

WALWORTH COMMUNITY COUNCIL

MINUTES of the Walworth Community Council held on Wednesday December 9 2009
at 7.00 pm at In-Spire-the Crypt at St Peter's, Liverpool Grove, Walworth SE17 2HH

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

1. INTRODUCTION AND WELCOME [CHAIR]

The Chair welcomed everyone to the meeting.

2. APOLOGIES

There were none.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The Chair said that she lives over East Street Market (item 16)

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There will be a quick announcement re Young Person's local champion.

The item on Marina House had been withdrawn as there was no officer available to present.

5. CHAIR'S ANNOUNCEMENTS

If anyone knows of any elderly people that are alone on Christmas day and would like to come to Bacon's College with the People Care Association. Please let me know during the break.

6. MINUTES:

DECISION: The minutes of the meeting held on October 27 were agreed.

7. DEPUTATIONS/PETITIONS (IF ANY)

Jon Dennison along with Gerry Flynn and Richard Lee.

The Chair said that Enrica Colusso a film maker has asked to film the deputation. The Chair asked Members if there were any objections.

Cllr Pidgeon said it was important that anyone filmed had formally consented to that.

Cllr Bates asked when the film would be finished, as previous filming had taken place about a year ago.

Enrica said that next year people would be notified when the film was ready.

Deputation

Jon Dennison said he was part of a group of East Walworth residents who are concerned about how local people have had no information for five years on the development which will affect all of our lives for some time to come. We would like to see an open master plan and be consulted on some level rather than presented with a done deal that tells us what someone else thinks we need. We all want it to be a success and it should involve local people and harness the energy and enthusiasm that exists.

As a friend of Nursery Road Park – We have done a survey of the trees on the Heygate – How many of the 500+ trees on the Heygate are going to be allowed to stay and how many will be cut down.

Gerry Flynn said the Council has sacrificed 1212 units and compelled over 2,000 people to move out of their homes for the Elephant & Castle regeneration. The heads of terms agreement, about to be signed, delivers none of the benefits promised by that regeneration. In reaching the agreement Southwark has sidelined the local community.

The Community Council should invite the steering group put in charge of the regeneration, to come here and explain how the promised benefits of the regeneration are to be achieved.

This Community Council should demand that two local Councillors sit on the steering group.

Richard Lee – I would like to see a presentation at the Community Council on the issues of asbestos removal. We are told there is a serious amount of asbestos on the estate and there should be a pre-demolition survey and conditions on the developer. There should be a Construction Management Plan so we are aware and can comment on things such as waste disposal, hours of work and noise/air pollution. Finally we need to know what the pedestrian access through the site is going to be post-demolition.

Stephen Platts (Head of Property) responded that it would be helpful to set out where we are in the process. Heads of terms with Lend Lease (LL) were agreed last week. This is a significant step forward though it is just one step in the process. The next formal process is agreeing the regeneration agreement with LL which will formally bind into a contractual relationship LL and the Council. That is when LL will be committed to developing a detailed master plan for the regeneration area and preparing an outline planning application. As part of that process there will be considerable public consultation.

Re trees – there are a large number on site but it is difficult to say without

an agreed plan in place how many will be retained or lost. LL are also concerned about the loss of trees. As many of the mature trees will be retained as possible. Together with the master plan, there will be a full landscape strategy. This will also be consulted on and it will consider planting to replace any trees that are lost.

Heads of terms – This sets a framework for the negotiations for the next step which is a regeneration agreement.

Re affordable homes and transport infrastructure – The amount of affordable housing and improvements to transport infrastructure, which are critical for the regeneration of the area, are a matter for the planning process. These will be picked up as part of the outline planning application.

Re shopping centre – It should never have been labelled phase 6. There is no intention that the shopping centre will be the last phase of the development. We will bring forward the development of the shopping centre as soon as it is feasible. There are some difficulties with this such as the property market slump. Without public money going into the shopping centre it's just not affordable at the moment.

I would refute the comment about heads of terms not containing any of the requirements of the vision of the development. The heads of terms go into great length about the social and economic benefits of the Elephant & Castle regeneration. Also the environmental impact is mentioned.

Re the steering group this will be made up of Council officers and LL officers. I think we can explore the idea of residents being involved in that or explore governance structures to involve local people.

Re asbestos – We hope to commence demolition in February 2010. The removal of asbestos is governed by strict statutory guidance set down by the Health & Safety Executive.

Re pedestrian access routes - our priority is the health and safety of local people. We will consult local people about appropriate pedestrian routes through the site.

Re Construction Management Plan - a good point and something we are willing to look at.

Q – A resident asked as an analogy whether LL was an engagement or an agreement to get engaged.

Stephen responded that it was the engagement and the marriage will be the regeneration agreement.

Q – A resident asked if residents could see the agreement.

Stephen responded that it was commercially confidential and they cannot be published. Negotiations with LL are ongoing and there is still no formal relationship with LL.

Eleanor Kelly (Deputy Chief Executive) said, there is an open report on the Southwark website that can be downloaded. We put as much information as we could on what is included in the Heads of terms. The open report includes almost everything apart from the legal and financial implications as these had to be commercially confidential. The open report available is about 15 or 16 pages long.

Q – A resident asked why the regeneration benefits are not included in the open report.



Eleanor responded that paragraph 23 contains 18 bullet points exploring the Council's vision for Elephant & Castle regeneration.

Councillor Pidgeon suggested a larger item on the Elephant & Castle regeneration at the February meeting, perhaps involving the Council Leader and Executive Member for Regeneration.

This was agreed by Members.

Q – A resident asked re the shopping centre, how can you reach agreement without some sort of start date.

Stephen said this was done by a commitment to a viability test at regular intervals. These assess whether it is economical or not to redevelop the shopping centre.

LATE ITEM – YOUNG PERSON'S CHAMPION

Beverley Parchment

The youth participation agenda recognised that young people had to be actively involved in decision making at a high level about matters that affect them. In October / November youth elections were held across the borough. These elected representatives for youth community councils.

Today we seek a Councillor to represent/liaise with the youth community council in this area.

The Chair (Cllr Lorraine Lauder) subsequently accepted the nomination of fellow Members to act as the Youth Champion / liaison to the Walworth Youth Community Council.

8. BURGESS PARK REGENERATION

Ruth Miller (Project Mgr for Burgess Park revitalisation scheme)

Ruth explained that in March £2million had been awarded from the Mayor's premier park fund. This was on top of £4million from the NDC. We had a budget of £6million to improve the park and we have been through quite a process and we now have a designer in place.

Ruth thanked everyone who had taken part in the process. She introduced the landscape architects who would present their plans prior to a workshop session at which residents could comment.

9. BURGESS PARK – CONSULTANTS PRESENTATION

Andrew Harland from LDA design

We are delighted for our design to have been selected.

From our perspective there is a design but there is quite a lot around detail and an understanding of issues that we would like to discuss in the workshops.

At the bidders day a number of issues emerged:

Personal safety

Biodiversity

The fragmented park being more coherent

The expectation that it should be a destination

We did a comparison of Burgess Park facilities with some of the major parks in London. We found that Burgess Park had comparable facilities so it must be something else that was needed.

What makes a great park? Clearly a beautiful and rich landscape is important. It's about having a brilliant programme of activities that bring people into the place and excellent and visible management.

A coherent park where pieces fit together and work properly. In Burgess Park your best asset is your lake but the Chumleigh Gardens building is completely separated and the lake is tightly enclosed. We want access that links Chumleigh Gardens to your lake.

We want to change the land form. We would leave enough space for football and big events but remodel it to address the principal problems of Burgess Park.

Re personal safety, there have been a number of muggings. We would like to fill in the underpass and create a central space which links the two sides of the park. It can also provide a focus for activity such as markets, theatre, music events etc.

We will also re-organise footpaths so there are long circuits and short circuits.

All the entrances will have a clear identity. Decorative screens/arches for the principal entrances and new fencing. There will be a distinctive and clear character.

We need to provide a range of facilities e.g. cyclists need to be acknowledged and supported. There should be a play area at the heart of the park but other play facilities elsewhere in the park. We want to encourage movement through the park and people to enter and explore the park.

10. BURGESS PARK WORKSHOPS

The 3 workshops took place through an extended break.

BREAK – opportunity for residents to chat to councillors and officers

The Chair announced that it was Cllr Ladipo's birthday. *Happy Birthday was sung.*

11. WORKSHOPS – YOUR VIEWS

Workshop One – feedback:

Must have lots of play areas

Interest in what came out of the Bidders Day and agreement with boundary edges and making it more cohesive

Interest in biodiversity and fruit trees

How it will all be maintained.

Questions about how link into Peckham and Camberwell. Also how the green fingers will extend in all directions around the park.

There was a question about the cost of the earth works versus the cost of ordinary things and how far that £6million will stretch.

Workshop Two – some similar feedback:

Play important

Importance of fishing – A lot of details such as fishing will require us to come back again to a range of stakeholders to give them the opportunity for further discussion

Need for robustness to avoid vandalism

Questioning the importance of Chumleigh Gardens

Encouragement of having a café near the tennis club for people to sit in that area

Some disagreement on the access points in the master plan.

Workshop Three – in addition to points raised in Workshops one and two:

How old people could use the park and what would be done for them.

Would it all be DDA (Disability Discrimination Act) compliant

How much of the previous work/consultation done has been incorporated

Concern about the area to the other side of Trafalgar Avenue and making sure that does not become an annexe

Understanding what is in phase 1 and why certain things are being left out

Request that signs in the park also give information about things outside the park

The LDA design team thanked everyone for their input and said they would write up the feedback notes and circulate them. They would also come back to a future meeting.

Question – What is the current water supply to the lake?

Response – The current supply is mains and we are exploring options, principally a bore hole.

12. WARDENS AND POLICE

Faraday – PS Steve Brown Tel: 020 8649 3586

The Ward Priorities are:

Youth Engagement

Anti-social Behaviour

Rough sleepers and begging

Re rough sleepers/begging we have patrolled the hotspot locations. Raising awareness with residents. Referring those in blocks to outreach support. Ongoing patrols.

Re ASB – for fireworks season all the Safer Neighbourhoods Teams worked together. We achieved good results by working with trading standards and tackling sales to children.

Faraday are launching Operation Bumblebee an anti-burglary initiative. We will give out information and contact victims of the last 12 months.

Newington Ward – PS Vinny Gage (SNT Tel: 020 8721 2437)

The Ward Priorities are:

Walworth Road street-drinkers, which have reduced

Pasley Park drug issues, a number of plain clothes operations undertaken and high visibility patrols.

An offender has been identified and dealt with.

People sticking to 20mph limit throughout the ward. Mobile speed cameras used.

Next ward panel meeting – January 20 at Penrose Hall.

Fireworks operations were very successful.

Action taken against rough sleepers on the Brandon Estate.

East Walworth – for PC Chris Daly Tel :07766 443004

Recently organised a set of nights in response to problems raised on the ward panel.

In conjunction with our licensing officers we visited certain pubs and clubs on the Old Kent Road.

We have allocated £2000 to youth engagement projects.

One half is at Victory Church and the other half is at the Turkish-Cypriot club.

Some of the team will be singing at the Globe Theatre tomorrow.

We have done work with trading standards around Elephant & Castle and East Street that has given rise to an arrest warrant.

There have been problems with residents versus students down Henshaw Street. One ABC (Anti-Social Behaviour contract) has been issued and there is a meeting on Friday that will hopefully resolve the matter.

Next ward panel is January 19 in Browning's TMB Tenants Hall at 7pm.

Cllr Pidgeon asked re 20mph zones - How many prosecutions so far?

Sgt Vinny responded that we only stop and give road safety advice to those who breach 20mph.

If over 30mph then we can prosecute.

13. MARINA HOUSE – *Item withdrawn*

14. CLEANER, GREENER, SAFER LAUNCH 2010/11

Pete Redman (Environment and Housing)

This gives you the opportunity to put forward your idea for projects which the Council will undertake through the fund. Things that will make a permanent improvement to your local environment. Forms available here and online via the Council website. This is currently running and the closing date is January 8 2010. Please send your ideas in.

15. EAST STREET

Matt Steele

Matt said there is a need and a will to build bonds and bridges with so many people in the community. Traders, residents and other bodies doing what we can so that we are all heading in the same direction. East Street is a community area.

Kids from Faraday, St Michaels and Robert Browning were recently involved. Thanks to John Wallington for his assistance. The Christmas lights switch on was very well attended. We held a traders Christmas dinner/dance in The London Bridge Hotel which was also well attended. Other local events are planned and details are available.

Yesterday there was a Christmas party for a lot of the old people who frequent the market. Also information from previous workshops will be fed into the strategy document. A lot of good ideas and proposals have come forward. Everyone needs to show their collective desire to move forward.

Question - We asked at the last meeting for a member of the property division to attend so we could ask about shops. I cannot see anyone here. We would still like to ask for the committee to help with that.

Chair noted the request

Question - We asked previously about the five pitch rule and have been told it will continue at the operating manager's discretion. My members are concerned about that answer. Matt responded that we don't have the same number of traders on East Street. We are in a situation where the five pitch rule applies but sometimes we'll be in a situation especially Saturdays where it is not feasible. That is my decision and role. Where in the terms and conditions does it say about the rule?

Questioner responded that it was a well known policy.

Matt said that times change but he would enforce it where possible. His interest was to all traders.

Neil Martindale (property portfolio manager)

Neil explains that his team manages the commercial property. That's not the market or residential but essentially everything else that is let. We manage 31 shops on the South side of East Street. At the moment 30 of the 31 are let-out.

From the last minutes there was a feeling of too many meat shops, veg. and mobile phone shops.

There was also concern about the sub-division of shops.

The information we have from the tenants of those shops is that they are not sub-let. We are happy to look into that query.

The Chair said that a lot of the shops there are sub-letting within the unit. Is that right?

Neil responded we are happy to take information if they are sub-letting but our information says they are not.

Cllr Bates said that action was needed.

Several residents said that sub-letting was taking place.

Cllr Gurling said that officers needed to look at licences relating to stores. Also what policy guidelines do Southwark property have in relation to who property is let to. The concern is that as soon as a shop becomes available there is a butchers or a knickers shop next door to another butchers or knickers shop. There is an uneven distribution of retail shops.

Neil said we do need to have a solid case before we take action. He added that out of the 31 shops, six are selling meat.

Cllr Gurling said let's have an audit to ensure users are behaving correctly as a first stage.

A resident asked that Neil come and talk to the traders who could provide the necessary information. We are incensed about what is going on when we see a cardboard partition down a third of the shop. A meat shop one side then a handbag shop and then a lingerie shop. Please come down. Neil said he was more than happy to receive information.

Bob Barber (principal surveyor)

Bob said he had taken a walk down East Street that week.

Re the sub-letting of 31 shops. There appeared to be some sub-letting. We need to look at the user clauses in an audit and feed back for next time.

Cllr Bates added that everyone knows the sub-letting has been going on for years. Officers can examine user clauses, why has nothing happened?

Bob responded it's not been flagged as a problem.

Members and residents disagreed with that.

Cllr Mohamed said he would like to defend officers. Everyone knows the problem but it is difficult to prove legally.

The Chair asked officers to come back with findings to the next meeting.

Bob Barber said yes they would have information on their findings at that meeting (February 8).

OTHER ITEM

Sylvia Wachuku-King

I am Community Engagement officer at Blackfriars Settlement with responsibility for Borough and Bankside. We are currently doing a survey in collaboration with the Camberwell After Schools project to find out from residents how they feel about their community. Also what activities people would like to see in the Brandon area. Questionnaires available.

We also try to get in touch with less visible groups to see how we can assist them. We have already contacted the senior citizens club.

We are hoping to launch our report in February. More details to follow.

16. THE CORE STRATEGY

Simon Bevan

The core strategy sets out the high level strategic decisions about the borough's planning future. In particular targets for the number of new homes. The number of which will be affordable and the number that will be family sized units are contained in the core strategy document.

There are two or three rounds of consultation and the current draft has been going for about a year and a half/two years. We are coming to the end of the process. It is just about ready for the submission to the Secretary of State. The current consultation runs up until 26 February 2010 and details are available on the Southwark website or by contacting planning policy in the Regeneration department.

Cllr Gurling added that although it sounds a bit boring, here is the residents being asked about how future planning committees will approve or reject applications. If something is of interest to you then this is an opportunity to make your point. Once passed and approved it is difficult for planning committees to go against it.

Cllr Seaton said that many local people complain about not being consulted and I wonder how many people here are aware of the consultation or have taken part in it. (five people indicated yes)

Cllr Seaton added that awareness was a real challenge and in future it would be good to have the documents considered brought along. I am sure there are people who would like to contribute, can copies be made available?

Simon responded that copies are available in libraries and one stop shops. We do provide alternatives for those unable to read/download from the website. It is about 50 or 60 pages.

A resident asked if it could be taken at the next meeting and brought along.

Simon answered this is the third round of consultation and it has been raised at all the community councils in all the phases. We can bring further briefings/details if people wish.

A resident asked if carbon reduction was an important part of the core strategy.

Simon said an extremely important part. We are looking at ever increasing performance of buildings. Raising the standards for all new buildings and looking at transport policies and reducing the need to travel.

A resident asked how large family sized units are and how many will be built on the Heygate site?

Simon responded the definition is anything with three units or more. Three useable bedrooms not tiny. Across the borough there is a varying rate of minimal requirements in major developments. This ranges from a minimum 10% in the Elephant and Castle up to 30% in other areas.

A resident said the largest they had seen reference to was four bedrooms and there is a need for five, six and more for families already in the community.

Simon said the basic policy is to set a minimum for a family dwelling. Then there are certain areas where we are refining our policies where we go into more detail on how many four and five bedroom units.

A resident asked if there would be nothing more than 4 bedrooms at the Elephant?

Simon said details such as that are not yet fully worked out for a 10-15 year regeneration scheme.

A resident asked if a presentation on the Core Strategy and its impact on this area and the Heygate could come to the February meeting.

Simon said yes if invited by the Chair.

The Chair said yes definitely.

A resident asked why kitchens are put in the living room? Why not kitchen-dining room, then living room.

Simon said we can require standards from developers, such as layout and room sizes. The layout described is not ideal but much is dependent on what private developers think they can sell.

17. PUBLIC QUESTION TIME

A resident said they had noticed planning permission being applied for by another betting shop on Walworth Road. Why so many betting shops in the poor areas?

Cllr Bates said all of us are well aware that there are too many betting shops and we've tried to do

something about it. We have been told by the licensing unit that, due to changes in legislation, Councillors have fewer powers to object to licensing applications than before. It's beginning to look like Las Vegas without the glamour and sunshine.

The following written questions were submitted:

What is happening to the Junction of Penrose Street and Walworth Road?

Response awaited

I live opposite the Heygate. My worry is about the noise and dust and traffic and waste. My son is autistic and very sensitive to noise and I worry how I am going to cope when demolition and the building work starts. What plans have been put in place to ensure that this does not affect those who neighbour the Heygate?

Response awaited

How are they going to remove the asbestos without exposing those of us who live close to the Heygate?

Response awaited

18. MEMBERS' DECISIONS

See Action / Decision sheet below

CLOSE: The Chair thanked everyone for attending and wished all a Happy Christmas & New Year.

The next main Community Council is on February 8 2010.

The meeting ended at 9.25pm

Item number	Summary of the actions / decisions	Action by
6.	DECISION: That the minutes of the Walworth Community Council meeting held on October 27 2009 be approved as an accurate record of that meeting.	Walworth Councillors
7.	ACTION: There will be a large item and discussion about the Elephant and Castle Regeneration at the next (February 8 2010) Walworth Community Council meeting.	Chair / Regeneration dept.
AOB	DECISION: Cllr Lorraine Lauder accepted the nomination of fellow Members to act as the Youth Champion / liaison to the Walworth Youth Community Council.	Cllr Lorraine Lauder / Children's Services
16.	ACTION: Council officers to do an audit of East Street shops to see what sub-letting (if any) is occurring and to report their findings at the next (February 8 2010) Walworth Community Council meeting.	Bob Barber / Neil Martindale

17.	ACTION: There will be a presentation and discussion on the Core Strategy at the next (February 8 2010) Walworth Community Council meeting.	Chair / Regeneration dept.
18. EXECUTIVE DECISION	DECISION: That the Closed Agenda be deferred.	Pam Rayment

CHAIR:

DATED:

