

# Bermondsey & The Blue Social Regeneration Charter

Summary and Illustrative Indicators

Southwark Council

March 2020



# Bermondsey & The Blue

## Social Regeneration Charter | Summary

**A summary of our vision, goals, objectives and deliverables for the Bermondsey 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.

### **Why Bermondsey & The Blue**

Bermondsey was once an important site for London's trade due to its proximity to the Rotherhithe Docks and it emerged as a centre for food processing and production. After the Second World War much of the area declined following the closure of the docks and factories. Since then, transformation has come to parts of Bermondsey, with the emergence of an artisanal food and drink scene and a growing creative industry in the area around Bermondsey Street. But change has come more slowly to other parts of Bermondsey, and some areas, particularly those around the Blue, are amongst the most deprived in the country. The Blue used to be Bermondsey's main shopping district with a thriving street market, but the inaccessibility of the area from the tube station and the construction of Surrey Quays shopping centre has directing footfall away from the Blue and caused the market to dwindle over the last decade. There will be significant changes to the physical environment in the coming years, with a potential redevelopment of the Biscuit Factory, the Low Line development and the Old Kent Road & Canada Water regenerations right next door. We want to ensure that the investment in the area is directed to those who need it most, to reduce deprivation and improve life opportunities for all of Bermondsey's communities and to continue to improve and revitalise the Blue Market as the historic town centre of Bermondsey

### **The Vision for Bermondsey & The Blue**

We want Bermondsey to be a safe and resilient neighbourhood where everyone has access to the opportunities that enable them to live long, healthy and happy lives; including secure housing, excellent education and training, affordable nutritious food and good quality green space. We want to celebrate Bermondsey's rich history and promising future by investing in The Blue so it can serve the community as a thriving town centre with a diverse and affordable retail offer and infrastructure and events that bring people together and promote community cohesion.

### **Our Approach**

We collected and collated research and information about the area that has been done over the last few years. We ran meetings and workshops to take this information to community stakeholders to discuss what the priorities of this charter should be. This research and engagement has informed the identification of four overarching goals for Bermondsey where partnership working and expenditure of Community Infrastructure Levy (CIL) and other investment could unlock further improvements to the well being and life chances of residents. We believe that the key to this charter's success is in close and effective partnership working with those who know the area best to understand and address the needs of those who need it most. We want to build on the culture of participation that exists in the area by ensuring that input from stakeholders and communities influences activity and local decisions.

### **Our Goals &**

We hope that addressing these goals will deliver our regeneration for all 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. We hope these

## Promises

goals will realise our ambition to reduce health, housing, social and economic inequalities in Bermondsey. These goals are:

**Goal 1:** High-quality, affordable homes and estates that promote a sense of pride in their communities

**Goal 2:** Improve the facilities and retail offer at the Blue Market to strengthen the local economy & tackle the causes of poverty & support for people experiencing it

**Goal 3:** Improve health & wellbeing by improving green infrastructure, making healthy choices easier and ensuring everyone has access to excellent health services

**Goal 4:** Enhance community and leisure infrastructure and provide more opportunities for people to come together

We have identified 10 promises to the local community in order to achieve these goals. For each promise, we have identified key deliverables and indicators to monitor our progress. These promises are:

**Promise 1:** Build on and secure funding for more affordable homes in the area and investment in estates through estate improvement plans.

**Promise 2:** Ensure all PRS homes are secure, have predictable rents and are fit for human habitation

**Promise 3:** Improve the education, employment and training offer and help local people access good quality, local jobs and self-employment opportunities, with a focus on parents, carers people with disabilities and the long-term unemployed.

**Promise 4:** Improve the retail and leisure offer at The Blue by improving market facilities, promoting social enterprise and supporting more businesses to open.

**Promise 5:** Support those experiencing poverty to tackle issues including benefits problems, food insecurity, insecure housing and debt

**Promise 6:** Make healthy living easier by improving the green infrastructure, reducing air pollution and improving access to healthy food.

**Promise 7:** Improve access to and utilisation of healthcare services in the area

**Promise 8:** Improved leisure and culture offering, particularly for families and young people

**Promise 9:** Support community events and initiatives that bring existing and new communities and people from different backgrounds together

**Promise 10:** Improve the design and connection of public spaces to reduce crime and improve perception of safety

## Resources

To develop this charter we have drawn on a number of different sources of evidence, data and sources of information for the area. The resources we have used have helped us develop an understanding of what the needs and issues are in the area to help develop the charter goals. They have also been used to obtain baseline information for tracking the impact of this charter. The resources include:

- Multi-Ward Profiles for the two wards included in the charter area. These can be found [here](#).
- The Southwark Conversation which can be found [here](#).
- The Social Life Bermondsey Neighbourhood Study Grosvenor's draft Local Legacy Strategy. The research involved speaking to over 400 residents and stakeholders in the area surrounding the former Biscuit Factory site in North Bermondsey. The research can be found [here](#) and the local legacy strategy [here](#).
- Research and consultations to inform the Good Growth Fund programme, including two community consultations done in 2017 and 2019. Details on this programme can be found [here](#)
- Footfall study of the Blue (Quod, 2017)
- A Bermondsey specific data report from CAB Southwark.
- Indices of Deprivation 2019. Southwark's JSNA. This can be found [here](#)

## Tracking our progress

Monitoring and tracking change in the area is a key part of our approach to social regeneration. In order to ensure that the major changes planned and proposed in and around the Bermondsey area and working for everyone and that we improve the livelihood of existing and future generations, we will work differently and better with developers and 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.

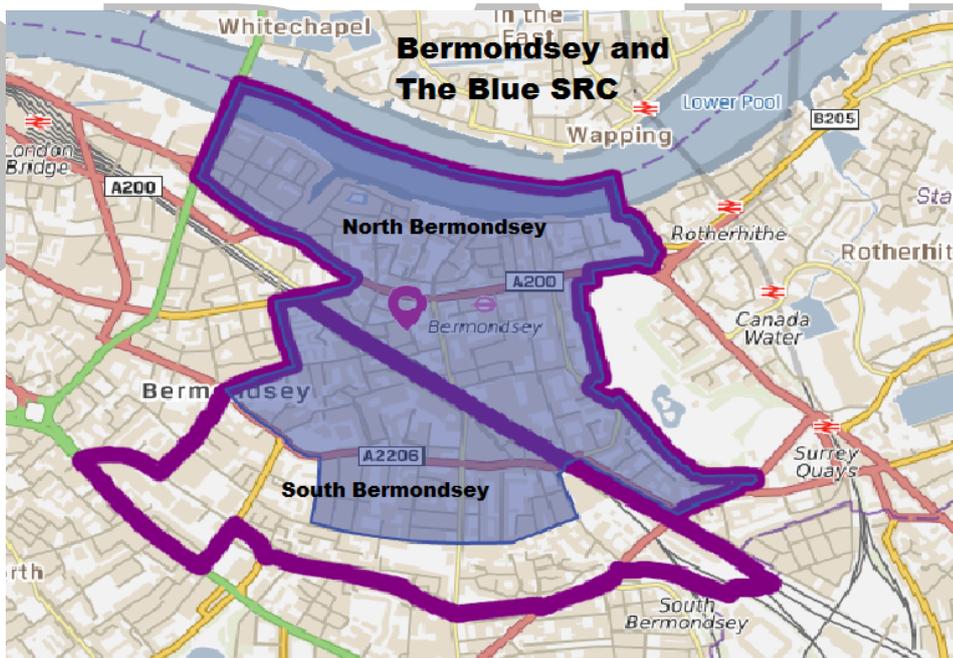
In this document we set out the key indicators we will measure for each social regeneration goal.

In order to deliver on the goals and promises sets out, a diverse range of projects and programmes will be delivered through the social regeneration charter. We will seek to record the impact of these activities through targeted monitoring and evaluation activities which will be additional to the overarching indicators set out in this document.

Alongside recording quantitative data through a survey and other monitoring activities, we will also be speaking to residents and local stakeholders to help build a more detailed picture of how people are faring and the impact of investments and development in the area.

We will also track the total 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.

## Map of Bermondsey SRC Area



Map of Bermondsey SRC area

## Our Promises

### Goal 1. High-quality, affordable homes and estates that promote a sense of pride in their communities

**Promise 1:** Build on and secure funding for more affordable homes in the area and Investment in estates through estate improvement plans.

**Promise 2:** Ensure all PRS homes are secure, have predictable rents and are fit for human habitation

#### Potential projects

Work with TRAs and local residents to produce estate improvement plans for all estates In the area (through common place forum)

New council homes

### Goal 2. Improving the facilities and retail offer at the Blue Market to strengthen the local economy & tackle the causes of poverty & support for people experiencing it

**Promise 3:** Improve the education, employment and training offer and help local people access good quality, local jobs and self-employment opportunities, with a focus on parents, carers people with disabilities and the long-term unemployed.

**Promise 4.** Improve the retail and leisure offer at The Blue by improving market facilities, promoting social enterprise and supporting more business to open.

**Promise 5:** Support those experiencing poverty to tackle issues including benefits problems, food insecurity, insecure housing and debt

#### Potential Projects

Implement the Good Growth Fund scheme to improve market facilities, increase traders, improve signage and attract more people to the area

### Goal 3. Improve health & wellbeing by improving green infrastructure, making healthy choices easier and ensuring everyone has access to excellent health services

**Promise 6.** Make healthy living easier by improving the green infrastructure, reducing air pollution and improving access to healthy, affordable food.

**Promise 7.** Improve access to and utilisation of healthcare services in the area

#### Potential Projects

Good Food Retail Plan expansion into more shops in the Blue

Improve green infrastructure around riverside stretch in North Bermondsey to

### Goal 4. Enhance community and leisure infrastructure and provide more opportunities for people to come together

**Promise 8.** Improve the leisure and culture offering, particularly for families and young people,

**Promise 9.** Community events and initiatives that bring existing and new communities and people from different backgrounds together

**Promise 10.** Improve the design and connection of public spaces to reduce crime and improve perception of safety

#### Potential projects

Build on and expand the events programme at the Blue

Invest in youth facilities and programme through Salmon Centre &

projects at Macks Rd, Alexis St, Linsey St, Tenda Rd, Galleywall Rd, Fort Rd, Alscot Rd, Southwark Park Rd, Fendall St, Maltby St, Cathay St, Slippers Place, Abbeyfield Rd and elsewhere.

Increase the number of community gardens on estates - work with the new community gardening coordinator

Invest Thames Tideway money into estate improvement in North Bermondsey

MORE IDEAS PLEASE

Open up the railway arches to improve access to the Blue.

Implement the Low Line Strategy in Bermondsey

Build on existing training and skills programme at Bermondsey Community Kitchen & The Blue

Become a London Living Wage neighbourhood

Build and increase resource of local organisations to enhance their support offer for the most disadvantaged

Improve childcare options for parents attending employability training.

Undertake a skills audit to work out the local skills offering vs the local employer needs & provide programme to match local people up with new jobs

Support mixed-use economy in area which provides jobs for people who live in area and goods and services that meet local resident needs

Deliver affordable shared spaces for business incubation, makers, social enterprise, charities, community

Build on and expand schools engagement

encourage walking along this route

Tree planting

Improving cycle lanes & bike hire provision

Implement more play streets and school streets in the area to improve air quality around schools

Work with CCG to address primary care issues in the area

Support access to healthy cooking training at Bermondsey Community Kitchen

Strengthen the connection between Spa Terminus and the town centre to improve access to fresh food production in the Larder of London

Use TFL healthy street indicators to review and improve the environment for health and wellbeing

MORE IDEAS PLEASE

Bede House, and developing the programme for the new youth club at the Blue.

Increase youth provision opportunities throughout Southwark park.

Supporting more local people/ groups to bid for funding and run community initiatives e.g. mixer events for community groups with ideas & organisations with experience of running community projects

Explore options for a community-led social support project for parents

Build on the community development programmes, events and investment associated with the Thames Tideway project

Invest in a community youth hub at 223 Southwark Park Road which will bring community groups together & increase footfall to the area

Review, improve and maintain street lighting in the area

Address crime and anti-social behaviour issues in Shad Thames and surrounding areas



programme by  
Community  
Opportunity/  
Grosvenor

Increase local  
attendance by local  
people at youth  
construction centre

MORE IDEAS  
PLEASE



MORE IDEAS  
PLEASE

# DRAFT

# Bermondsey & The Blue

Social Regeneration Charter | Indicators

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# Goal 1: High-quality, affordable homes and estates that promote a sense of pride in their communities

## Key evidence & intelligence

- CAB data shows that housing is the 2<sup>nd</sup> most common issue that people seek help with in these wards. This included issues for people that were homeless, people that were in Council homes and people in private rented homes.
- In the Bermondsey Neighbourhood Study, more affordable housing came up as something that local people want to see more of in the area. Housing was highlighted as significant concern for residents, particularly among long-term residents who have experience the displacement of families due to lack of social housing.
- Stakeholders noted issues on some estates in the borough and the need to improve facilities there.
- VCS stakeholders told us that housing conditions and issues such as overcrowding, especially in the private rental sector, are a major issue for many of the residents they work with.

## Indicators

| Area   | Detail   | Where are we now? | Where do we want to be? | Frequency & method of monitoring                               |
|--|--|-------------------|-------------------------|--|
| <b>Promise 1:</b> Build on and secure funding for more affordable homes in the area and Investment in estates through estate improvement plans |  |                   |                         |  |
| <b>Investment in council estates</b>   | £ invested through CIL, developer contributions, or other partners to upgrade and refurbish infrastructure and surroundings in local council estates<br><br><i>Local defined as in or adjacent to the focus area</i> | N/A               | TBD                     | Annual<br><i>Council Tracking</i>                              |
| <b>Satisfaction with condition of estates</b>  | % respondents who are satisfied with condition of their estate   | No baseline data  | TBD                     | Every 3 - 5 years<br><br><i>Local estates residents survey</i> |
| <b>Number of new affordable and social rent homes built in the area</b>  | Number of new homes built in the charter area that are:<br>1) Affordable<br>2) Social  | TBD               | TBD                     | Annually<br><i>Council Tracking</i>                            |
| <b>Promise 2.</b> Ensure all PRS homes are secure, have predictable rents and are fit for human habitation                                     |  |                   |                         |  |
| <b>Rogue Landlords</b>   | Number of rogue landlords reported and listed on the GLA rogue landlord & agent checker  | TBD               | 0                       | Annually<br><i>Council Tracking</i>                            |
| <b>Housing notices</b>   | Number of licenses & housing act notices complied with   | TBD               | 100% complied with      | Annually<br><i>Council Tracking</i>                            |
| <b>PRS housing conditions</b>  | Information from PRS housing conditions  | TBD               | 100% decent homes       | Annually<br><i>Council Tracking</i>                            |

## Goal 2: Improve the facilities and retail offer at the Blue Market to strengthen the local economy & tackle the causes of poverty & support for people experiencing it

### Key evidence & intelligence

- Quod study showed that the Blue is under performing significantly and high levels of locally generated expenditure is currently being directed to centres and facilities elsewhere. Study showed that the Blue is one of the most vulnerable centres in the borough to retail improvements coming forward across the borough, so its retail market share is due to decline even further despite a growing population and expenditure in the area.
- Bermondsey neighbourhood study showed that only 18% of people agreed that there are good employment opportunities in Bermondsey.
- Many Stakeholders noted the inadequate retail offer at the Blue as an issue.
- Child poverty is significantly above Southwark and London average in North Bermondsey and South Bermondsey
- IMD shows high levels of deprivation in this area, with parts in the 10% most deprived nationally
- CAB data shows that benefits issues are the most common reason that people come to them for advice.
- The Bermondsey Neighbourhood study noted a reported increase in the use of the local foodbank.
- VCS stakeholders noted the number of people that suffer from issues related to poverty including benefits issues, food insecurity, debt, housing issues.

### Indicators

| Area   | Measure/Indicator  | Where are we now?   | Where do we want to be? | Frequency and method of monitoring                            |
|--|--|---|-------------------------|---|
| <b>Promise 3.</b> Improve the education, employment and training offer and help local people access good quality, local jobs and self-employment opportunities, with a focus on parents, carers people with disabilities and the long-term unemployed. |  |   |                         |   |
| <b>School performance</b>  | Primary school Ofsted rating for local schools.<br><i>Local defined as in or adjacent to the focus area</i>  | All primary schools in the focus area are good or outstanding | Maintain                | Every 3 - 5 years<br><br><i>Official data monitoring</i>      |
| <b>Apprenticeships</b>   | Number of apprenticeships created through development in the area and taken up by local young people<br><i>Local defined as Southwark residents.</i> | N/A   |                         | Every 3- 5 years<br><br><i>Council and partner monitoring</i> |
| <b>Parent friendly employment initiatives</b>  | Number of parents taking part in employment initiatives run by local groups in the area  | TBD   | Increase                | TBD   |

|   |  |                       |          |  |
|---|--|-----------------------|----------|--|
| <b>Employer standards</b>   | Number of local businesses signed up to the Mayor's Good Work Standard / LLW employers<br><br><i>Local defined as in or adjacent to the focus area</i> | TBD                   | Increase | Every 3 - 5 years<br><br><i>Council monitoring</i> |
| <b>Job satisfaction</b>   | % of in-work respondents who feel secure in employment   | 81%                   | Increase | Every 3- 5 years<br><br><i>Partner monitoring</i>  |
| <b>Satisfaction with local job opportunities</b>  | % of residents who agree that there are good employment opportunities in Bermondsey  | 18%                   | Increase | Every 3- 5 years<br><br><i>Partner monitoring</i>  |
| <b>Training opportunities</b>   | % of residents who agree there are opportunities to develop skills in Bermondsey   | 29%                   | Increase | Every 3- 5 years<br><br><i>Partner monitoring</i>  |
| <b>Promise 4.</b> Improve the retail and leisure offer at The Blue by improving market facilities, promoting social enterprise and supporting more business to open |  |                       |          |  |
| <b>Business start-ups</b>   | Number of supported business start-ups   | 9 ('19-'20)           | Increase | Annual<br><i>GGF monitoring</i>                    |
| <b>Footfall</b>   | % increase in footfall to the Blue   | TBD                   | Increase | Annual<br><i>GGF monitoring</i>                    |
| <b>Vacant units</b>   | Number of vacant units in the area   | TBD                   | Increase | Annual<br><i>Council Tracking</i>                  |
| <b>Promise 5.</b> Support those experiencing poverty to tackle issues including benefits problems, food insecurity, insecure housing and debt.                      |  |                       |          |  |
| <b>Investment into poverty support</b>  | Amount of investment into orgs/ programme providing advice and support for local residents   | TBD                   | TBD      | Annual<br><i>TBD</i>                               |
| <b>Employment support</b>   | <i>% of not in work residents who agree there is support to find work from agencies or other organisations</i>   | 34%                   | Increase | 3 – 5 years<br><i>Partner Tracking</i>             |
| <b>Child poverty</b>  | <i>% of children living in households claiming out of work benefits</i>  | SB: 24.2%<br>NB:22.4% | decrease | Annual<br><i>Council Tracking</i>                  |

## Goal 3: Improve health & wellbeing by improving green infrastructure, making healthy choices easier and ensuring everyone has access to excellent health services

### Key evidence & intelligence

- Levels of childhood obesity higher than the London average in both wards
- Lower than SWK average life expectancy in South Bermondsey (SB has the lowest LE in the borough)
- Higher rates of A&E attendance for 0-4 year olds
- Stakeholders noted a lack of affordable, healthy food provision at the Blue
- Bermondsey neighbourhood study showed residents and stakeholders worried about long waiting times for GP appointments and a concern that health infrastructure is not keeping up with development. Local GPs report a lack of suitable sites available locally for expanding their services.

| Area  | Measure/Indicator  | Where are we now?  | Where do we want to be?  | Frequency of monitoring                           |
|---|--|--|--|---|
| <b>Promise 6.</b> Make healthy living easier by improving the green infrastructure, reducing air pollution and improving access to healthy food |  |  |  |   |
| <b>Air quality</b>  | Air pollution levels in the local area. Atmospheric emissions of:<br>• Nitrogen Dioxide (NO <sub>2</sub> )<br>• Particulate Matter (PM <sub>10</sub> & PM <sub>2.5</sub> )<br><i>Local area defined as monitoring points in the area</i> | NO <sub>2</sub> - CHECK µg.m <sup>-3</sup><br>PM <sub>10</sub> - CHECK µgm <sup>-3</sup><br>PM <sub>2.5</sub> – not currently measured but will be available in Spring 2020. | By 2030:<br>NO <sub>2</sub> reduced emissions by 50%<br>PM <sub>2.5</sub> emissions reduced by 20%<br>PM <sub>10</sub> emissions reduced by 5% | Every 3- 5 years<br><br><i>Council monitoring</i> |
| <b>Tree planting</b>  | Number of new trees planted in the charter area  | TBD  | TBD  | Every 3- 5 years<br><br><i>Council monitoring</i> |
| <b>Physical inactivity</b>  | % residents who agree it's easy to be physically active in Bermondsey  | 85%  | Increase   | Every 3- 5 years<br><i>Partner monitoring</i>     |
| <b>Childhood excess weight</b>  | % children who have excess weight in Year 6 at local schools.  | NB: 42.5%<br>SB:43.6%  | Decrease   | Annual<br><i>Official data monitoring</i>         |
| <b>Satisfaction with parks and green spaces</b>   | % residents who feel good parks & outdoor spaces help them be physically active  | 42%  | Increase   | Every 3-5 years<br><i>Partner monitoring</i>      |
| <b>Health and Wellbeing</b>   | % of residents who described their health as very good or good   | 72%  | Increase   | 3 -5 years<br><i>Partner monitoring</i>           |
| <b>Promise 7.</b> Improve access to and utilisation of healthcare services in the area  |  |  |  |   |
| <b>A&amp;E attendance</b>   | Emergency department for 0-4 year olds attendance rates (per 1000 population)  | SB: 887.5<br>NB: 775.5   | Decrease to SWK levels   | Every 3 -5 years<br><br><i>Council monitoring</i> |
| <b>Primary care investment</b>  | Investment in healthcare facilities in the local area  | N/A  | Increase   | TBD   |

## Goal 4: Enhance community and leisure infrastructure and provide more opportunities for people to come together

### Key evidence & Intelligence

- Bermondsey study found that relationships between people of different background and social trust was weaker with socio-economic and ethnic divisions reported to be key features of the area.
- ASB & crime was the most common mentioned response to the question of what is not so good about the area.
- Overall crime levels in South Bermondsey and North Bermondsey are lower than the Southwark average but perceptions in the area are that crime is a major issue.
- Stakeholders noted lack of activities for young people and community facilities as a major issue in the area.

| Area  | Measure/Indicator  | Where are we now?          | Where do we want to be? | Frequency and method of monitoring                            |
|---|--|----------------------------|-------------------------|---|
| <b>Promise 8.</b> Improved sports, leisure and culture offering, particularly for families and young people                               |  |                            |                         |   |
| <b>Investment in existing and new public spaces</b>   | £ invested in existing and new public spaces in the local area through CIL contributions, local developers or other partners<br><br><i>Local defined as in or adjacent to the focus area</i>   | N/A                        |                         | Every 3- 5 years<br><br><i>Partner and council monitoring</i> |
| <b>Investment in sports facilities and activities</b>   | £ invested in sports facilities and activities in the local area through CIL contributions, local developers or other partners<br><br><i>Local defined as in or adjacent to the focus area</i> | N/A                        |                         | Every 3 -5 years<br><br><i>Partner and council monitoring</i> |
| <b>Promise 9.</b> Community events and initiatives that bring existing and new communities and people from different backgrounds together |  |                            |                         |   |
| <b>Use of culture and leisure assets</b>  | Number of users of community, culture and leisure spaces   | 930                        | Increase                | Annual<br>GGF   |
| <b>Community Cohesion</b>   | % respondents who feel people from different backgrounds get on  | 67% (2019 baseline survey) | Increase                | Every 3-5 years<br><i>Partner monitoring</i>                  |
| <b>Trust</b>  | % of respondents who trust people in their neighbourhood   | 58%                        | Increase                | 3 -5 years<br><i>Partner monitoring</i>                       |
| <b>Feeling of belonging</b>   | % of respondents who feel they belong  | 71%                        | Increase                | 3 – 5 years<br><i>Partner monitoring</i>                      |
| <b>Promise 10.</b> Improve the design and connection of public spaces to reduce crime and improve perception of safety                    |  |                            |                         |   |
| <b>Crime rates</b>  | Overall crime rate (per 10000 residents)   | NB: 97.1<br>SB: 84.7       | Decrease                | 3 – 5 years<br><i>Council Monitoring</i>                      |
| <b>Perception of crime</b>  | % of residents who feel safe in the area   | Day: 89%<br>Night: 61%     | Increase                | 3-5 years<br><i>Partner monitoring</i>                        |

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