



## **Borough, Bankside and Walworth Community Council**

MINUTES of the Borough, Bankside and Walworth Community Council held on Wednesday 2 April 2014 at 6.30 pm at Amigo Hall, St. George's Cathedral, St George's Road, London SE1 6HR.

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Poddy Clark (Vice-Chair)  
Councillor Catherine Bowman  
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 David Noakes  
Councillor Geoffrey Thornton

**OFFICER SUPPORT:** Jane Seymour (Development Partnership Broker)  
Juliet Seymour (Planning Policy Manager)  
Claire Stanhope (Learning & Development Manager)  
Catherine Bates (Senior Design and Technical Lead - Aylesbury Regeneration)  
Pauline Bonner (Community Council Development Officer)  
Gerald Gohler (Constitutional Officer)

### **1. WELCOME AND INTRODUCTIONS**

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

### **2. APOLOGIES**

There were apologies for absence from Councillor Tim McNally; and for lateness from Councillors Catherine Bowman and Claire Hickson.

### 3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

### 4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

### 5. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 1 February 2014 be agreed as a correct record, and signed by the chair, subject to the following amendment:

- In item 13 “Cleaner Greener Safer Revenue Allocations (formerly item 18)” – under Newington ward: two project names to be amended to read “Pullens TRA - Pullens Festival (summer and winter)” and “Bee Urban - Kennington Park Extension Orchard And Food Growing Beds.”

A resident raised the issue of some shop owners in East Street encroaching onto the pavement. This related to a question which had also been raised under public questions at the previous meeting. The resident asked who had issued the licenses for the shops to use the pavement, and what the shops had paid for these. The chair said that a response to this would be provided at a future meeting.

### 6. YOUNG PEOPLE'S VOICES

#### **Borough, Bankside and Walworth Youth Community Council**

The chair introduced this item saying that the focus of this meeting was on regeneration, and on what young people's views on this subject were.

Representatives of the Borough, Bankside and Walworth Youth Community Council (YCC) gave an update on their proposed pop-up shop in the Walworth Road which was going to provide workshops and activities for young people in the summer. They had also been exploring outreach work to food banks in the area.

Answering questions from the floor the representatives of the YCC said that the council had a youth community council structure, rather than a young mayor, as in some other boroughs. They would look into issues like sports and healthy living, and would like to see access to sports facilities for under 16s. There were fewer young men than women involved in the YCC, but they actively encouraged any young men to come forward and join the YCC.

A representative from the Creation Trust said that they had an empty shop unit on East Street which they would be happy for the YCC to use.

The chair thanked the representative of the BBWYC for attending. He and the vice-chair then presented the members of the YCC with certificates of achievement for attending and inputting into the community council meetings over the last year.

## **2Inspire**

Tracey Franklin, youth programme manager for 2Inspire said that their main youth hub was in Wendover on the Aylesbury Estate, where they were running arts, dance, drama, media and radio workshops for 8 to 24-year-olds. There is also a youth employment project, a young parents project, and the “positive profile” awards for young people. Yannick, the young person’s work coordinator, explained that the organisation had successfully applied for funding and was providing support to young people from 16-25 not in employment, education or training (NEETS).

Responding to questions from the floor, Tracey and Yannick said that they promoted their service with publicity material, including flyers in shops. They held sessions at job centres and community centres, and also attended the youth employment programme in Peckham every week. The programme involved about 120 young people. The arts activities involved about 12 to 15 people per activity. 2Inspire were also happy to partner up with other organisations, like Creation Trust or XLP. They were always happy to have new volunteers, too.

## **B onsite**

Val Lowman from the organisation explained that they were trying to get young people, especially young women into the construction industry.

Wahab, one of the young people who had been placed by the scheme, said that he had gone from sitting at home playing video games to working for a construction company on the Lendlease site, learning and earning at the same time. He said that working in construction was rewarding, and that he was going to university which his employer was paying for. Val said that there were jobs around, and that it was important for people to have a stake in the regeneration activity in the area.

Claire Stanhope, learning and development manager, told the meeting that the council’s apprenticeship scheme was also available. At the moment there were 100 apprentices in all parts of the council, the oldest of whom was 47. Apprentices were paid £15,000 per year, and supported to do a day-release to go to college. They were given a one-year contract, which could lead to permanent jobs with the council or one of the council’s partners.

For more information:

[http://www.southwark.gov.uk/info/200432/apprenticeships/2589/apprenticeship\\_scheme](http://www.southwark.gov.uk/info/200432/apprenticeships/2589/apprenticeship_scheme)

## **Mapping the Elephant**

A representative of the group, told the meeting that the group consisted of nine people, plus himself. They had worked on a project mapping the Elephant and Castle area with a photographer and artists, and as part of this had worked with other groups, for example working in a poetry workshop. They had taken a study trip to Barcelona, comparing the issues of that city and the Elephant and Castle. He went on to emphasise the importance of using green spaces and rooftop allotments, as well as the importance of not creating gated communities, and having a more colourful area.

Responding to questions, he said that the outcomes of the project could be seen on the architecture foundation website, where the group’s blog was located. One of his favourite places in the area was Perronet House, because it looked amazing from the inside. He wanted to become an architect, and would prefer to design low-key buildings which the community could enjoy.

The chair thanked all the young people for attending and said their voices and views

mattered to the council.

**NOTE:** At this point the meeting took a five-minute break, at the end of which Councillors Catherine Bowman and Abdul Mohamed joined the meeting.

## **7. AYLESBURY ESTATE REGENERATION**

Jane Seymour and Catherine Bates from Southwark's regeneration team introduced this item, first giving background information on the project including that the council owned the freehold of the 28.5-hectare, centrally-located site. The original estate had been constructed in the 1960s, and included Wendover – the longest housing block in Europe. The estate was among the 15% most deprived neighbourhoods in England. 38% of its residents were aged less than 19 years, and 68% come from minority groups, speaking 26 languages and representing people of all major religions. The estate also had strong community leadership and involvement through the Creation Trust.

They went on to explain that the council's vision was for the Aylesbury Estate to become a vibrant area within the Walworth neighbourhood. This included homes with a range of tenure and ownership options that were attractive, and affordable for local residents. A mixed community should be created which included families, older and vulnerable people, excellent schools, improved transport, community facilities and new businesses, as well as high quality public realm - including well-designed streets, squares and parks – all of which had to be safe and sustainable.

In January 2014, Cabinet had approved the appointment of Notting Hill Housing Trust as preferred partner, and in April 2014 the development partnership agreement contract was going to awarded. This contract would run for 20 years.

Other benefits of the redevelopment included employment and training opportunities for local residents – a total of 1,400 over the life of the programme. There would be a new community building on site. Moreover, there were also opportunities for interim uses on vacant sites, and Notting Hill would provide dedicated staff to work with residents on re-housing and employability. There were also going to be affordable re-housing options for leaseholders, and opportunities for all residents to be involved in the area management.

In terms of next steps, there would soon be a consultation on the design proposals, which would be followed by the submitting of a planning application, and a master plan for the area.

**NOTE:** At this point, Councillor Claire Hickson joined the meeting.

In answer to questions, Jane Seymour responded that the allotments were likely to be oversubscribed, but that there would be raised beds for growing fruit and vegetables, too. Notting Hill would be conducting the consultation which would be happening soon. There would not be any gated communities, public access would be guaranteed, except for private courtyards inside the blocks, throughout the development. Affordable rents would be in line with council rents. The community centre would be built by Notting Hill, but the council would have use of it for free. The new homes would be well-sized either equivalent to or larger than the current room-sizes on the Aylesbury, and the new development would have a lot of green space. Tenants, who would be decanting from the estate would be offered accommodation in other parts of the borough, and would have the right to return. The development including the community centre would be sound-proofed so that residents were not exposed to excessive noise. Tenure types would be evenly distributed across flat sizes and development types. The dwellings would also have blind tenure,

meaning that the flat types would not look different outside. This development represented a chance for quality housing to be built. There was a development trust which would have residents feeding into the process.

Catherine said she would take away a question regarding leaseholders from the Heygate potentially being offered places in the new Aylesbury development.

For further information, please contact: the Aylesbury Regeneration Team on [aylesburyteam@southwark.gov.uk](mailto:aylesburyteam@southwark.gov.uk) or 020 7525 4817.

## **8. ELEPHANT AND CASTLE SHOPPING CENTRE UPDATE**

Kim Humphreys from Carvil Ventures Limited and Richard Chambers from Delancey gave an update to the meeting, saying that they did not have much to feed back on since the last time they had attended. They were at the moment, in the process of trying to understand how the current shopping centre worked, and to this end were meeting with the current shop owners and with Lendlease to interface with their plans, as well as TfL (Transport for London) with regards to the tube station. The design team had been appointed. From June, they would also be meeting Network Rail to talk about the train station. There would, therefore, be more to feed back on from the autumn.

In answer to questions from councillors and from the floor, Richard responded that the plan was to integrate what was special about the current shopping centre into the new development, and also integrating with Lendlease's plans at "Elephant 1" (the former Tribeca Square). The plan was to develop the site comprehensively, which meant that buildings like the Coronet would be affected, and lease arrangements had been discussed with the current leaseholder. From June 2014, there would be a drop-in centre, and initial consultations would be carried out with TfL. Wider consultation would be conducted from the autumn. A planning application would not be expected before early next year.

## **9. COMMUNITY ANNOUNCEMENTS**

### **Metropolitan Police**

Inspector Richard Barton, from the Metropolitan Police, informed the meeting that the area covered by the teams in the north-western sector covered the area from Borough and Bankside to Burgess Park. Southwark also now had a new borough commander in Mr Zander Gibson.

He went on to say that the teams in the north of the borough had been dealing with "hugger-mugger" incidents around London Bridge and the Borough, and with people impersonating police officers to mug people or swindle them out of mobile phones, money and valuables. The teams had also targeted rough sleeping and begging. In the north of the area robberies, burglaries and motor vehicle crime were particular problems. In East Walworth the team had targeted the sale of illegally imported cigarettes, while in Faraday, the teams had focused on creating safe heavens for young people, and had supported operation Neptune which was aimed at preventing mobile phone thefts. The chair thanked Inspector Barton for attending.

### **Burgess Park Cricket Academy**

Rupert Hill, from the club, informed the meeting that they had worked together with the

Creation Trust to put on nine different sports, and would once again have cricket coaching sessions, and teams playing in leagues, this year. Activities would be for all young people interested in cricket. Their side, one of the youngest, had won the league, and the club hoped to build on this. They were also offering under 16s cricket, girls' cricket and cricket for disabled people.

### **St Peter's Church**

The meeting heard that this year's Palm Sunday procession would start at 10.30am at the church with a service, followed by the procession and culminating in a blessing of East Street Market.

## **10. NEIGHBOURHOOD PLANNING - ELEPHANT AND WALWORTH NEIGHBOURHOOD AREA**

Juliet Seymour, planning policy manager, introduced the report and reminded the meeting that councillors were asked to comment on the appropriateness of the proposed boundary.

Representatives of the proposed forum addressed the meeting in order to explain the reasoning behind the proposed boundaries. These had been proposed in order to aid the overall aims of the suggested forum which were: improving connections (incl. creating green walking links to increase physical activity and reduce transport costs), preserving the area's historical fabric and valuing community assets, as well as conserving and regenerating Walworth Road; supporting the local economy (by encouraging local and independent businesses and supporting local centres and markets); extending and linking green spaces and food growing.

In answer to questions from councillors, the representatives of the proposed forum responded that the boundary had been worked out by the 92 forum members, who came from a wide variety of backgrounds and areas, over a period of two years. The work had included outreach work to organisations within the area, including on the Brandon and Rockingham estates. The group had considered incorporating parts of Cathedrals ward, but had decided against it, as they had thought it would make the area unmanageable. The boundaries and proposed aims had been arrived at with the aid of large number of workshops and meetings. The group emphasised that green spaces were very important on the Rockingham estate and, it was important to retain these. There were also representatives of Trinity TRA in the group.

The meeting heard that a balance was needed between the plans of developers and what residents wanted, and the forum could provide this.

Juliet Seymour explained that officers had conducted several walkabouts with members of the group, around the proposed boundary, and that there would be more walkabouts once all the comments had come in.

### **RESOLVED:**

That the official feedback about the proposed boundaries of the community council to the cabinet member for regeneration and corporate strategy be as follows:

That the community council is supportive of the proposed boundaries, which reflect

the community views. Some minor reservations were expressed:

- Parts of Cathedrals ward, Elephant and Castle and Perronet House could have been included, but there was a rationale behind this. The proposed boundaries could still be amended at a later stage.
- The area could have been smaller and more focused on Walworth and the Walworth Road.
- It was important for the forums, once established, to work together with neighbouring ones.
- The proposed forum would help with the issues around betting shops in Walworth Road.

## **11. PETITIONS AND DEPUTATIONS**

There were none.

## **12. KEYWORTH STREET AND THOMAS DOYLE STREET PUBLIC REALM IMPROVEMENTS**

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

Councillors considered the information in the report.

### **RESOLVED:**

That the implementation of the scheme set out in the report be approved, (subject to statutory consultation) in line with the positive public consultation outcome outlined in the consultation summary attached to the report (Appendix A).

Members expressed their disappointment with the fact that no officer was in attendance to present this report.

## **13. UPPER GROUND - CREATION OF TWO DISABLED PARKING BAYS AND A PICK-UP/SET DOWN BAY**

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

Members considered the information contained in the report, and commented that there were concerns about loss of parking in the area and that a thorough consultation process should be carried out. Councillors also commented that the term “disabled parking bay” should be changed to “accessible parking bay” in future reports.

### **RESOLVED:**

That the following non-strategic parking arrangements, detailed in the drawings attached to the report, be approved for implementation subject to any necessary statutory procedures:

Upper Ground – between Hatfields and Rennie Street:

- remove two existing C1 permit holder only parking bays
- provide two new disabled bays
- provide a bay to allow vehicles to pick-up / set-down
- introduce no waiting and no loading restrictions along all other (non parking) kerb lengths, signed as a restricted parking zone.

#### **14. LOCAL PARKING AMENDMENTS**

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

Councillors considered the information set out in the report.

##### **RESOLVED:**

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

- Sutherland Square / Fielding Street - Remove existing solo motorcycle bay from Sutherland Square and install double yellow lines; relocate bay to Fielding Street.

#### **15. MINT STREET ROAD CLOSURE**

Councillors considered the information in the report.

##### **RESOLVED:**

That councillors are supportive of the scheme, which is considered to have transformed the area for the better.

#### **16. PUBLIC QUESTION TIME**

In relation to the previous item about the Neighbourhood Forum, a resident commented that the Rockingham Estate should get a new community centre. Communities operated best as villages, and therefore a new market square was needed at the Elephant. Furthermore, the Lawson Estate and the buildings around the northern roundabout at the Elephant and Castle should not be excluded from the forum area. The chair invited the resident to submit these comments to the cabinet member.

In response to a public question about the West Indies United Cricket club, the chair responded that this group was based in Southwark, and that most players were Southwark residents.

In response to a query from a resident about a question regarding fire safety, which had been raised at the community council meeting in February, the chair responded that this question had been asked at the Council Assembly meeting on 27 March 2014 and had



been responded to by the leader of the council. The council continued to campaign to reverse the cuts to the fire service in the borough made by the Mayor of London. Councillors discussed the chair writing to the Mayor of London about this issue on behalf of the community council.

**RESOLVED:**

That the chair write to the Mayor of London on behalf of the community council, regarding the issues of fire safety and fire station closures in the borough.

In response to a public question raised about some shop keepers in East Street placing rubbish bags in the street in the evening after the collection has taken place and so making the street unsightly, Councillor Lorraine Lauder said she would be taking up the issue of general cleanliness of East Street and the butcher's shops.

In addition, the following public questions were submitted in writing:

1. "What is the criteria for the use of a garage? At this moment in time the garage to the rear of [address withheld] Old Kent Road, SE1 is a kitchen. The garage to the rear of [address withheld] Old Kent Road is a self-contained office. The garage to the rear of [address withheld] East Street, has someone living in it."
2. "Integrated care and parking at Kings College Hospital. As part of the integrated care package with Lambeth, can this be extended [so] that Lambeth recognise the Southwark AD badge in the four small roads around Kings College Hospital ... It is stressful anyway visiting or attending a hospital, but many Southwark residents attending Kings College Hospital think they are in Southwark, so it is ok to use the AD badge. Then get a shock to find they have to pay a fine of £135 or £65, if paid within 14 days. Remember the AD scheme is brilliant, because it stops people having their windows broken to get to the AD badge, as the AD badge has the car owner's details on it, so [it] is no use to anyone else! Also, remember you must own a blue badge to get an AD badge. Not suggesting law changes or costly signage, simply [that] parking wardens accept the AD badge around Kings College Hospital, because it means these people, must always have a blue badge, as well."

The chair thanked everyone for attending.

The meeting ended at 9.20 pm.

**CHAIR:**

**DATED:**