

<b>Item No.</b> 40.	<b>Classification:</b> Open	<b>Date:</b> 24 March 2020	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Borough and Bankside Social Regeneration Charter	
<b>Ward(s) or groups affected:</b>		Borough and Bankside	
<b>Cabinet Member:</b>		Councillor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	

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

This report presents the consultation draft of the Borough and Bankside social regeneration charter, the fourth such charter following the recently adopted charters for Canada Water, the draft Old Kent Road and St Thomas Street charters. 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 are properly aligned with the bottom-up needs and initiatives of the community, captured in one common vision.

Borough and Bankside is a famously historic part of Southwark and London, which has an incredible array of community organisations which date back to 1106, and the founding of Southwark Cathedral (1106), along with United St Saviours (1541), and Southwark Charities (1603). To capture existing research held by this rich tapestry of organisations, a road show of stakeholder meetings was organised with local ward councillors, which has developed a library of research and distilled a number of key themes. Borough and Bankside continues to evolve organically to this day, with a number of development projects coming forward such as Bankside Yards, Borough Yards, 18 Blackfriars and 25 Lavington Street. Social regeneration charters are all about action and making positive differences to the life chances of our residents, and this charter captures a number of themes and projects which can be developed to continue to preserve and enhance this special place.

This charter proposes eight draft promises which include the coordination of a richly integrated social capital programme, and a commitment to build and secure sums for more council homes and invest in estate improvement plans. Heritage is a key theme, and this charter commits to invest in heritage projects and programmes that reflect local pride in the history of the area, together with projects and programmes which enhance visitor management. With the recent declaration of a climate emergency, this charter will invest in greening of streets, estates, parks and public buildings, together with projects which improve the environment and air quality across the area. Finally investment will be made in projects and programmes which promote well being including sports development, food growing, and sustainable transport initiatives to encourage active lifestyles.

### **Recommendation for the Cabinet:**

1. That Cabinet agrees to commence formal consultation on the Borough and

Bankside 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 Proposed Submission Version has recently concluded a final round of consultation on amended policies in May 2019. The New Southwark Plan sets out a strategic policy SP2 on Social Regeneration and a vision, policies and site allocations for Bankside and The Borough.
4. Borough and Bankside has experienced waves of redevelopment over the last two decades which have included the opening of the Globe Theatre (1997), arrival of the Jubilee Line extension (1999), the creation of the Millennium Bridge and the opening of Tate Modern (2000), and the completion of Thameslink works to Blackfriars station and Borough Market (2012). A further wave of development is now anticipated with the planned construction of Borough Yards, Bankside Yards, 18 Blackfriars, Southwark tube over station development, Landmark Court, 1-5 Paris Gardens, 25 Lavington Street, Blackfriars Crown Court, 133 Park Street, and 185 Park Street. The New Southwark Plan vision for Bankside and The Borough is to further conciliate the area as a thriving and mixed use part of central London; an international destination for business headquarters, local enterprise, tourism and transportation that is entwined with historic communities with local services, interesting open spaces and excellent public realm that enthruses people to use the entire area
5. 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.
6. 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 planning applications submitted within the London Bridge and Bankside Opportunity Area. 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.

7. A report was taken to Cabinet on June 18<sup>th</sup> 2019 that followed the December 11<sup>th</sup> 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, three of these will come from the social regeneration charters and each ward area will develop an additional theme to guide key areas of need within the ward(s) 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.

#### **DEVELOPING THE CHARTER**

8. This area has a wealth of stakeholder organisations whose history dates back to 1106, and includes in age order Southwark Cathedral (1106), United St Saviours (1541), Southwark Charities (1603), Blackfriars Settlement (1887), Coin Street Community Builders (1984), Living Bankside (1997), Bankside Open Spaces Trust (2000), and Better Bankside (2005). The development of these community, business and amenity organisations organically over time has created a rich seam of knowledge and research about the physical, social and economic make up of the area.
9. A first step in the process to create a charter has been to organise a “road show” with ward councilors to meet each of the partners, in order develop a library of research documents for the area and to discuss four themes where partnership working and expenditure of Community Infrastructure Levy (CIL) could unlock further improvements to the well being and life chances of residents.

#### **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 an SRC for every area in Southwark developed with a methodology that is contextually appropriate. The Borough and Bankside Social Regeneration Charter attached as Appendix 1 to this report sets out:
  - A summary of the values, vision, priorities and goals of the area

- Methodology for tracking our progress
  - Map of the area
  - Four strategic goals and their eight underlying promises
  - Indicators to implement and monitor each of these ten promises
11. The summary sets out
- LB Southwark's Values;
  - The vision statement which builds on the Borough and Bankside New Southwark Plan vision for a place which has *Regeneration that works For All*;
  - Priorities developed from the "road show" and;
  - The emergent goals for the charter.
12. The key research findings and the linked goal and priorities for each of the themes. 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:
- Maximise our **social capital** by harnessing community energy to integrate people and organisations through shared amenities and affordable housing
  - Celebrate our unique **heritage** and culture with careful visitor management
  - Build resilience by improving **greening**, and air quality
  - Focus on **well being** through healthier lifestyles and active travel
13. The eight achievable and actionable underlying promises that fall under the four goals include:
- **Promise 1.** Coordinate facilities and organisations to create a richly integrated social capital programme
  - **Promise 2.** Build and secure sums for more council homes and invest in estate improvement plans
  - **Promise 3.** Invest in heritage projects and programmes that reflect local pride in the history of the area
  - **Promise 4.** Invest in projects and programmes which enhance visitor management.
  - **Promise 5.** Invest in greening of streets, estates, parks and public buildings
  - **Promise 6.** Improve the environment and air quality across the area
  - **Promise 7.** Invest in projects and programmes which promote well being including sports development, and food growing.
  - **Promise 8.** Invest in sustainable transport initiatives to encourage active lifestyles
14. 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.

### **Social Capital**

15. Perhaps the most salient theme which emerged from “road show” conversations with partners, and the ward panel meeting on 23<sup>rd</sup> January 2020 relates to the potential for a better integration between the rich concentration of partner organisations which has the potential to enhance social capital for the whole area. Social capital can be defined as “the networks of relationships among people who live and work in a particular society, enabling that society to function effectively.” In Bankside and The Borough there is a real opportunity for the vast array of businesses to form a deeper and stronger connection with local residents. At the same time new residents to the area are keen to form stronger bonds with older residents who have a longer history with the area.
16. Promise 1 has been developed to recognise the existing rich endowment of community partners and community buildings in the area, and seeks to develop closer integration between the partners and buildings. This could result in an audit / database / guide / website / sustainable programme of activities and opportunities which bring people closer together. Promise 2 seeks to build more council homes and invest in estate improvement plans. Whilst there is a strong concentration of existing social housing in the area, demand for additional affordable homes remains very high, and sites have been identified for new homes at Styles House and the Blackfriars Medical Centre. Where new development takes place next to existing housing estates, there is a real opportunity to invest in estate improvement plans, such as the recent Lancaster Estate Environs project adjacent to Blackfriars Circus in partnership with Barratt London and Bankside Open Spaces Trust.

### **Heritage**

17. Stakeholders are proud of living and working in one of the most historic parts of the UK with such a plethora of historic charities, buildings, and cultural amenities. The key challenge for this theme is to facilitate heritage projects and programmes led by local residents and organisations to promote the sense of pride and identity, whilst managing the success of such history by ensuring that the impact of visitors is managed so that local people have “space to breathe.”
18. Promise 3 and 4 seek to increase investment in heritage and visitor management projects which are conceived and led by local people and organisations. An example of a recent successful project could be the Winchester Palace Gardens project, where the open remains of the Great Hall of the Scheduled Ancient Monument became a rubbish trap. A local resident created an idea for a garden in the remains which would be designed with ancient plants, with a green space that could be enjoyed by residents and visitors alike. The garden has now been installed and is well managed by a team of volunteers including both residents and office workers coordinated by Bankside Open Spaces Trust. A number of other similar projects are being developed, such as Crossbones Graveyard, and the Inns and Yards of Borough High Street.

### **Greening**

19. Stakeholders are unanimous in their desire to further green the district to increase resilience. Resilience is both environmental by reducing the risk of flooding and the impact of the urban heat island effect, and is also social by enhancing well being. Better Bankside completed a very detailed green

infrastructure audit in 2012 down to every tree and planter on the street which gives us a solid baseline to monitor progress over time.

20. Promise 5 seeks to invest in any form of greening whether it be on a street, council estate, park, or the roof of a building. Promise 6 seeks to improve the environment and air quality across this busy central London area with potential projects to reduce traffic. Partnership working has delivered a series of greening and air quality project over the last decade such as the closure of Sumner Street, Prices Street, Gambia Street, the creation of Flat Iron Square, Crossbones Garden, The Marlborough Sports Garden, and new planters and trees on streets such as Keppel Row, Wardens Grove, Ewer Street and Great Suffolk Street. Layers of additional greening can be added to these community-led projects, and a new wave of road closures or calming and greening projects could be developed in collaboration.

### **Well being**

21. The health of residents and workers in the area is a real cross cutting theme, and stakeholders are keen to work together to develop new primary care facilities, and to create projects which weave health benefits into our lifestyles, such as active travel, sports and recreation, food growing, and healthy cooking.
22. To help residents access opportunities for exercise and wellbeing, promise 7 looks to invest more funding in existing and new sports development projects, and food growing opportunities. Promise 8 seeks to invest funding into projects and programmes that promote sustainable transport, such as new walking and cycling facilities and initiatives including the Low Line walking route.

### **NEXT STEPS**

23. A formal consultation event programme is planned for Spring 2020, with theme specific workshops and walking tours for each part of the charter. For social capital, a workshop to discuss the opportunities for integration is suggested in one of the new community spaces in the area. For heritage, a walking tour is proposed to highlight opportunities along the Inns and Yards of Borough High Street, and other historic sites. For greening a tour of the area with Better Bankside and Bankside Open Spaces Trust will tell the story of how we have greened the area so far, and where the next generation of greening opportunities might lie. Finally a well being workshop will be arranged with Blackfriars Settlement who deliver so many cutting edge services.

### **Community impact statement/Equalities considerations**

24. 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.

25. 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
26. The purpose of charter is to set out how the communities in the Borough and Bankside 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 Three. The charter will be an evolving 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**

27. There are none specifically arising from this report. 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.

### **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 Borough and Bankside area. Paragraph 4 refers to some of the major projects which have taken place in the area in past years and also mentions some of the major developments which are currently in the pipeline for redevelopment. Paragraph 8 lists some of the long standing stakeholder organisations present within Borough and Bankside. 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. Paragraph 20 comments on a number of successful greening projects in the area and this is likely to be a theme which is emphasised when the consultation takes place. This is planned for spring 2020.
30. 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 minimized

31. The 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 the preliminary decision to agree to a formal consultation is therefore clearly within its powers

**Strategic Director of Finance and Governance (FC19/032)**

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

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

## APPENDICES

No.	Title
Appendix One	Social Regeneration Charter
Appendix Two	Consultation Plan
Appendix Three	Equalities Impact Assessment

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Leo Pollak	
<b>Lead Officer</b>	Kevin Fenton	
<b>Report Author</b>	Dan Taylor	
<b>Version</b>	For internal review only	
<b>Dated</b>	11 March 2020	
<b>Key Decision?</b>	No	
<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>		11 March 2020