



## **WALWORTH COMMUNITY COUNCIL**

MINUTES of the Walworth Community Council held on Tuesday October 27 2009 at 7.00 pm at Thurlow Lodge, Thurlow Street (corner of Albany Road), Walworth SE17 2US

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**PRESENT:** Councillor Lorraine Lauder MBE (Chair)  
Councillor Abdul Mohamed  
Councillor James Gurling  
Councillor Jelil Ladipo  
Councillor Kirsty McNeill  
Councillor Caroline Pidgeon  
Councillor Jane Salmon  
Councillor Martin Seaton

**OTHERS PRESENT:** Simon Hughes MP  
Val Shawcross AM

**OFFICER SUPPORT:** Des Waters (Head of Public Realm), Matt Steele (Operations Manager), Donald Forde (Programme & Economic Development Manager), Forid Ahmed (Community Involvement Officer) and Caroline Chalklin (Community Councils Officer)

### **1. INTRODUCTION AND WELCOME [CHAIR]**

### **2. APOLOGIES**

Apologies were received from Councillor Bates, Gurling (lateness) and McNeill (lateness),

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

The Chair declared a personal, but non prejudicial interest in the items on East Street market.

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

A police announcement will be heard under item 5 Deputations & Petitions.

Item 7: the Cleaner Greener Safer progress report has been withdrawn.

### **5. DEPUTATIONS/PETITIONS (IF ANY) (7.10 PM)**

No deputations have been received by the Strategic Director of Communities.

Walworth Safer Neighbourhood Teams announced there will be an operation in Burgess Park after dark, by plain clothed and uniformed police, dealing with criminal and anti-social behaviour.

**6. MINUTES (7.05 PM)**

**AGREED:** That the minutes of the meeting held on September 9 2009 be approved as a true record.

**7. CLEANER GREENER SAFER PROGRESS REPORT - ELEANORA OLIVA (7.20 PM)**

This item was withdrawn.

**8. THE LACK OF PUBLIC CONVENIENCES BETWEEN ELEPHANT & CASTLE AND CAMBERWELL - PHILIP MURPHY (7:30PM)**

There are many toilets in the borough that can be used by the public. Some are in council buildings and some are standalone toilet facilities. There are also toilets in some of Southwark's parks. Please see the table below for details of the locations of toilets and the opening times and days.

All toilets are either disabled accessible, or have a disabled accessible alternative close by.

No new toilets are being built as there is no funding, or for ongoing maintenance costs. Walworth has 8 public toilets – more than many of the other wards so if money were available it is unlikely that a penny would be spent in Walworth. Southwark has no legal obligation to provide public toilets; it is a free service.

**Public Lavatories in Walworth**

The list of all available public toilets is on the Southwark website (under Environment). Currently there are nine in the area referred to (8 listed under Walworth, plus Camberwell Green).

The two old automatic toilets at the Elephant and Castle were closed this year as they were burnt out and beyond repair. They had not been working for some considerable time. However, these will be replaced under the long term development plans for the Elephant and Castle.

There is a standing requirement that toilet provision is considered by Planning for any new developments within the borough.

Some authorities have introduced schemes whereby private businesses are paid a set sum per year if they provide suitable toilets for public use and advertise this service. However, there is no budget or funding for such a scheme within Southwark at the present time.

The current Toilet Strategy was agreed by the Executive in 2005 . Under the terms of the Strategy, any toilets which did not comply with the Disability Discrimination Act were to be closed and this was completed in 2006. However, where adequate access for the disabled could be provided, municipal buildings were to open their toilets for public use.

- Elephant and Castle Shopping Centre, Elephant and Castle, **Every day 8am to 6pm**
- SAST House, Dawes Street, SE17, **Tuesday to Friday, 6am to 6pm; Saturday and Sunday, 6am to 4pm**
- Portland Street, Protland Street/East Street, SE17, **Tuesday to Friday, 6 am to 6pm; Saturday and Sunday, 6am to 4pm**
- Taplow NHO, Thurlow Street, SE17 2UB, **Monday to Friday, 9am to 5pm**
- Lorrimore Depot, 113 Lorrimore Road, SE17 6BR, **Monday to Friday, 9am to 5pm**
- Chumleigh Gardens, Burgess Park, Chumleigh Street, SE5 0RJ, **Monday to Sunday, 9am to 5pm**
- Burgess Park Tennis Centre, Burgess Park, **Every day, dawn to dusk**
- Walworth One Stop Shop, 151 Walworth Road, SE17, **Monday to Friday, 9am to 5pm**

A number of points were made by residents, including:

- There is only one lavatory between Elephant & Castle and Camberwell Green. Some of the lavatories listed are only open between 9 and 5 on weekdays. Recently, a woman was seen urinating in East Street market; this was surely because there were no available lavatories.
- There are 2 lavatories for East Street market: one is clean, but the other one is disgusting. The clean lavatory is paid for by the market traders: if they stopped paying the one clean lavatory would be shut.
- A resident had visited the Housing Office and been refused access to the lavatory
- Des Waters said the Council was willing to erect more signs directing people to the existing lavatories. Norma said that that was not the problem, Walworth needed more lavatories
- Councillor Mohamed said that if the Community Council cannot get the Council to provide more lavatories, then what is the use of the Community Council? A motion should be passed requesting that something be done: at least that the lavatory paid for by the traders should be funded by the Council
- Public houses will not let people use their lavatories unless they are customers
- Des Waters said that he would be happy to say there was money available for providing lavatories and maintenance, but he cannot do this as the Council has to make choices as it has a restricted budget
- Mr Beadell asked which businesses Council officers had spoken to about providing the public with the use of their lavatories. Des Waters responded that officers had spoken to McDonald's, Guy's Hospital, the Tate Modern, supermarkets etc.
- Councillor Pidgeon suggested the Chair write to Councillor Kyriakou, the Executive Member for the Environment, informing him of the Community Council's concerns about the lack of public lavatories and asking if he could review the situation in the light of this

AGREED: That the Chair write to the Executive Member for the Environment

- (i) informing him of the concerns expressed by Members and

residents over the lack of public lavatories in the Walworth area, and;

(ii) that he be requested to review the Toilet Strategy position on the provision of lavatories in the Walworth area, and;

(ii) that he be requested to consider funding the maintenance of the Portland Street lavatory from the budget of the other Council-run lavatories, as the maintenance of the lavatory is currently funded by the East Street market traders.

## **9. THE TRADERS' VIEW OF EAST STREET MARKET ISSUES - JOHN WALLINGTON MBE (7.40PM)**

The market traders are grateful for the support of Walworth Councillors and Valerie Shawcross, AM. The Association of Market Traders was founded in 1923, and is still running.

Traders are not against change; but not change for change's sake: they would not want to see a change to the '5 away' rule ie that no stall can offer the same goods as another within 5 pitches of a stall. This rule gives the public a wide range of goods. Unfortunately, the shops in East Street all sell the same thing: meat, vegetables and mobile phones. The shops themselves are sometimes subdivided when there really is not enough room for two shops.

The Association represents all markets in Southwark. There is talk of a new market in East Dulwich, which has been described as successful, inasmuch as there are 20 stalls on 1 day of the week. East Street market, however, is a proper community market.

Mr Wallington was disturbed that large numbers of letters written to the Council were not responded to within the 10 working days laid down in the Council's standards for correspondence, and there also were delays in returning phone calls. Market traders are feeling ignored by the Council, when what traders want is help to make East Street market the premier street market in London. To achieve this, involvement, dialogue and commitment are requested from the Council.

The Council has employed consultants to produce a strategic review of markets. This was produced in January 2009, but nothing has been heard since. The traders agreed with much that was in the review, and did not want it ignored. The Association itself produced a business plan some years ago, which was ignored by the Council.

The Council should prioritise East Street, and then go on to assist in starting markets in Peckham and Dulwich. Please work with the traders, as the market has been in existence since 1880, it was formerly in the Walworth Road, but had to be moved when the trams came in. Mr Wallington said that his grandfather, father, himself and his son had been market traders, but his son now did other work. Other long-term traders are also leaving.

## 10. EAST STREET MARKET ISSUES AND OPPORTUNITIES - MATT STEELE (7.35 PM)

Matt Steele thanked the Community Council for the opportunity to speak; he also expressed pleasure at the number of traders present at the meeting. He felt that John Wallington's points were valid, and he shared the traders' aspirations and desires.

Improvements were being made, such as the resurfacing work, bicycle pods etc

The issues in the review needed further examination. He and his colleagues were doing what they can, but decisions need to be taken by the Council, as there are decreasing numbers of stalls; 242 have been registered since he took over, 87 in the last year.

## 11. RESPONSES FROM WORKSHOPS (8.05 PM)

### East Street Market Workshop. Facilitated by Grace Semakula

#### Why is East Street Market important for this area?

- The market sells everything that you want
- The market provides value for money
- It is a community market
- East Street is the main market in Southwark which serves the local and the wider area of the borough
- People used to come from everywhere
- It is a way of life
- The market fulfils a social function
- Since the 1880's East Street has been here [Heritage]
- The market traders support the community
- It is important to the Council, as the shops provide revenue
- East Street Market employs a lot of people

#### What do you like about East Street?

- It has been my way of life for 60 years
- Provides a good living
- Friendliness, social cohesion.
- Tradition
- It breaks down a lot of barriers
- It is a One Stop Shop

#### What would you like to see improve?

- Improve communication with the Council
- Would like to work with the community more
- Physical side, to improve the paving, lighting, car parking [ reasonable minimum charge]
- The management
- Would like to know what the regulations are, and how they can be applied

fairly

- Funding
- Shops could be improved
- The Private Sector should not manage East Street Market
- Traders to have an input with the Council, to form a Co-operative to help run the market
- A clear commitment by the Council for the long-term viability of East Street Market. To plan a Strategy
- Licence every single casual trader
- Council needs to answer letters in the given time required
- Everyone should know of the chain of command in East Street Market
- There is a mobile information office in the market
- The daily rates [casual] are too expensive
- Their needs to be a review of the Licence Fee
- Publicity of East Street is needed
- The pedestrian crossing between the junction of Portland Street and East Street.

#### What activities would you like?

- The Christmas lights to be up and working by the 2<sup>nd</sup> week of November
- Have a celebrity as Father Christmas
- The Director of the Property Division to attend East Street meetings

When will all this come together? What is the Long term Strategy of East Street Market and the Timescales?

#### East Street Market workshop facilitated by Donald Forde

##### **Why is East Street market important ?**

- part of the history of south London
- 'shoulder deep in memories'
- full of local characters - sons and daughters and now grandsons and granddaughters
- sense of belonging
- brings the community together
- it could be so much better, we know it has its issues but need to cherish it because if lost its lost for ever.
- one of the reasons i came to live in the area
- plenty of opportunity to breathe new life into it
- the fusion of old traditional south london with new vibrant multi-cultural south london - very unique place
- traders help each other out and give tips to new commers

## **How could the market be improved/what can the community do to improve it?**

- marketing and promotion - we can really sell the market
- heritage lottery funding - appreciate money has gone into it but can make it special case for outside funding
- Council needs to enforce against the subletting of shops
- people born and bred in walworth all remember Rosa leather shop that had the best leatherware in south london - need to attract traders who can really pull the punters in.
- how about an east street loyalty card ?
- bring together youth and local schools into the mix - eg through youth community council's
- a special area devoted to special events and niche traders or even local people having a go a being a trader
- A feature in Southwark life.
- how about the council helping traders by a pack on how to support to become a trader...would be important to draw on the expertise of other traders
- stopping parking on nursery row - could kill it.

## **Activities for the run up to christmas**

- events to coincide with the 12 days of christmas
- big switch on of the christmas lights
- more bags please - seen them as far away as tottenham - we love them !
- keep it simple, christmas grotto, carol singing and father christmas.
- draw on the community

### Group C:

*What is good about East Street market:*

*What would improve the market:*

- The market has been affected by the closure of local Council offices; much less money is being spent in the market
- Perhaps there could be a loyalty scheme between traders
- There could be a business pack
- Parking restrictions are killing trade

*What would help in the run up to Christmas:*

- There could be a free gift wrap stall
- There could be carol singing

Councillor Mohamed asked when a response was coming back to the Community Council, and Donald Forde said that all three workshop groups had suggested activities before Christmas: things could be pulled together before the next meeting of the Community Council.

Simon Hughes suggested that actions could be prioritised: could the Community Council meet with the market traders by the end of November? Perhaps the Community Council could have another meeting in January dedicated to the long term strategy for the market.

One of the traders said that the suggested Christmas activities needed to be organised now.

John Wallington requested that the Director of Property attend a future meeting.

**ACTION:** Chair to write to Head of Property

**AGREED:** (i) That the feedback from the workshops be communicated to the Executive  
(ii) That a further item on East Street be on the agenda for the next CC meeting.

## 12. PUBLIC QUESTION TIME (8.15 PM)

### PUBLIC QUESTIONS AND COMMENTS – October 27 2009

No:	Question	Response from:
1.	I walked the length of Albany Road from Albany Mews. The pavements are very uneven, particularly towards Thurlow Street, and I nearly tripped over (it is worse with falling leaves). (Ms Roberts)	Phillip Murphy
2.	Is it possible to extend Sunday trading times by 1-2 hours?	Matt Steele
	<i>Local residents were consulted on this, but raised objections.</i>	
3	Could we have Portaloos between Walworth Road and Portland Street?	Phil Murphy
4.	The market is full of beggars, thieves, drunks and bikes on the pavement. We need undercover police and a police presence to stop this.	Wardens SNT



5.	Why can regular traders not use the opposite side of the road to fill the market if there are empty pitches eg On Sundays there are sometimes 7 empty pitches in a line. Regular traders to have seniority.	<b>Matt Steele</b>
	<i>Traders have the use of vacant pitches, to the right or to the left of where they stand, all in accordance with consideration of the 60% rule, in the Traders Terms &amp; Conditions</i>	
6.	Can the Council confirm the 5 pitch rule is going to carry on?	<b>Matt Steele</b>
	<i>This will continue at the Operations Manager's discretion.</i>	
7.	Could the Council ensure Graham & John Wallington and SAST members are consulted, informed and listened to when discussing and making decisions about markets?	<b>Matt Steele</b>
	<i>There is a monthly meeting on the first Tuesday of every month at which traders' views can be aired through their representatives</i>	
8.	Community Toilet scheme - Richmond Council operates a community toilet scheme whereby they pay businesses £600 per year to offer toilets to members of the public. It may be possible to look into closing the current toilets and ask say 30 businesses in the area to provide toilets at a cost of £18k. There would be signage and administrative costs on top of this and I am not clear who owns the current toilets and what could be done with that building. However, it should be possible to make a saving on the £70k currently raised by the traders and the monies would be going straight back to local businesses.	<b>Philip Murphy</b>
9.	Tom Ulickson suggested, by email, that the Council officers in charge of the market make links with South Bank University. Masters students in business could write their dissertations on the market and how its decline could be arrested / marketing improved. The students could do some useful work researching and comparing East Street with other markets and learn from these how they have been successful. I would also recommend writing to Southwark College and GCSE / A Level business studies students. Again they could do a project on the market. While less polished this would generate a useful perspective from the young on the market and how the market could reconnect to this group.	
10.	In response to Mr Beedell, Councillor Gurling explained that legislation required Councillors elected a Leader should serve for four years, however the incumbent might wish to resign or might lose support. Councillor Gurling explained that Southwark had a referendum on whether to have a directly elected Mayor four or five years ago, and the majority decided against.	
11.	Tom Ulickson commented, by email, that he would fully agree with the comments in the meeting that a social enterprise / cooperative type body should be set up to work for the good of the market as a whole and that there are funding pots that can be accessed by this type of body.	
12.	Matter arising from the minutes (page 2): the response to the Public Question on the Sustainable Communities Act, as follows: 'Details of the Act were presented at each of the thematic partnerships which make up the Southwark Alliance, asking them to engage with stakeholders(including hard to reach groups or communities) and encouraging them to submit proposals.' What were the proposals ? (Mr Beedell)	<b>Daniel Gilby</b>
	<i>Please see the following page.</i>	

## **Sustainable Communities Act – Southwark Council proposals**

In July 2009, Southwark Council submitted eight proposals under the Sustainable Communities Act to the Local Government Association. These proposals had been approved by the Southwark SCA panel in June, and were then developed jointly by Council officers and the members of the community who had put forward each idea.

The proposals are now being considered by the Local Government Association in order to decide which ideas will be taken forward by the Government. Decisions on this will be taken in the next two months.

The eight proposals are:

### **1. Impose a duty on Network Rail and any other rail operators to work in partnership with local authorities and local communities**

Proposed that a legal duty be imposed on Network Rail and any other rail operators to work in partnership with local authorities and local communities to safeguard and improve the environment directly relating to all railway land and infrastructure.

### **2. Relax the requirements for 20mph zones to have self-enforcing calming measures**

To relax the legal requirement for 20mph zones that every street must have self-enforcing calming measures. This would see the removal of the unconditional requirement and place it at the discretion of the local authority as to whether there are self-enforcing calming measures and what form they take.

### **3. Simplify tax incentives that encourage businesses to promote sustainable commuting**

This proposal aims to create a clearer and more consistent tax regime to incentivise sustainable commuting and work related travel for businesses and their employees. This would require a comprehensive review of the current system, looking at all relevant tax legislation and guidance and exploring the scope for greater incentives. Once this is done, the revised system would be widely publicised via existing business media channels to ensure that it is better known and understood.

The intention is to reform the tax system to encourage more people to use sustainable forms of transport such as walking, cycling and public transport, thereby reducing carbon emissions and increasing health and fitness.

### **4. A national plastic bag free day**

The proposal aims to build national support for a Plastic Bag Free day on which no plastic bags would be exchanged between retailer and customer. This would be held on the 12th September every year in order to coincide with the international Plastic Bag Free day held on that day. The international day is an annual event that is starting in 2009, and we would like to see national support in the UK from 2010.

#### **5. Southwark Safety Camera Partnership**

This proposal seeks to create a Southwark Safety Camera Partnership to provide a localised approach to road safety that would better respond to local needs than the current London wide partnership. The Southwark Partnership would be allowed to keep revenue from existing cameras and use this money for road calming measures or to move existing cameras.

#### **6. Support for permaculture design principles in national planning policy**

The proposal aims to support permaculture design principles. What is proposed is a permissive regime that enables local authorities to prioritise permaculture design principles in local planning policy. Permaculture and forest gardening systems promote design that increases sustainability and self-sufficiency of food supply and production within a wider context.

#### **7. Civil penalties for unlawful use of properties to cover enforcement costs**

This proposal seeks to allow local authorities to impose civil penalties on freeholders, leaseholders or a tenant, for the unlawful use of properties, in order to cover the costs of planning enforcement. The proposal is to include new powers in the Town and Country Planning Act 1990 that will permit planning authorities to serve a fixed penalty notice in relation to failure to comply with planning enforcement notices or breach of condition notices as an alternative to pursuing matters through the courts.

#### **8. Leaseholder sinking fund**

This proposal aims to support public sector leaseholders to pay their major works service charges by incentivising them to make regular payments, similar to the 'sinking fund' arrangements available in the private sector to cover service charges.

Major works service charges reflect the cost of the council improving properties within their housing stock to meet the decent homes standard or for other major investments like works to lifts and district heating systems. These works frequently cost up to £40,000 for each individual leaseholder.

### **13. MEMBERS' DECISIONS (8.25PM)**

That the local parking schemes in Braganza Street (0910Q22044), Sutherland Square (0910Q22013) and Macleod Street (0910 Q3011) be approved for implementation subject to the outcome of any necessary statutory procedures.

**CHAIR:**

**DATED:**