

Issues raised at the Borough, Bankside and Walworth Community Council meeting held on 8 December 2012

Issue	Action
<p>East street – when the market has been cleared and cleaned shops on the street are leaving rubbish outside. Can this be addressed?</p>	<p>We have been active at this location throughout January. Visits have been made to all premises regarding waste matters. All premises were issued section 34 notices under the Environmental Protection Act 1990 (EPA 1990), if they were unable to produce documentation, regarding the collection and disposal of their business waste at the time of visit. Section 34 of the EPA allows the Local Authority (as a Waste Collection Authority) to request that the person/company being dealt with that they furnish copies of the documentation associated with the collection and disposal of their business waste.</p> <p>Throughout this process a number of fixed penalty notices (FPN's) were issued to premises for depositing their waste in the incorrect manner. These FPN's are issued under section 88 of the EPA 1990. They currently stand at £75 if paid within 14 days, or £50 if paid within the first 10 day period. The notices are issued as a result of the offence, which is depositing waste. This is an offence contrary to section 87 of the EPA 1990.</p> <p>Along with this some of our officers worked alongside the Cleansing Team to ensure that nothing untoward occurred during the "drift" as it is known. The drift as it is known locally is operated by the members of the Council's Internal Cleansing Contract (ICC) who work their way through the area operating on a clear all policy. The primary function of the Drift is to effect removal of waste generated by the street market traders. This is in accordance with the contracts in place between Markets & Street Trading and the stall holders. This is to ensure that clean and clear passage is maintained, through areas of high footfall. Issues were raised regarding waste from shops by the ICC Supervisor, who in turn raised the matter with our unit.</p> <p>The Officers were at this location until 19:00hrs on three evenings throughout January. Some of the premises remain open until 22:00hrs</p> <p>As a result of the section 34 notices expiring,</p>

	<p>a number of non-compliant premises were issued with the relevant FPN for £300. Again these are payable at this level for a 14 day period. However should the FPN be paid within the first 10 days, £180 would be accepted.</p> <p>It is hoped that a number of mornings can be allocated for officers to attend early morning. This would enable officers to search any waste found. Should this reveal the source of the commercial waste, the appropriate action will be taken</p>
<p>Can the length of time the payments offices are open over the Christmas period be re-considered so that they are open more over Christmas?</p>	<p>The Council's payment (cash) offices are usually open from 8.30am to 4.30pm from Monday to Friday.</p> <p>Owing to fact that Christmas Eve (24 December 2012) and New Years Eve (31 December 2012) falls on a Monday, I made a request to Senior Management, which was approved, that the Council should temporarily close both Walworth and Peckham payment (cash) offices on Christmas Eve and New Years Eve this year. This is the first time in over 13 years that Southwark Council has closed both Walworth and Peckham payment (cash) offices on two working days (Christmas Eve and New Years Eve) over the Christmas holiday period.</p> <p>Posters were placed inside both payment offices at the end of November 2012 advertising the Income Collection cash office - Christmas 2012 and New Year 2013 opening times for the benefit of our local residents and visitors; and this information was also advertised on the Council's internet website in December 2012. Both Walworth and Peckham payment offices opened from 8.30am until 4.00pm on Thursday 27 December 2012 and Friday 28 December 2012.</p> <p>Since Christmas Eve (24 Dec 2013) and New Years Eve (31 Dec 2013) falls on a Tuesday this year 2013, Southwark Council will reconsider your request to extend the length of time the payment offices are kept open over the Christmas period. I will be making formal arrangements to ensure that both Walworth and Peckham payment (cash) offices will be open for at least half a day on Christmas Eve (24 Dec 2013) and New Years</p>

	<p>Eve (31 Dec 2013) during the Christmas period this year.</p> <p>Vernon Bailey Income Collection Manager Finance and Corporate Services</p>
<p>Stead Street Development</p> <ul style="list-style-type: none"> • What are the scheduled disruption in terms of road closures, parking , safety for pedestrians, parents travelling to and from school industrial machinery travelling to and from the site • What will the immediate effect to the Peabody residents be at for what period of time? 	<p>Guinness Housing Partnership have recently submitted a 'Construction Method Statement' to the council's planning department as part of their pre-commencement planning conditions. This can be viewed on the council's website and has the reference number 13/AP/0098. This document outlines the proposed approach to managing construction traffic and minimising impact on adjoining roads. Of particular importance:</p> <ol style="list-style-type: none"> 1. The main contractor will be members of the considerate constructors scheme 2. The contractor will actively seek to reduce any impact on the environment by implementing high standards of management and pollution control. 3. All construction vehicles will enter site via a gate off Rodney Road and exit on to Brandon Street. The whole site boundary will be enclosed within a semi-permanent hoarding and as a result the existing Stead Street highway (bisecting the two car parks) will be closed off during construction. 4. Each gate will be controlled by traffic marshals to ensure safe access and egress. 5. Wheel washers and jet washing will be on site to clear all trucks of mud and dirt before vehicles exit on to the local road network. 6. The works will be conducted between 8am to 6pm. <p>The Construction Method Statement does not specifically discuss the impact on Peabody residents however is a useful document to understand how the approaches to construction has been considered in order to minimise impact on existing residents. This includes contractors being actively</p>

<ul style="list-style-type: none"> • How will Peabody residents benefit directly from Section 106? 	<p>discourage from using on-street car parking spaces for temporary parking and also minimising the extent of noise and dust through a range of measures including:</p> <ol style="list-style-type: none"> 1. coordination of delivery times as to reduce queues 2. sound reduction measures on all plant 3. Acoustic hoarding where necessary 4. Dust minimisation measures 5. road cleaning measures <p>The signed S106 agreement is also available on the council's website. The most relevant contributions that will benefit the existing residents of the Peabody Estate include:</p> <ol style="list-style-type: none"> 1. Introduction of car club spaces which local residents will have access to 2. New purpose built church hall which will be available for hire to local residents via the church 3. £130,000 contribution toward improving open space and play equipment within the immediate vicinity of the site. 4. Improved public realm and new tree planting on Wadding Street and Stead Street 5. Publicly accessible routes through the northern site as to improve access to the park. 6. Contributions towards health and education facilities within the wider regeneration opportunity area.
<p>How can future neighbourhood forums look at governance issues or have them built into their constitutions i.e bankside neighbourhood forum has 21 representatives with no BME members and shouldn't the neighbourhood boundaries be the same as ward boundaries?</p>	<p>The Neighbourhood Planning (General) regulations 2012 paragraph 8 say that neighbourhood forum applications must include the forum name, constitution, name of the neighbourhood area, contact details and a statement of how the group meets the Localism Act 2012 Schedule 9, paragraphs 61F (5) requirements. These say that a local planning authority may designate a group as a neighbourhood forum if they:</p> <ol style="list-style-type: none"> 1. Are established for the purpose of promoting or improving the social, economic and environmental wellbeing of a neighbourhood area. The group has to cover the entire the neighbourhood area. 2. Has a membership of 21 people which is open to people who live and work and are elected in the neighbourhood area and which has taken steps to secure at least 1 resident,

	<p>1 employee and 1 elected member.</p> <p>3. Have a written constitution</p> <p>4. Have applied to be a Forum</p> <p>5. Meet other prescribed conditions</p> <p>The Portfolio holder for Regeneration and Corporate Strategy needs to consider whether neighbourhood forums have governance issues built into their constitutions as part of this process.</p>
<p>Conservation areas</p> <p>Did the conservation team consider the inclusion of the almshouses on Brandon Street and the Peabody buildings on Rodney road into the proposed Larcom Street Conservation area? If yes why were they not included?</p> <p>Henshaw Street and Balfour Street and Victory Place are frequently mentioned in regeneration document due to the number of listed buildings and their architectural value (and most of Belfour is run as a cooperative) why can't they be included in the Larcom Street area?</p>	<p>A number of boundary changes and extensions also other potential conservation areas were suggested as a result of the consultation. However, there was not a consistent view and included areas that did not form part of the original Elephant & Castle SPD study area or where consulted as part of the Larcom Street Conservation Area.</p> <p>The GLA have asked us to look at philanthropic housing across the borough for possible conservation areas and the Peabody would form part of this. We envisaged this to be a separate piece of work as stated in paragraph 16 of the community council report.</p> <p>In summary, we acknowledge that there is the possibility of further conservation areas in the area but this would need to follow further study and public consultation and include residents that have not previously been consulted.</p>