

Engagement Summary for the Development Consultation Charter

Site: Cator Street 2

Address: Land to rear of Tayo Situ House, 73 Commercial Way, London SE15 6FA

Application reference: Southwark Pre Application ref 19/EQ/0071

List of meetings:

It should be noted that there was extensive consultation regarding the provision of a 'centre of excellence' and extra care housing during the preparation of proposals for Tayo Situ House (Cator Street Phase 1)

A list of reports pertaining to that decision are included below, together with details of consultation that took place at the time of the decision to proceed – see appendix 2 from Sep 2013 report.

Approval to proceed with extra care housing at Cator Street – stated at recommendation 3 of Item 17: Directly Funded Housing Delivery in Oct 2012:

<http://moderngov.southwark.gov.uk/ieListDocuments.aspx?Cid=302&Mid=4247&Ver=4>

Approval to proceed with the 'Centre of Excellence' in Sep 2013:

<http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=3961>

Building contractor appointed for refurbishment works in Oct 2014:

<http://moderngov.southwark.gov.uk/mglIssueHistoryHome.aspx?IId=50004753&Opt=0>

Approval to demolish the former learning resource centre – report signed by Director of Regeneration (report available on request)

Meetings	Date	Attendees	Summary of discussions
Tayo Situ House completion	May-July 2017	New tenants, residents and operational staff on site at Tayo Situ House (Cator Street 1)	An extensive lessons learnt document was prepared to take account of points raised by new tenants and residents in the development. This has formed the basis of the detailed design brief for Cator Street 2 proposal.
Pre-application meeting	11 April 2019	<p>Council officers: Victoria Crosby Martin McKay Hernan Castano</p> <p>Southwark Council PM: Laura Wannop</p> <p>Consultant Design Team: David Jenkin, and-associates, architect David Andre, and-associates, architect Andrew Cartmell, daylight specialist, Point2.</p>	<p>The proposals were generally well received, although there were many comments covered in the draft response dated 18 April 2019. These have all been covered in the Design and Access Statement.</p> <p>The main issues were: The possibility of retention of the existing trees and their condition. Highways issues and access to the site. Daylight and sunlight to the courtyard and how this affects the adjoining properties.</p>

Meetings	Date	Attendees	Summary of discussions
		Oliver Bobbin, F+G Project Manager	The use of the building, tenure. Corridor access to the flats making them in effect single aspect. Materials and articulation of the facades. Use of external spaces and the courtyard.
	16 May 2019	Council officers: Victoria Crosby Martin McKay Southwark Council PM: Laura Wannop Consultant Design Team: David Jenkin, and-associates, architect David Andre, and-associates, architect Andrew Cartmell, daylight specialist, Point2. Oliver Bobbin, F+G Project Manager.	This is covered in the formal response dated 13 June 2019. Revised drawings had been submitted and these dealt with some of the earlier comments. Much of the daylight and sunlight issues had been looked at, but concern was still raised about the quality of the flats looking into the courtyard. The articulation of the facades was more welcomed as shown in visuals, although there were further minor issues. Cases needed to be made for the lack of a range of sizes for the flats and the tenure.
Councillor meetings	26 March 2019	Cabinet Members briefing	All cabinet members briefed on the proposals ahead of the presentation of a procurement strategy paper at Cabinet on 12 March 2019
	28 May 2019	Cllr Leo Pollak – Cabinet Member for Social Regeneration, Great Estates and New Council Homes	Cllr Pollak was briefed during his regular lead member briefings – confirmation that keen to see the scheme progress
	17 June 2019	Peckham Ward Councillors Cllr Barrie Hargrove – Deputy Mayor of Southwark Cllr Johnson Situ - Cabinet Member for Growth, Development and Planning	Members noted the proposals and provided positive feedback and were comfortable with proposals being circulated to the community
Resident group meeting	20 June 2019	See public meeting below	
	6 September 2019	North Peckham Estate Tenants & Residents Association AGM	Following the public meeting on 20 June, an invitation was extended to the council project manager to attend the meeting to provide an update on the proposals
Local business meeting	Not applicable		
Meeting with occupier of the site	Not applicable		

Meetings	Date	Attendees	Summary of discussions
Design Review Panel	Not applicable		

List of public consultation events carried out to date or planned:

Public consultation events	Date	Attendees	Summary of feedback
Public meeting	20 June 2019	<p>Number of attendees and the diversity – were the attendees representative of the area?</p> <p>About 900 residential properties were notified on the public consultation session by letter on 7 June 2019.</p> <p>The public consultation session lasted for 3 hours from 17.00 until 20.00.</p> <p>It was attended by 3 people all from the local area. Two of these were part of the North Peckham Residents Association.</p>	<p>One form was completed. The feedback was entirely positive with no adverse comments.</p> <p>The principle of a Dementia Daycare Centre, the Community Information Hub, and an increased number of Extra Care residential units was a popular proposal.</p> <p>Making the building non-institutional and fit in with the local buildings (including Tayo Situ House) was well received, including the additional landscaping.</p>
	24 June 2019	Phone call feedback was received in relation to the proposals	The phone call feedback was also positive, but was cautionary regarding construction and ensuring any dust generation is managed
Public exhibition	20 June 2019 onwards	In the Pop In Centre, 100 Pentridge Street, SE15 6LG	No feedback at present.
	26 June 2019 onwards	In Cator Street Phase 1: Tayo Situ House.	No feedback at present.
Open workshop 1	Not applicable		
Open workshop 2	Not applicable		

Evidence of consideration of the following (this list is not exhaustive):

Demographic context:

<ul style="list-style-type: none">Who occupies the site?	The site is empty, and has been vacated for some years. It was previously occupied by the Southwark Learning and Business Centre with a large car park. This building was demolished about 3 years ago.
<ul style="list-style-type: none">Will they need to be relocated? On what basis? Will they be expected to return?	Not applicable.
<ul style="list-style-type: none">Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex.	This a facility for older people with mental or physical disabilities. It complements the Extra Care Housing already constructed at Tayo Situ House.
<ul style="list-style-type: none">How the development fosters good relations between different groups in the community.	This building, together with Tayo Situ House will form positive a focus for helping older people with mental or physical disabilities.
<ul style="list-style-type: none">Are there neighbours in close proximity?	Yes, in both adjoining roads and in Tayo Situ House.

Cultural setting:

<ul style="list-style-type: none">Is the site in conservation area?	No
<ul style="list-style-type: none">Is the building listed?	No
<ul style="list-style-type: none">Is the site/building a place of community interest?	No

Highways:

<ul style="list-style-type: none">How is the site accessed?	Mainly from Cator Street (as in previous site use).
<ul style="list-style-type: none">Will there be an increase in traffic during construction and once the new development is completed?	There will be an increase in traffic during construction, but after completion the amount of vehicles accessing the site is likely to be considerably less than for the earlier building: the Southwark Learning and Business Centre.

Other engagement:

<ul style="list-style-type: none"> • Leaflet drop... 	About 900 local properties within a 200m radius of the site were notified of the public consultation meeting on 20 June 2019. These letters were sent out on 7 June 2019
<ul style="list-style-type: none"> • Website 	The project is on the Southwark Council website, and includes a brief description together with the posters used in the Public Consultation meeting on 20 June 2019 and in the exhibitions noted above. https://www.southwark.gov.uk/regeneration/regeneration-projects/cator-street-2

Ways to feedback responses were:

<ul style="list-style-type: none"> • Stamped addressed envelopes 	No
<ul style="list-style-type: none"> • Feedback forms at public consultation events 	Provided
<ul style="list-style-type: none"> • Website - online form and email 	Email address for the Southwark project manager is supplied on the webpage

Support - public consultation summary (provide statistics)

Consultation and exhibitions as stated above, with one positive statement received in writing and one phone call received regarding the construction process.

Objection - public consultation summary (provide statistics)

You said, we did....	To date there have been no objections from the public consultation however, there has been some feedback provided regarding the construction of Tayo Situ House (Cator Street 1) where it was noted that excessive dust was generated during construction.
How have objections been addressed? (Provide statistics) Where objections have not been addressed, provide justification.	To date there have been no objections from the public consultation, the concern regarding excessive dust has been noted as a lesson learnt and will be a requirement in the procurement of the main works contractor to ensure a repeat of these issues does not occur

Summary of how the relevant Social Regeneration Charter, Place Action Plan and Community Investment Plan have been considered.

Key themes: Cator Street 2 proposals have been shaped by the Fairer Future Principles and the promises and commitments made in the Council Plan.

The Cator Street 2 site falls outside of the areas currently within the Social Regeneration Charter however, the council's approach to community engagement and the vision and principles for community engagement are certainly being taken into consideration

Values: These proposals contribute to the Southwark Values as set out in the Council Plan. In particular by treating residents as if they were a valued member of our own family and making Southwark a place to be proud of

Theme 5: A healthier life – these proposals are directly in line with the council commitment to build extra care housing and contributes to the commitment to protect adult mental health services