COUNCIL ASSEMBLY

(ORDINARY MEETING)

29 NOVEMBER 2017

RESPONSES TO MEMBERS' QUESTIONS

1. QUESTION TO THE LEADER FROM COUNCILLOR JANE LYONS

When the new format community council 'forums' were introduced the rationale for this was given as budget saving. We have now had four meetings of this kind in the Dulwich area. Could the leader now please confirm how much budget across the council area, and from Dulwich Community Council in particular, has been saved?

RESPONSE

Councillor Lyons asked a very similar question at council assembly in November 2016. I made clear to Councillor Lyons at the time and do again today that while budget is a consideration it was not the only reason to make changes.

The reason for conducting the review of community councils was to make them more interesting and relevant for local people and to broaden their reach and improve the way in which the council engages with its residents. Previous community council monitoring and evaluation had also highlighted that respondents wanted more themed focused agendas which enabled meaningful discussions that give residents more opportunities to have their say and not be restricted by a formal meeting set up.

Introducing the forum style meetings allows chairs more flexibility and room for being creative in setting their agendas. There are now more opportunities for ward based discussions, more consultations on local issues and break out sessions.

Some savings have been made by introducing the new format of community councils. The budget savings for the constitutional team for the changes to community council (not calculated on the basis of individual community councils) meetings are below:

£45,000 per annum, this includes:

- 0.75 equivalent of a community council officer Full Time Equivalent (FTE) post
- reduced printing costs for agenda papers/reports and courier runs to members for 25 meetings (now reduced to 10)
- efficiencies from reduced overtime costs for officers
- reduced transportation costs.

2. QUESTION TO THE LEADER FROM COUNCILLOR BILL WILLIAMS

Could the leader provide an update on the progress that has been made on improving broadband for Rotherhithe residents?

RESPONSE

We know that some areas of the borough, particularly in Rotherhithe, suffer from unacceptably slow broadband speeds. This is frustrating for residents and businesses which is why we have been working with broadband providers to encourage them to

expand superfast broadband to the whole borough, as well as working with the Greater London Authority (GLA) and the government to make the case for improvements in Southwark, particularly in the Rotherhithe area.

In October, cabinet agreed plans to deliver the digital infrastructure to ensure residents, businesses and visitors have access to the digital tools they need.

Lease agreements have now been signed which will see the installation of wireless broadband infrastructure on a number of council owned buildings which will supply up to 40Mb broadband speeds across 70% of the borough. This has started in Rotherhithe with the installing of Relish Wi-Fi aerials on the rooftops of residential blocks and on highway masts in the Rotherhithe peninsula, which will significantly improve connectivity for residents and businesses in the area with access to download speeds of up to 40Mbps. This new service is expected to 'Go Live' in late December, and the council will be working closely with Relish to ensure that the availability of their Wi-Fi offering is widely communicated to residents.

We will be working to facilitate the roll out of fixed line fibre broadband in the Rotherhithe area by multiple suppliers, through a new corporate wayleave policy aimed at encouraging the deployment of full fibre broadband solutions in not spot areas. This roll out is expected to commence in late December, and will continue throughout 2018.

We will continue to work with the Greater London Assembly (GLA) and the government, seeking to secure funding to fill any remaining not spots and to ensure that full fibre broadband is available in all parts of the borough. We have already submitted an expression of interest to access part of the £200m Department for Digital, Culture, Media and Sport (DCMS) funding for broadband projects. The prospectus was released on the 22 November 2017 and we are actively reviewing the opportunities for Southwark with a view to submitting a bid.

Crucially, we are establishing a digital infrastructure team and a cross-council board to implement our digital infrastructure strategy and to stay abreast of technological improvements and innovations and funding opportunities.

The council will also continue to work closely with the Rotherhithe Broadband Group and residents to deliver this important commitment. We recently carried out a resident survey on broadband experience, the results of which will be available soon.

3. QUESTION TO THE LEADER FROM COUNCILLOR DAMIAN O'BRIEN

The Leader will, I am sure, agree that the first tube stop on the Bakerloo Line Extension should be at Bricklayers' Arms – ensuring that the density of stations is on par with north London. MP Neil Coyle told Southwark News earlier this month that TfL's viability report, (commissioned by Southwark Labour), found that a Bricklayers' Arms station would require the demolition of no less than a thousand homes. Can the Leader confirm this figure? Can he also explain the evidence that underpins it?

RESPONSE

The council supports three Southwark stations on the Bakerloo Line Extension including one at the Bricklayers Arms. Following pressure from the council, TfL have commissioned a further cost benefit analysis to test a third station option at Bricklayers' Arms and to retest the two station options in Old Kent Road and in particular the scope for over-station development. We expect this study to provide a preferred two station

option and a preferred three station option for the Old Kent Road. TfL will announce a final decision on their preferred option in the new year.

TfL have not yet shared their final report with Southwark. They have investigated the potential impact of constructing a station box at Bricklayers and I have asked officers to request this information from TfL and will share those with you once received.

The Bakerloo Line Extension is vital to the delivery of London's largest opportunity area at Old Kent Road and that it provides an excellent business case in terms of the number of new homes and jobs it delivers when compared with its estimated cost (of £3.1bn).

4. QUESTION TO THE LEADER FROM COUNCILLOR MICHAEL MITCHELL

Traders in Dulwich Village have seen a significant fall in custom as a result of the roadworks which started in August and are scheduled to continue until February 2018. Will the Leader urgently authorise a cross departmental task force of officers to join the Traders and the Dulwich Estate in round table discussions which can bring forward proposals both to alleviate the immediate concerns and help secure the long term future of shopping in Dulwich Village?

RESPONSE

I visited Dulwich yesterday with Helen Hayes MP and the Head of Highways, to discuss traders and residents' concerns. I am pleased that by the end of this week, some of the barriers are being removed and that there will be further progress by Christmas.

Traffic is now improving, and there is parking available again which should help local businesses, and in the long run the changes to the public realm will make Dulwich a better place to shop and live which will encourage people to use local businesses.

I fully appreciate that roadworks cause disruption when they occur which is why officers are working closely with contractors to reduce the impact wherever possible and are in regular dialogue with residents and traders.

5. QUESTION TO THE LEADER FROM COUNCILLOR JAMES COLDWELL

Gerri Scott, Southwark's strategic director of housing and modernisation, is leaving the council at the end of the year. Would the leader like to comment on the impact that she has had since she started in 2011?

RESPONSE

In 2010, Southwark Council's housing was in crisis. The previous administration had abolished the housing department and had left a multimillion pound black hole in the council's budget. Complaints were high and residents' satisfaction was low.

As the largest council landlord in London, Southwark needed a department that could tackle the huge challenges we faced. It needed a director that would reverse the decline, and that could deliver our commitment that every tenants had a place to live that they could be proud to call home.

Gerri Scott took on this huge challenge and has ensured in her calm and committed way that the service has grown and developed into one we can be proud of. She has

coped brilliantly with every challenge we have set, including making every council home warm, dry and safe, and improving our repairs service for residents. Her handling of the events of recent months since the Grenfell tragedy, challenging assumptions and reassuring residents, has been exemplary.

Gerri is a huge asset to Southwark and will be missed by me and colleagues across the council. I want to thank her for her dedication and commitment to housing in our borough and wish her every success and happiness for this next chapter of her career.

6. QUESTION TO THE LEADER FROM COUNCILLOR ANOOD AL-SAMERAI

Can the leader confirm whether or not an internal investigation has been or will be held into an alleged cover up of failures in internal decision-making in relation to the closure of Queens Road Day Centre?

RESPONSE

Overview and scrutiny committee fully considered the decision to establish a disability hub at Southwark Resource Centre, and made recommendations to cabinet.

These recommendations were agreed unanimously by all members of the overview and scrutiny committee. At no point did any member of the committee suggest that an internal investigation would be necessary or desirable, and no allegations of a cover up of any kind were made.

On 12 December 2017, cabinet will consider the recommendations from the overview and scrutiny committee.

No decision has been made on the future of Queen's Road Day Centre.

7. QUESTION TO THE LEADER FROM COUNCILLOR CATHERINE ROSE

Would the leader provide a statement on the discussions that the council has had with Dulwich Hamlet Football Club (DHFC) Ltd and other key community stakeholders on the future viability of Dulwich Hamlet FC?

RESPONSE

The council remains committed to safeguarding the future of Dulwich Hamlet FC, preservation of Greendale and ensuring that any housing development delivers at least 35% affordable housing.

In October, developer Meadow Residential, the owners of Dulwich Hamlet's Champion Hill ground, withdrew its appeals against the council in relation to a planning application for the redevelopment of the football ground and adjacent Metropolitan Open Land at Greendale. Parallel legal proceedings against the council in relation to the lease of land at Greendale, driven by Meadow, were also withdrawn. Control of the Greendale site will return to the council in January 2018.

The council has since met with the developer and again made its position clear with regard to Dulwich Hamlet, affordable housing and open space at Greendale, which should be preserved for wider community use.

8. QUESTION TO THE LEADER FROM COUNCILLOR DAVID NOAKES

Can the leader of the council confirm what representations he has made in regards to the introduction of the fire safety zero tolerance approach/policy in communal areas and whether he thinks a policy of "one size fits all" is proportionate and has been adequately explained, communicated and implemented by the council?

RESPONSE

Following the tragic events at Lakanal, the previous administration made changes to the terms and conditions of the tenancy agreement to emphasise the importance of maintaining clear communal areas. This administration has continued with this approach which is fully endorsed by the London Fire Brigade and is the preferred approach in the guidance 'Fire Safety in Purpose Built Blocks of Flats', which is the fire safety template for all housing providers.

Since the tragic fire at Grenfell, the council has commissioned two reviews of its fire safety; an independent review by BB7 and a residents' scrutiny review. Both have recently reported with a number of recommendations for the council to consider. Officers are drawing up actions in response to each of these recommendations and they will be included in a communications plan for residents and ward councillors.

9. QUESTION TO THE LEADER FROM COUNCILLOR KARL EASTHAM

Could the leader comment on the impact that the rollout of Universal Credit has had on Southwark residents?

RESPONSE

Southwark was one of the first areas of the country to see the rollout of Universal Credit (UC). Universal Credit is administered by the Department for Work and Pensions (DWP), so unlike the previous housing benefit system, the council has no control over when or how much Universal Credit is paid to residents. As a council we need UC to be implemented effectively and safely, to protect and support our most vulnerable residents.

In order to better understand the impact of the new benefit system, Southwark participated in the Direct Payment Demonstration Project (2011-2013) which tested housing cost support paid directly to claimants in preparation for UC. This pilot highlighted the risks of UC, as findings showed that rent payments were significantly lower amongst those tenants who received direct housing cost support as part of the pilot. Following this pilot, UC full service was rolled out to a number of areas across Southwark from 2015 and 12.8% of all Southwark Council tenants have now made a claim for UC. In that time, rent arrears for UC tenants have risen to over £6m, with 76% of UC accounts in rent arrears.

Southwark Council has made repeated representations to government over the last few years about the inherent challenges of UC. Councillor Fiona Colley gave evidence to the Work and Pensions Select Committee highlighting the impact of UC on Southwark tenants and the council has made a number of recommendations to government for changes to the benefits system.

Along with Croydon Council and Peabody housing association, we commissioned the Smith Institute to carry out independent research analysing the rollout of UC, which

confirmed our concerns that tenants are falling into significant rent arrears, or deeper into rent arrears, under UC than under the previous housing benefit system. The research found that long delays in payments are driving tenants into rent arrears, and causing high levels of stress and anxiety. Tenants reported having to cut back on essentials such as energy and food. Worryingly Pecan Foodbank, which operates in Southwark, has reported a significant increase in the number of people being referred to them for help, mainly as a result of welfare reform and UC.

The council has made immediate changes to mitigate the impact of UC, including not taking eviction proceedings for tenants waiting for UC payments. We have also produced new communications for residents to help them understand UC, including working with Southwark Group of Tenants Organisations (SGTO) to develop a UC guide magazine, which is sent by SGTO to tenants who have recently made a claim for UC.

As a council we have been at the forefront of pressing the government to make urgent changes to Universal Credit, so we welcomed the announcement in the Autumn Budget this month that a number of our recommendations have been accepted by government, including ending the seven day waiting period and continuing to pay housing benefit for those already claiming for two weeks after they submit their Universal Credit claim.

However, we remain concerned about the amount of time people will be left waiting for their first UC payment. The council will continue to stand up for our residents to ensure that the most vulnerable people in our community are not pushed unnecessarily into debt through Universal Credit.

10. QUESTION TO THE LEADER FROM COUNCILLOR BEN JOHNSON

Can the leader confirm that London Fire Brigade advice on sterile environments has not changed since the Grenfell Tower fire and that the council has full responsibility for the decision to enforce a zero tolerance policy on items in communal areas in council properties?

RESPONSE

The stance of the London Fire Brigade and that of the council remains the same as before the tragic events at Grenfell with regard to sterile environments. The council has been defined as the 'responsible person' since the introduction of the Regulatory Reform (Fire Safety) Order 2005, and is therefore solely responsible for the management of the buildings.

11. QUESTION TO THE LEADER FROM COUNCILLOR MICHAEL SITU

Could the leader update council assembly on access to heating and hot water for Ledbury Estate residents?

RESPONSE

The work to install the new district heating and hot water system for the towers on the Ledbury Estate was completed by 16 October 2017. As soon as we were able to connect residents to the new district boilers, we did so. Therefore depending on the position of their homes within the blocks, residents had heating and hot water connected to their homes between 7 October 2017 and 16 October 2017.

12. QUESTION TO THE LEADER FROM COUNCILLOR JASMINE ALI

In our last manifesto, Southwark Labour committed to supporting 5,000 more local people into jobs, and creating 2,000 new apprenticeships. Could the Leader provide an update on when we expect this commitment to be fulfilled?

RESPONSE

I am immensely proud to say that, as of September 2017, the number of people starting new jobs as a result of council employment support programmes and partnerships stands at 5,043.

The council has therefore reached its target to support 5,000 residents into employment between May 2014 and May 2018, six months ahead of schedule.

The council has celebrated this achievement through the '5,000 lives' campaign, recognising the unique contribution councils can make to employment and skills support.

Supporting residents into employment will be ongoing through Southwark Works, with particular focus on supporting those furthest from the labour market such as those with physical and mental health issues, learning disabilities, lone parents etc.

As of September 2017, the council has created 1,378 apprenticeships. The council is on track to meet its commitment to create 2,000 apprenticeships by May 2018, despite ongoing challenges, such as business uncertainty regarding the implementation of the Apprenticeship Levy.

The council continues to invest heavily in the creation of quality apprenticeships through:

- Direct recruitment through the Southwark Apprenticeship Scheme
- Support for employers to create apprenticeships
- Support for residents to access apprenticeships
- Recognition of quality apprenticeship provision through the Southwark Apprenticeship Standard.

It is worth noting that in their 2014 manifesto, Southwark Liberal Democrats only pledged to create 1,000 apprenticeships. This Labour administration will deliver double this number, showing once again the ambition of this council delivering for the people of Southwark.

13. QUESTION TO THE LEADER FROM COUNCILLOR SAMANTHA JURY-DADA

Could the leader outline the work taking place on Southwark's bid to be awarded the London Borough of Culture for 2020?

RESPONSE

We have run an extensive engagement and development process with residents, cultural organisations and businesses across Southwark. This has been supported by a Bid Advisory Group chaired by Jumoke Fashola and Nick Starr with representatives for large and small organisations from across Southwark.

There have been:

- Five community workshops
- Two co-creation workshops
- Over 30 individual meetings
- Announcements at community council meetings
- Presentations to the Business Forum, Creative Southwark Network and Head-teachers Forum

This community led approach has helped shape the bid, develop an extensive partnership and it has created an inspirational programme.

A general groundswell support has been developed through all of the engagement work and also through posters, leaflets and stickers all over our libraries, youth centre and leisure centres.

Sir Mark Rylance is supporting the bid and wrote:

> "You could live in Southwark for four hundred years and still find friends gathered at a familiar play. For food, dancing, art, theatre, music, Southwark stands beside the Thames beckoning you to put down your oars and come ashore."

Support from organisations as varied as:
Ballet Central / Better Bankside / Blue Elephant Theatre / Camberwell Fair / Canada Water Theatre / Carnival del Pueblo / Central School of Ballet / Cervantes Theatre / CGP London / Community Southwark / Cooltan Arts / Copeland Park and Bussey Building / Creation Trust / Lend Lease / Dulwich Festival / Dulwich Picture Gallery / Electric Pedals / Exchange Theatre / GUAP Magazine / Hotel Elephant / London Bubble / LPESSN / Peckham Festival / Peckham Platform / Pempeople / Plaza Latina / Notting Hill Housing /Rooftop Film Club / Sands Films / Siobhan Davies Dance / South London Gallery / Southwark Carers / Southwark Giving / Southwark Studios / Spanish Theatre Company / Team London Bridge / The Shard / This Side Up Festival / Unicorn Theatre / Wormfood / Yipao Street Food / Young Advisors Southwark

The Culture Vulture visited Southwark Fireworks Night.

A digital culture takeover day with over 300 social media posts were made and over 55,000 people or organisations engaging.

Charlie Chaplin flash mob at London Bridge Station.

We know that the unique character of Southwark makes it a borough that can do something no other borough can do. Our bid connects the unique talents and expertise here to unleash its energy and create a place where all of our diverse cultures feel equally at home, compelled to support each other and empowered to engage with each other on equal footing.

Our bid will:

- Create unexpected collaborations in surprising locations, creating extraordinary and breath-taking moments.

- Bring residents together to share and learn with each other in new ways, creating new connections and stronger bonds across the borough.

- Provide a platform for the pioneering spirit of Southwark through highlighting our pioneering heritage

- Invest in the depth and breadth of grassroots culture, including emerging creatives of all ages.

- Bring together people cultural organisations and community groups, artists and small and medium enterprises, creative businesses and larger corporates, cultural institutions and universities, to create a new support network and shared ways of working that can be called on to facilitate future work and collaborations.

14. QUESTION TO THE LEADER FROM COUNCILLOR LEO POLLAK

Could the leader tell council assembly what the council is doing to help revive the Blue and secure investment for the benefit of people of all backgrounds and incomes across this part of Bermondsey?

RESPONSE

The council has sought to build up the capacity of traders themselves, improved the mix of shops and stalls, as well as support new skills development initiatives in and around the Blue.

To this end, the council has supported the development of the Blue Bermondsey business improvement district, helping build their partnerships with different events, marketing and grant-giving organisations in the area.

The council has also developed a new lettings strategy for the Blue established by the ward councillors, written into its asset management strategy, for filling its empty commercial spaces when they become available by using data drawn from the widely-circulated Commonplace survey that asked hundreds of local people what shops and stalls they wanted to see in the area, that directly informed how empty shop spaces are marketed and let.

So far, this has helped deliver the Bermondsey community kitchen, run by Mike and Shannon Donovan, now into its second year providing free professional cooking qualifications to local unemployed young people, with direct routes into restaurants throughout Bermondsey and beyond.

It has also helped deliver the Big Local Works overseen by Val Taylor in the former Liberal Democrat office, set up by the South Bermondsey Partnership and United St Saviours', out of which Tree Shepherd are now providing free business development training to local people setting up their own businesses, as well as a new Job Club run by Lea-Anne Clayton pioneering an individually tailored approach to supporting unemployed people back into work and training, rather than the punitive approach taken by the Job Centres.

The council's markets strategy agreed between the council, business improvement district (BID) and Kitchen is now under way with the release of their high street challenge grant, with graduates from both the Kitchen and the Big Local Works now trade at a newly arranged Blue Anchor market place, alongside new stalls established by a new social enterprise Community Opportunity run by Emma Snow.

Grosvenor and Network Rail are committed to a coordinating the marketing and lettings of different retail community and cultural spaces across the three estates to ensure that the benefits of this historic investment, doubling the commercial floor space of the Blue, are spread across all communities in Bermondsey, and create opportunity for all residents.

The planning application has also followed through on a longstanding demand made by local councillors and the BID for not one but two new pedestrian and cycle connections through the arches, directly connecting the Blue to Bermondsey tube and the Biscuit factory.

The arches have for too long been underused spaces and we are working hard to ensure that Grosvenor tie their plans ever more tightly into our vision of a wider Blue Bermondsey centred around the Blue, all while pushing for a higher share of affordable housing on their development.

This section of railway arches forms a key part of the Low Line, a community initiative to develop a walking route alongside the railway viaduct. We are working with partners along the viaduct to ensure that the Biscuit Factory and the Blue connect with London Bridge to help drive further footfall from the new station at London Bridge through Holyrood Street, Maltby and Druid Street Markets and Spa Terminus to the Blue.

15. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR BILL WILLIAMS (BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL)

What further support and resources can the council give to faith groups and other community groups to help tackle crime and anti-social behaviour, in particular in recognition of their unique position in the community to gather intelligence from people wary of talking to the police, council or other officials?

RESPONSE

The council will be enhancing its current programme of community engagement to further support both faith and community groups to help tackle crime and anti-social behaviour. This will involve building on the work already started at the grass root level in areas such as child sexual exploitation and domestic abuse and will extend to include issues such as knife crime and knife carrying and counter extremism.

The work will entail providing information on local issues and challenges affecting diverse communities along with referral pathways in order for communities to access appropriate information and support. Further to this, we are exploring a community champion type approach so volunteers and groups can offer to become points of contact in relation to supporting and encouraging people to report crime and anti-social behaviour in a safe and accessible way, specifically through exploring the use of third party reporting mechanisms such as Crime Stoppers and Fearless.org. Lastly, part of the engagement will ensure groups have access to new funding streams coming online including the Mayor's Office for Policing and Crime as part of the London Crime and Policing Plan in order to support local activity.

16. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR DAN WHITEHEAD

Moped-enabled crime is rising rapidly in Surrey Docks ward. There have been a number of robberies and assaults by moped riders in recent months, including attacks

on elderly residents and parents with their children. What measures is the council considering to prevent moped-enabled crime across the borough? Will the council consider urgent measures to halt the swathe of moped attacks in Surrey Docks – including the funding of additional police surveillance and intelligence work?

RESPONSE

The council is working closely with partner agencies, including the police, to monitor moped-enabled crime across the borough, particularly in areas which have seen a recent increase.

We know that scooters are stolen for parts, joyriding, and used to commit crimes, such as theft snatches along with an increased use of mopeds in violence. The council, as part of a wider partnership, is working closely with the police to raise awareness around target hardening and advising owners about how to enhance security precautions to prevent their mopeds being stolen. We are also urging those who have been a victim of moped reported crime to report this to the police.

Several anchor points are being located in the borough to support moped owners with security and target hardening. Police and joint enforcement team resources are used along with CCTV deployment, and sweeps of areas to locate stolen scooters. These resources are also used to target hotspots to support intelligence gathering and aid proactive tactics to disrupt and arrest offenders. Known offenders are also monitored through the Integrated Offender Management scheme with the council able to further assist through obtaining post conviction Criminal Behaviour Orders.

Lastly, disseminating crime prevention advice to the community is vital especially in relation to the prevention of mobile phone snatches more generally. This is an ongoing partnership message, with more recent approaches including the development of pavement stencilling advising people on mobile phone safety which is linked to robbery and moped-enabled crime.

17. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR ELIZA MANN

What action has the communities and safety department taken on mental health and well-being near the Thames Tideway site in Riverside, in light of the recent South London and Maudsley NHS Foundation Trust (SLAM) report?

RESPONSE

The council opposed the Thames Tideway scheme for Chambers Wharf from day one. However having been given the go ahead by the government, Thames Tideway now has the legal authority to deliver their project. Our primary concern is the needs of our residents and we are doing everything we can to minimise the disturbance to their wellbeing.

In light of the SLAM report, a number of actions have been taken to minimise the impact to residents' lives. A raft of measures were already put in place that help to mitigate the impact of noise and vibration on mental health and wellbeing:

The council has persuaded Tideway to fund a community liaison officer to act as a mediator between Tideway and residents. Our chief executive, Eleanor Kelly, has been in regular contact with Andy Mitchell, chief executive of Tideway, and when necessary has forcefully made the case on behalf of our residents. We have insisted

on the required consultation of S.61 applications and all round better community consultation. We continue to ensure that measures that can mitigate the impact of the site are made available to all vulnerable residents.

We have installed 11 permanent noise meters that are independently operated to investigate all resident complaints within 24 hours.

We continue to have two environmental health officers monitoring the site and enforcing the Environmental Protection Act 1990 and the Control of Pollution Act 1974 to minimise disruptive dust, noise and vibrations caused by the construction at the Tideway site.

18. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR RADHA BURGESS

Would the cabinet member for communities, safety and leisure like to update council assembly on the number of Green Flags that Southwark has been awarded?

RESPONSE

Southwark Council has overachieved on its target of achieving ten green flag parks by 2018. The council has in fact achieved 11 green flag parks during this time making the total of parks at green flag standard 28.

Southwark has the third highest number of Green Flags in the country and the second highest in London. An additional Green Flag award and eight Green Flag community awards were also achieved by organisations in Southwark, with the support of the council.

This fantastic achievement was accomplished by our staff working alongside hardworking local organisations and the community. We will continue to work hard alongside the community in Southwark to make sure our parks are the cleanest, safest and best they can be.

19. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR ANDY SIMMONS

Can the cabinet member for communities, safety and leisure comment on the importance of front line policing to our communities?

RESPONSE

Frontline policing for our communities is vital to ensure that public trust is developed and maintained.

This year we have seen Mayor of London Sadiq Khan's commitment to have two dedicated ward officers in every ward in our borough. This stands in stark contrast to his predecessor who slashed numbers of community police.

I strongly welcome the addition of dedicated ward officers to existing police teams, which will further ensure that there are named officers who have local knowledge and a good working relationship with their local communities.

In Southwark, we additionally value the community police cadre, who work within Joint Enforcement Teams (made up of police and council officers) to very effectively address difficult to resolve multi-layered issues.

Southwark is a dynamic and vibrant borough but has its challenges. We have seen over the last few years specifically through rises in knife crime and the awful terrorist attack at London Bridge the need to further protect frontline policing against the backdrop of cuts.

Further cuts by the government have meant that the Metropolitan Police Service have already reduced their costs by nearly £600 million since 2012-13, with a further reduction by roughly £400 million by 2020-21.

Our communities want to feel safe and see high visibility police officers on our estates and in town centres.

20. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR CATHERINE DALE

Could the cabinet member share with council assembly progress made thus far in developing a Southwark Giving initiative?

RESPONSE

Southwark Giving is the place-based giving scheme for Southwark. Place-based giving means that money is donated within Southwark and then distributed within Southwark.

Its purpose is to tackle local disadvantage by:

- Forging cross-sector partnerships to maximise investment in community need solutions
- Awarding funds to address priority local community needs
- Leveraging in investment of time, skills and/or money
- Creating opportunities for individuals to give what they can through time, skills and/or money

In 2016 the council invested in the set-up costs of Southwark Giving and arranged for Community Southwark to be the host organisation.

One year on, Southwark Giving has announced the exciting news that there are now five founder funders and it is independent of the council. The founder funders are:; Norton Rose Fulbright LLP; Team London Bridge; The Wakefield and Tetley Trust; The Peter Minet Trust and United St. Saviour's Charity.

An event on 21 November 2017 was attended by a large number of voluntary charity sector organisations who came to learn more about Southwark Giving and discuss the identified priority needs in the report – A Tale of Two Southwarks.

We are confident Southwark Giving will continue to grow, remaining part of the Southwark landscape for years to come.

Members can find out more at: http://southwarkgiving.org/why-southwark-giving or via their Twitter handle @southwarkgiving

21. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR JAMES BARBER

Is the cabinet member willing to support community led plans for a revenue-raising all-weather pitch at Dulwich Hamlet Football Club that could help stabilise the club's finances and provide much needed local facilities?

RESPONSE

The council supports the principle of improvements to existing facilities at Champion Hill including new all-weather pitches, which would both assist in securing the future of Dulwich Hamlet Football Club and provide sporting facilities that could then also be open for use much more broadly, fostering wider participation in sport and benefiting the wider community further.

22. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR DARREN MERRILL

Has there been any feedback on the Summer Youth and Play Activities Programme?

RESPONSE

The Summer Youth and Play Activities Programme was a huge success; with children and young people gaining new experiences. Young people got involved in dance, fitness, sports as well as activities both onsite and offsite and trips out including cinema and bowling. Very popular amongst these activities was the opportunity to interact with a wide range of farm animals – for many young people this was their first experience of this.

In addition, offsite activities gave staff the ability to talk about and involve young people in how to safely use public transport.

Around 1,900 young people attended the programme at youth centres. 14,913 children and young people attended our adventure playground programme. Another 125 children attended the Fast Forward Summer Programme for children with special educational needs.

The feedback from children, young people and parents was very positive. For example; one young person stated: "My first day at Damilola Taylor Centre during the summer was overwhelming, it was exciting to see so many young people walking through the door which really made me feel special"

23. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR HELEN DENNIS

What is our operator Everyone Active doing to ensure there are healthy food options at our leisure facilities?

RESPONSE

As a borough we are working hard to encourage our children and young people to live healthy lives. We are working to ensure there are healthy options available to all who visit our leisure centres.

At Everyone Active leisure centres in the borough:

- 75% of drinks on offer are sugar free or no added sugar.
- Healthy yoghurts and 100% real juice lollies with no added sugar, preservatives or concentrates are available.
- Everyone Access provide monthly 10% off offers on healthy products, as well as regular meal deals which only include sugar free drinks.
- Fruit pots and pasta pots are available.
- Displays are updated with a focus on healthy products.

All leisure centres achieved London Healthy Catering Commitment.

As a result of commissioning requirements Southwark was one of Everyone Active's first contracts to have the new 50/50 health set up in the vending snack range.

Of the 50% which is not in our healthy range, all products are under the government standard of 250 calories, with some 99 calories. The cold drink vending machines are 80% sugar free, no added sugar or low sugar.

24. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR RENATA HAMVAS

Could the cabinet member update council assembly on progress towards delivering a top quality park at Peckham Rye?

RESPONSE

The council and local people are very excited about the works to improve facilities at Peckham Rye Park. The continuing works will provide a new set of changing rooms, a spacious new playroom and new public WC nearing completion adjacent to the adventure playground building. The new facilities will be completed by the end of the year.

Once this work is completed, the old dilapidated facilities will be demolished and the area returned to open common land.

Work to complete a new children's play area also continues; however, this has been unfortunately delayed due to the discovery of low grade asbestos beneath the former car park. The removal of the asbestos will be completed by the end of the year, which will allow us to re-commence the work to deliver the new playground, which will feature water play and sand play, in time for a fabulous summer opening.

25. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR LORRAINE LAUDER

Could the cabinet member provide a progress update on the Burgess Park west revitalisation project?

RESPONSE

The latest phase of the Burgess Park West project began construction on 23 October 2017 and is due to be complete in autumn 2018. It is a huge investment into the beautiful and extremely popular Burgess Park. This latest stage promises a children's play area, new cycle routes, the removal of New Church Road from inside the park and the transformation of Rust Square into a garden with meadow planting. Results

from four public consultations have informed the work, which will take place over the next year.

26. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR KATH WHITTAM

Could the cabinet member set out the ongoing development plans for Southwark Park and how these will benefit local people?

RESPONSE

There are currently three projects being delivered in Southwark Park that will create a new café, toilets, children's play area as well as facilities at the Athletics Centre. These new amenities will improve the park to give considerable benefits to the local community. Creating better opportunity for physical activity, expansive play and accessible amenities that will allow all members of the community to enjoy their time at the park.

Southwark Park Masterplan

The first phase of this project comprises of a café, park office and public toilets to replace the current amenities on site. The new building will be located alongside the lake with terrace seating overlooking the lake.

The second phase comprises opening up the entrance into the area currently known as the 'Old Nursery Site'. This area will be landscaped and made accessible to the public with horticultural interest and elements of play for the enjoyment of the local community.

Southwark Park Playground

This project contributes to the commitment to provide a top quality children's play area in every local area. These works will be delivered in the new year and includes new exciting play equipment and an expanded water play feature.

Southwark Athletics Centre

The first phase of this project was delivered in summer 2016 which included the refurbishment of the athletics track. This is now open for use and is managed by our leisure contractor, SLM. The second phase of the works includes the construction of a new Southwark Athletics Centre which will provide changing rooms and basic gym equipment to support the use of the track.

Other Developments

A number of other interventions have been made in partnership with the Friends of Southwark Park. Some of these have positively enhanced the biodiversity in the park including the installation of an observation bee hive in the nature area, a new pond in the nature area and the planting of fruit trees.

27. QUESTION TO THE CABINET MEMBER FOR COMMUNITIES, SAFETY AND LEISURE FROM COUNCILLOR KIERON WILLIAMS

Can the cabinet member provide an update on the work the council is undertaking to ensure the provision of positive activities for children and young people in our borough?

RESPONSE

On 12 December 2016, the cabinet agreed the activities for children and young people's strategy. The strategy brings together a range of activities delivered by various council departments, statutory and voluntary sector partners.

These activities are aligned to the strategic outcomes detailed in the strategy: happy, active, healthy, safe and prepared. An action plan has been develop to drive the delivery of the strategy, which is to be reviewed in the new year.

Since December 2016, a number of key deliverables have been achieved benefitting significant numbers of children and young people across the borough.

A new youth and play grant commissioning plan was agreed and launched which has seen 21 local youth and voluntary sector organisation provided grants totalling in excess of £500,000 to deliver activities in accordance with the Acorn Children and Young People's Service (ACYPS) strategic outcomes, ranging from youth clubs, a radio stations, an arts provider, local church, sports provision, research and active citizenship.

Our libraries have delivered the Summer Reading Challenge (SRC) (with 5828 participants) and have ongoing activities targeted at children and young people. The summer events programme in libraries also included a book shop visit for young people to choose books for the library service, a graphic art competition and a rap contest. There were also a number reading, poetry and music events to support SRC at all libraries during the summer. In addition the library service had over 50 young volunteers helping with the SRC.

The council run youth clubs and adventure playgrounds provide free open access provision all year round, to include school holiday programmes.

We are seeing an increase in the numbers of children and young people accessing positive activities and more collaborative partnership working with partners, including the voluntary sector, therefore better maximising the resources.

Across our parks and leisure service we are delivering:

Top Quality Playgrounds

The council has made a commitment to ensure that there is a top quality children's playground in every local area by 2018. There are currently thirteen existing top quality playgrounds which have been invested in the last five years. As part of this commitment we are currently delivering a further ten playground across the borough.

These will provide play experiences for a wide age group and will provide inclusive play provision. This will provide opportunities to increase physical activity which will benefit the health and wellbeing of the children in the borough.

In partnership between Everyone Active (EA) and Children's Services, all local children in care and care leavers can take advantage of a free leisure centre membership offer throughout the week. This could benefit over 300 young people who traditionally do not get many opportunities to keep fit and take part in regular physical activity. The cost of this scheme is included in the leisure management contract.

Free Swim and Gym – provides free access for Southwark residents to the gym and public swimming sessions all day on Fridays and weekends from 2pm. The scheme also provides access for disabled users seven days a week. The scheme has now been operating fully for over a year and in the period between April and September of this year just over 31,000 visits were made to the leisure centres by children using the free swim and gym scheme. The scheme is funded through the leisure management contract.

School Swimming - EA are increasing the number of school children who are able to swim and are looking to teach 3,895 young people this year.

Thanks to funding from the Greater London Authority Community Athletics Fund, a launch event to celebrate a summer of athletics took place on Tuesday 19th September at Southwark Athletics Centre. 372 children attended over the day from seven separate Southwark schools where they undertook a range of activities delivered by London City Athletics Club, Fit For Sport and Everyone Active's netball team. Long jumpers Ezekiel Ewolu and JJ Jegede attended the event to act as role models and inspire the children during the day.

The Castle Centre and Surrey Docks Fitness and Watersports Centre ran successful summer holiday programmes with around 325 attendances from young people, with nearly a further 450 attendances on swimming crash courses across the five swimming pools in the borough. In September, The Castle Centre launched weekly term-time classes in both cricket and street dance which are running in partnership with Surrey Cricket Foundation and Eos Dance School respectively. The centre also launched #TCFN, a recreational basketball and football session on a Friday evening to engage teenagers.

Work has occurred with Southwark Choices and Bosco College to provide three supported internship positions this academic year. Three young adults with learning difficulties, who started with us in September, are now working in Dulwich Leisure Centre, Peckham Pulse Leisure Centre and The Castle Centre. The aim of the programme is for the individuals to gain work experience and aid their own personal development, giving them a perspective of what the leisure industry can be like.

A transgender swimming group has been started which runs fortnightly, age range from 14 to 23 years old.

London Youth Games (LYG) delivered by the Physical Activity Team

LYG is Europe's largest youth sports festival. It is now a season of events taking place over nine months across 30 different sports and competed for by 33 London borough teams.

2017 Top Achievements for Southwark are:

- 11th overall
- 1,235 young people from the borough engaged

- 1st place: BMX and male para games football
- 2nd place: cycling road and male hockey
- 3rd place: male football and male basketball
- Top ten placing: female paragames swimming (4th) male cross country (4th), male cricket (5th) female hockey (5th), female basketball (5th), female cross country (6th), diving (7th), male athletics (8th), female squash (8th), male table tennis (9th)
- Entered 37 competitions across 24 sports
- Engaged 1,232 young people in London Youth Experience
- 23 local clubs engaged
- 1 big celebration event held at Tooley Street for Southwark Team

Sports entered: Archery, aquathlon, athletics, para athletics, badminton, basketball, BMX, boccia, cricket, cross country, cycling, diving, football, handball, hockey, judo, netball, squash, swimming, para swimming, table tennis, tennis, trampolining, weightlifting.

Arts and Events

There were a number of cultural activities for children and young people taking place at festivals over the summer. These included:

- Annual football tournament, bouncy castle, face painting and an art tent at the Brimmington festival
- Family entertainment at the Latin American Plaza Latina festival with music, arts and crafts and kids activities including face painting
- Blackfriars Stories - Virtually Blackfriars event - a light-hearted take on the technologies that will shape our future, creating imaginary worlds with cardboard boxes and a parade of puppets recreating the Surrey Circus.
- Family film screening as part of the Peckham and Nunhead Free Film Festival
- Family lantern procession at the Pasley Park Festival
- Funfair rides, face painting, storytelling sessions led by London Dreamtime and a family friendly musical at Elefest
- A family day out at Bermondsey Carnival
- Steam Fair rides, Vauxhall City Farm, Punch and Judy and the magician at Dulwich Fair
- Rotherhithe Festival was a great celebration of the local area
- Camberwell Fair brought the music and fun back the Camberwell Green
- Workshops and holiday sessions at South London Gallery and CGP London
- A whole summer full of workshops and classes at Theatre Peckham, Blue Elephant Theatre and London Bubble

Youth council has 26 elected members who are between the age of 14 and 19. All members are Southwark residents from across the borough. There are at least two representatives/residents from each of the five community council areas as well as representation from 11 Southwark secondary schools and academies which at present include the following schools:

- Ark Globe Academy
- City of London Academy
- Dulwich College
- Harris Academy Peckham
- Harris Girls' Academy East Dulwich

- Notre Dame RC Girls' School
- Sacred Heart RC School
- St Michael's Catholic College
- St Saviour's and St Olave's
- St Thomas the Apostle College
- Walworth Academy

Youth council have been meeting fortnightly on a Monday evening since 24 April 2017 following the announcement of successful election results on 21 March 2017. Youth Council are working on addressing priority issues identified by Southwark young people through an online survey.

The key areas of focus over the next two years are:
1. Knife Crime
2. Careers, employability and training
3. Bullying

Youth Council have been developing an action plan for each of the three areas as well as forging links with key partners that young people would like to work with to support their vision and activities.

Youth Council are currently planning and organising a youth careers and employability event to take place during the Easter half term 2018.

Youth Council have participated in and contributed to:

- The review of resident involvement proposal with Kaizen and Social Engine
- Community Council meetings including Bermondsey and Rotherhithe on *'crime in the community'* and Peckham and Nunhead on *'increasing youth opportunities'*
- Schools and youth engagement with voluntary sectors and social action with Community Southwark
- Child sexual exploitation awareness and prevention training and information dissemination
- Domestic abuse youth champions training
- Canada Water masterplan and Urban Exchange
- SEED2 with business launchpad
- Fire Scrutiny Panel
- Camberwell Peace Garden (Anti knife crime)
- The Southwark Conversation

Southwark Choices provides impartial advice and guidance for young people not in education, employment or training. Working across services and agencies, Southwark Choices has worked assiduously to reduce the proportion of young people not in education, employment or training year-on-year. A recently introduced supported internship pilot has exceeded the target number of September starts and is currently supporting five young Southwark residents in structured intern placements.

Southwark Virtual School provides additional one-to-one tuition in the home for any Southwark looked-after child, wherever they may live, to foster positive attitudes to learning and address learning gaps. This is especially well received by late entrants to care who have experienced disruption to their education.

28. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR ROSIE SHIMELL

How many empty homes are there in Southwark? How many of these are social housing and how many are private housing? What is the average re-let time (in days) for an empty council property in Southwark this year?

RESPONSE

Southwark Council has been proactive in taking action to tackle the number of empty homes in the borough. Southwark was one of the first councils to set a higher rate of council tax for second and long-term empty homes when it was introduced in 2013. The council has been calling for local authorities to be given more powers to tackle empty homes, so we welcomed the announcement from the Chancellor in the Budget that councils will be given the power to charge a 100% council tax premium on long term empty properties.

The government does publish annual figures for the number of empty homes which have been unoccupied and substantially unfurnished over six months. The latest figure for Southwark from October 2016 is 926 empty homes (which includes private, housing association and council). This is a significant reduction from 2010, when there were 1,628 empty homes in the borough.

Council Housing

At any one time, the council has a number of homes that are empty to enable us to do necessary repairs. This figure changes almost daily.

As a snapshot, on 13 November 2017 we had:

- 168 minor voids – these are voids that will be re-let to new tenants after minor repair work, which currently is underway. This includes some new voids that may need to be re-classified to major voids if more extensive work is required.

- 175 voids which will be let after extensive major repair work. This includes asbestos removal, structural work, and insurance work for fire and flood, timber and pest treatments.

In addition to homes which are being repaired, we have empty properties which are not re-letting in the near future. This includes:

- 141 voids at Maydew House
- 19 voids on the Ledbury Estate
- 75 voids on the Aylesbury Estate (due for demolition)
- 51 voids on the Elmington Estate (due for demolition)

We expect the number of voids on the Ledbury Estate to increase as all tenants currently have band 1 priority should they wish to move.

There are a further 80 scattered voids which are also due for major refurbishment (8), demolition (7), or disposal (25), and some properties being used for other purposes (eg show flat, site office, TA hall etc.)

The average re-let time for council general needs properties this year (April to October 2017) is 78 days for new minor works re-lets.

29. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR JAMES OKOSUN

Does the council have a breakdown showing the countries of origin for overseas buyers who have purchased housing units at the new Heygate development? Could the cabinet member please provide one?

Note: Question redirected to the cabinet member for regeneration and new homes

RESPONSE FROM THE CABINET MEMBER FOR REGENERATION AND NEW HOMES

The council does not hold information on foreign investment in Southwark properties.

The council does not have legal powers under planning or any other legislation to control who buys property on the open market. However, we do insist that developers advertise properties to the UK before any overseas promotion.

Within some of the highest value developments along the river, sales to foreign investors do make up a proportion of sales. This handful of properties are paying for the delivery of many more new council homes across the borough which is helping us to achieve our target of the biggest council house building project in the country. 25% of on-site affordable homes are all UK owned.

Unfortunately when the Liberal Democrats in government had the opportunity to do something to fix the housing crisis in London, they did nothing.

30. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR MARTIN SEATON

What work is the council doing to implement the Homelessness Reduction Act?

RESPONSE

Southwark Council introduced measures from the Homelessness Reduction Act in October 2016 and is currently the only council in England to be operating to the terms of the Act. As its name suggests, the new ways of working seek to prevent homelessness rather than wait and react to a crisis situation. The council has been awarded significant trailblazer funding by the government to pilot implementation of the Act and to train, mentor and support other councils across England. The Act comes into operation nationally on 3 April 2018.

The council's performance since introducing the Act can be demonstrated below:

271 households were accepted as homeless so far in the 2017/2018 financial year compared to 548 households for the same period in 2016/2017.

Homelessness preventions have doubled. This has been achieved through the following interventions – one third of preventions have been achieved by mediation with parents and private landlords. Another third of preventions have been delivered through our financial inclusion work, providing money advice and using Discretionary Housing Payments (DHP) to clear rent arrears. And a final third of preventions have

been realised through the provision of private rented accommodation so preventing homelessness.

There has been a 5% reduction in the use of temporary accommodation in Southwark compared to a 7% increase across England. In March 2017, Southwark had 326 families living in expensive and inappropriate bed and breakfast accommodation. Today we have none. This has been achieved through the new trailblazer work and the provision of private rented properties for homeless customers. The private rented accommodation identified has been with the cooperation and consent of the customer.

Southwark's Housing Solutions service now has Shelter working from our Bournemouth Road offices five days a week. They will be providing customers independent homelessness advice and advocacy services. This is the first example of such partnership working seen in the country. From 1 December 2017, Solace Women's Aid will also be providing independent advice and advocacy services to women fleeing domestic abuse from the Housing Solutions offices. Again, this is the first time such partnership working has been delivered.

Southwark has recruited 29 new staff using trailblazer funds provided by central government. 16 of these officers are apprentices recruited from the local area.

31. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR DORA DIXON-FYLE

Could the cabinet member for housing update us on the delivery of Southwark Labour's manifesto commitment to set up an independent organisation for leaseholders?

RESPONSE

The My Southwark Homeowners Agency (MSHO) was set up in December 2016 and is overseen by an independent board of leaseholders and sector experts. It is a new approach to handling homeowner matters in Southwark and the housing sector in general. The aim of the MSHO is to improve leaseholder satisfaction, which presently lags behind that of our tenants. Early indications are that the new agency is making a difference and we have seen leaseholder satisfaction increase from 45% at the end of 2016/17 to 50% in the current year.

The agency comprises a new dedicated telephone service for homeowners, a new face to face service located in The Blue and an advocacy service, for those seeking assistance with resolution to a particular matter. Advocacy officers carry out thorough independent investigations on behalf of homeowners, agreeing with the customer what should happen and by when. There is a strong emphasis on communication, keeping homeowners updated on progress throughout the investigation. Feedback from those homeowners who have made use of the advocacy service so far has been positive; post investigation surveys indicate high levels of satisfaction with between 85% and 100% saying they were satisfied or very satisfied with the service.

The independent MSHO board was set up in the spring of this year and brings together six Southwark resident homeowners and three independent members to oversee the performance of services that impact Southwark homeowners. Their objective is to drive forward changes to improve services for homeowners. They have met three times and are developing their work programme for the coming year. They have also made a good start in building relationships with Home Owners Council and LAS2000 and have interviewed the cabinet member for housing and key officers.

The agency has also established a free to access independent arbitration service where homeowners may bring their disputes to be heard by an independent panel chaired by a council member. The arbitration panel has the power to award costs where it finds fault.

The new MSHO is up and running and is making good progress with more to do to improve the deal for homeowners.

32. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR TOM FLYNN

Could the Cabinet Member for Housing explain what the next steps are once the ARUP structural report on the Ledbury Estate has been received?

RESPONSE

The report from Arup was received on 20 November 2017 and it was immediately published on the Ledbury page of the Southwark website for residents to view. A short summary was also produced by Arup for residents which was hand delivered to all residents. A public meeting with residents was also held on 23 November 2017.

- Structures are in good condition and meet current wind loading requirements
- Blocks need strengthening to bring up to current guidance from the Department of Communities and Local Government (DCLG)
- Strengthening is required to all floor units next to flank walls and external wall panels (all levels, all buildings), Cross-walls (including party walls) at upper levels (Level 8 upwards, all buildings), Cross-walls: party walls between one- and three- bedroom flats in Bromyard House and Sarnsfield House
- Strengthening work will require removal of plaster and floor finishes/screeds, heating pipes/radiators and kitchens and bathrooms
- It is recommended additional wall ties are installed to tie the inner and outer leaves of the external wall panels together.
- There is a recommendation to ban bottled gas and oxygen cylinders (the main risk of piped gas has already been removed)
- Also a recommendation to inspect and if necessary replace the material in the joints around the external wall panels.
- Therefore decant will most likely be necessary.

Firstly, officers will be working with the resident project team to agree the scope of the works that need to be fully costed, so that options can be drawn up.

The council will then appoint together with the resident project team an independent consultant to work up the feasibility of options for the future of the tower blocks. These options will be fully consulted upon with residents to get their feedback. The council believes that the future of the estate can only be decided with resident input.

The council will also agree a timetable for next steps with the Resident Project Team. Once we have been through the processes and actions outlined above, the options can then be considered by the council alongside the clear views of residents.

33. QUESTION TO THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING FROM COUNCILLOR ADELE MORRIS

The latest figures from the Local Government Association (LGA) show that 40% of battery-powered and 21% of mains-powered smoke alarms failed to activate in the last year. Can the cabinet member confirm that smoke alarms are being tested as part of fire risk assessments in council-tenanted properties? In addition, can the cabinet member confirm that all backup battery systems are in full working order?

RESPONSE

Fire risk assessments survey the common areas of a building. The piece of legislation that we work under is called The Regulatory Reform (Fire Safety) Order 2005 also known as the RRO or FSO, and Article 6 of the order makes clear that no internal part of a dwelling in a general needs block of flats is required to be inspected.

However, in Southwark, the fire safety team go beyond that remit and sample dwellings to inspect front entry doors, to check the internal configuration of the dwelling and to see if a fire alarm is fitted.

Residents are responsible for testing their own fire alarms – the council would not test them as part of the inspection process. The London Fire Brigade recommend that this is done monthly. If a fire alarm becomes faulty this can be reported and will be repaired. We are in the process of procuring a contract for the instillation and maintenance of lithium alarms which have a ten year battery life. We have installed lithium battery powered LD2 smoke/heat detection in over 10,000 dwellings.

34. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR MARIA LINFORTH-HALL

The redevelopment of the Elephant and Castle Shopping Centre threatens to disperse the cultural and economic community in the Elephant and Castle. If this is not to happen, policy initiatives to retain the community intact are required. The policies which have so far been proposed are not adequate to achieve this. We should recognise the role played by Latin American residents in Southwark. Furthermore, the demolition of the Elephant & Castle Shopping Centre and bingo hall would have a particular impact on Black, Asian and Minority Ethnic (BAME) elderly ladies and break up the community. A lot of older people go to the hall and have friendships that they have made over the years. Loneliness and isolation are terrible burdens on older residents. Can the cabinet member propose some alternative initiatives, to enable the community to remain intact; and can the cabinet member guarantee that a new bingo hall will be built as part of the redevelopment?

RESPONSE

The council is proud to provide a home for the vibrant Latin American community at Elephant and Castle. The council's Elephant and Castle Supplementary Planning Document notes that the Latin American business community is one of the key strengths of the existing shopping centre retail mix.

The package of business mitigation measures agreed by cabinet in May 2017 is designed to enable independent traders from all our valued BAME communities have opportunities to continue to trade in the area. The council is actively celebrating and promoting the history and culture of the Latin American community. We are supporting a proposal to name part of the Low Line (adjoining Strata Tower and the new

Crossway Church) Maldonado Walk after Ecuador's Pedro Vicente Maldonado who pioneered geographical exploration and cartography in South America.

Since 2008, the council has supported Latin arts charity Carnaval Del Pueblo to develop a series of successful events programme which celebrate Latin culture. The Plaza Latina community event in Nursery Row Park is now in its fourth year with performers from 11 different Latin American countries. We are always ready to meet with the Latin Elephant group to discuss their ideas and to develop the proposals which they brought forward through our High Street challenge initiative.

The bingo premises were identified as a use which was particularly well used by equalities groups living in Southwark, including the elderly and residents from ethnic minority backgrounds. The council cannot prescribe that the developers of the shopping centre have to re-provide a bingo operation. However, within the planning application for the shopping centre redevelopment, the council is seeking a commitment from the developer to market an area of the basement to identify whether there is commercial interest in operating a bingo business in the future.

35. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR REBECCA LURY

Could the cabinet member for regeneration and new homes provide a breakdown of where tenants from the Heygate Estate moved to?

RESPONSE

1,034 rental properties have been vacated since 2005 to facilitate the redevelopment of the estate. The council is able to provide information on the location of where the 595 households who had permanent council tenancies were relocated to. The remaining tenanted properties were either in use as temporary accommodation or were being held as empty. 99% of the 595 households were rehoused within the borough, as summarised in the below table, and the map at Appendix 4 (circulated separately). This does not include 1 tenant relocated to postcode DA14 and 7 tenants relocated to SE7, who chose to move to these areas.

REHOUSED POSTCODE	No.
DA14	1
SE1	142
SE11	12
SE15	76
SE16	72
SE17	216
SE21	1
SE22	16
SE23	1
SE24	4
SE5	3
SE5	43
SE7	7
SE8	1
Grand Total	**595**

36. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR PAUL FLEMING

For the active phases of the Aylesbury Estate (the first and second phases), where have the tenants moved to so far?

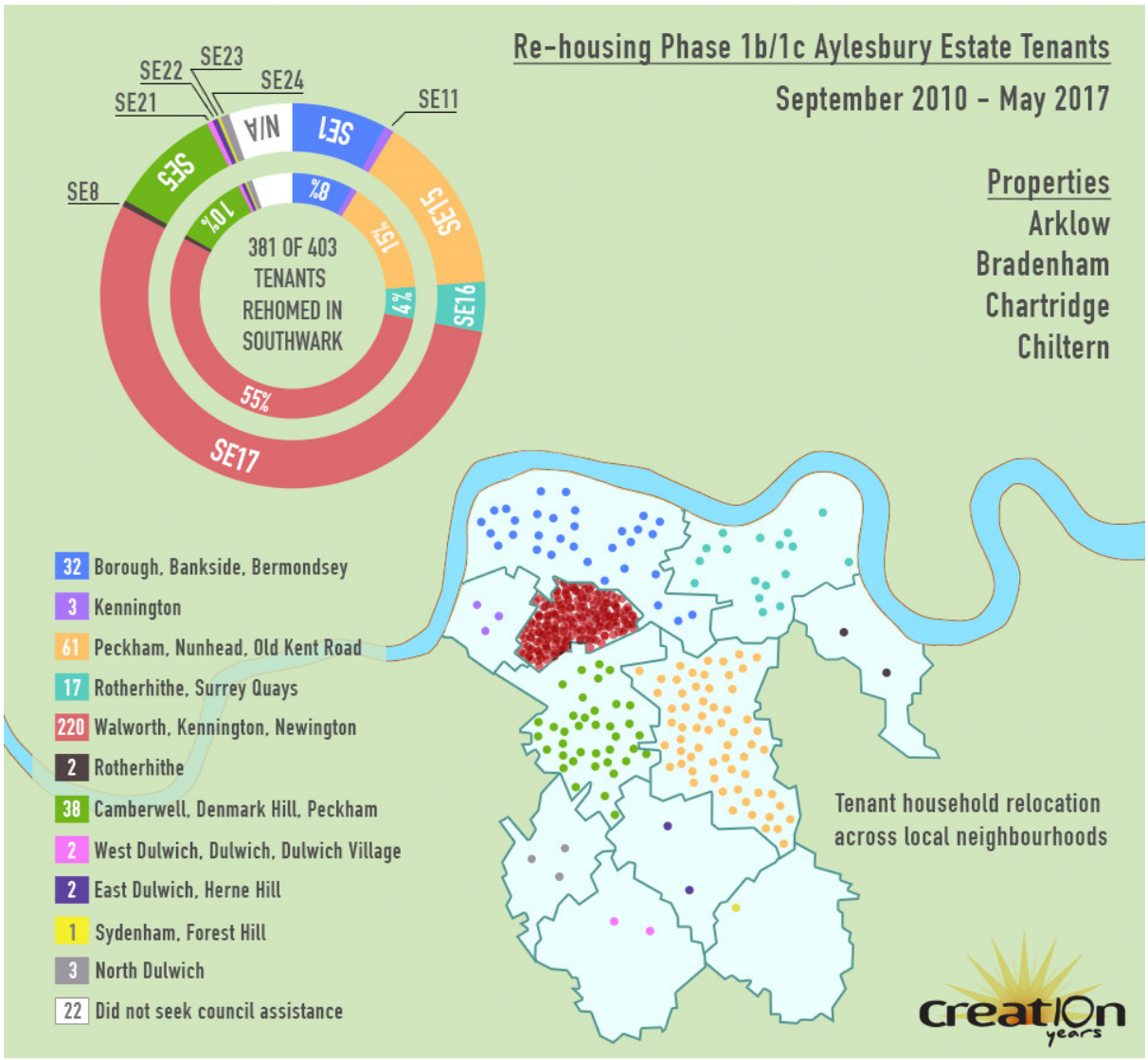
RESPONSE

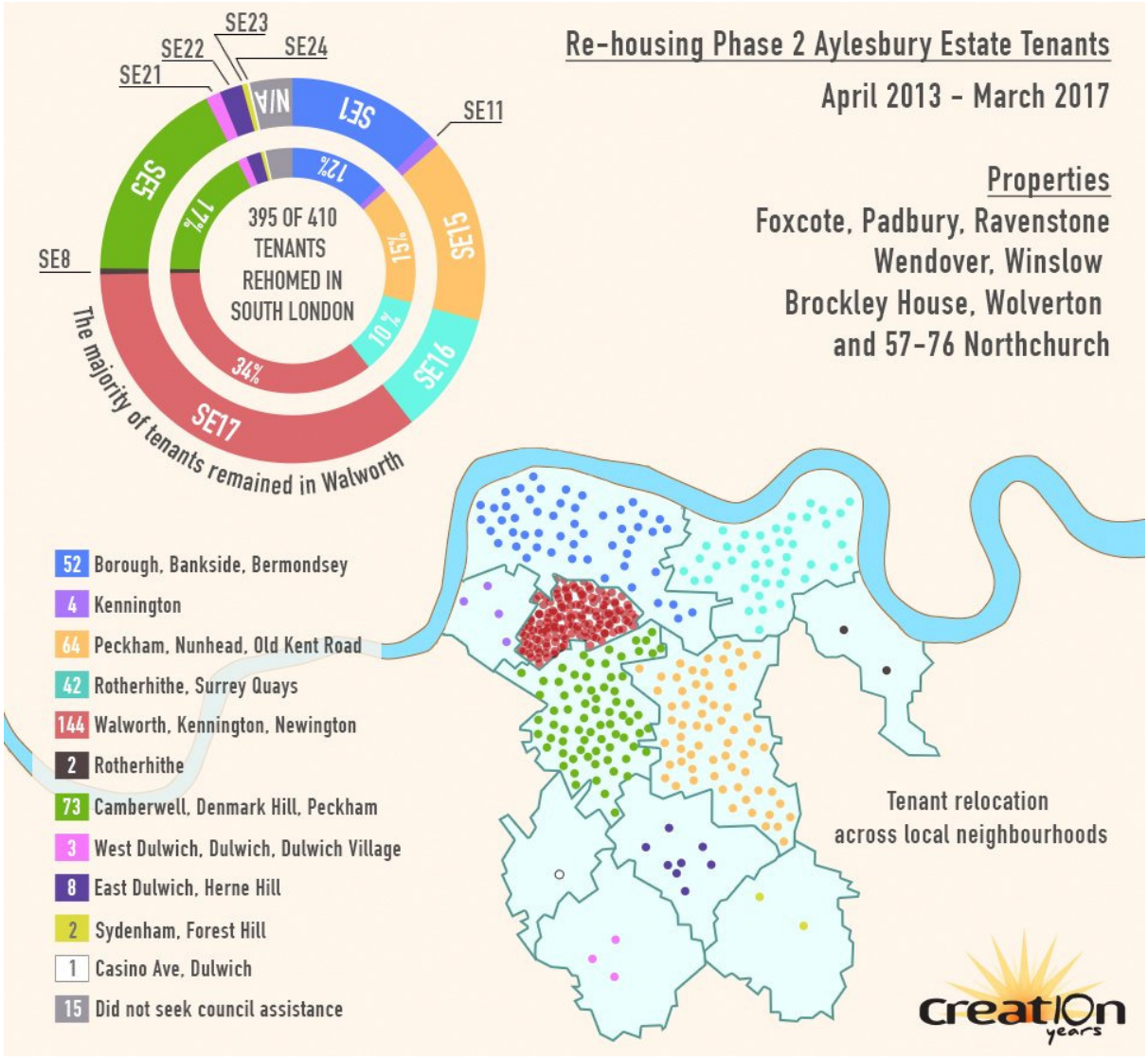
An overwhelming number of residents from the Aylesbury Estate have been rehoused locally.

On Phase 1b and 1c, 94% of tenants have moved within the borough and of these 88% have moved within the same or neighbouring postcode. On Phase 2, 96% have moved within South East London and of these 78% have moved within the same or neighbouring postcode.

The council also helped residents who wanted to move further afield to do this.

See below maps showing where Phase 1 and 2 tenants have moved to.





37. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR ELEANOR KERSLAKE

Where have new council homes been built, and where are new homes proposed to be built?

RESPONSE

In 2014, we pledged to build 11,000 new council homes by 2043, one of the most ambitious building plans in the UK and London. With no support from central government we are taking proactive action to start tackling the housing crisis facing London. Following a borough-wide consultation with Southwark's residents who suggested sites where new council homes could be built, the sites on the list and map at Appendices 1 and 2 have been identified as potential sites for development.

38. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR JAMILLE MOHAMMED

When the Peckham Library Square project is complete, what land will be owned by the council and also be publicly accessible?

RESPONSE

The council will retain the ultimate ownership of all of the land it currently owns, and will grant leasehold interests in respect of the new buildings. These represent a net addition of 486 sqm of floor space.

The below plan at Appendix 3 shows Library Square after the Southwark Regeneration in Partnership and Mountview development have taken place. The chequered area illustrates the public area pre-development and the shaded area shows this post development.

The scheme will also include improvements to the layout of the square that actually improve the area available for public use. For example the landscape between the two gateway buildings has been developed to create a new entrance to the Square. Removal of low level structures, ramps and steps will provide better physical access into the Square.

The two gateway buildings will provide 19 new homes including six council homes as well as community gallery space and workspace.

39. QUESTION TO THE CABINET MEMBER FOR REGENERATION AND NEW HOMES FROM COUNCILLOR NICK DOLEZAL

Can you update on the plans for Peckham Rye Station and the Peckham Palms project?

RESPONSE

Peckham Rye Station
Southwark Council is working with the Greater London Authority to regenerate the area in front of Peckham Rye Station. This project will transform the narrow, dimly lit passageways that lead to the station into a generous, vibrant public square.

Following the compulsory purchase order (CPO) Inquiry in January 2017, the CPO has been confirmed.

- The council is now in possession of the majority of properties in the early phases.
- 86% of businesses are scheduled to move to either Peckham Palms or back into the completed development. A number of these businesses including Jenny's Café, the bank, Station Barbers and the dentists' will move into Phase 1 when complete.
- It is anticipated that a start on site on Phase 1 (Blenheim Grove) will be made in mid March 2018.

Peckham Palms
As part of the Peckham Rye Station Square project a number of retail tenants, mainly Afro-Caribbean hairdressers and nail bars, currently residing in the units along Blenheim Grove will need to be relocated. The team has developed 'Peckham Palms' a bespoke centre for Afro-Caribbean hair and beauty in Peckham.

- The development is on site with anticipated completion in Spring 2018
- The management arrangements are now in place and recruitment of the dedicated staff team will start shortly

40. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR DAVID HUBBER

I wish to draw the cabinet member's attention to the constant disregard by many drivers of the mini roundabout at the junction of Redriff Road and Surrey Quays Road. Vehicles are frequently driven straight across the roundabout instead of around it, which is a hazard for other traffic and has been the cause of collisions. Would he please instruct officers to investigate ways of overcoming this problem in order to prevent further incidents and enhance safety?

RESPONSE

The highways division has carried out an assessment of Redriff Road as part of its ongoing review of the efficacy of the borough-wide 20mph zone and some measures to reduce vehicle speeds are proposed, subject to consultation which is expected to commence in February, however no measures are proposed for the junction of Surrey Quays Road itself.

The Canada Water town centre is proposed to be redeveloped which will have far reaching effects on the highway network and its usage including traffic movements and, consequently, the surrounding network will be reviewed including the one to which the councillor refers. It is anticipated that an application will be submitted in early 2018 and will be informed by a transport assessment of the area. When considering changes, the council will consider both the future changes and the challenges at the junction today.

If for any reason the application does not come forward, then the council will review the current situation and act accordingly.

41. QUESTION TO THE CABINET MEMBER FOR ENVIRONMENT AND THE PUBLIC REALM FROM COUNCILLOR HAMISH McCALLUM

Of the estimated 5,900 premature deaths linked to nitrogen dioxide pollution in London, what proportion are estimated to be in Southwark? Over a year ago, the Mayor of London promised electronic 'air quality alert' signs would be installed across London. When and where will these be installed in Southwark and will they provide a live feed of pollution information – or only a warning when pollution reaches emergency levels?

RESPONSE

The figure of 9,500 premature deaths every year in London attributable to poor air quality – often cited by the Mayor of London when demonstrating the severity of the public health crisis in our city – is challenging to break down at a borough level. This is because poor air quality is never listed as the cause of death on a death certificate; rather, medical experts know that breathing poor air exacerbates existing health conditions in particular respiratory illnesses. The number is currently only estimated on a London wide basis, and although it is possible to estimate what that would mean for Southwark, this would only an average approximation based on standard assumptions.

The Mayor of London and TfL have a communications strategy in place for the poor air quality alerts, released by King's College London. On the day before high and very high air pollution days, air quality alerts are displayed at:

- 2,500 bus countdown signs and river pier signs across London
- 140 road-side dot matrix message signs on the busiest main roads into London, with instructions to switch engines off when stationary to reduce emissions
- Electronic update signs in the entrances of all 270 London Underground stations
- Along with a press release to London based print, TV and radio media.

These do not produce a live feed of information, just alerts to the population when air pollution is high.

These notification outlets are spread across London and the actual number in Southwark is not known as these are all on TfL routes.

As well as the notification sources outlined above, the following free facilities are publicly available direct from:

- airTEXT – pollution alerts
- London Air – air quality updates including real time monitoring results from across the capital

Also, Southwark Council has an in-house response to the poor air quality alerts which cascades information to the staff with responsibility for the care of children, the elderly and infirm. They are advised quickly of poor air quality episodes to enable them to make adjustments to ensure the best care and welfare for the vulnerable they are caring for.

Question 37 **APPENDIX 1**

Council homes delivered

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
14a-18 Firbank Rd	Nunhead	3				3	**3**	
125 Peckham Park Road	Livesey	16				16	**16**	
Hidden Homes Delivered	Various	33				33	**33**	
Willow Walk (SSA) *(Ros Stark house, 6 Willow Walk, SE1)*	Grange		54			54	**54**	
Willow Walk (GN) *(Flats 1-21, 1 OReilly Street, SE1)*	Grange	21				21	**21**	
Good Neighbours House	Brunswick		37			37	**37**	
Crebor Street (Non HRA)	East Dulwich		3			3	**3**	
Clifton Estate Garages *(1-8 Parish Apartments, 7 Clayton Road, London SE15)*	The Lane	8				8	**8**	
Masterman House Garages (Rent) *(Flats 1-25 Piper Court, 8 Lomond Grove, London SE5)*	Camberwell Green	15				15	**15**	
Masterman House Garages (Private) (Flats 1-25 Piper Court, 8 Lomond Grove, London SE5)	Camberwell Green	0		1	9	0	**10**	
169 Long Lane *(Flats 1-19 Villiers Court, 167 Long Lane,SE1. 165 Long Lane, SE1 (wc unit long lane), 115 Weston St, SE1 (wc unit Weston St block) 169 Long Lane, SE1 (Commercial Unit))*	Grange	21				21	**21**	Commercial unit
Gatebeck House *(1-9 Gatebeck House, Pytchley Road, SE22)*	South Camberwell	9				9	**9**	
Cator Street Extra Care (1-42 Tayo Situ Hse, 73 Commercial Way, SE15)	Peckham	42				42	**42**	
Nunhead Site B *(8-13 Candle Grove & 56 & 56a Nunhead Lane, SE15)*	Nunhead	8				8	**8**	
Southdown House (SO) *(1-18 Southdown House, Pytchley Road, SE22)*	South Camberwell			8		0	**8**	
Southdown House (GN) (1-18 Southdown House, Pytchley Road, SE22)	South Camberwell	10				10	**10**	
46 Half Moon Lane (Non HRA)	Village	8				8	**8**	
Lakanal House (buy backs)	Brunswick Park	7				7	**7**	

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Surrey Docks, Salter Road S106 purchase BLOCK C	Surrey Docks	8		0		8	**8**	
Surrey Docks, Salter Road S106 purchase BLOCK E	Surrey Docks	16				16	**16**	
Surrey Docks, Salter Road S106 purchase BLOCK F	Surrey Docks			10		0	**10**	
Didbin Appartments (128 – 150 Blackfriars Road) S106 purchase	Cathedrals	56				56	**56**	

375 council homes have been delivered.

Council homes on site

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Hidden Homes on site	Various	8				8	**8**	
Sumner Road (Rent)*(1-70 Blossom Court, 80 Sumner Rd,SE15)*	Peckham	50		20	0	50	**70**	
Sumner Road (Community)	Peckham					0	**0**	Community Centre
Weston Street Garages (Kipling Garages)	Grange	27		0	0	27	**27**	
Sumner Road B (Sale)	Peckham				42	0	**42**	

85 council homes on site.

Council homes with planning permission

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Hidden Homes Planning approved	Various	10				10	**10**	
Lakanal Shops New Build	Brunswick Park	7		3	18	7	**28**	
Daniels Road Car Park	Nunhead	19		0	0	19	**19**	
Ivy Church Lane Garages (Kinglake Street)	East Walworth	21		0	0	21	21	
Pelier Street	Newington	17		0	0	17	**17**	

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Meeting House Lane	Livesey	29		0	0	29	**29**	
Haddonfield garages	Rotherhithe	14				14	**14**	
Tenda Road Car park	South Bermondsey	12		0	0	12	**12**	
35-41 Nunhead Lane	The Lane	12		0	0	12	**12**	
Goschen Estate	Camberwell Green	17		0	0	17	**17**	
Peckham Library Square Peckham high street, SE15 (Lot B) HZ	Peckham	**6**		**3**	10	6	**19**	
Copeland Road car park, SE 15 (Lot B)	The Lane	24		18	25	24	**67**	
Shops & Council Offices, Manor Place /Stopford Road SE17 [A1]	Newington	19		9	28	19	**56**	
Albion Primary School Land, Albion Street SE16 HZ [A2]	Rotherhithe	25		12	13	25	**50**	
Workshops, 42 Braganza Street SE17 [A1]	Newington	0		5	28	0	**33**	
Albion St (Civic Centre site) SE 16 HZ [A2]	Rotherhithe	14		12	0	14	**26**	

246 council homes with planning approved.

Other council homes in the programme at earlier stages in the development process or still under negotiation

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Hidden Homes Planning Pre Planning	Various	**4**				4	**4**	
Lugard Road Garages	Nunhead	2		0	0	2	**2**	
Fenham Road Garages	Peckham	5		0	0	5	**5**	
Commercial Way	Peckham	74		35	0	74	**109**	
Welsford Street Garages	South Bermondsey	12		0	0	12	**12**	

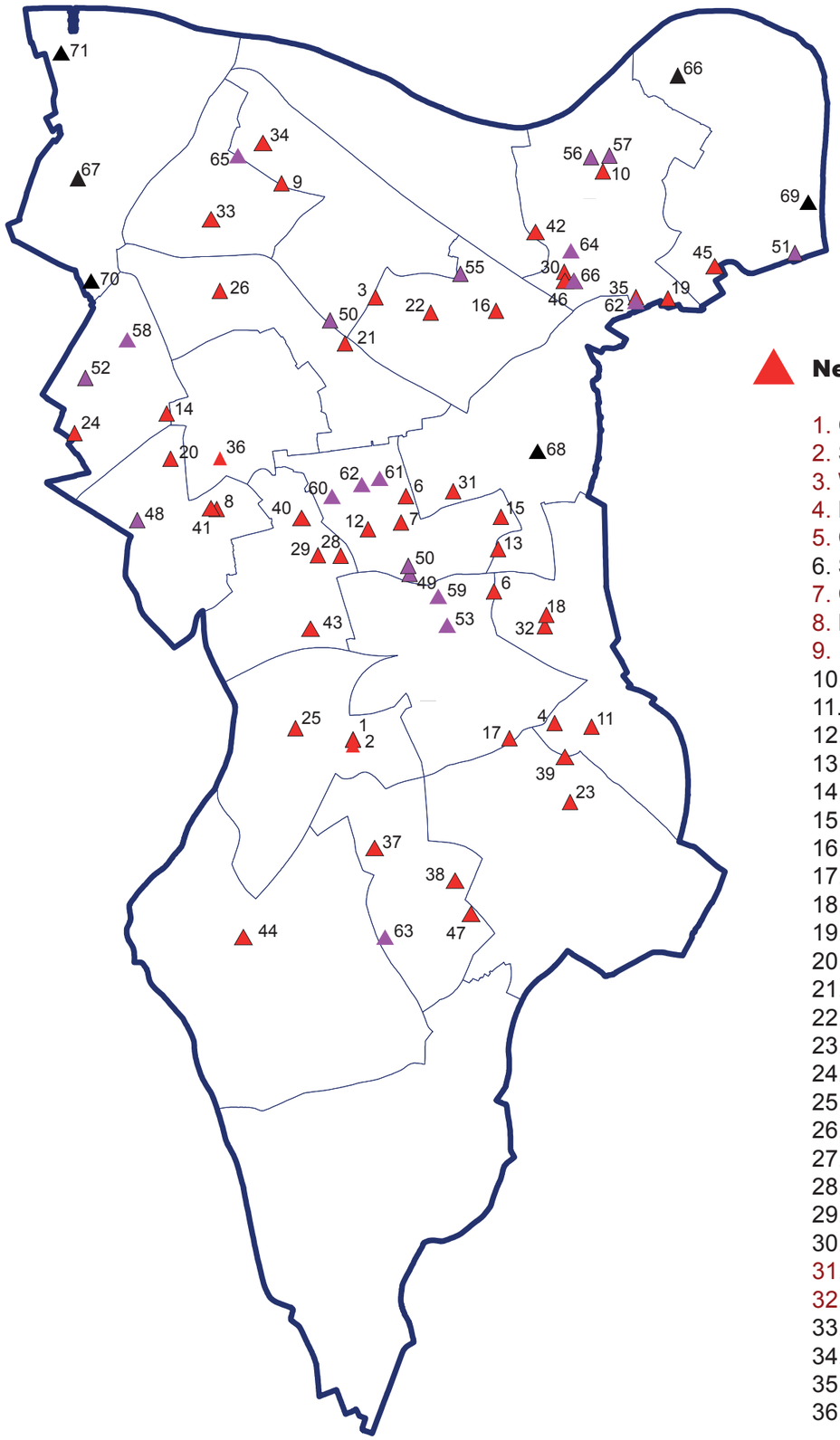
Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Canada Estate	Rotherhithe	23		0	0	23	**23**	
Rye Hill Park Garages	Peckham Rye	23				23	**23**	
39-44 Rutley Close (Decant)	Newington	35				35	**35**	
Seavington House and Garages (Decant)	Camberwell Green	30				30	**30**	
Salisbury Est Car Park (Balfour Street)	Walworth	28				28	**28**	
Tissington/Silverlock Estate underground garages	Rotherhithe	42			0	42	**42**	
Sceaux Gardens (Florian and Racine inc some garages) (Decant)	Brunswick Park	78			0	78	**78**	
Chilton Grove (Building on top)	Surrey Docks	44				44	**44**	
Thaxted Court / Damory House (Building on top)	Rotherhithe	28				28	**28**	
Cator Street Extra Care Phase 2	Peckham	**50**				50	**50**	**GP surgery / Day Centre**
66 Linden Grove (TA)	Peckham Rye	27				27	**27**	
Sedgemoor Place (TA)	Brunswick Park	15				15	**15**	
Bassano Street (Garages)	East Dulwich	4				4	**4**	
Henslowe Road (Garages)	East Dulwich	4				4	**4**	
Vestry Road (Lettsom T&RA Hall)	Brunswick Park	9				9	**9**	
Slippers Estate (Car Park), SE16	Rotherhithe	12				12	**12**	
Abbeyfield Estate - Bede Centre site	Rotherhithe	96			0	96	**96**	
Maydew House (additional build on top)	Rotherhithe	0			24	0	**24**	
Joseph Lancaster Nursery (Deverell Street)	Chaucer	45		0	0	45	**45**	
ASC facilities - Day Centre, 345 Southwark Park SE16 [A3]	Riverside	11		4	28	11	**43**	
Cherry Gardens School, Macks Road SE16 [A4]	South Bermondsey	12		6	32	12	**50**	
Beormund School Crosby Row (& Bellenden School site) SE1 [Long Lane] [A5]	Grange	31		**8**	**56**	31	**95**	

Scheme Name	Ward	Soc rent	Temp Acc	Intermediate	Sale	Council homes TOT	TOT	Other units / description
Flaxyard site, Sumner Road SE16 (Lot B) HZ	Peckham	**96**		**24**	**0**	96	**120**	
South Dock Marina, Plough Way SE16 HZ	Surrey Docks	49		21	131	49	**201**	
Petrol Station, 233-247 Old Kent Road SE1 (Lot B) HZ	Grange	11		0	12	11	**23**	
Council Offices - Sumner House, Sumner Road SE15 (Lot B) HZ	Peckham	**0**		**0**	**48**	0	**48**	
21/23 Parkhouse Street (Lot B)	Faraday	**10**		**2**	20	10	**32**	
Brandon Baptist Centre & Land Redcar Street SE5 (Wyndham) (Lot B)	Camberwell Green	**74**		**0**	**40**	74	**114**	**35 are supported housing**
Land at Angel Oak Academy, Chandler Way SE15 (Lot B) HZ	Peckham	26		32	27	26	**85**	
ASC facilities - Fred Francis Centre, 269 Lordship Lane SE22 (Lot B)	East Dulwich	16		0	16	16	**32**	
Wickway Community Centre, St George Way SE15 (Lot B) HZ	Peckham	20		**15**	**30**	20	**65**	
Hidden Homes Feasibility	Various	6		0	0	6	**6**	
Lomand Grove [Land 61-91 Brisbane Street, Elmington Estate]	Camberwell Green	22				22	**22**	
1-5 Odessa Street S106 purchase	Surrey Docks	**19**				19	**19**	
Sylvan Grove S106 purchase	Livesey	**80**				80	**80**	
Churchyard Row (HighPoint) purchase	Cathedrals	**79**		**36**		79	**115**	**36 small units use to be confirmed**
18 Blackfriars Road S106 purchase	Cathedrals	61				61	**61**	

1313 are in the programme but at earlier stages of the development process or still under negotiation.

New Schemes

An IDM seeking approval to include new schemes within the new homes programme is on the forward plan for December 17.



New Homes Programme

Approved sites
November 2017

New Homes Programme (Approx rented units)

1. Gateback House (Completed)	9
2. Southdown House (Completed)	10
3. Willow Walk (Completed)	75
4. Nunhead Site B (Completed)	8
5. Clifton Estate (Completed)	8
6. Sumner Road Workshop	50
7. Cator Street (Completed)	42
8. Masterman House Garages (Completed)	15
9. 169 Long Lane (Completed)	21
10. Renforth St car park, Canada Estate	23
11. Daniels Road	19
12. Commercial Way	74
13. Meeting House Lane	29
14. Pelier Street	17
15. Fenham Road Garages	5
16. Tenda Road Car Park	12
17. 35-41 Nunhead Lane	12
18. Lugard Road Garages	2
19. Haddonfield Estate	14
20. Goschen Estate	17
21. Kinglake Garages	21
22. Welsford Street Garages	12
23. Rye Hill Park	23
24. Rutley Close	35
25. Seavington House	30
26. Salisbury Estate Car Park	28
27. Silverlock Estate underground garages	42
28. Sceaux Gardens garages	78
29. Lakanal new Build	7
30. Maydew House new build	0
31. 125 Peckham Park Road (Completed)	16
32. 14A-18 Firbank Road (Completed)	3
33. Joseph Lancaster Nursery	37
34. Weston St garages	27
35. Abbeyfield Estate - Bede Centre	60
36. Good Neighbours House	37
37. Bassano Street Garages	4
38. Henslowe Road Garages	3
39. 66 Linden Grove	27
40. 2 Sedgemoor Place	15
41. Land behind 61-91 Brisbane St	22
42. Slippers Estate car park	12
43. Lettsom TR&A Hall, Vesty Road	9
44. 46 Half Moon Lane	8
45. Chilton Grove, SE8 5DX	44
46. Thaxted Court / Damory House, SE16 2BU	51
47. Crebor Street, SE22 0HF (completed)	3

SRPP sites (Approx rented units)

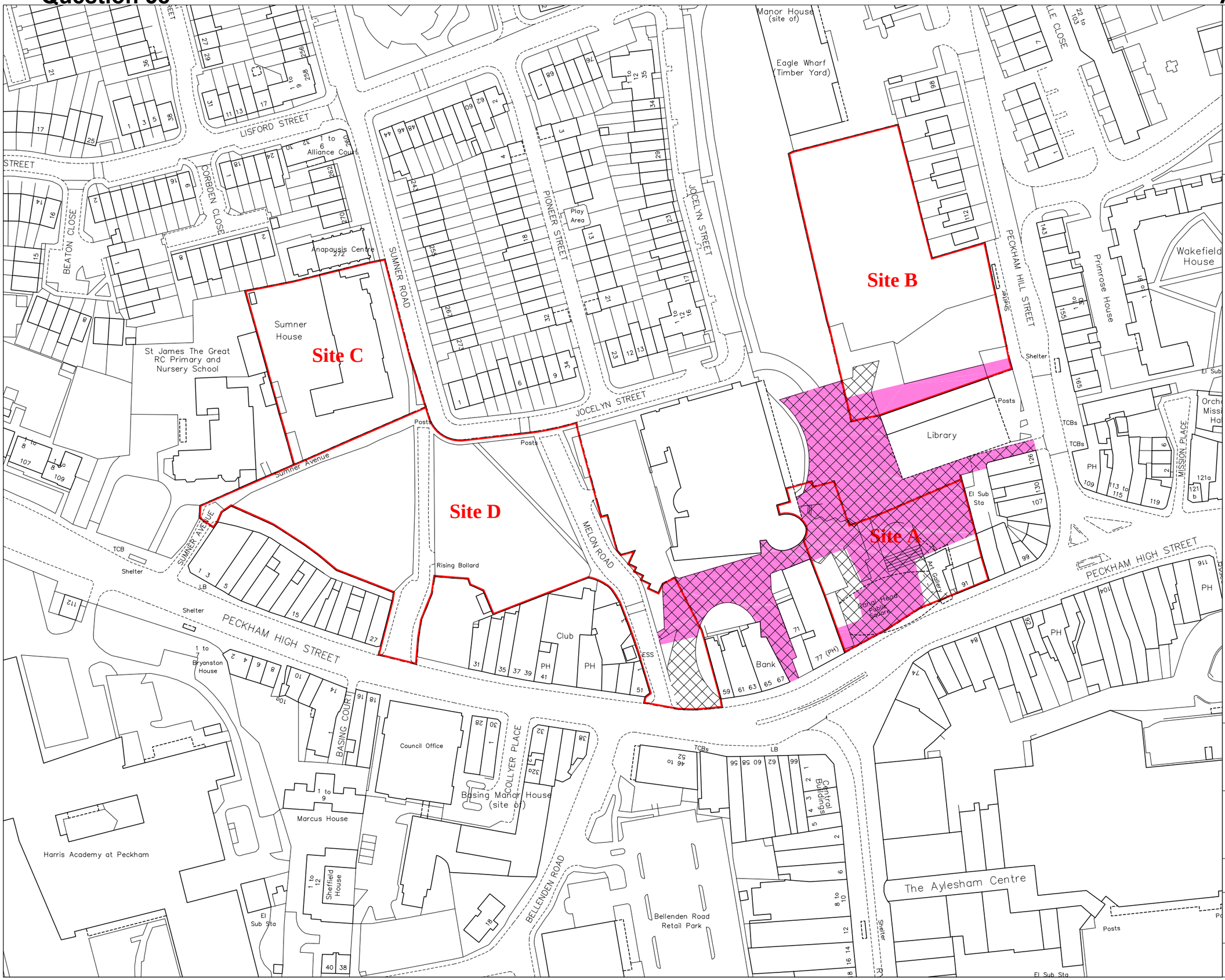
48. Land at Wyndham Road & Redcar Street	74
49. Flaxyards	96
50. Sumner House	0
51. South Dock Marina	49
52. Workshops, Braganza Street	0
53. Copeland Road car park	24
54. Petrol Station, 233-247 Old Kent Road	11
55. Cherry Gardens School	12
56. Civic Centre, Albion Road	14
57. Land at Albion Primary School	25
58. Manor Place terrace	19
59. Peckham Library Square	6
60. 21-23 Parkhouse Street	10
61. Wickway Community Centre, St Georges Way	20
62. Land at Angel Oak Acadamy, Chandler Way	26
63. Fred Francis Centre, 269 Lordship Lane	16
64. Day Centre, 345 Southwark Park Road	11
65. Site at Long Lane (Beormund School)	31

S106 Purchases

66. Anchor Point, adjacent to former Surry Dock Stadium	24
67. 128-150 Blackfriars Road	56
68. 8-24 Sylvan Grove	80
69. 1-5 Odessa Street	19
70. Churchyard Row	79
71. 18 Blackfriars Road	61

Question 38

APPENDIX 3



Southwark Council

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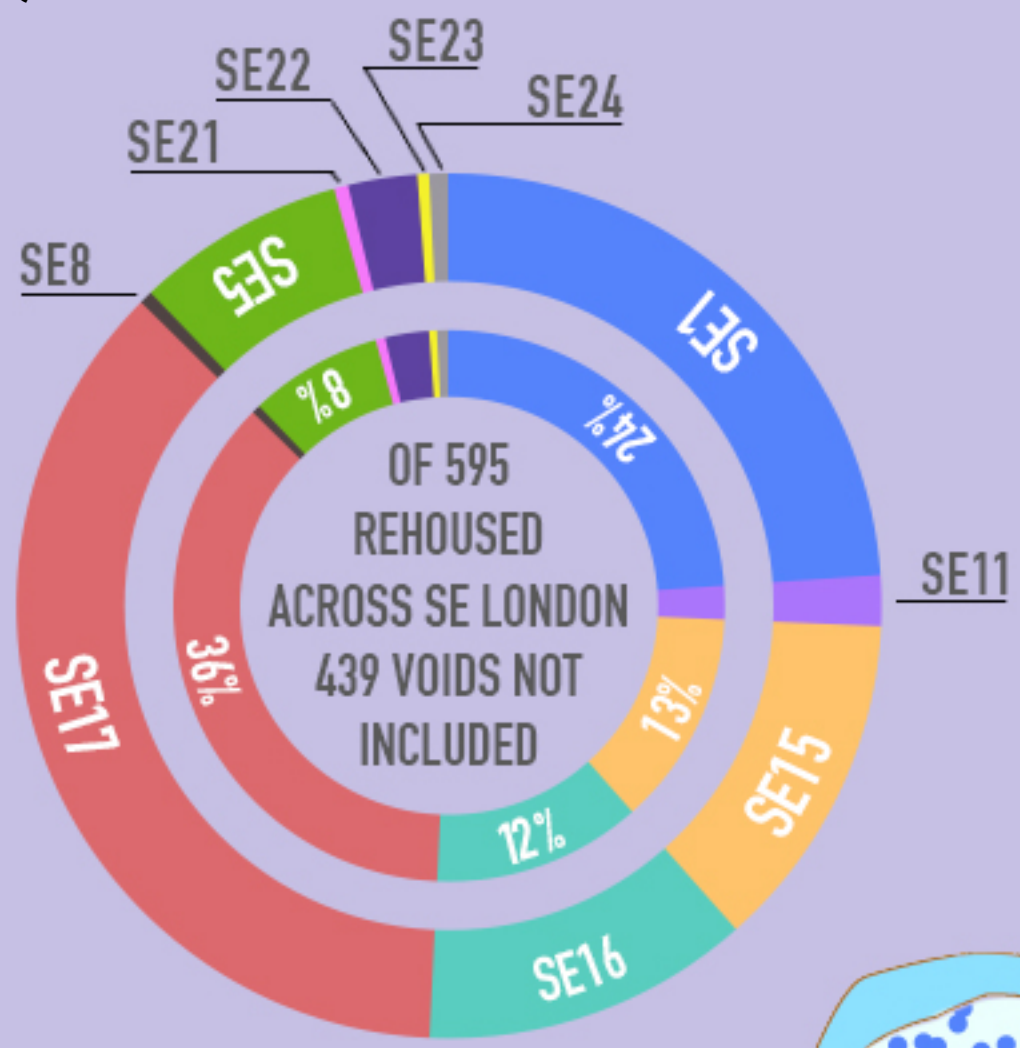
Question 35

APPENDIX 4

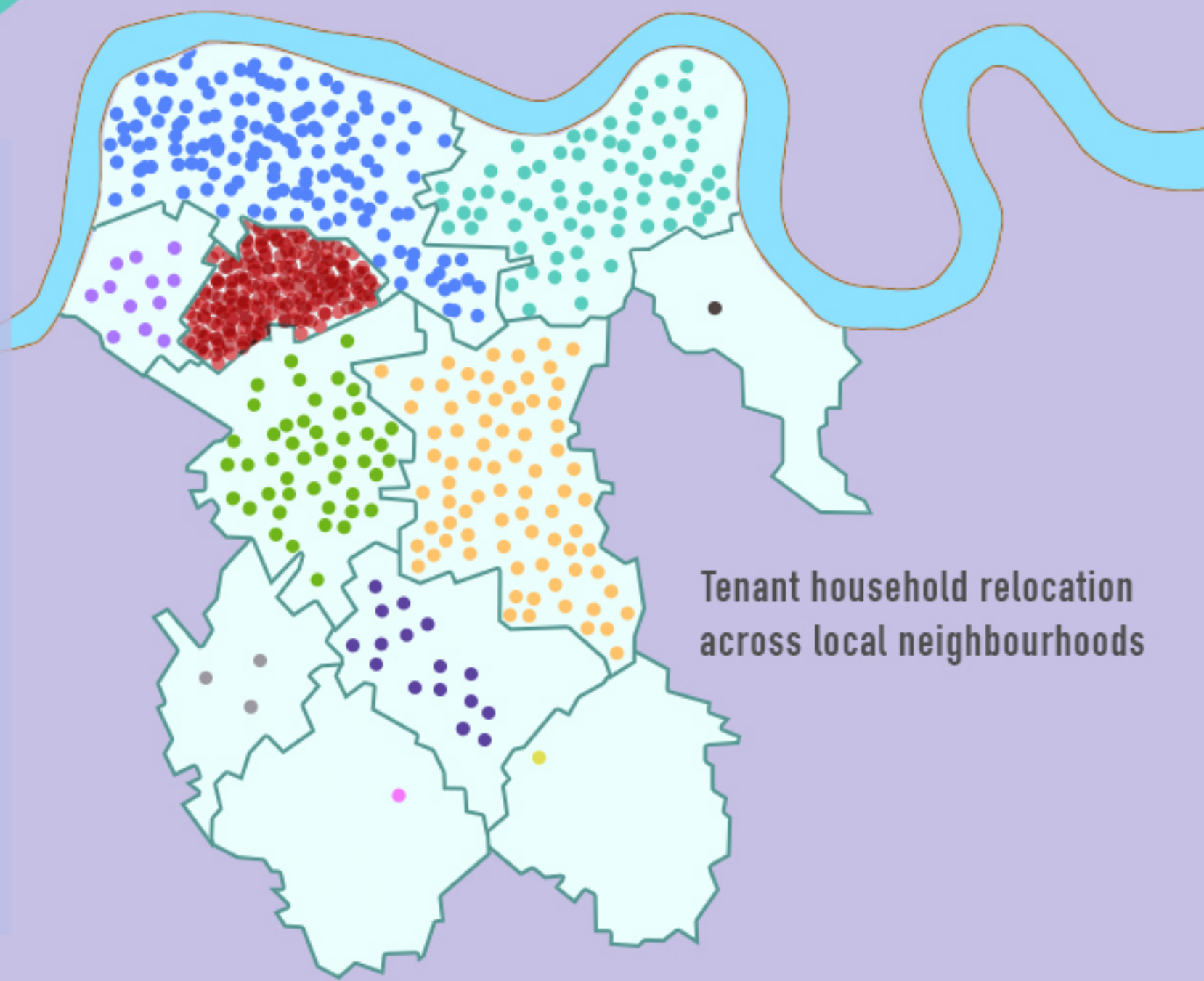
Re-housing Heygate Estate Tenants

Since 2005



1,034 rental properties have been vacated since 2005 to facilitate the redevelopment of the estate. The council is able to provide information on the location of where the 595 households who had permanent council tenancies were relocated to. The remaining tenanted properties were either in use as temporary accommodation or were being held as empty. 99% of the 595 households were rehoused within the borough as summarised in the below table and map. This does not include 1 tenant relocated to post code DA14 and 7 tenants relocated to SE7, who chose to move to these areas.

142	Borough, Bankside, Bermondsey
12	Kennington
76	Peckham, Nunhead, Old Kent Road
72	Rotherhithe, Surrey Quays
216	Walworth, Kennington, Newington
1	Rotherhithe
46	Camberwell, Denmark Hill, Peckham
1	West Dulwich, Dulwich, Dulwich Village
16	East Dulwich, Herne Hill
1	Sydenham, Forest Hill
4	North Dulwich



Tenant household relocation across local neighbourhoods