design of the gate access from Harper Road make it barely visible. Recycle bins	Deliver all or part of the Dickens Square Open Spaces Masterplan to: 1 Create, new entrances at Harper Road and Falmouth Road. 2 Transform Dickens Square Road (currently a public highway) into a pedestrianised green space to extend the park and connect it to Butterfly Walk. 3 Relocate the adventure playground to the northern boundary allowing greater visibility into the park from the main road. 4 Implement horticultural improvements that enhance the ecological value of the park and Butterfly Walk. 5 Introduce natural play features and a trim trail to improve recreational opportunities. 6 Create network of primary and secondary foot path.	1 £50,000 2 £50,000 3 £100,000 4 £60,000 5 £100,000 6, £40,000 Total scheme: £400k Butterfly walk improvements: £60K	S106	Yes
Geraldine Mary Harmsworth Park	Local Park	A year round destination park due to the location of the Imperial War Museum in the centre of the park. The size of GMH means that it comfortably accommodates a sports pavilion servicing four tennis/ badminton courts, three multi use games areas, a 1 o'clock club, children's playground, multi-cultural gardens, a peace garden and a refreshment kiosk, whilst still retaining large expanses of amenity grass.	Whilst the park has several unique features and is well used by local families, schools, visitors to the borough and tourists throughout the year, its many assets are blighted by a deteriorating infrastructure. This includes the generally poor condition of footpaths, inconsistent fencing, several pieces of redundant furniture, poor signage, unattractive temporary buildings and storage containers.	1 Remove all redundant fencing and unused temporary buildings and relandscape these vacated spaces. 2 Renew path network to create consistency of material and install additional paths where there are clear desire lines. 3 Refurbish the ranger gardener offices to create an information / visitors centre and workshop space. 4 Upgrade gate entrances at the north west boundary on Lambeth Road & Brook Drive.	1 £5,000 2 £30,000 3 £250,000 4 £20,000	HLF	No
Kennington Open Space	Local Park	A flat expanse of grass land overlooked by several high rise tower blocks on housing estates at the east and west boundaries. A tiled, concrete mound with steps to the top is all that remains of an old playground. Two aging wooden benches are located along each main foot path.	The open space was previously annexed to Kennington Park and was managed by Lambeth Council. Borough boundary changes have meant that this green is divided along its central foot path into two separately managed spaces - Lambeth's Kennington Park and Southwark's Kennington Open Spaces. Lambeth has a master plan encompassing both sites. The space is almost exclusively used as a through route. A recent structural survey of lighting columns at the site concluded they require urgent repair / replacement.	1 Repair / replace defective light columns . 2 Install new foot path following the desire line east to west from Brandon Estate towards Camberwell New Road and improve condition of existing paths. 3 Replace dilapidated benches with standard park seating and increase number to 8. 4 Remove redundant brick mound and create new childrens playground at the site of the old playground on the east side of the park.	1 £130,000 2 £20,000 3 £3,000 4 £30,000	S106	No
Sutherland Square	Square	An unusually small oval - shaped patch of green enclosed by a simple shrub border and standard fencing. Benches and bins sited at each end of park, a shrub bed are the only added features.	Encircled by houses, Sutherland Square is kept permanently locked at the request of residents. Lack of public access to the park means that currently it is used solely for infrequent neighbourhood events.	Investment in this space is not recommended at present due the limited public use. 1 Explore options for transferring management of the park to local residents. 2 Investigate feasibility of re-opening the space.	1 Nil 2 Nil	Non required	No
St May's Churchyard	Churchyard	Newly designed as part of the redevelopment of Elephant and Castle this former churchyard now features a children's playground divided into age specific areas; decorative plant beds; a high visibility circular foot path; a grassed picnic area containing a cluster of cement boulders and a timber decked walkway and seating area on the north east boundary.	The high visibility and central location of St Mary's means that it is a popular picnic space, particularly at lunchtimes and weekends during the summer. Demand on the park is likely to increase as new office/residential buildings in the surrounding area are occupied. Surfaces surrounding the concrete boulders are compacted earth mounds where turf has failed to establish there. The seating area has become an unintended venue for skateboarding. Recently the park has begun to be used regularly for football practice by teams displaced by housing development at Elephant Road park. Continued use of this kind is likely to cause damage and patching of the grass area.	1 Install additional cement boulders to restrict the size of open play space and discourage formal football. 2 Resurface area around boulders with 'wet pour' to replicate mounds in the play area. 3 Weather treat timber decking and furniture and where necessary adapt surfaces for improved slip resistance. 4 Repair lighting. 5 Introduce measures to improve safety around seating area. 6 Replenish plant beds.	1 £1,500 2 £1,000 3 £2,000 4 £500 5 £5,000	S106	No
Addington Square	Square	Annexed to Burgess Park is this quiet residential square. Low level fencing covers the entire boundary and divides it from the main park. The square contains five seasonal beds, a fairly prominent sculpture, a spring flower meadow and a wooden picnic bench.	This attractive space is poorly accessed and under utilised. Entrance to the square is via a single gate entrance on the eastern boundary. Adding to the restricted access is an adjacent fence and gate from Burgess park into the square which creates an awkward pedestrian route around the space. The bedding & meadow areas provide some colour but a single dilapidated bench and old paving where benches have been removed spoil the aesthetic appeal. The poor seating discourages quiet enjoyment of the space.	1 Create additional gate access on the western boundary and repair threshold at gate on the east. 2 Replace paved patches with turf 3 Install new picnic benches 4 Create new semi - circular path in bench area between two entrances.	1 £1,500 2 £1,000 3 £2,500 4 £3,000	Possible part of HLF bid	No
Summer Park	Local Park/Square	This ornamental garden was created during the redevelopment of North Peckham estate in the late 1990's. A planted willow border lines the perimeter fence with the circular paved footpath providing a route from each of the four gated entrances. The park features a poorly equipped toddler play area, raised timber walkway from east to west and two designer picnic benches along with a central turfed space. Several varieties of pampous grass, bamboo, cordaline tress are prominent in the planted areas	The park is overlooked on all four sides by two & three bedroom family houses. Lying just behind Peckham Square and the Central Library, the park is a popular meeting spot for boistrous school children & teenagers at lunch times and after school. Residents complain of noisy gatherings in the park during the summer evenings and the rapid growth of the willow hedge during the season reduces the opportunity for natural surveillance of the park from surrounding properties. Patchy turfing in places, unused wetpour where play equipment has been removed and gaps in planted areas throughout the park suggest the park is in need of attention.	1 Augment the toddler play area with new equipment and reinstate play features for 5+ on redundant wet pour space. 2 Clean / repair tiled paths & restore and treat timber on boardwalk. 3 Increase and add diversity of colour to existing planting & re-seed / turf grass patches. 4 Add seating around play areas	1 £3,000 2 £2,000 3 £1,000 4 £1,500	None known	No

Park Name	Park Type	Site Analysis	Issues	Spend Priorities	Cost Breakdown	Current funding Sources	Major Scheme Required
Victory Community Park	Local Park	Stretching east to west from Rodney Place to Balfour Street, this L shaped park includes a fenced nature area with a pond. Facilities in the main park include a childrens' play area with equipment suitable for primary school aged children, a tarmac playground with marked football pitch and a basketball hoop.	A distinctive feature is the sunken playground which stretches across the entire width of the park effectively dissecting east from west. A footbridge along the southern boundary now connects the banks at either side of this playground and runs adjacent to Victory School. The Victory Community Park Committee plant & maintain well presented multi-cultural border and manages the nature area as an educational resource for local children.	1. Resurface & mark out deteriorating tarmac in playground. 2 Repair and repaint northern boundary wall. 3 Redesign entrances at Balfour Street and Victory Place to combine them and correct the park boundary 4 Re- lay worn footpaths with resin bound surface	1 £1,500 2 £1,000 3 £2,000 4 £5,000	Pocket park	No
Nursery Row Park	Local Park	An urban park nestled in amongst high density housing estates, a busy street market and public car park. A fenced childrens play area with a selection of standard play equipment, lies adjacent to a woodland area with newly installed natural play features. The central mound, with its industrial styled sculpture at the summit, is partial covered by a wild flower meadow.	The park's location next to East Street market means that its northern boundary suffers from litter and overspill from traders stalls. The concrete planters near this entrance are used for seating but failed/ insufficient planting means that they have also become litter traps. The soil in the woodland play area is heavily compacted and full of stones / rubble. This along with extensive tree cover has severely effected grass growth. The park is a regular haunt for street drinkers and well used by dog walkers from local residences.	1. Stone pick aerate soil and fully turf the woodland play area & replace tarmac patches with turf. 2 Unify inconsistent pathway styles. 3 Introduce new planting in beds around Brandon Street entrance	1 £2,500 2 £1,500 3 £1,000	None known	No
Salisbury Row Park	Local Park	At the eastern point of this triangular open space lies small fenced nature area. Several community planted beds are installed along the central footpath which runs North to South across the park. A well equipped childrens' play area, an amenity grass area with football goal posts and a youth shelter are located in the main body of the park.	The park benefits from shared management with the Salisbury Row Parks Committee, who maintain the planted beds and nature area. Its location within a neighbourhood that has regular community led events means the park is a well used, cherished space where there is a great sense of local ownership. Minor infrastructural works would improve its visual appeal.	1 Formalise desire line at Hemp Walk / Hillery Close corner. 2 Seed around patches in turf around benches and goal posts	1. £1,000 2 £500	Not known	No
David Copperfield Gardens	Garden	Located on the busy A2 (New Kent Road), this linear park occupies the block between Harper Road and Falmouth Road. A meandering pathway along the length of the garden provides an alternative walking route to the harsh pavement on the main road. Large boulders at the boundary, a few shrub beds along the footpath and several cherry trees are the main features of this simple park	The garden's main value is to soften the starkness of its immediate environment. It provides a resting spot for pedestrians and is particularly used after school by children from the local secondary school and bus travellers waiting at the nearby bus stop. The boulders double as seating.	1 Power wash boulders	£Nil	Non Required	No
Pasely Park	Local Park	Formerly known as Surrey Gardens this park occupies land that was previously part of the historic Surrey Gardens Zoo. It now has a central grass football pitch with goal posts, that is surrounded by a circular footpath leading to the four entrances. There are two fairly large fenced dog walking areas at each end of the park containing a significant number trees. On a raised mound at the west boundary sits a children's playground.	Whilst there are four entrances to this park, only the access from Stopford Road provides an inviting gateway to the space. The footpaths are in need of resurfacing due to extensive tree damage. The dog exercise areas appear to be disproportionate in scale for the park. One area for dog exercise is sufficient for a park this size. Visibility around the park is poor due to significant mounding meaning that views across the park are not readily available, particularly from from Chapter Road. The children's playground carries standard play equipment.	1 Entrance Improvements 2 Resurfacing entire path network 3 Remove 1 no dog exercise area to bring back into general park use. 4 Relandscape and reduce the size of remaining dog exercise area. 5 Reshape selective mounding around the park to improve visibility. 6 Upgrade childrens playground to created added appeal for children of wider age range.	1 £20,000 2 150,000 3 £20,000 4 £60,000 5 £100,000	S106	Yes - Masterplan in place

APPENDIX 2



existing sycamore trees thinned out and removed to make way for new diverse tree planting and playground.

animal-themed childrens' play area, with historical references, remodelled landform and new railings

retain perimeter trees

new entrance

existing trees thinned out

new path

grounds maintenance entrance only, with grass grid surface, locked when out of use.

rain garden, with remodelled landform

native wildlife shrubs and hedge

Existing fence removed, landform remodelled with new paths, planting, trees, seating and terraces.

proposed trees

existing trees

shallow mounding

existing planted bed

informal terraced gardens

path removed

new path

new improved entrance at Chapter Road for pedestrians and maintenance vehicles.

Chapter Road entrance

existing trees thinned, to make room for more diverse species.

existing mound remodelled to improve sight lines

proposed trees

existing trees

central grassed arena retained for informal use

existing trees

shallow mounding

existing planted bed

informal terraced gardens

path removed

new path

picnic area

path removed

new path

path removed

wildlife meadow

historic orchard

native wildlife hedge

Chapter Road

existing trees

DOG PARK OPTION A (EXISTING)

existing mound remodelled to improve sight lines into dog park

new dog play features including tree logs

Dog Park fence with new mesh barrier, to prevent small dogs from escaping

existing mound remodelled to improve sight lines into dog park

goal posts: users to be consulted about improvements

dog park

DOG PARK OPTION B (REDUCED)

existing planted bed

new path

path removed

sculptural ostrich seating

all existing footpaths resurfaced

Sturgeon Road entrance

proposed new entrance at Sturgeon Road. Entrance is widened and the wall is removed to increase natural surveillance in the park, whilst still restricting access to vehicles. (Existing artwork to be relocated in the park)

edible fruit and nut trees, which used to be present in the Surrey Zoological garden, including quince, paper mulberry, and double peach.

Sturgeon Road

22 to 26



Pasley Park Concept Masterplan

15/10/2011



Item No. 12.2	Classification: Open	Date: 22 April 2013	Meeting Name: Walworth and Borough and Bankside Community Council
Report title:		Report seeking comments on the proposed release of £300,000 from S106 agreements to towards costs of improving community access to the LSBU leisure centre on London Road SE1	
Ward(s) or groups affected:		East Walworth and Cathedral wards	
From:		Director of Regeneration and Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the community council provides comments for Planning Committee on the proposed use of £300,000 of s106 monies to contribute towards the costs of improving community access to the LSBU sports centre on London Road SE1.

BACKGROUND INFORMATION

2. Approval in respect of s106 funds over £100,000 for matters of strategic importance is a matter reserved to Planning Committee. Planning obligations under s106 of the Town and Country Planning Act 1990 are used to address the negative impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning obligations. These obligations can take the form of financial contributions and can cover a range of facilities including the provision of funding for sports and leisure facilities.
3. In November 2010 the council agreed that a new Leisure Centre for the Elephant and Castle should be developed on the western portion of the existing site and that the eastern portion should be sold to generate a receipt which would help to fund the new facility.
4. Subsequently in November 2012 planning consent was granted for a new leisure facility comprising a 6 lane 25m community swimming pool, learner pool, 4 court sports hall, dance studios, spin cycle room, 140 station gym, crèche and cafe.
5. Sport England raised concerns during the planning process regarding the reduction from an 8 court to a 4 court sports hall and that these changes could potentially impact adversely on levels of sports participation in the area. To address this concern the council agreed to undertake a study to establish whether there are opportunities to work with schools and higher education organisations across the borough to improve community access to sport and leisure activities.
6. As noted at the time, one opportunity which was identified in the Elephant and Castle area was the potential to collaborate with London South Bank University to improve access to their sports facilities which includes a 4 court sports hall which would enable increased access to the facilities by the local community.

7. The purpose of this report is to seek Community Council comments on proposals to release s106 funds to contribute towards the costs of improving community access to the LSBU sports facilities. Comments received will be included in a report to be put to be considered by Planning Committee on 7 May 2013.

KEY ISSUES FOR CONSIDERATION

8. In the period since the Elephant and Castle Leisure centre received planning consent officers from the council's Leisure and Regeneration teams have continued to discuss proposals for increasing public access to the LSBU sports facilities. The Council's Strategic Director of Environment and Leisure now considers that the proposals, which are outlined in more detail in the following sections of the report, would help to meet the council's objectives of increasing participation in sport and leisure.
9. The LSBU leisure facilities comprise of the following; 45 station Fitness Suite, a dedicated Free Weights Room, a four badminton court sports hall, a small treatment room, and separate male/female changing facilities. The current public access to the facilities is from London Road. The access is however neither well signed or convenient for the general public as it requires users to navigate a route via the university administrative block and along corridors to the changing rooms in the lower ground floor of the London Road building.
10. The existing access arrangements to the facilities have created security concerns for the University and this issue coupled with the fact that the access arrangements are not convenient has had the affect of limiting the times at which the public can use the centre.
11. The University has now confirmed plans for a new public access at the corner of London Road and Thomas Doyle Street. The design would be fully DDA compliant and will provide a much more visible entrance with direct and more convenient access for the public to the changing rooms and leisure facilities within the building. The council's Director of Planning has confirmed that the proposals which have been the subject of pre application discussions are acceptable in principle.
12. The existing facilities are open at the times set out below. The new entrance will allow LSBU to move away from the opening times determined by the current surrounding university building arrangements and allow them to extend the opening hours in order to ensure a more flexible membership for customers. The new times are set out below. . The proposed opening hours result in 17 hrs worth of additional access to the facilities per week

Days	Current opening hours	Proposed opening hours
Monday - Friday	07:00 - 22:00	07:00 - 23:00
Saturday - Sunday	10:00 - 18:00	08:00 - 22:00

13. LSBU have completed a market testing exercise which demonstrates that there is the potential for the reconfigured centre to attract more members. The current membership base is approximately 5,000. The new entrance, improved facilities and longer opening hours are expected to increase the membership by at least 10%.

14. The Council and LSBU have carried out a price comparison with the Council's leisure centres and other providers in the area and are satisfied that the facility at LSBU compares favourably.
15. Council officers and LSBU have explored the issue of whether provision of additional sports and leisure capacity at the E&C will affect the viability of the council's new leisure centre which is scheduled to open to the public in early 2015. Discussions concluded that the increasing population in the area as a result of the regeneration program coupled with increasing participation in sport is more than sufficient to ensure continuing strong demand for both facilities. Discussions are continuing with LSBU to agree how joint marketing of the facilities can be executed and also to explore facility management options that result in improved choice and flexibility for customers.
16. LSBU have advised that the costs of the project which have been approved by their Executive are in the region of £950,000. Given the additional sports and leisure capacity that the scheme will bring and the potential this has to increase public participation particularly in the community council area it is recommended that up to £300,000 [see resource section below for details] is released from relevant s106 agreements towards the costs of the project. The Council's Strategic Director of Environment and Leisure confirms that given the potential benefits for sports and leisure participation this represents good value for the council as an investment. LSBU have confirmed that are able to fund the balance of the costs
17. It is recommended that the release of the s106 funds is subject to agreement with LSBU a business plan that addresses the following ;
 - Agreement with LSBU to maintain public access to the facilities for a minimum of 10 years.
 - Agreed annual participation targets and quarterly monitoring of public use of the facilities.
 - Agreed marketing strategy.
 - Agreed activity programming strategy.
 - Agreed pricing policy
 - Agreement on cost plan.
 - Programme for works including planning consent, and triggers for release of s106 funds.
 - Approved procurement report and tender evaluation report
18. The planning consent for the new works will be subject to a s106 agreement which will include the key conditions in the business plan and a claw back for any professional negligence in the tender process. This will ensure for example that the requirement to maintain public access to the facility for a minimum of 10 years is enforceable.

Policy Implications

Sport and Leisure Perspective

19. The plan to improve access to the existing LSBU accords well with the seven themes from Southwark's Sport and Physical Activity Strategy, which was agreed in 2009. The themes are listed below:

- Using physical activity for both the prevention and management of ill health.
- Providing a network of appropriate places and spaces for sport and physical activity.
- Improving access and choice for the whole population.
- Building and maintaining an effective multi-agency delivery system for sport and physical activity.
- Maximizing the use of London 2012 to promote physical activity.
- Maximizing the impact of all resources.

Community Impact Statement

20. The leisure offer at the Elephant and Castle is restricted for the next two years during the construction of the new leisure centre. The existing facilities at the LSBU will be largest facility available during this period and therefore it is important to support and improve community access to this in order to support the councils Sport and Physical Activity Strategy referred to in the policy section of the report.
21. The improvement of access to these existing facilities will have the potential for significant community benefits including; increasing leisure choice and activity leading to improved health outcomes including addressing the key challenges presented by obesity.

Resource implications

22. LSBU have retained professional cost consultants to prepare an initial budget estimate for the refurbishment of their sports facilities. The design this cost exercise is based on includes for a new entrance from London Road. The initial cost plan suggests that the works will cost in the region of £950k including professional fees and contingency. The s106 contribution will be limited to a total of £300k with the balance being met from LSBU budgets.
23. LSBU will be responsible for procuring and managing the works using a contractor from their framework. The works will be subject to competitive tender to ensure best value and the information to demonstrate this will be required to be supplied to the council prior to release of the s106 funds.
24. It is considered that this project represents value for money for the council as it will secure improved public access to sports facilities resulting in 17 hrs worth of additional access to the facilities per week for a minimum of 10 years.
25. Costs associated with monitoring the agreement can be recovered from the s106 management and administration budget.

Consultation

26. The proposed scheme will be subject to the normal planning consultation process and comments from Bankside, Borough and Walworth Community Council.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

27. Part 3H of the Council's Constitution states at paragraph 1 under Planning and Functions that the Community Councils can provide comments to the Planning Committee or its sub-committees in relation to the consideration of the expenditure of monies held under completed agreements entered into under section 106, Town and Country Planning Act 1990.
28. The requirement within the Constitution is that the expenditure must be within the same community council area. Paragraph 25 of this report confirms this.
29. The Council is obliged to utilise any monies paid by a developer under the terms of a section 106 agreement solely within the terms of each individual agreement. It would be unlawful for the Council to spend monies on any other purpose than specifically provided for.
30. The section 106 manager has in the following paragraphs of this report set out the references to the relevant section 106 agreements. It is confirmed that these Agreements contain such provisions referring to the use of funds for improvements for sports development within the vicinity of the site. The proposal set out within this report is therefore a lawful use of the funds.

S106 Manager

31. The development at Land At Ewer Street, London, SE1 10/AP/3316 a/n 594 secured over £1m worth of contributions of which half have been triggered and paid. This includes £54,831 for sports development. This proposed allocation is available and would provide some mitigation towards the developments impacts.
32. The development at Sea Containers House, Upper Ground, SE1 11/AP/1955 a/n 589, secured over £1m worth of contributions of which £800,000 have been triggered and paid. This includes £27,545 for sports development. This proposed allocation is available and would provide some mitigation towards the developments impacts.
33. The development at KINGS Reach Tower, Stamford Street, SE1 9LS 11/AP/1071 a/n 579, secured over £23m worth of contributions of which all but two payments have been triggered and paid. This includes £176,996 for sports development. This proposed allocation is available and would provide some mitigation towards the developments impacts.
34. The development at The Southwark Rose Hotel, 43-47 Southwark Bridge Road, London, SE1 9HH 06/AP/2188 a/n 420, secured £53,348 all of which has been triggered and paid. This includes £6,619 for open space, play or sports development. This proposed allocation is available and would provide some mitigation towards the developments impacts.
35. The development at Trinity Street, London SE1 4JE, 10/AP/3131 a/n 526 secured £279,565 all of which has been triggered and paid. This includes £42,777 of (£36,009 to be allocated) for open space, play or sports development. This proposed allocation is available and would provide some mitigation towards the developments impacts.

Strategic Director of Finance and Corporate Services (E&L/13/012)

36. This report is seeking comments from the community council on the proposed release of £300,000 S106 funds towards the cost of improving community access to the London South Bank University (LSBU) sports centre on London Rd SE1.
37. The proposal would enable the opening hours to be increased by 17 hours per week and the report indicates that the market testing exercise carried out by the LSBU demonstrates the potential to increase the current membership base of 5000 by 10%.
38. There are no detailed cost analysis available at this stage but it is understood that the cost of the project is estimated to be £950,000 and it is noted that the Council's contribution towards this cost via S106 funds is limited to £300,000 and LSBU will be responsible for financing the project.
39. The report provides details of several S106 agreements that are proposed to fund this contribution and it is noted the use of such funds are line with the legal agreements and that all related funds have been received by the Council.
40. It is also noted that the release of the proposed S106 funds is subject to agreement between the Council and LSBU on the business plan which maximises the benefits to the public and the wider community.
41. Staffing and any other costs connected with this recommendation to be contained within existing departmental budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copy of S106 report	Planning 5 th Floor 160 Tooley Street London SE1	Zayd Al-Jawad 7525 7309

AUDIT TRAIL

Lead Officer	Jon Abbott Project Director and Tara Quinn Leisure and Sports Services Manager	
Report Author	Jon Abbott Project Director and Tara Quinn Leisure and Sports Services Manager	
Version	Final	
Dated	8 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Section 106 Manager	Yes	Yes
Cabinet Member	No	No
Date final report sent to Community Council	11 April 2013	



Borough, Bankside and Walworth Community Council

Public Question form

Your name:

Your mailing address:

What is your question?

Please give this form to Alexa Coates, Principal Constitutional Officer

**Issues raised at the Borough, Bankside and Walworth Community Council
meeting held on 9 February 2013**

Issue	Action
<p>Community Infrastructure Levy</p> <p>If there is to be the GLA CIL and Southwark Council CIL will they be the total charges related to a planning application?</p> <p>At present the S106 can be made up from a number of areas such as education, transport etc. and there are special levy's such as the TfL levy for road improvements round the Elephant & Castle that make up the charges on each site. Therefore the planning applications will only have the two charges with no breakdown or special charges?</p>	<p>If there is Mayoral CIL and Southwark CIL, the amounts will be reported in any planning report. There is no breakdown within CIL. S106 will remain for site specific mitigation and may include specific charges and will be broken down.</p>
<p>The Council are undertaking works to the East Walworth Green Links Programme and although the outline proposals have been advertised other areas such as Bagshot Street have had detailed pamphlets setting out the proposed works - why were no detailed proposals provided to residents in the area of Sedan Way SE17?</p> <p>The main issue is whether the mature beach trees and current grassed areas are to be preserved along Sedan Way from East Street to Surrey Square.</p>	<p>(Awaiting response – will be available at the meeting on 22 April 2013.)</p>

Item No. 14.	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Local parking amendments	
Ward(s) or groups affected:		All wards within Borough, Bankside and Walworth Community Council	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATIONS

1. It is recommended that the following local parking amendments, detailed in the appendices to this report, are approved for implementation subject to the outcome of any necessary statutory procedures:
 - Sutherland Square – remove 4.5 metres of existing permit holder’s (J) parking space and replace with double yellow line.
 - Penrose Street – change two existing permit holder’s (E) parking bays to two doctor permit parking bays.
 - Newcomen Street – install double yellow lines outside and opposite Nos. 3 to 9 and install a new destination disabled bay,
 - Gambia Street – install double yellow lines at the following locations
 - a. outside the off-street loading area of Palestra House
 - b. opposite the off-street loading area of Palestra House
 - Tennis Street – install new Cycle Hire docking station by removing 20m of existing permit holder’s (F) parking bay and 13m of single yellow line. Additionally, convert existing single yellow lines on the opposite side of proposed docking station to double yellow line.

BACKGROUND INFORMATION

2. This report presents recommendations for a number of local parking amendments.
3. Part 3H of the Southwark Constitution delegates decision making for local non-strategic traffic management matters to the community council.
4. The origins and reasons for the recommendations are discussed within the key issues section of this report.

KEY ISSUES FOR CONSIDERATION

Sutherland Square

5. Residents from Sutherland Square contacted the council with concerns that large

delivery vehicles are damaging the footway outside No. 48 Sutherland Square.

6. An officer met residents on 6 February 2013 to discuss options to prevent further damage occurring.
7. Residents report that, as a result of a bell bollard being installed, delivery vehicles are routinely mounting the pavement outside. They comment that the chicane in the road between Nos. 48 and 51 is too narrow and sharply curved for large lorries to negotiate. This forces the vehicle to mount the pavement and cause damage to the footway as well reversing maneuvers and resulting disturbance to residents. It is reported that this is happening several times a day, every day of the week.
8. An officer agreed with the resident's suggestion that removing 4.5 metres of permit parking (to be replaced with double yellow lines) would increase the effective width of the carriageway and, in turn, assist large delivery vehicles maneuver through this section of the square.
9. It is recommend that as shown in appendix 1 that 4.5 metres of permit holder's only bay be removed and double yellow lines are installed.

Penrose Street

10. The Penrose Surgery at No. 33 Penrose Street contacted the council requesting two doctors bays be installed near the surgery.
11. Initially, officers turned down the request on the basis that the surgery had off-street parking and that any new doctors bays could only be installed through the loss of existing resident permit parking bays.
12. The surgery subsequently provided further evidence of their increased duties and size and the resulting need for additional parking. The surgery reported that an existing permit parking space under the rail bridge is largely unused and therefore loss of that space would not negatively affect resident parking needs. The surgery gathered four letters of support from residents of Penrose Street and a ward councillor asked that this be looked at again.
13. An officer met with the surgery managers on 8 January 2013 to discuss the matter.
14. Officers concur that parking demand is low under the rail bridge and that these spaces are convenient to the surgery and therefore are suitable for change to doctor parking bays.
15. It is recommend that as shown in appendix 2 that 11 metres of permit holder's only bay be removed and two doctors bays are installed

Newcomen Street

16. Consulting engineers working on behalf of Guy's Hospital Cancer Treatment Centre contacted the council to ask if the narrow section of highway outside the Kings Arms public house be converted from single yellow line to double yellow line. The raised concern that vehicles were parking on the single yellow line and preventing minibuses from passing along the street.

17. The carriageway of Newcomen Street fluctuates in width but, in general, is unsuitable for parking on either side of the road, except where already provided for through permit parking bays.
18. On either side of the permit parking bays are single yellow lines which restrict parking during F CPZ hours (8am – 6.30pm Mon – Sat).
19. In some locations the width of the carriageway may appear to make it possible to park on the single yellow line (either outside of CPZ hours or with a blue badge on display). However the width is not sufficient and is causing passing vehicles (west of the public house) to mount the footway. This is particularly dangerous to all road users.
20. At the time of the site visit, it was observed that the single yellow line was being (legally) used for parking by a blue badge holder.
21. In view of the above it is recommended that, as shown in appendix 3, the single yellow lines between Tennis Street and Borough High Street are replaced with double yellow lines. Additionally, it is recommended that a new destination disabled bay (max stay 4 hours) is installed opposite No. 68 Newcomen Street, in replacement of an existing single yellow line.

Gambia Street

22. The council was contacted by the building manager from Palestra House requesting double yellow lines are installed outside and opposite their loading area and car park entrance on Gambia Street.
23. At present vehicles make deliveries either within the building's dedicated garage (with turntable) or on the (cobbled) apron which extends from the building line to the edge of the public carriageway.
24. Security is being increased around Palestra House due to the relocation of certain transport controls rooms and high security bollards are currently being considered through the planning process (planning application 13/AP/0406). The bollards are proposed will extend along the boundary between Palestra House and the footway.
25. Should these bollards be approved it will prevent loading on the apron and will increase the need for the full width of the carriageway to be available for vehicles to turn into and out of the loading garage and the car park garage.
26. In view of the above it is recommended that, as shown in appendix 4, double yellow lines are installed on both sides of Gambia Street, except where existing parking bays are located.

CYCLE HIRE – PHASE 3

Background

27. The first phase of Cycle Hire was implemented in 2010 across nine London boroughs and the Royal Parks in an area that covered approximately 44km². This phase roughly extended across the zone 1 area of London.

28. Phase 2 of London Cycle Hire was launched in March 2012, adding 25km² to the east of the London Cycle Hire area.
29. Phase 3 will add a further 25km² to the southwest bringing the total extent of Cycle Hire to approximately 94km².
30. Cycle Hire has been very successful since its launch in 2010, resulting in over 14 million cycle hires by members and 6 million hires by casual users.
31. There are now over 8,300 cycles within the system that operate from over 580 docking stations across the capital.
32. Phase 3 includes plans to increase the number of Cycle Hire docking stations where Southwark Council is the traffic authority with the general objective of intensifying the density of docking stations within the zone 1 area.
33. It is noted that all cycle hire locations are subject to planning permission and this is being sought separately but in advance of this report, Members are being asked to consider the impact upon the highway of these proposals, with particular regard to traffic and parking and traffic.

Tennis Street – proposed Cycle Hire docking station

34. Southwark officers met with Transport for London colleagues to identify feasible sites for new docking stations.
35. Currently there are gaps in the Cycle Hire network in the area surrounding London Bridge station. Tennis Street is one of three locations being recommended for approval of a Cycle Hire docking station that would attempt to address this network gap.
36. The road network in this area is complex and there are very few locations where Southwark is highway authority that are suitable for Cycle Hire. Officers have considered and dismissed a considerable number of locations as part of this process.
37. Officers consider that Tennis Street is a suitable location that would have only limited impact upon parking.
38. TfL carried out a parking occupancy survey that showed only moderate levels of use of the permit bay. It is noted that the two housing blocks that are immediately adjacent to the proposed location (Betsham House and Northfleet House) have off-street (estate) parking.
39. The proposals will also have the benefit of improving visibility at the junction with Newcomen Street as well as improving the ability for two vehicles to pass one another.
40. In view of the above it is recommended, as detailed in Appendix 5, to :
 - a. remove the existing 20 metre (F) parking space (approx 4 spaces)
 - b. remove the existing single 13 metre single yellow line
 - c. replace the permit space and single yellow line with a Cycle Hire docking station

- d. change the single yellow lines on the opposite side of proposed docking station to double yellow line to improve safety and access for road users.

Policy implications

41. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly

Policy 1.1 – pursue overall traffic reduction

Policy 1.11 - Lobby TfL for the further extension of the Cycle Hire scheme to zone two and beyond.

Policy 4.2 – create places that people can enjoy.

Policy 8.1 – seek to reduce overall levels of private motor vehicle traffic on our streets

Community impact statement

42. The policies within the Transport Plan are upheld within this report have been subject to an Equality Impact Assessment.
43. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
44. The introduction of blue badge parking gives direct benefit to disabled motorists, particularly to the individual who has applied for that bay.
45. The introduction of yellow lines at junctions gives benefit to all road users through the improvement of inter-visibility and therefore road safety.
46. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighboring properties at that location. However this cannot be entirely preempted until the recommendations have been implemented and observed.
47. With the exception of those benefits and risks identified above, the recommendations are not considered to have a disproportionate affect on any other community or group.
48. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
- Providing improved parking facilities for blue badge (disabled) holders in proximity to their homes.
 - Providing improved access for key services such as emergency and refuge vehicles.
 - Improving road safety, in particular for vulnerable road users, on the public highway.

Resource implications

49. All costs arising from implementing the recommendations will be fully contained within existing public realm and Transport for London budgets.

Legal implications

50. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
51. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
52. These regulations also require the Council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
53. Should any objections be received they must be properly considered in the light of administrative law principles, Human Rights law and the relevant statutory powers.
54. By virtue of section 122, the Council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
55. These powers must be exercised so far as practicable having regard to the following matters
 - a) the desirability of securing and maintaining reasonable access to premises
 - b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve or improve amenity
 - c) the national air quality strategy
 - d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers
 - e) any other matters appearing to the Council to be relevant.

Consultation

56. No informal (public) consultation has been carried out.
57. Where consultation with stakeholders has been completed, this is described within the key issues section of the report.
58. Should the community council approve the items, statutory consultation will take place as part of the making of the traffic management order. The process for statutory consultation is defined by national regulations.
59. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
60. The notice and any associated documents and plans will also be made available for inspection on the council's website or by appointment at its Tooley Street office.
61. Any person wishing to comment upon or object to the proposed order will have

21 days in which do so.

62. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark Constitution.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm projects Parking design 160 Tooley Street London SE1 2QH Online: http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011	Tim Walker (020 7525 2021)

APPENDICES

No.	Title
Appendix 1	Sutherland Square – proposed removal of permit bay
Appendix 2	Penrose Street – proposed Doctor only bays
Appendix 3	Newcomen Street – proposed at any time waiting restrictions
Appendix 4	Gambia Street – proposed at any time waiting restrictions
Appendix 5	Tennis Street – proposed Cycle Hire docking station and modifications to parking restrictions

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Tim Walker, Senior Engineer	
Version	Final	
Dated	10 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to Community Council Team	10 April 2013	

PUBLIC REALM PROJECTS (PARKING DESIGN)



Environment and Leisure, Public Realm
PO Box 64529, London SE1 5LX

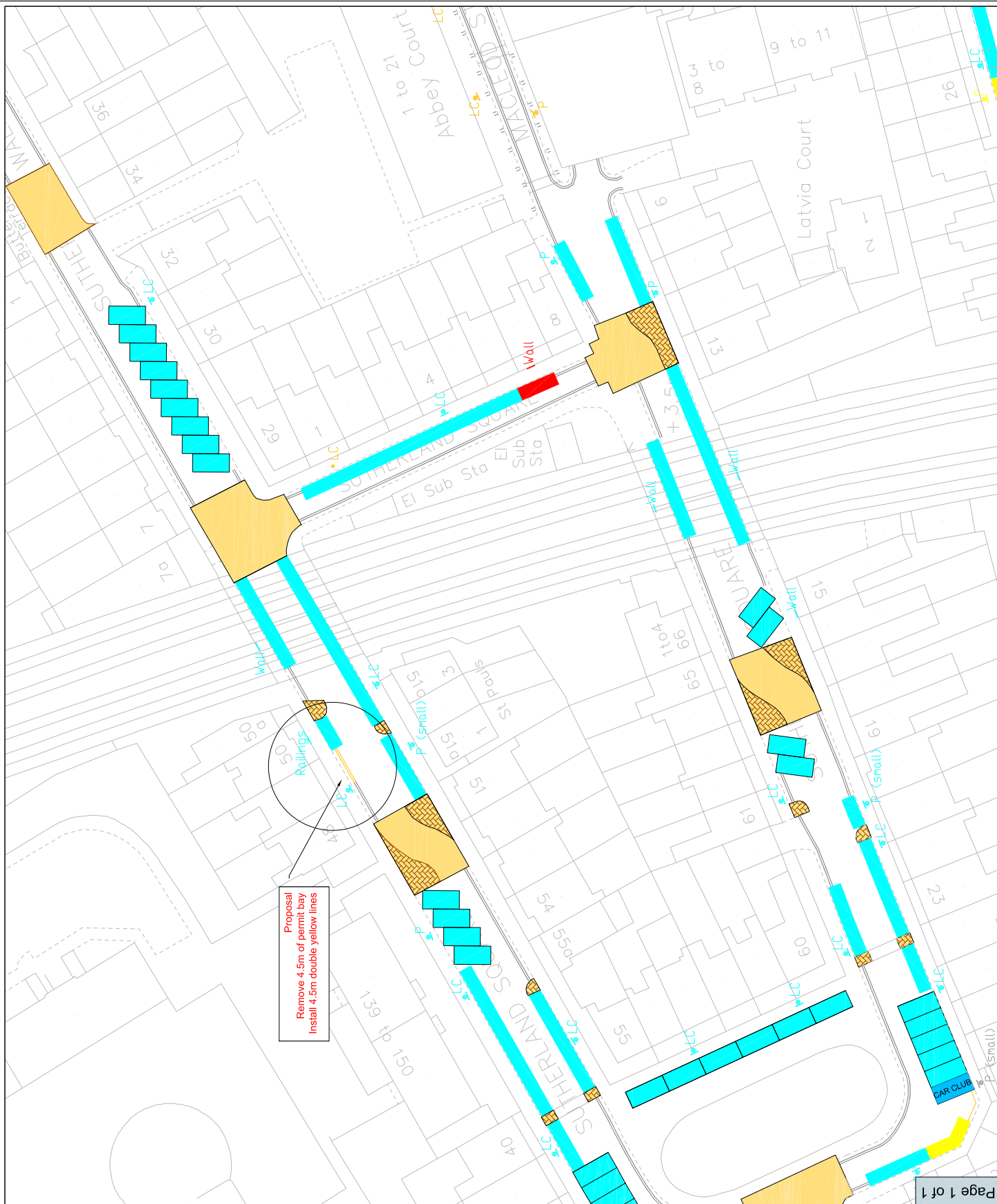
LEGEND

- Single Yellow Line
- Double Yellow Line
- Permit bays
- PD bays
- Disabled Bay
- Time restricted free bay
- Loading only
- Motorcycle Bay
- Doctors Bay


Revision details	By	Date	Suffix
			A
			B

Project ID / name			
1213Q4_LOCAL_PARKING_AMENDMENTS			
Drawing title			
SUTHERLAND SQUARE PROPOSED_AAT_WAITING_RESTRICTIONS			
Layout			
APPENDIX_1			
Scale			
1:500_AT_A3			
File Name			
J_AB_V1_Sept 11.dwg			
Drawn	Designed	Checked	Approved
MH	MH	TW	TW
01/02/13	01/02/13	18/02/13	18/02/13

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (010001625) 2012



PUBLIC REALM PROJECTS (PARKING DESIGN)



Southwark Council
Environment and Leisure, Public Realm
PO Box 64529, London SE1 5LX

LEGEND

- Single Yellow Line
- Double Yellow Line
- Permit bays
- PD bays
- Disabled Bay
- Time restricted free bay
- Loading only
- Motorcycle Bay
- Doctors Bay

Revision details	By	Date	Suffix
			A
			B

Project ID / name
1213Q4_LOCAL_PARKING_AMENDMENTS

Drawing title
PENROSE STREET
PROPOSED DOCTORS BAYS
Layout

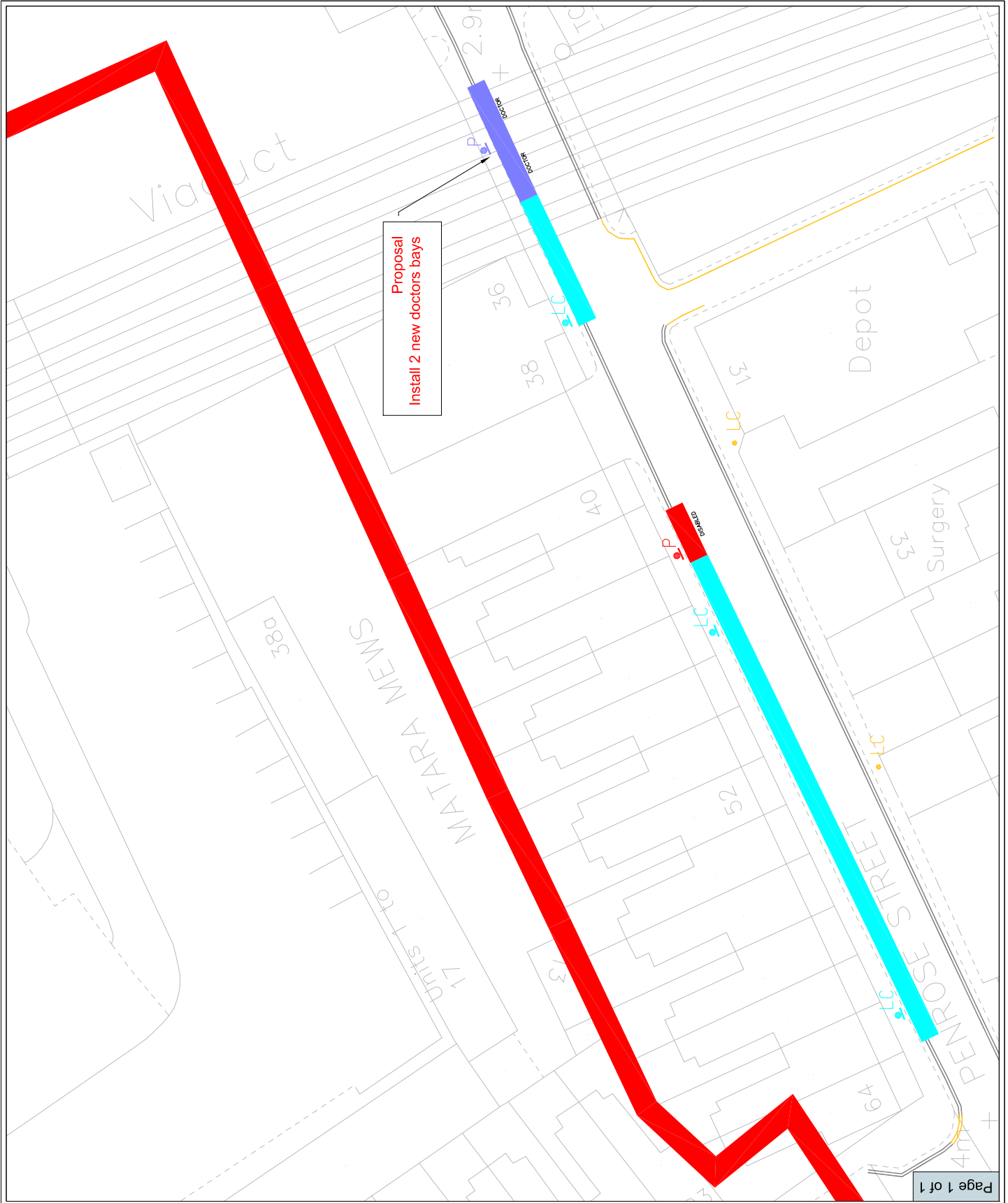
APPENDIX_2

Scale
1:500_AT_A4

File name
1213Q4_003

Drawn	Designed	Checked	Approved
MH	MH	TW	TW
08/01/13	08/01/13	18/02/13	18/02/13

© Crown copyright. All rights reserved (0)100019252) 2012



PUBLIC REALM PROJECTS (PARKING DESIGN)



Environment and Leisure, Public Realm
PO Box 64529, London SE1 5LX

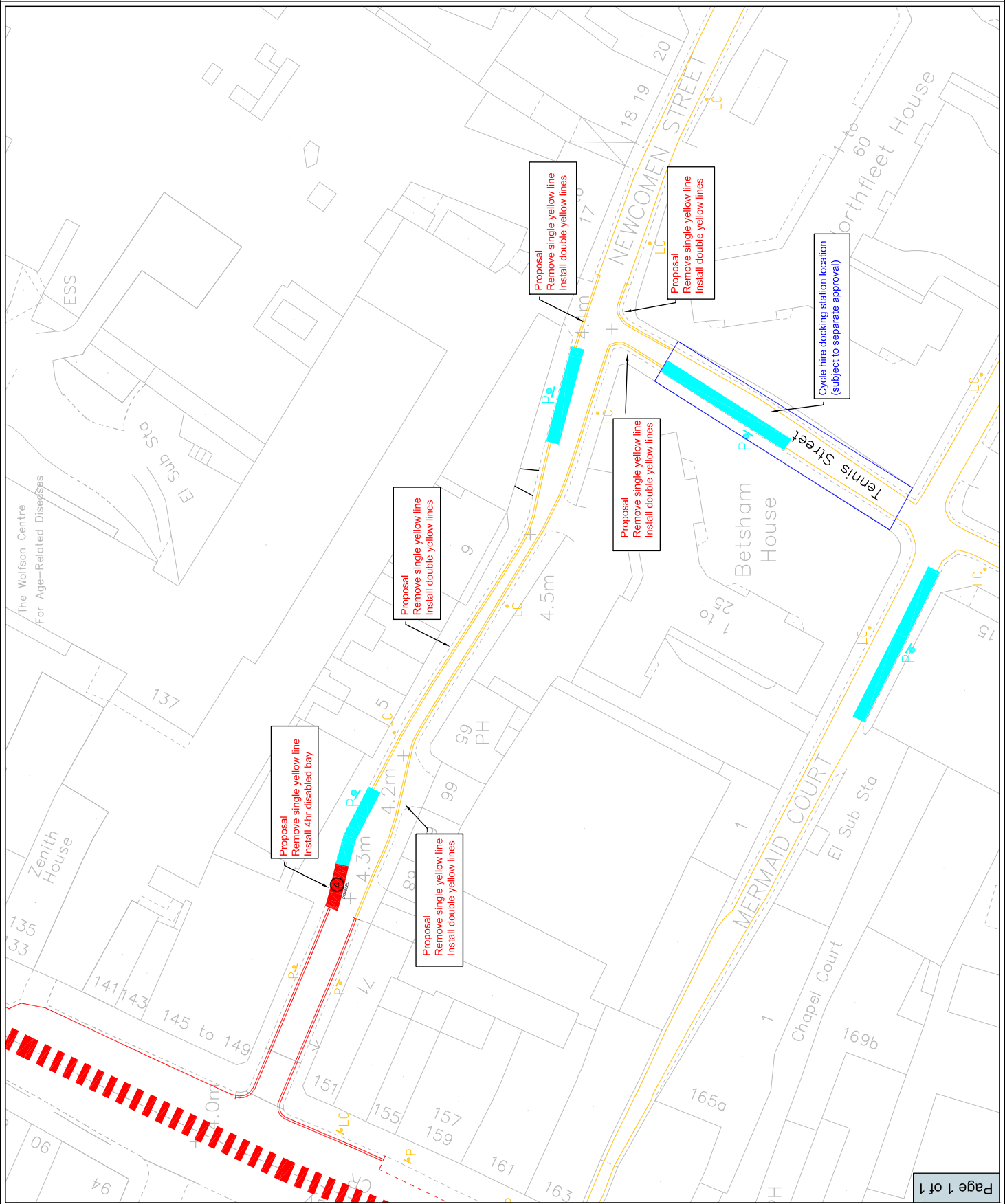
LEGEND

- Existing Single Yellow Line
- Proposed Double Yellow Line
- Existing Double Yellow Line
- Proposed Yellow Line
- Vehicle crossover
- Permit Holder Only Bays (Mon - Sat, 8.00am - 6.30pm)
- Shared Use Bays (Mon - Sat, 8.00am - 6.30pm, max stay 4 hours)
- Pay and Display Bays (Mon - Sat, 8.00am - 6.30pm, max stay 4 hours)
- Cycle Hire docking station
- Motorcycle Bay
- Disabled Bay
- Designated Disabled Bay (4 hour max stay)
- Loading only Bay

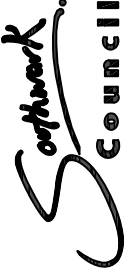
Revision details	By	Date	Suffix
			A
			B

Project ID / name		
121304_LOCAL_PARKING_AMENDMENTS		
Drawing title		
NEWCOMEN_STREET		
PROPOSED_AAT_WAITING_RESTRICTIONS		
Layout		
APPENDIX_3		
Scale		
1:500_AT_A3		
File Name		
1007_AB_V1(UNDER CONSTRUCTION).dwg		
Drawn	Checked	Approved
MH	TW	TW
04/03/13	04/03/13	04/03/13

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright and Database Right (2013). Unauthorised production or distribution of this map in any form without the prior written permission of Ordnance Survey may lead to prosecution or civil proceedings. (0150019252) 2013



NETWORK DEVELOPMENT



Environment, Public Realm
PO Box 64629, London SE1 5LX

LEGEND

- Borough Roads
- At any time waiting restriction
- Zone waiting restriction
- Permitted vehicles only
- 2 hour Pay and display
- Solo motorcycles only
- 20min short stay + 2 hour pay and display buses only
- Car clubs only
- Disabled persons parking place
- 4 hour Disabled persons parking place
- Cycle line
- Restricted zone
- Loading only
- Pay and display machine
- Pay and display machine
- Red route
- At any time stopping restriction
- 7am-7pm stopping restriction
- Red route - Mon-Sat 7am-7pm 20min bus bay
- Red route - Mon-Sat 7am-7pm 1 hour free bay
- Red route - Mon-Sat 7am-7pm 20min loading - 3 hour disabled bay

Revision details	By	Date	Suffix
			A
			B

Project ID / name
1213Q4_LOCAL_PARKING_AMENDMENTS

Drawing title
GAMBIA STREET
PROPOSED_WAITING_LOADING_RESTRICTIONS
Layout

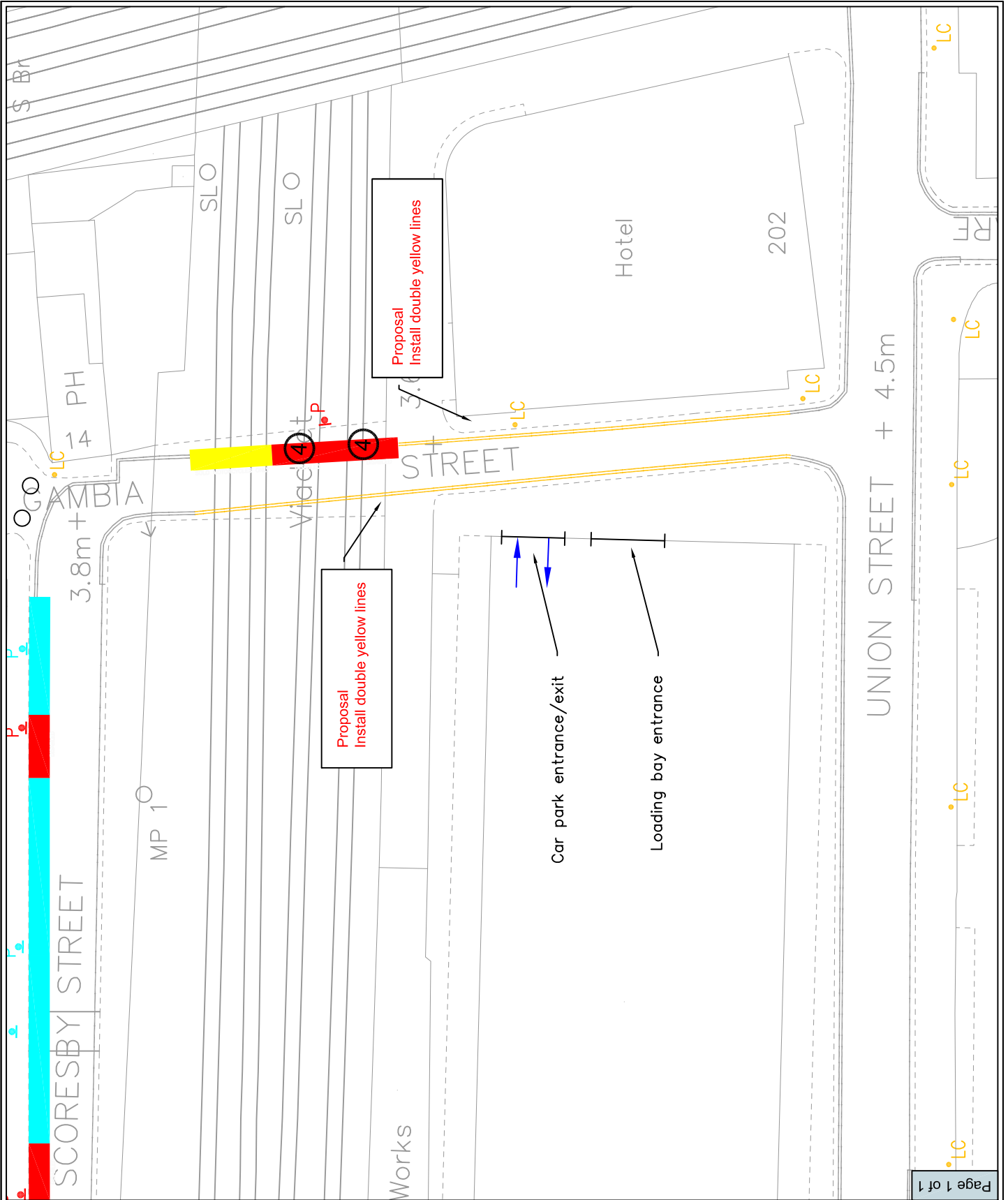
APPENDIX_4

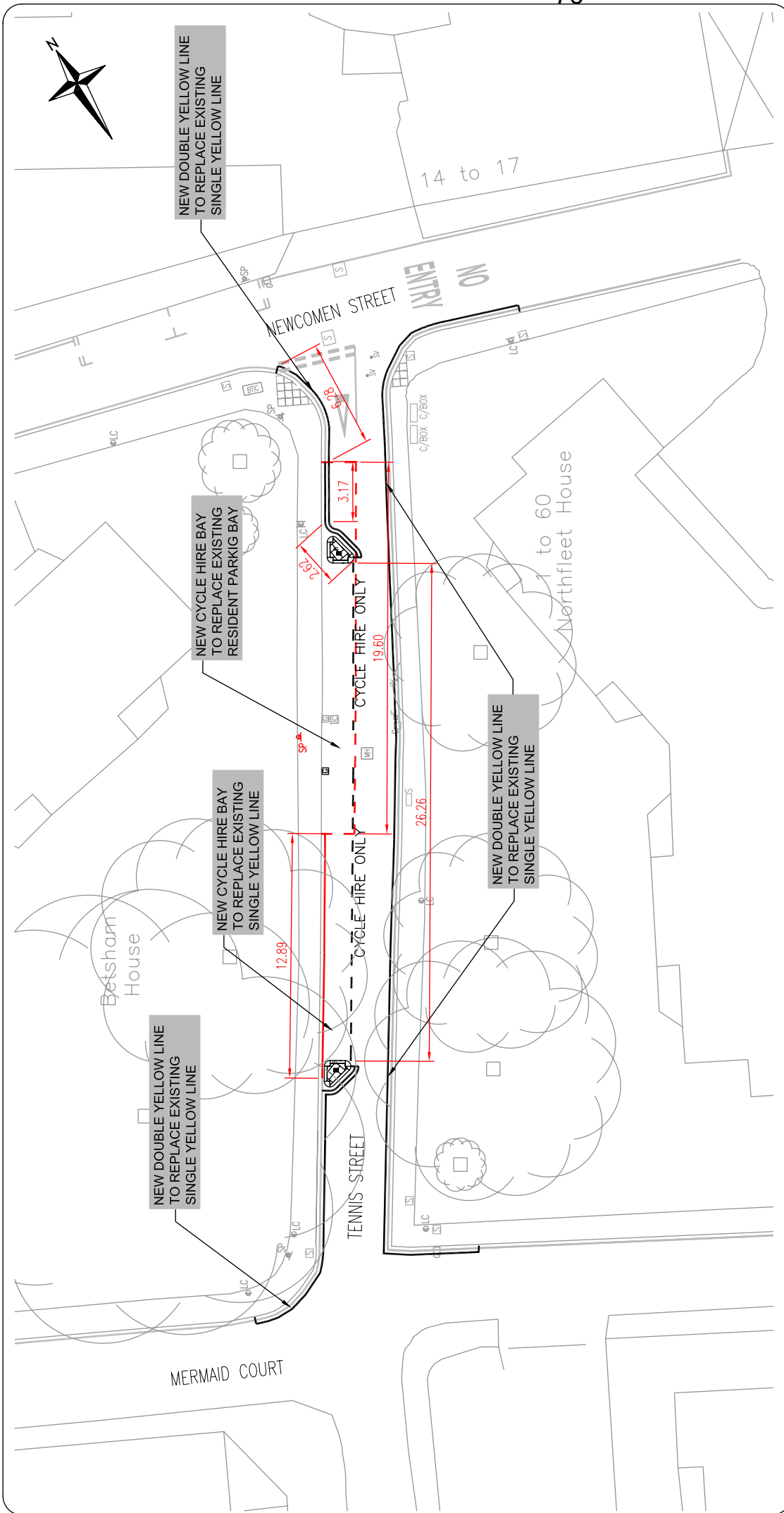
Scale
1:500_AT_A4

File name
C1_AB_V1

Drawn	Designed	Checked	Approved
MH	MH	TW	TW
13/02/13	13/02/13	13/02/13	13/02/13

© Crown copyright. All rights reserved ((0)100019252) 2013





Project		TENNIS STREET TMO	
Contract No.		-	
Scale		1:200 @ A3	
Drawing No.		13403-TMO-002	
Date Issued		04/2013	

No.	Date	Revision

NOTES:
 ITEMS SHOWN IN GREY ARE EXISTING
 ITEMS SHOWN IN BLACK ARE PROPOSED
 ITEMS SHOWN IN RED ARE TO BE REMOVED

**BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL AGENDA DISTRIBUTION
LIST (OPEN)
MUNICIPAL YEAR 2012-13**

NOTE: Original held by Constitutional Team (Community Councils) all amendments/queries to Alexa Coates Tel: 020 7525 7385

Name	No of copies	Name	No of copies
To all Members of the Community Council			
Councillor Martin Seaton (Chair)	1	Others	
Councillor David Noakes (Vice Chair)	1		
Councillor Catherine Bowman	1	Shahida Nasim, Audit Commission	1
Councillor Poddy Clark	1		
Councillor Neil Coyle	1		
Councillor Patrick Diamond	1	Total:	69
Councillor Dan Garfield	1	Dated: 4 February 2013	
Councillor Claire Hickson	1		
Councillor Lorraine Lauder MBE	1		
Councillor Rebecca Lury	1		
Councillor Tim McNally	1		
Councillor Darren Merrill	1		
Councillor Abdul Mohamed	1		
Councillor Adele Morris	1		
Councillor Geoffrey Thornton	1		
Press			
Southwark News	1		
South London Press	1		
Members of Parliament			
Simon Hughes, MP	1		
Officers			
Constitutional Officer (Community Councils) 2 nd Floor Hub 4, 160 Tooley St.	50		