

<b>Item No.</b> 22.	<b>Classification:</b> Open	<b>Date:</b> 11 December 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Canada Water Social Regeneration Charter	
<b>Ward(s) or groups affected:</b>		Surrey Docks and Rotherhithe	
<b>Cabinet Member:</b>		Councilor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	

## **FOREWORD - COUNCILLOR LEO POLLAK, SOCIAL REGENERATION, GREAT ESTATES AND NEW COUNCIL HOMES**

Southwark's existing and soon-to-be-updated social regeneration framework is designed to shape change in the borough towards promoting the health wellbeing and employment opportunities of all residents, tackling inequality and creating genuinely integrated communities for current and future generations.

This report details the first of what will be a number of neighbourhood-based Social Regeneration charters in Canada Water, designed to ensure that all key strategic partners are aligned in a common vision and programme for improving the wellbeing of residents in and around the area.

It follows a number of wide-ranging intensive listening exercises from the Southwark Conversation, to British Land's detailed socio-economic study of the area undertaken by Social Life, to regular intensive conversations with TRAs, the Canada Water consultative forum, Rotherhithe area housing forum and ward councillors.

The charter will establish some core themes drawn out from these exercises - among them projects for young people, tackling social isolation, supporting capacity for local traders and skills development, as well as new estate-based programmes - and will set the stage for how s106 and CIL monies will be spent ahead of more detailed place-based community investment plans.

The charter also confirms that the actions that follow will represent *additionality* from the usual community gains drawn from tariff-based developer requirements through s106 and CIL. It also aligns British Land and other strategic partners with the council's other priorities - our employment and apprenticeship targets, community investment plans, local CIL release, community council priorities, the emerging 'Great Estates' programme and so on.

Our hope is that this novel form of alignment and ambition focussing the benefits of regeneration for all parts of the community across Rotherhithe and around the Surrey docks not only builds on the lessons of previous place-making initiatives, but sets a strong precedent for regeneration elsewhere in the borough.

## **RECOMMENDATIONS**

### **Recommendations for the Cabinet:**

1. That Cabinet agrees the Canada Water Social Regeneration Charter [CWSRC] attached as Appendix 1 to this report which includes the following five Canada Water Place Action Plan [CWPAP] emerging priorities:
  - Mental health - outreach and raising awareness
  - Projects for young people – ‘things to do’, tackling social isolation
  - Estate programmes – ensuring the impact of regeneration reaches all
  - Employment and Skills – training, apprenticeships, jobs for local people
  - Supporting enterprise – capacity building for local traders
2. To facilitate the effective update and review of the Canada Water Social Regeneration Charter and Canada Water Place Action Plan Cabinet

### **Recommendation for the Leader of the Council**

3. That Cabinet agrees that the future reviews and update will be delegated to the Cabinet member for Social Regeneration, Great Estates and New Council Homes

## **BACKGROUND INFORMATION**

4. On 13 March 2018, Cabinet agreed that the council enters into the Master Development Agreement [MDA] with British Land for the regeneration of the site identified in the draft Canada Water Social Regeneration Charter (CWSRC) Appendix 1.
5. The scale and duration of the programme of physical regeneration at Canada Water is unique in the context of Southwark. Total investment by the private sector is likely to exceed £3.5 billion over the duration of the project. It is also expected that the public sector will invest significant additional funding to provide the necessary infrastructure to support the anticipated growth in the area.
6. The context genuinely represents a once in a generation opportunity to deliver positive social, economic and health benefits for our residents. The CWSRC is intended to provide a strategic framework to inform future interventions to ensure the masterplan will deliver these outcomes for the local community and Southwark as a whole.
7. To give effect to this ambition Cabinet also endorsed four intertwined social regeneration themes of education, employment, health and community. These four themes are the outcome of local engagement and baseline research to better understand local socio-economic conditions.
  - A place to learn and grow
  - A place to belong
  - A place to work
  - A place to be happy and healthy
8. Subsequently on 10<sup>th</sup> May the council and BL exchanged the conditional agreement. On the 11 May BL submitted a planning application for the

development of the site comprising a detailed phase 1 scheme and an outline for all remaining phases. BL submitted their own Social Regeneration Charter as one of the documents supporting their planning application although it should be noted this will not be formally approved as part of the regulatory process. The planning application is likely to be determined early in the New Year. Approval will be subject to a s106 agreement which will include a package of employment and training outcomes which will be determined in accordance with the council's employment and training SPD.

9. The March Cabinet MDA decision also required officers to complete work on the CWSRC taking into account the Southwark Conversation and to report back to cabinet before the planning application is determined. The purpose of this report is to comply with this decision in advance of the likely planning Committee which will consider the application early in the New Year.

## **KEY ISSUES FOR CONSIDERATION**

10. A Social Regeneration Charter (SRC) is a high-level area-specific document informed by the Southwark Regeneration Framework. The intention is that there will be a SRC for every major regeneration area in Southwark. The Canada Water Social Regeneration Charter (CWSRC) attached as Appendix 1 to this report sets out the purpose of the charter, policy context, baseline research and priorities for the area. The draft document also includes an emerging Place Action Plan (PAP), which includes details of council and BL investment proposals in the area, proposals for governance and delivery mechanisms.

### **Charter Principles**

11. Officers and BL have agreed a number of key principles which should inform the CW charter and these are summarised below. It is anticipated that other partners will support the charter and the principles on which it is based.

#### **i. Additionality**

12. The Council and British Land have agreed that they will work together to use the charter to deliver additionality (e.g. potential for leveraging third party resources (capital, personnel, knowledge, skills, in kind contributions etc.), in the form of commitments/deliverables that go beyond what can be secured through the planning process and adopted policy framework.

#### **ii. Alignment with other council investment programmes**

13. The CWSRC will be aligned with the Social Regeneration Framework, and have regard to agreed Council priorities and programmes e.g.: The Great Estates Guarantee, Local CIL release, Community Investment Plans and Bermondsey and Rotherhithe Community Council C&G priorities. In determining priorities regard will also be had to Council investment plans and be based on an evaluation of needs which are not being met from mainstream programmes.

#### **iii. Consultation and Periodic Review**

14. The Canada Water masterplan will be delivered over 15-20 years. Inevitably economic conditions, technology, the policy environment, partners, resources

and priorities will change over this period. It is essential therefore that both the Charter and Place Action Plan retain flexibility to respond to these dynamics. It follows that there will need to be robust and ongoing community engagement throughout the life of the programme in order to engage local stakeholders, identify issues early, and facilitate effective responses.

### **Canada Water Social Regeneration Charter**

15. In summary the CWSRC strategic document attached as Appendix 1 comprises the following;
  - i. **Purpose and Principles of the Charter**
  - ii. **Charter Development** - how the CWSRC and Place Action Plan sit within the emerging Social Regeneration Framework, and how the CWSRC is informed by the Southwark Conversation 2017 and BL's Canada Water Masterplan Social Regeneration Charter
  - iii. **Canada Water Context** - summary of the adopted Canada Water Area Action Plan 2015 a brief overview of the Canada Water Masterplan and Master Development Agreement
  - iv. **Baseline Research** – sets out local engagement carried out by the Council and British Land as well as baseline evidence from the CWAAP and socio-economic research commissioned by BL.
  - v. **Priorities: investment and initiatives** - an overview of committed and pipeline investment across the council as well as a summary of the Canada Water Masterplan (BL investment)

### **Canada Water Place Action Plan**

16. In looking at the joint work carried out so far - Council and BL baseline research and local engagement, evidence-based priorities of the CWAAP, the Council's own investment programme and the outcomes which will be delivered by British Land through the masterplan, five action areas have been identified as the priorities in the **Canada Water Place Action Plan**. These areas have been informed by both the 8 Council Plan priorities and British Land's 4 priority areas:
  - Mental health – outreach and raising awareness
  - Projects for young people – skills, training, 'things to do' and social isolation
  - Estate programmes – ensuring the impact of regeneration reaches all
  - Employment and Skills – training, apprenticeships, jobs for local people
  - Supporting enterprise – capacity building for local traders

### **NEXT STEPS**

17. Further work is needed determine how best to implement the objectives agreed in the CWSRC and CWPAP, i.e. how to determine specific plans for projects and planned investment, monitoring, incorporation of final indicators and engaging with local delivery partners (stakeholder groups). Further decision-making is also required to ascertain timescales, resources and the appropriate delivery mechanisms for individual projects including accountable bod(ies) for funding and delivery.

18. Governance - the general governance aspirations of the CWSRC and CWPAP also require further debate and consultation. Aspirations should be built around transparency & accountability for activities, outcomes and funds, and ongoing dialogue with affected communities/local stakeholders. They should emphasise the importance of periodic review and evaluation to meet changing circumstances and allow programmes to be adjusted to ensure projects continue to deliver outcomes.

### **Policy implications**

19. The NSP states that town and local centres should be the main focus for new developments and identifies Canada Water along with Elephant and Castle including Walworth Road, Old Kent Road and Peckham as having the most potential for growth.
20. Canada Water is a major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre.

### **Area Vision - AV.14 Rotherhithe Area Vision**

21. Detailed development opportunities in Rotherhithe are set out in the Canada Water Area Action Plan (2015). This includes adopted Site Allocations. **The key new and revised development opportunity sites** in the area are:
  - NSP79: Rotherhithe Gasometer
  - NSP80: St Olav's Business Park, Lower Road
  - NSP81: Decathlon Site and Mulberry Business Park
  - NSP82: Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close
22. In November 2015 following an extensive programme of consultation the council adopted the Canada Water Area Action Plan (CWAAP) which will guide development in the area in the period up until 2026. The CWAAP identifies that the "focus of development within the AAP will be a core area around Canada Water" and that this area is most suitable for more development and change due to its character, public transport accessibility, and opportunity and capacity for growth.
23. The Rotherhithe peninsula was transformed during the 1980s and 1990s with over 5,500 new homes built during this period along with the shopping centre and the Harmsworth Quays Print Works. Through the CWAAP, a second opportunity to regenerate the area (see Figure 1, Appendix 1) including the substantial amounts of surface car parking, the out-of-town style shopping and entertainment facilities to create a new town centre for Rotherhithe and for Southwark is recognised and supported.

## Community impact statement

24. As set out in Appendix 1, consultation and baseline research has taken place by both the Council and BL and this has informed the identification of the five emerging CWPAP priorities set out in recommendation 1. The council has had regard to its Public Sector equalities duty as part of the preparation of the CWAAP in 2015 and the emerging Southwark plan will be the subject of a separate exercise. BL have also submitted an Equalities Statement in support of their planning application.
25. The CWAAP/CWPAP will be an evolving document subject to consultation with stakeholders and periodic review. The PSED duty and implications for groups with protected characteristics will be considered further as the emerging priorities are developed in more detail and at review points and regard will also be had to relevant equalities assessments/databases such as those referenced in paragraph 26.
26. The Equality Act 2010 imposes a general equality duty on public authorities (the Public Sector Equality Duty – PSED) in the exercise of their functions, to have due regard to the need to:
  - Eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act;
  - Advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it;
  - Foster good relations between people who share a relevant protected characteristic and people who do not share it.
27. For the purposes of the PSED the following are “protected characteristic” considerations:
  - Age
  - Civil partnership
  - Disability
  - Gender reassignment
  - Pregnancy and maternity
  - Race
  - Religion or belief
  - Sex and sexual orientation

## **Resource implications**

28. There are none specifically arising from this report. The council investment programme which is part of the charter attached as Appendix 1 sets out projects which are already incorporated into the council's capital programme and are not growth items. Any new projects/initiatives that arise through the CWSRC which required additional or reallocation of council funding would need to be considered through the normal budget, monitoring and governance processes.

## **Consultation**

29. BL and the Council have carried out extensive consultation so far as detailed in the CWSRC. This work - Southwark Conversations, CWAAP consultation, Social Life research and BL's own local engagement has informed the CWSRC development and the priorities in the Place Action Plan.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

30. Adoption of the Canada Water Social Regeneration Charter is a requirement of the report to cabinet which recommended entry into the Master Development Agreement (13 March 2018). That report instructed officers to complete ongoing work on the Social Regeneration Charter, which was to sit alongside the MDA and to deal with the social aspects of the regeneration which is the subject of the MDA. It set out the main areas which the charter would cover. This report satisfies the requirements of that earlier report and presents the charter for approval.
31. The CWSRC is intended to sit alongside, and not to replace, any of the obligations to be contained in any s106 agreement.

### **Strategic Director of Finance and Governance (FC18/020)**

32. This report is requesting Cabinet to agree the Canada Water Social Regeneration Charter [CWSRC] as reflected in the report and detailed in Appendix 1.
33. The strategic director of finance and governance notes that there are no immediate financial implications arising from this report as the investments included in the charter are already incorporated within the council's current capital programme and any other investments proposed for the future will be subject to separate reports for formal approval.
34. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
British Land Canada Water Masterplan Social Regeneration Charter	Regeneration North	Jon Abbott 020 7525 4902
<b>Link (please copy and paste into your browser):</b> <a href="https://www.canadawatermasterplan.com/wp-content/uploads/2018/05/Masterplan-Social-Regeneration-Charter-May-2018.pdf">https://www.canadawatermasterplan.com/wp-content/uploads/2018/05/Masterplan-Social-Regeneration-Charter-May-2018.pdf</a>		

## APPENDICES

No.	Title
Appendix 1	Canada Water Social Regeneration Charter
Appendix 2	Map of Canada Water Area and Aerial View of Masterplan
Appendix 3	Cross Departmental Investment – Rotherhithe and Surrey Docks Cross-departmental Investment - Assumptions
Appendix 4	Map of all Council Investment - Surrey Docks and Rotherhithe
Appendix 5	British Land Social Regeneration Tracker
Appendix 6	Hierarchy of Plans prepared by the Place and Wellbeing department

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Leo Pollak, Social Regeneration, Great Estates and New Council Homes		
<b>Lead Officer</b>	Kevin Fenton, Strategic Director of Place and Wellbeing		
<b>Report Author</b>	Rumi Bose, Project Officer		
<b>Version</b>	Final		
<b>Dated</b>	3 December 2018		
<b>Key Decision?</b>	Yes		
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>			
	<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
	Director of Law and Democracy	Yes	Yes
	Strategic Director of Finance and Governance	Yes	Yes
	<b>Cabinet Member</b>	Yes	Yes
	<b>Date final report sent to Constitutional Team</b>	3 December 2018	