

## Bells Gardens estate – Consultation summary, 14 March 2019

There have been 14 responses so far to the Bells Gardens consultation questionnaire, midway through the period that it is open –

### Question 3: Please tell us your thoughts about the potential development of this site -

- 12 residents are broadly in favour
- 2 are opposed

### Question 4: What do you want to see retained on the site?

Landscaping - trees, open space	13	Parking provision	8
Green space	10	Multi-use games area	7
Provision of play area	8	Services	9

### Any other comments – what do you want to see retained on the site:

- The community building.
- Also views, and security.
- Some flats already have sunlight from one direction and it's important that it will be retained.
- Privacy.
- It's crucial that no services are lost – trees/ light etc.
- Access to refuse collection.
- Access to emergency services
- More lighting.
- The trees have served us very well for over 40 years as a lung in our urban space and must be retained. You have to build creatively round them but they must be retained.
- All these are essential. I accept some loss of green space and trees, but it should be minimised.

### Question 5: what would you like to see improved on the site?

- Basic footpaths – directions of footpaths are very inconvenient; and planters
- A new improved community centre
- All anti-social behaviour; bikes riding up and down the estate
- Cleanliness, security, noise (especially from the community centre)
- Play area; upgrade to community centre: general care of the estate; bins area of Leontine
- Lighting
- The sensory and herb garden; the lack of benches and a café
- The way the rubbish, refuse and recycling area is laid out and managed;
- More parking areas for residents;
- Better play space for young ones and the youth;

- A better equipped and multifunctional Tenants Hall; with enough parking space; children's play area big enough to accommodate the increase that will take place; youth area.
- Restrict motorbike access from Buller Close and Commercial Way; access control to MUGA; soundproofing for the Community Centre;
- People encouraged to come together to improve communal areas;
- To allow people enough air and space to breathe;
- The positive thing about people always on site is that they are watching what happens on the estate.

**Question 6: What aspects of the design of the new homes are important to you?**

- Height and openness – the lower the better;
- I like houses with their own doors (front doors);
- None at all;
- Views, access, green spaces, open spaces; no wind tunnels; LIGHT; PRIVACY;
- The height of the new homes;
- Spacious, plenty of light introduce vertical growing of vegetables;
- The size of the bedrooms should be of a good size and structure;
- The new council homes;
- None. It's highly unlikely present residents will be offered any of the new properties. What I will say is that I hope the properties are not as 'ugly' as the properties close to the Baptist church in Peckham Park Road;
- It shouldn't tower over the existing buildings and should not block out the light;
- Security. Open spacious feeling at ground level. Avoiding overshadowing existing blocks. Bring existing blocks up to par, with solid main doors and a good paint and trim and fix longstanding damp issues;
- That people have enough light and space. We should all be given the opportunity to improve our homes, our boilers don't always work and the idea of seeing new homes built while ours are rotting seems unfair.

**Question 7: Do you use the community centre? What do you like about it? What could be improved?**

- Used for TRA, nothing else. Could be better advertised – events, etc. – and generally better maintained.
- Yes, I use it. Good to meet people. Good IT and sports facilities.
- I used the computer for my own job search.
- Yes, I come to TRA meetings.
- I only come for TRA but good to have events like this – council information.
- Yes – but not often.
- I use the community centre, I have attended sewing, keep fit, community meetings. More awareness needed for the population of Bells Gardens to enjoy all the facilities.
- The activities on offer that are interactive for young people.

- Yes, I do. More halls in the centre for hiring for parties, e.g. birthdays, marriage, etc,
- It serves its purpose. If you knock down the old you must replace it with new and all current tenants and users who want to continue to use it must not be compromised.
- I find it a bit small. Function rooms could be bigger and better equipped. Projectors and screens. They should have fully equipped kitchens. Parking.
- Yes I do. I like that it is available to all on the estate. Rooms are genuinely multi-purpose, from sport to church to meetings.
- Three sizes of room; conference, medium and large hall. Kitchen accessible from two rooms.
- Lobby is welcoming and encourages socialising.
- Improvements: Soundproofing, controllable ventilation, more power sockets.
- Yes! The SGTO does good work. I attend their meetings, updates, get printing done and encourage people I know across Southwark to do the same. I regularly use the resource room and the workshops that take place in the community centre. The late night parties could be improved and church groups. I would like to see the community centre become a hub for housing for SGTO as it does great work that should be preserved so people go there, especially as all the service centres close.

**Question 8: Do you use the multi-use area or playground? What do you like about it? What could be improved?**

- Do not use. MUGA needs updating with better locks and lighting. Play area is very run down;
- My great-grandchildren use the playground a lot and they love it;
- Yes - out of date, needs upgrading, like the park up the road;
- No;
- Some kind of locking feature at night time, it can be quite noisy;
- Presently, I do not use it but I have in the past when my children were small;
- No. But the children do and I like to see and hear them using the facility;
- My grandchildren play there, It's one of the highlights they look forward too in these area;
- I see a lot of children let off steam here. We can't deny them this;
- A more durable material to be used;
- For the flooring;
- I do not use it but like that it is well used and improves community spirit. Lighting is currently unreliable;
- Access control is important;
- Noise is an issue;
- No, I do not have young children but lots of people on the estate do. It is fantastic to see people playing there in the holidays, full families go there. It can sometimes be frustrating when people come with loud music in the summer months until late - but it also makes me feel safe as people are all doing some thing positive and watching over the estate - although it is noisy.

**Question 9: Do you use the grassed areas? What do you like about them? What could be improved?**

- Not used. Designed to prevent use or walking - could be much better.
- No, I don't.
- It's a lovely grassed area - kids play football on the grass, and the young families from school and on Sundays. The trees are beautiful.
- Not "use" but like the view of the greens.
- Yes, and like the trees
- I like to see grassed areas because it is about nature and fresh air and oxygen to purify our bodies and homes.
- Yes. We need as much green space as possible in urban areas
- The grassed areas we use as a community. When we come together for our outdoor functions.
- Other families use it.
- I love the grassed areas. The one by the CC is currently ruined by constructors access & fencing, overdue to be made good.
- It would be nice to have a green area where dogs are kept out so you can lie on the grass.
- Yes, I like the hills in the grass area. I walk my dog there and feel very safe

**Question 10: Please tell us about your experience of living in this area:**

- Love the diversity but the buildings and landscaping prevent people from coming together as a community.
- It's a good area and location.
- Routes into London central area
- No good
- The young people round here haven't got any respect
- It's been here since 1980 - I have lots of friends the estate is peaceful, walking out is not a problem.
- It's well supported by TRA members/ council housing officer.
- Some noise issues and a bit of ASB but overall quite nice place to live.
- Excellent - friendly neighbours.
- Can be interesting at times, you may want to incorporate security into your design.
- I have lived in this area for 20 years - I like it because of the proximity to the town centre because of my mobility disability. Also I have over the years established a good relationship with my neighbours.
- Good amenities growing up - playground and activities at the council community centre.
- It is a nice place to live, but the problem to taking drugs, people come from other places and mess the estate, e.g. they wee/ poo on the stairs. The security doors are destroyed permanently / frequently.
- I have live here for nearly 39 years what do you want to know?
- I have lived in this area for about 18yrs.
- I must say things have deteriorated in the last 5 to 6 years.

- Having a lot of challenges with rough sleepers.
- The area dirtier and a lot of parking space challenges.
- It is a good community, Mostly people who have been here many years.
- there are problems of ASB but those should decrease when Edwin House gets new doors. I wish people in my block were more careful when dumping rubbish.
- It is hard when you see all of other bits of the borough being improved where the yellow brick gets nothing. There should not be a division in tenure and everyone should have decent housing.

#### **Additional comments**

- I hope this isn't a waste of our time. And our concerns will be attended to.

**Project group member numbers are included in a spreadsheet. We have gathered 13 people so far.**