

# Old Kent Road Social Regeneration Charter

Summary and Illustrative Indicators

Southwark Council

September 2019

# Old Kent Road

## Social Regeneration Charter | Summary

**A summary of our vision, goals, objectives and deliverables for the Old Kent Road Regeneration area and how we will work together to make them a reality.**

**Our Values** We want Southwark to be a healthy, clean, green and safe borough, where everyone has a great place to live, with excellent schools, parks and community facilities; where everyone has the opportunity to play a full part in the economy, to thrive and meet their potential; and where a person's background does not determine their life chances.

**Our Vision** An Old Kent Road community is the best that London has to offer – an inclusive, diverse, sustainable, safe, healthy, engaged, economically productive and connected community – for today's and future generations.

**Our Priorities** We have completed substantial background research, needs assessments and community engagement activities to better understand local people's hopes and ambitions for the changes proposed in the OKR area. These priorities were set out in the Old Kent Road Area Action Plan and include: Health and Wellbeing; Walking and Cycling; Green Spaces and Nature; Clean Air; Healthy Affordable Homes; Places to Connect; Jobs Training and Education; and Healthy Affordable Food.

In February 2019 the OKR community forum explored how developer contributions (Section 106) and the Community Infrastructure Levy (CIL) can help address local needs. We asked everyone to vote for their top priorities for spend in the Old Kent Road area. The top 3 were: (1) Parks, trees and green spaces (2) Safety and security (3) Youth facilities.

Arising from this work the top 3 priorities for spending local CIL included:

1. Encourage new businesses and support businesses to stay local and grow, in part to provide a wider range of opportunities for young people in the area
2. Invest in and around estates to improve people's safety and security and quality of the open spaces on our estates
3. The best place possible to grow up so we will invest in projects to improve outcomes for young people such as schools, children centres and youth activity

**Our Goals** In line with our ambition to ensure regeneration works for all in order to reduce health, housing, social and economic inequalities, we have three overarching goals for the Old Kent Road area which are to ensure:

1. A healthy, connected and sustainable future for all
2. High quality homes and amenities for all
3. A vibrant local business and cultural economy that works for everyone

We have identified 10 promises to the Old Kent Road community in order to achieve these goals. For each promise, we have identified key deliverables and indicators to monitor our progress.

## Tracking our progress

The regeneration of Old Kent Road will take place over almost two decades. In order to ensure that this major change works for everyone and that we improve the livelihood of existing and future generations, we will work differently and better with developers, local communities to ensure all activities are aligned to the ambitions and objectives of this charter and to achieve the shared outcomes.

We will measure our progress using standardised and agreed indicators, engaging local residents, communities and those across the borough to understand, measure and maximise the positive impact of regeneration and mitigate where there are challenges.

We will also track the investments into the local area, both directly from the new developments, as well as investments from Community Infrastructure Levy and Section 106. We set out how this money will be spent in Local Place Plans and Community Investment Plans.

*Website links to be inserted*

## Map of OKR

*Map of OKR to be inserted*

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## Our Promises

### Goal 1.

#### A healthy, connected and sustainable future for all

**Promise 1.** The Old Kent Road is the best place to grow up with a radically improved and expanded educational, sports, culture and youth offer.

**Promise 2.** Double the acreage of open space so everyone has easily accessible open space and are within 400m proximity of open space linked by green routes for walking and cycling.

**Promise 3.** Improve air quality in the OKR by significantly reducing emissions

**Promise 4.** Everyone can be happy and successful as Old Kent Road is a healthy place to live, work and grow old with connected and cohesive communities.

#### Key deliverables:

A new health hub to promote healthy and active lifestyles

Extending the Bakerloo line by delivering three new stations along the Old Kent Road

Reduce air pollution with better public transport, low emission fleet and zero car parking

Create three new parks and new neighbourhood green links between the parks

Creation of a new town centre with new activities for leisure, culture and play

### Goal 2.

#### High quality homes and amenities for all

**Promise 5.** Provide 5,000 Social Rented homes in the Old Kent Road area, creating a place where people get on well and can live safely.

**Promise 6.** Eliminate rogue landlords, and ensure all PRS homes are secure, have predictable rents and are fit for human habitation.

**Promise 7.** Drive huge investments into OKR estates turning them into some of the most prized spaces in the City.

#### Key deliverables:

Building 20,000 new homes, including 5,000 Social Rented homes with a mix of sizes and densities

Integrate the Old Kent Road's historic and valued character into the new development

### Goal 3.

#### A vibrant local business and cultural economy that works for everyone

**Promise 8.** Create the largest Living Wage Neighbourhood in the UK with living wage and gender pay audits and plans to transition all businesses.

**Promise 9.** Expand the floor space of affordable workspace on the Old Kent Rd and offer first refusal on new affordable employment space to existing businesses.

**Promise 10.** Create a full employment OKR with a fully occupied high street, creating 10,000 new jobs in the OKR area and contributing to 2500 new apprenticeships borough-wide.

#### Key deliverables:

Expand existing primary schools and provide up to one new secondary and two new primary schools

Provide new employment space mixed with homes to improve on existing employment networks, which make Old Kent Road successful and create more jobs

Create a network of arts and cultural venues and creative workspaces for continuous learning and growth of the creative economy

# Old Kent Road

## Social Regeneration Charter | Indicators

### Goal 1: A healthy, connected and sustainable future for all

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
<b>Promise 1.</b> The Old Kent Road is the best place to grow up with a radically improved and expanded educational, sports, culture and youth offer.	1.1 School readiness - % of pupils achieving a good level of development at age 5	OKR ward: 63.7% (London average is 62.2%)	School readiness at or above the London average	Annual
	1.2 All Schools are OFSTED Good or Outstanding by 2030	14 schools in OKR opportunity area:  5 schools are outstanding  6 schools are good  2 requires improvement  1 hasn't been inspected yet	Expanded schools to meet demand and up to 2 new primary and 1 new secondary schools (depending on demographic need)  All existing and new schools good or outstanding	Every 3 years
	1.3 Percentage of children who are obese in Reception and Year 6.	Childhood obesity in the OKR ward is 15.7% in Reception and 30% in Year 6. These are both higher than the Southwark averages of 12.3% and 26.1% respectively.	Child obesity levels at or below Southwark average	Annual
	1.4 Number of sport, leisure culture and community facilities	Data to be specified	Net increase in facilities to be tracked	Every 5 years
<b>Promise 2.</b> Double the acreage of open space so everyone has easily accessible open space and are within 400m proximity of open space linked by green routes for walking and cycling.	2.1 Distance to a park (Park catchment areas, what is average walking time to park) Green space Quantity (hectare) and Quality (maintenance, diversity in offering for different age groups, activities)	Total publicly accessible open space per 1,000 population (Bermondsey and Old Kent Road: 0.18) (2013 Open Space Strategy Evidence Report)  Old Kent Road currently: Below Average Quality	All OKR residents within 400m of greenspace  Residents report	Periodic surveys and qualitative assessments of residents' experiences

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
		and Value (2013 Open Space Strategy Evidence Report)		
	2.2 Number of new trees planted in the Old Kent Road Area	Number of trees in OKR regeneration zone = N	Aim for a 100% increase in number of trees  Create an urban forest in the OKR	Survey to be undertaken periodically
<b>Promise 3.</b> Improve air quality in the OKR by significantly reducing emissions	3.1 Atmospheric emissions of • Nitrogen Dioxide (NO <sub>2</sub> ) • Particulate Matter (PM <sub>10</sub> & PM <sub>2.5</sub> )	NO <sub>2</sub> - 41 µg.m <sup>-3</sup> PM <sub>10</sub> - 22 µg.m <sup>-3</sup> PM <sub>2.5</sub> – not currently measured but will be available in Spring 2020.	By 2030: NO <sub>2</sub> reduced emissions by 50% PM <sub>2.5</sub> emissions reduced by 20% PM <sub>10</sub> emissions reduced by 5%  (2018 baseline)	Every 3 years  Annually
	3.2 Air quality around schools	11 out of 14 schools in the OKR opportunity area are above the EU limit value for NO <sub>2</sub>	Recommendations from schools air quality audit are implemented.  Pollutant levels around schools and nurseries significantly improved	3 years
	3.3 Extending the Bakerloo line	Awaiting decision from TfL	Extension completed by 2040	Annual progress reports
	3.4 Council leads on environmentally friendly and sustainable planning policy	To be developed internally	Low emission Council fleet used Reduced cars in OKR and only electric buses Local opportunities to walk and cycle promoted A zero car parking policy for local developments Carbon zero and Carbon negative land development within OKROA	Every 3 years Annually
<b>Promise 4.</b> Everyone can be happy and successful as Old Kent Road is a healthy place to live, work and grow old with connected and cohesive communities.	4.1 Increase life expectancy to exceed the London and National average	Females: 84.7 years (SWK average - 84.4 LDN average – 84.3) Male: 79.8 years (SWK average - 78.9 LDN average 80.5 )	Life expectancy is at least the same as the London average for men and women	Annual
	4.2 A&E emergency	Data to be obtained (from	Emergency	Annual

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
	attendances	ward profiles)	attendances at least same as Southwark average	
	4.3 Rate of requests for support to adult social care	708.1 per 100,000 population (SWK average = 601.2 per 100,000 population)	Rate of adult social care requests at least same as Southwark average	Annual
	4.4 Percentage of residents who agree that there are enough places in local area for meeting with friends, relatives and work colleagues	53% (from Ipsos Mori survey)	> 80%	TBD

## Goal 2: High quality homes and amenities for all

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
<b>Promise 5.</b> Provide 5,000 new Social Rented homes in the Old Kent Road area, creating a place where people get on well and can live safely.	5.1 Total (cumulative) number of new homes and affordable homes built in the Old Kent Road area	Data available Autumn 2019	Build: <ul style="list-style-type: none"> <li>20 000 new homes incl:</li> <li>5 000 social rented homes</li> </ul>	6-monthly
	5.2 Planning permission and completions of the following <ul style="list-style-type: none"> <li>New homes</li> <li>Social Rented homes</li> <li>Intermediate homes</li> <li>Family homes – 3 &amp; 4 BR</li> <li>Wheelchair homes</li> </ul>	Data available Autumn 2019		6-monthly
	5.3 Percentage of residents who say that the local area is a place where people get on well together	Baseline (Ipsos Mori): 69%	>90%	TBD
	5.4 Percentage of people who report feeling safe in local area in daytime/ after dark	Daytime: 93% After dark: 64% Crime Rate 115.24 per 1000 (similar to SWK rate of 115.4)	Daytime: >95% After dark: >90% Crime rate comparable to Southwark average	Residents Survey Annual
<b>Promise 6.</b> Eliminate rogue landlords, and ensure all PRS homes are secure, have predictable rents and are fit for human habitation.	6.1 Number of rogue landlord reported and listed on the GLA rogue landlord & agent checker	Data to be obtained Autumn 2019	Eliminate reporting in OKR area	TBD
	6.2 Number of licenses & housing act notices complied with.	Data to be obtained Autumn 2019	100%	TBD
	6.3 Number of homes in	Data to be obtained	All PRS homes in	TBD



	decent condition from PRS housing conditions survey	Autumn 2019	OKR are decent	
<b>Promise 7.</b> Drive huge investments into OKR estates turning them into some of the most prized spaces in the City.	7.1 Annual investment in OKR council estates to upgrade and refurbish infrastructure and surroundings	Data to be obtained Autumn 2019	Cumulative investment	Annual
	7.2 Percentage of residents who say they are satisfied with their estate	Data to be obtained (residents' survey)	Increase	TBD

## Goal 3: A vibrant local economy that works for everyone

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
<b>Promise 8.</b> Create the largest Living Wage Neighbourhood in the UK with living wage and gender pay audits and plans to transition all businesses.	8.1 Number of businesses who are living wage employers	144 (borough-wide)	TBD – depending on living wage neighbourhood criteria	Annual
	8.2 Number of businesses producing living wage and gender pay audits	Not currently available at local authority level		Annual
	8.3 Number of businesses signed up to the Mayor's Good Work Standard	11 (borough-wide)		Annual
<b>Promise 9.</b> Expand the floor space of affordable workspace on the Old Kent Rd and offer first refusal on new affordable employment space to existing businesses.	9.1 Available affordable workspace in m squared	1500sqm (Space Studios)	Significant expansion in affordable workspace square meterage	Annual
	9.2 First refusal policy indicator on new affordable business space	N/A (first refusal policy indicator tbd through consultation)	All current businesses offered first refusal on new workspace on OKR	Ongoing
<b>Promise 10.</b> Create a full employment OKR with a fully occupied high street, creating 10,000 new jobs in the OKR area and contributing to 2500 new apprenticeships borough-wide	10.1 All young people and those who need to retrain receive the best education	811 (borough-wide)	2500 Apprenticeships borough wide	Annual
	10.2 Number of vacant units on the high street	Protected Shopping Frontages - 19% the OKR Opportunity Area - 11%	Both <5%	Annual
	10.3 Number of new jobs created in the OKR Area	9,500 jobs currently	10,000 new jobs to be created from new employers borough wide	Annual
	10.4 A wide diversity of local business that enables everyone to feel part of the community	Number of new developments to include cultural/arts venues and/or creative workspaces	Available October	3 Years

		<p>43 arts, culture, leisure and sports businesses currently (We Made That Survey)</p> <p>% of children living in households claiming out of work benefits – 22.6% (SWK average = 18.5%)</p>	In line or better than Southwark average	Annual
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