

Item No. 31.	Classification: Open	Date: 24 March 2020	Meeting Name: Cabinet
Report title:		Draft Walworth Social Regeneration Charter	
Ward(s) or groups affected:		Newington, North Walworth, Faraday	
Cabinet Member:		Councilor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	

FOREWORD - COUNCILLOR LEO POLLAK, CABINET MEMBER FOR SOCIAL REGENERATION, GREAT ESTATES AND NEW COUNCIL HOMES

This report presents the consultation draft of the Walworth social regeneration charter, the fourth such charter following the recently adopted charters for Canada Water and the Old Kent Road charter alongside the draft St. Thomas Street Charter. The purpose of the 'social regeneration' approach is to not only ensure that regeneration in our borough is properly working for all, reducing health housing and economic inequalities in our borough, and ensuring that the top-down strategies and plans of the council, CCG, developers and other large institutions including service providers are properly aligned with the bottom-up needs and initiatives of the community, captured in one common vision. This draft has benefited from advice from the Walworth Group.

This report presents a draft charter for Walworth, east and west, and for all those people and places that make Walworth. Walworth is undergoing significant change through completion and progression of new developments and the arrival or new people. Walworth is also responding to significant levels of development and investment to the north and east as well as the climate change emergency.

Social regeneration charters are all about action and making positive differences to the life chances of our residents, and this strategy identifies goals, promise and projects that will be refined based on baseline research and feedback from consultation. Baseline research will include household surveys on our estates, walkabouts, workshops and interviews with key stakeholders in the area.

This charter proposes four goals and thirteen promises which include investment of local community infrastructure levy funding into a variety of existing and new community facilities, new open spaces, amenities for young people, as well as securing sums for new council homes and develop new estate improvement plans for neighbouring estates.

In addition to physical investment, partnership working with key service providers will seek to create new training, education and employment opportunities so that residents can benefit from as many new jobs in the new developments as possible. The Walworth social regeneration charter provides the council and residents with a means of measuring what positive impacts against and if necessary adapting plans to ensure our residents are the primary beneficiaries of change in the Walworth area.

RECOMMENDATION

1. That Cabinet agrees to commence formal consultation on the draft Walworth Social Regeneration Charter attached as Appendix 1 to this report.

BACKGROUND INFORMATION

2. The council's ambition, as expressed through the Council Plan, is of "a fairer future for all" where everyone can achieve their potential, and be more than the sum of our parts in a borough that they are proud of. This ambition provides the basis for The Regeneration That Works For All Framework which outlines our vision that "the places where people live, now and in the future, create new life opportunities, promote wellbeing and reduce inequalities so that people have better lives in stronger communities." The framework is shaping the development of social regeneration charters to embed our regeneration for all principles throughout the council and facilitate implementation of the framework's commitments at a local level.
3. The New Southwark Plan 2019 to 2034 (Submission Version January 2020) sets out a strategic policy SP2 on Social Regeneration and a vision, policies and site allocations for Walworth and Aylesbury. The New Southwark Plan vision for Walworth is to provide as many homes as possible whilst respecting the local character and improving the retail and service offer, connections, routes, parks and public realm.
4. Walworth continues to experience waves of change within the area and in neighbouring areas including Elephant and Castle and the Old Kent Road. It is an inner city residential area with considerable heritage value. It benefits from a diverse community and a network of high street shops, markets and services alongside a number of small parks and squares linked by accessible cycling and walking routes. A number of small scale development and significant housing schemes have completed in the last 10-15 years. These includes remodeling East Street Market and new homes at Manor Place. The regeneration of the Aylesbury Estate, taking place across a number of phases, is resulting in new homes for local people and new and improved community facilities. In the future, it will result in more new homes for local people as well as those who are new to the area. The regeneration of the Estate will result in improved amenity, connectivity and security including a new library facility for the wider area.
5. A report was taken to cabinet on 18 June 2019 that followed the 11 December 2018 Cabinet report titled "Allocation of Local Community Infrastructure Levy funding" on how we could improve the allocation of local Community Infrastructure Levy. Cabinet approved the introduction of Community Investment Plans (CIPs), which create a programme for how local CIL is spent. CIPs will be strategically developed to ensure local CIL supports growth and tackles inequalities. CIPs will contain four strategic priorities or themes in line with the development of Social Regeneration Charters as appropriate. The plan would be refreshed every three years and applications will be submitted and matched against the following suggested criteria:
 - Meets one of the proposed themes of the community investment plan
 - Is a one-off scheme that does not require additional revenue funding from the council in its delivery or subsequent operation
 - Relates to a council plan commitment
 - Identifies how any revenue funding will be generated—offering value for money
 - They should address the impact of new development
 - Should explain who will benefit the local community and how it tackles inequalities.
6. In 2017 the council undertook the biggest community engagement exercise of

recent times, the Southwark Conversation, the outcomes of which are shaping plans for place-making and improving overall well-being. This has been followed by the Southwark Approach to Community Engagement which set out the council's vision and principles for engagement and was adopted by Cabinet in April 2019, with further developments to be made over the summer. As the borough grows and changes, the council's aim is to make sure that our communities have the opportunity to take part in the decisions which affect their lives and communities.

7. The Development Consultation Charter was developed and approved by Cabinet in April 2019. It is currently in the process of being implemented on all new major planning applications submitted across Southwark. This Charter forms part of the Statement of Community Involvement which sets out how we consult on planning and is an agreed way of working with developers and the community. The Charter requires the submission of an Engagement Plan, describing what the developer will do to involve those affected by their proposals as part of the validation stage of submitting their planning application at pre-application stage. The summary of the activity and the outcomes of local engagement will be a validation requirement for any planning application, and is expected to set out how the community has shaped the proposed development and where it was not possible to provide evidence, a justification for this reasoning.

Developing the Charter

8. The first wave of social regeneration charters have been developed in areas of concentrated development activity. Given the significance of the Aylesbury Estate regeneration programme, the significant amount of change within Walworth and in neighbouring areas and communities, the Walworth Social Regeneration Charter was identified by members as an early priority.
9. The draft Walworth Social Regeneration Charter takes from and builds upon the experience of the St. Thomas Street Charter and Old Kent Road Charter which have preceded it.
10. In summer 2018 a group of stakeholders, service providers and housing providers operating in Walworth, came together to discuss community development in the Walworth area. This group of stakeholders determined to meet on a regular basis to provide a coordinated approach to community development in the area and are known as the Walworth Group. The council was involved in these discussions. At the same time Notting Hill Genesis commissioned Social Life to undertake a study on 'Community assets, needs & networks in east Walworth'.
11. As a first step in the development of the charters, the council sought input and advice on the development of the Regeneration Charter in partnership with this group. The discussion reflected on the Social Life report as well as the Multi- Ward area profiles.
12. Further baseline research is being undertaken simultaneously to the consultation on the draft charter to enhance and test the understanding of the area and set benchmarks for an assessment over time of the impact of regeneration and development in Walworth. Research will include face-to-face interviews with residents in targeted areas, as well as engagement with resident groups such as TRAs.
13. This research will be made available to the public and will augment and refine the draft charter.

KEY ISSUES FOR CONSIDERATION

14. 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 an SRC for every area in Southwark developed with a methodology that is contextually appropriate. The Walworth Social Regeneration Charter attached as Appendix 1 to this report sets out:

- A summary of the values, vision, priorities and goals of the area
- Map of the area
- Four strategic goals and underlying promises and related projects
- Research Findings
- Indicators to implement and monitor each of these ten promises.

15. The summary sets out:

- Southwark's Values;
- The vision statement which builds on the Walworth New Southwark Plan vision for a place which has Regeneration that works For All;
- Priorities developed from the social research and;
- The emergent goals for the charter.

16. The map of the area outlines the geographical area for the charter. The map identifies that there is an overlap in boundaries to the northern extent of the area where Walworth and Elephant & Castle merge. The geographical area also borders the Old Kent Road Charter Area as well as Peckham / Nunhead and Camberwell.

17. The four Strategic Goals and their underlying Ten Priorities are based on the *Fairer Future Promises and Regeneration that Works for All* commitments. They work together to ensure that the regeneration will invest in communities, reduce inequalities and improve life opportunities, good health and wellbeing for all and pride of place. The Four Strategic Goals are to provide?:

1. Homes and places for communities to thrive.
2. A high quality, healthy environment. A place.
3. A resilient economy with good employment opportunities.
4. A safe neighbourhood.

18. The achievable and actionable underlying promises that fall under the four goals include:

Promise 1 - Meet the registered housing needs of Walworth through developing and maintaining social rented and affordable homes and neighbourhoods.

Promise 2 - Invest in places where communities can come together, participate in events and foster improved cohesion and a sense of belonging.

Promise 3 - Supporting local residents and families through life's transitions and access to services.

Promise 4 - Recognising the value of heritage in the people and buildings of Walworth's and protecting and promoting it.

Promise 5 - Identify and promote initiatives to improve the public spaces where walking, cycling and public transport are the clear priorities

Promise 6 - Support development and investment that tackles the climate emergency and improves health.

Promise 7 - An inclusive community conversation regarding the places, spaces, buildings and development that the local community need.

Promise 8 - Support a diverse and resilient economy that promotes sustainable practices.
Promise 9 - Develop opportunities for a self-sustained and inclusive neighbourhood including developing community assets that are managed locally and support local procurement initiatives.

Promise 10 - Support a diverse, resilient and healthy high street and market the serves the local community.

Promise 11 - Reduce the level of anti-social behaviour and the perception of it.

Promise 12 - Support improved coordination between relevant partners and agencies.

Promise 13 - Support a thriving community and voluntary sector with coordination and collaboration at its heart.

19. Each promise has indicators which will help measure how successfully we are implementing the ambitions of the charter. These will be tracked at different intervals and published on our website.
20. The themes and promises that have emerged sit within the *Fairer Future Promises* and *Regeneration that Works for All* commitments and build upon existing research and discussions with the Walworth Group. The will be tested and refined with the further research.

Next Steps

21. A formal consultation event programme is scheduled for Spring / Summer 2020. The programme includes workshops with service providers in the area on the social regeneration charter, goal based workshops led by the Council and a walking tour led by local residents.

Community impact statement including equalities considerations

22. 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.
23. For the purposes of the PSED the following are “protected characteristic” considerations:
 - Age
 - Marriage and civil partnership
 - Disability
 - Gender reassignment
 - Pregnancy and maternity
 - Race
 - Religion or belief
 - Sex
 - Sexual orientation.
24. The purpose of charter is to set out how the communities in the Walworth area will be able to have positive experiences of living through the regeneration and the benefits that

they will receive due to the developments that are going to take place. An Equalities Assessment is attached at Appendix 3. The charter will be a living document. The PSED duty and implications for groups with protected characteristics will be considered further as the emerging priorities are developed in more detail as the regeneration progresses and at review points.

Resource implications

25. There are no immediate resource implications arising from this report.
26. Indicators within the charter use established monitoring indices. Officer time will be used to collate, monitor and share these indices. Any new projects/initiatives that arise through the charter which require additional or reallocation of council funding would need to be considered through the normal budget, monitoring and governance processes.
27. Staffing and any other costs connected with this project to be contained within existing divisional revenue budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

28. This report seeks authority to commence formal consultation in relation to the proposed Social Regeneration Charter for the Walworth area. Paragraph 4 refers to some of the projects which have taken place in the area in past years. Central amongst these is the redevelopment of the Aylesbury estate but there is also reference to the Manor Place development and East Street market. The Charter provides a closer focus and develops on the principles contained within the Development Consultation Charter which was approved by Cabinet in April 2019.
29. An Equalities Impact Assessment is attached as Appendix 3 and the report acknowledges that the Public Sector Equality Duty is a continuing obligation for the Council and, as a result, the Duty will be considered further. The aim of the Charter is for residents to have positive experiences during the period of regeneration within the area and this should result in any harmful impact on those with protected characteristics being minimised
30. Cabinet is authorised under Part 3B of the Council's Constitution under paragraph 6 to approve this Charter once the process of preparation has been completed and this preliminary decision to agree to a formal consultation is therefore clearly within its powers

Strategic Director of Finance and Governance (FC19/040)

31. This report is requesting Cabinet to agree to commence formal consultation on the draft Walworth Social Regeneration Charter attached as Appendix 1 to this report.
32. The strategic director of finance and governance notes that there are no immediate financial implications arising from this.
33. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

APPENDICES

No.	Title
Appendix 1	DRAFT Walworth Social Regeneration Charter
Appendix 2	Consultation Plan
Appendix 3	Equalities Impact Assessment

AUDIT TRAIL

Cabinet Member	Councillor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	
Lead Officer	Neil Kirby, Head of Regeneration South	
Report Author	Sophie Hall-Thompson, Regeneration Manager	
Version	Final	
Dated	11 March 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	11 March 2020	