



## **Camberwell Community Council**

MINUTES of the OPEN section of the Camberwell Community Council held on Wednesday 4 February 2015 at 7.00 pm at The Albrighton Centre, 37 Albrighton Road, London SE22 8AH

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**PRESENT:** Councillor Kieron Williams (Chair)  
Councillor Chris Gonde  
Councillor Radha Burgess  
Councillor Dora Dixon-Fyle MBE  
Councillor Tom Flynn  
Councillor Peter John  
Councillor Sarah King  
Councillor Mark Williams  
Councillor Ian Wingfield

**OFFICER SUPPORT:** Dr Ruth Wallis, Director of Public Health  
Dr Sian Howell, Southwark Clinical Commissioning Group  
Claire Linane, Housing Strategy and Partnerships Manager  
David Markham, Head of Major Works and New Homes  
John Daley, Private Sector Housing Licensing Manager  
Richard Parkins, Licensing and Environmental Protection Mgr  
Michelle Normanly, Senior Project Manager, Public Realm  
Chris Mascord, Principal Consultant, Public Realm  
Fitzroy Lewis, Community Council Development Officer  
Tim Murtagh, Constitutional Officer

### **1. INTRODUCTION AND WELCOME**

The chair welcomed residents, councillors and officers to the meeting.

### **2. APOLOGIES**

There were none from councillors.

Kings College Hospital who had been scheduled to present under the health theme had sent their apologies.

### **3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

There were none.

### **4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

### **5. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 15 November 2014 be agreed as a correct record of that meeting.

Matters arising:

1. The chair said that following the transport discussion at the November 2014 meeting, Transport for London (TfL) had responded about one of the bus services. He would forward the response on to interested groups. TfL had subsequently asked for more information about the specific bus stops where the countdowns were not working.
2. Re the main junction in Camberwell - Councillor Mark Williams, cabinet member for regeneration, planning & transport, explained it was about making the junction more focused around pedestrians instead of traffic. Agreement had been reached with TfL a while ago but then they had described the model as out of date. The council was currently re-running TfL's model for them. The aim was to do that as quickly as possible. Once that happened, an implementation date would be arranged which should fit in with other schemes. The council was also looking to speed up the pocket parks programme, to see if that could be brought forward.

### **6. DEPUTATIONS/PETITIONS (IF ANY)**

Deputation request from local residents living near a car wash on Parkhouse Street.

#### **RESOLVED:**

That the deputation be received.

The deputation explained that a hand car wash on Parkhouse Street had been causing a nuisance to residents. The main issue was noise from high pressure washers, industrial hoovers, loud music and parking issues. The car wash sold cars on the street. There was also waste water from the car wash which potentially polluted the water table. The car wash was open 8am – 7pm, seven days a week. The deputation wanted the planning department to require the car wash to apply for planning permission so that restrictions may be put in place on its practices.

Councillor Ian Wingfield added that there had been a log jam on the issue whilst the

residents waited for some council action and enforcement measures.

**RESOLVED:**

That the planning department be asked to move on with the job of arranging a planning application for the car wash so that proper regulations, and if necessary enforcement measures, could be introduced as soon as possible.

**7. COMMUNITY SAFETY UPDATE**

Inspector Richard Barton explained that he had been in place as the local police team cluster inspector since January 2015. Prior to then he had been an officer in the north of the borough around Bankside. Inspector Barton gave a summary of recent activities:

- Camberwell Green officers had been working on a Metropolitan Police Service initiative to tackle violence with injury, which aimed to prevent assaults.
- Public meeting with councillors on the Crawford Estate. In the area there was a need for more youth provision and to explore designing out crime.
- South Camberwell officers had been focusing on tackling anti-social behaviour on the Denmark Hill Estate.
- Brunswick Park officers had been working on a crack house closure.
- SE5 had an issue with motor vehicle crime and theft from motor vehicles. Residents were reminded to fit good locks and hide possessions from view.
- To combat burglary, residents were asked to fit timers on lighting.
- Inspector Barton was promoting Neighbourhood Watch. Interested residents should contact their local police team.

The chair thanked the police for extra officers being deployed on the Crawford Estate which had made a difference and been appreciated by residents.

In response to questions, Inspector Barton said he would ask officers to target cyclists riding on the pavements with fixed penalty notices.

**8. HEALTH THEME**

Local public health profile, Dr Ruth Wallis, Director of Public Health

- The point of public health was to protect and improve the health of the population.
- As a whole Southwark had a young population. This part of the borough had high population density and a high birth rate. The population was expected to increase by at least 8% over the next ten years.
- This part of the borough was relatively deprived compared with the rest of the borough and the rest of the country.
- In the Camberwell area, there were about 6,500 smokers and above average alcohol consumption. Higher than national average for overweight people, including children.
- Reduced life expectancy. This part of the borough had a low age for disease free life expectancy, that is the age before one can expect something serious to happen health wise. In this area it was about 55, whilst in Dulwich about 70. That impacted on their well-being and ability to work. The ambition for prevention was to make

- those things happen later in life.
- Life expectancy had improved generally for health care related issues.
  - Teenage pregnancy rates had reduced in recent years.
  - Higher than average numbers of people living with HIV.
  - People were less engaged and more socially isolated.

Ruth explained that Michael Marmot, a professor at University College London, had some general recommendations around health inequality:

- Give every child the best start in life
- Enable all children, young people and adults to maximise their capabilities and have control over their lives
- Create fair employment and good work for all
- Ensure a healthy standard of living for all
- Create and develop healthy and sustainable places and communities
- Strengthen the role and impact of health prevention.

The chair thanked Ruth and said that the last meeting of full council had debated public health. He added that it was striking how committed the council was to improving public health.

In response to questions, Ruth made the following points:

- Most adult smokers started their nicotine addiction young and numbers were continuing to fall. Health education around alcohol explained the dangers of binge drinking and the social dangers that were more likely whilst under the influence.
- Like much of Western Europe, childhood obesity was a problem in Southwark and the UK. Generally, daily physical activity had fallen and the consumption of sugary drinks and high calorie snacks had risen. A fall in the number of fast food outlets plus a rise in healthy eating / cooking lessons at school, could help tackle the problem.

Councillor Mark Williams explained that the council was pushing to extend the ultra low emissions zone to cover Southwark and preferably all of London. More than 120 people died prematurely each year in Southwark due to air pollution.

Councillor Dora Dixon-Fyle said that one of Southwark's pledges was to make it an age friendly borough. Age UK had been doing a lot of work to encourage befriending in the community to help reduce isolation and avoidable deaths, especially during the winter months.

Southwark Clinical Commissioning Group (CCG), Dr Sian Howell presented.

Improving access to GP appointments in Southwark

- The CCG want to make it easier for Southwark patients to see or speak to a nurse or GP when they need to.
- The CCG know the health service can be confusing so we want to make GP practice the first port of call.
- The CCG are investing £2 million per year in a new service.
- The service started in the south of Southwark in November 2014 and would be rolled out in the north in early 2015.

### The new service

- A new service providing same day or next day appointments had replaced the walk-in service at the Lister primary care centre.
- If residents had not registered with a GP, they should contact a practice near to where they live
- The new service was available 8am to 8pm, 7 days a week. Walk-in appointments were no longer available at the Lister primary care centre.
- If a GP practice was closed, residents would be redirected to the out-of-hours service, or could phone 020 8693 9066. A&E was for emergencies only.

### Why are services changing in Southwark?

- GP practices across Southwark are working together to improve access to GP services.
- The CCG know that patients often find it difficult to see a GP or nurse on the same day or the next, especially in the evenings and at weekends.
- People also told the CCG that they find services confusing and are not always sure which one to use.
- The CCG wants patients to contact their GP first to support them to more easily and quickly find the service which is right for them.

### How does the new service work?

- When residents contact their GP practice they would be able to speak to a GP or nurse who can give advice. If they need to be seen, they will book an appointment in their own GP practice.
- If an appointment was not available, they can book an appointment at a new service at the Lister centre. This service was available 8am – 8pm, 7 days a week from the Lister centre.
- Any GP or nurse would, with consent, have access to a patient's health information and history.

### What about for unregistered patients?

- The CCG want to support patients to register with a GP because there are lots of benefits.
- For example, if a resident had an illness, the GP would have access to on-going care and any specialist treatment needed.
- It also meant that the patient could be prescribed the right medication, for example if there were any allergies.
- If not registered with a GP, a resident could still use the new service by contacting a GP near to where they live.
- Patients will still be able to speak to a GP or nurse. If they need to be seen, then an appointment at the Lister centre could be booked.
- If patients need help finding your nearest practice call NHS England on 0300 311 2233 or go to NHS Choices ([www.nhs.uk](http://www.nhs.uk)).

### In response to questions, Sian made the following points:

- She was very optimistic that the federation model of GP practices working

collectively would drive up standards. The aim was to develop consistent practices and improve care for patients.

- Sian thanked several residents who highlighted the excellent work of the Camberwell Green GP surgery.
- The idea was for practices to make the best of the resources available.

Councillor Dora Dixon-Fyle, encouraged residents to join local patient participation groups (PPGs). Training was available.

Sian said they were trying to change the behaviour of 20 GP practices so it would take a bit of time. There would be more consultation in future and residents should phone their GPs and join the PPGs if they wanted to feedback their comments.

## 9. COMMUNITY ANNOUNCEMENTS

### **Neighbourhood Fund 2015/16**

Fitzroy Lewis, community council development officer, explained that this new fund was an amalgam of the cleaner, greener, safer revenue programme and the community council fund. Applications could be made from 6 January – 16 February 2015. Applications were welcomed online or via paper application form. The neighbourhood fund was for projects benefitting the community that encouraged people to work together and improve their local area. Contact [fitzroy.lewis@southwark.gov.uk](mailto:fitzroy.lewis@southwark.gov.uk) or Tel. 020 7525 3084

### **Southwark Statement of Licensing Policy 2015 – 2020 consultation**

Richard Parkins, licensing and environmental protection manager, explained that public consultation was currently running on the latest version of the Southwark statement of licensing policy. The council was seeking the views of residents on licensing policy about matters including alcohol and regulated entertainment. The key questions were:

- Is the policy clear
- Is it fair and balanced
- Does it adequately deal with the licensing objectives of crime and disorder, protection, nuisance and the protection of children from harm.

Consultation period would run until 30 March 2015.

### **Fairtrade fortnight**

The chair announced that Southwark was a fairtrade borough, meaning that the council and the community had committed to coming together to promote the use and sale of fairtrade products. By choosing fairtrade products, people had the power to change the world every day.

Fairtrade fortnight this year would run from 23 February – 8 March 2015. The council were promoting all local fairtrade events on the council's website.

### **Southwark Quietways**

Councillor Mark Williams, announced that the council were working with TfL to deliver a number of Quietways. Quietways were cycle routes away from the main roads. Residents were asked to take part in consultation. More information and an interactive map was available at [www.southwark.gov.uk/cycling](http://www.southwark.gov.uk/cycling)

## 10. HOUSING THEME

### Southwark Housing Strategy to 2043

Claire Linane, Housing Strategy and Partnerships Manager presented.

Housing strategy vision

Principle 1 - delivering new homes - key actions:

- 11,000 new council homes by 2043 (1,500 by 2018) and 100s more shared ownership (including intermediate)
- 20,000 net new homes in the next 10 years of which 7,000 will be affordable homes, ensuring these will be genuinely affordable to our residents
- Unlocking a number of housing sites in key locations across Southwark such as Canada Water and Old Kent Road
- Working in partnership to develop good quality, well-managed privately owned and rented homes.

Principle 2 – improving housing quality – key actions:

- Providing all council homes with a quality kitchen and bathroom. Along with other improvement work to make homes fully fit for years to come
- Ensuring all homes are built to the highest standards of quality and design
- Introducing a private licensing scheme for private landlords in the centre of the borough in 2015, using the Southwark rental standard.

Principle 3 – empowering residents – key actions:

- Establishing a fund for residents to carry out their own minor repairs and put in place an independent leasehold / freehold management company so people can make independent representations to the council when quality falls short
- Rewarding resident contributions and promoting good neighbourliness through the housing heroes programme alongside establishing a strategic tenant federation to support tenant involvement and share good practice across all tenures
- Providing a menu of options to enable all residents to participate in decisions about management of their housing, whatever their time constraints.

Principle 4 – being more than a landlord – key actions:

- Enabling older people and people with disabilities to live independently in their communities by building lifetime homes, extra care sheltered housing, exploring other specialist housing options, and adapting properties
- Helping those that wanted to downsize to a smaller home through schemes such as Smart move and homeswaps
- Providing quick and easy access to quality financial and debt advice, and working with schools to engage young people early to face the realities of finding a home in London
- Providing tenancy sustainment services to support people at risk of losing their

homes.

For more information – [www.southwark.gov.uk/housing](http://www.southwark.gov.uk/housing) strategy

### **A Strategy to deliver 11,000 new council homes**

Presentation by David Markham, Head of Major Works and New Homes Delivery.

The Direct Housing delivery programme was set up to develop 1,000 new council homes by 2020 using the affordable housing fund (in-lieu payments and retained right-to-buy receipts). Now the intention is to build a further 10,000 over the next 30 years, with 1,500 by 2018.

Guiding Principles:

- Ensure the affordable housing fund is used towards appropriate affordable housing provision.
- Build the right kind of affordable homes to meet a range of priority needs, at good value – both build cost and running cost.
- Build high quality and well integrated homes geared to their management and maintenance as long term assets.
- Develop, primarily, on council owned land to maximise value for money.
- Make 50% of the new rental homes in each development available to tenants living on an estate within an agreed boundary.

Phase One:

- Project management team and architects appointed in 2013.
- Planning consent for all schemes
- Willow Walk on site and due to complete in March 2015.
- Enabling works undertaken on remaining phase one sites, with main work due to commence beginning of 2015 on the remaining sites.
- Most will complete by March 2016.

Phase Two:

- 5 Capacity studies completed for phase 2 with the remaining sites underway.
- Consultation with residents in early 2015.

Hidden Homes Programme:

- Aim was to create new residential homes from redundant spaces on existing housing estates. Types of sites included in the programme are disused nurseries, laundries, pram or store sheds, redundant community halls, ex rent offices and loft or drying rooms.
- Delivery would be in conjunction with major investment works to blocks or individually through Saltash, one of the council's housing partner contractors.
- Progress: 20 units produced, ranging from 1 to 5 bedrooms.
- All new homes provided through this programme would be let to a household on the housing register.



## Private Rented Sector Property

Presentation by John Daley, Private Sector Housing Licensing Manager

- Southwark had about 27,500 private rental properties which accommodate about one quarter of all residents in the borough.
- The market was suffering from an imbalance in supply and demand which means a landlord could let virtually anything.
- Properties were often unsafe, overcrowded and poorly managed with landlords exploiting tenants. Standards were slipping and the density of occupation was increasing.
- The proposal was to licence all HMOs (houses in multiple occupancy) in the borough, about 10,000, as well as about 1,200 single family dwellings.
- Licensing would help to reduce anti-social behaviour, property condition and safety. It would also target the bad landlords in the borough.

Consultation on the proposals would run until 14 March 2015.

In response to questions on the three presentations, the following points were made:

- All new council homes for rent would be at target social rent.
- There were about 600 empty homes in Southwark. Some were on the Aylesbury Estate and some were empty due to the death of the tenant. For the remainder, the maximum council tax was charged, but the number of empty homes in the borough was not a huge problem.

The chair thanked officers for their presentations.

## 11. CLEANER GREENER SAFER CAPITAL PROGRAMME 2015/16

**Note:** This is an executive function.

The community council considered the information contained in the report.

### RESOLVED:

#### BRUNSWICK PARK

D'Eynsford sheltered housing communal garden project and The Mary Datchelor community garden to share	£10,000
Lucas Gardens picnic area with bar-b-q	£10,000
Stanswood Gardens, front garden stage 1	£7,340
Southampton Way Estate table tennis	£6,000
Brunswick Park: a new play area	£33,000
Glebe Estate – children's playground (north area only)	£8,000

Glebe Estate – The greener neighbourhood	£4,500
Elmington Gardens, community allotment/garden	£1,500
Lettsom Estate – Pattball	£2,000
Bike hangar – location to be agreed	£10,000
CAMBERWELL GREEN	
Cleaner safer car park (Laird House)	£21,200
Comber House new play area, part-funding	£10,000
The finish (Kevan House)	£5,200
Lighting the dog pound on Comber Grove	£12,500
Seating / planting and greening on Brandon 3	£9,100
Tree lighting on Brandon 3 estate	£8,320
Blue Elephant Theatre, disabled toilet improvements	£7,800
No Go Area (Honiton House, Crawford Estate)	£5,000
Access and sight (Clubland), part-funding	£5,400
Outdoor gym, location to be agreed, part-funding	£5,004
SOUTH CAMBERWELL	
Champion Park Estate, cycle storage	£9,360
Getting fit for free !!	£18,750
Green roof at the centre for wildlife gardening	£10,000
Champion Park, renovation and maintenance of raised beds	£15,000
Building communities, sharing information	£8,250
Champion Hill Estate, bike storage	£9,360
Sunray Avenue, green space improvements	£10,000

Brunswick Park councillors explained that they would transfer £2,816 from the neighbourhood fund into the cleaner greener safer capital budget.

Camberwell Green councillors added that they would look at the cycle storage hangers on the Grosvenor Estate. Funding would be sought from TfL and if that was unavailable they would support the funding of that in future.

## **12. PUBLIC QUESTION TIME**

The following public question was raised at the meeting:

Why was a significant planning application for Crawford School (14/AP/4614) not advertised in the local press. Further, why was there only one public notice displayed in a local pedestrian dead spot (at the side of the old school keepers house in Valmar Road near its junction with Crawford Road). Also, why were only some of the residents of Valmar and Crawford Road notified.

The chair explained that an ambitious school extension of Crawford School had been proposed and a report would be going to cabinet soon.

## **13. LOCAL PARKING AMENDMENTS**

**Note:** This is an executive function.

The community council considered the information contained in the report.

### **RESOLVED:**

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

- Adys Road – install double yellow lines at the junction with Oglander Road to improve sight lines.
- Toulon Street – install double yellow lines adjacent to entrance to underground storage business to provide access at any time
- Blanchedowne – install double yellow lines adjacent to a planned vehicle crossover that will provide access to No. 48.

## **14. LOCAL TRAFFIC AND PARKING AMENDMENTS**

### **14.1 EAST CAMBERWELL PARKING ZONE REVIEW**

**Note:** This is an executive function.

The community council considered the information contained in the report.

**RESOLVED:**

That the community council note the proposed consultation boundary and approve the methods for the review of East Camberwell controlled parking zone.

**14.2 GROVE HILL ROAD PEDESTRIAN SAFETY AND ACCESSIBILITY SCHEME**

**Note:** This is an executive function.

The community council considered the information contained in the report.

**RESOLVED:**

That the community council approves the implementation of the scheme subject to the outcome of any necessary statutory procedures.

Councillor Peter John asked that the concerns of local residents about dropping off children at Dog Kennel Hill Primary School be noted.

**14.3 COLEMAN ROAD NEIGHBOURHOOD: WALKING, CYCLING AND PUBLIC REALM IMPROVEMENTS**

The community council considered the information contained in the report.

**RESOLVED:**

That the report be noted and approved subject to consideration being given by the cabinet member for regeneration, planning and transport to extending the controlled parking zone and looking into motorcycle specific parking provision.

**14.4 WELLS WAY WALKING AND CYCLING IMPROVEMENTS**

The community council considered the information contained in the report.

**RESOLVED:**

Members noted and approved the report. Councillor Mark Williams, cabinet member for regeneration, planning and transport, assured residents, some of whom raised concerns at the meeting, that he would follow up on the resident conversations and see how the proposals in the report could be improved.

**15. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY**

There was none put forward at this meeting.

Meeting ended at 9.50pm

**CHAIR:**

**DATED:**