



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 been completed to 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 they 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 a 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 Revered 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, server 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