



COMMUNITY COUNCILS
A voice for your community



Walworth Community Council

Main Meeting

Draft Minutes of the meeting of Walworth Community Council
subject to approval at the next meeting
Wednesday March 26 2008
Aylesbury Day Centre, Bradenham Close, Walworth SE17 2QB

Please note all text in italics is an addition to the minutes after the meeting.

Present

Councillors: Abdul Mohamed (Chair), Lorraine Lauder (Vice-Chair), Kirsty McNeill, James Gurling, Jelil Ladipo, Caroline Pidgeon, Martin Seaton and Jane Salmon

The meeting opened at 7.05pm.

1. Apologies

Apologies for absence were submitted on behalf of Councillor Bates, Councillor Lauder (lateness), Councillor Ladipo (lateness) and Rebecca Lack.

3. Notification of any items the Chair deems urgent

None were notified.

4. Disclosure of Members' interests and dispensations

Councillor Seaton declared an interest in the items concerning the Aylesbury estate.

5. Chair's announcements:

- The item on the Aylesbury Area Action Plan has been merged with the item on the Aylesbury Area regeneration.
- The items on Elephant & Castle redevelopment and Stead Street redevelopment have been withdrawn, as John Abbott is unwell.
- The item on Cleaner Greener Safer has been postponed to a Special meeting in May 2008

The Community Council was informed of the death of Nellie Powell, who regularly attended meetings. Mr Amir also announced the death of Paul Yarrow's father. The meeting stood for one minute's silence in memory.

6. Confirmation of minutes from the last main meeting

RESOLVED:

That the minutes of the Main meeting held on February 13 2008 be approved as an accurate record of the meeting, with the following amendments: Item 8 first bullet point: 'Friends of Nursery Road' should read 'Friends of Nursery Row' and Item 9: the question was asked by Mr Charnock, not Mr Beedell as recorded.

7. Deputations and petition

- i. A copy of a petition with the heading 'Southwark Council Stop the demolition of our only shops in Rodney Road' was lodged prior to the meeting. Approximately 2300 people signed this petition.
- ii. Ms Eloise Touni spoke for the Friends of Nursery Row Park, which has been set up to represent the views of existing park users and neighbouring residents, and to improve the park, and protect it from development. Ms Touni noted that the Council has very recently made a number of improvements to

the park, with the removal of bushes and installation of lighting, which were generally welcomed by park users. The park is important to the local community and the Friends group hopes to increase community involvement in the park. For example, in March 2008, 30-35 children with accompanying adults took part in tree planting in the community orchard and the wildlife hedge, which was started 10 years ago. The Friends are now concerned that the Council's proposed new developments will build on part of the park, restrict access and remove views across the park from outside, reducing safety and security and building on areas recently improved. The group is asking the Council for an opportunity to discuss these issues with the Council before a planning application is submitted.

- The hill in the park is made from either rubble from the old football pitch and/or from rubble from the demolished buildings in the surrounding area. Concern was expressed about the disposal of rubble
 - In response to Councillor Seaton, Ms Touni explained that the Friends are 10-15 people, who have regular meetings. All are welcome to attend, and bring children
 - The park is special as it provides open space in a heavily built up area
 - Councillor Gurling said that only the top end of the park was going to be developed
 - The park is L-shaped; the bottom of the L is historically open space, so it is presumed this will be retained
 - 3 of the 4 entrances may be built on restricting access and lines of sight
 - Ms Touni asked what are Walworth Councillors' views on the balance between open space and housing
 - The Chair said there was no chance of planning applications being made before July 2008, and these applications would be subject to consultation. Only 2 objections to a planning application are required to bring it to community council/Planning Committee
 - Councillor Gurling said there are 2 issues (1) The identification of sites (completed) and (2) planning applications for each individual site which are yet to be submitted
- An exchange led to Councillor Gurling leaving the room, in order to avoid impropriety as Chair of Planning Committee. Councillor McNeill informed the meeting of Councillor Gurling's role and responsibilities.*
- A question that needed answering is: 'What consultation does the Council think it has done about Crown Terrace?' **Action: Jon Abbott**
 - Heygate residents understood planning applications going in by Christmas 2007, but it appears that this will not happen until July 2008. This means Heygate tenants will be put into temporary accommodation, instead of moving into their new permanent homes.

- iii. Mr Amir spoke of behalf of the Aylesbury & Area Tenants & Leaseholders First Campaign: 73 % of tenants & leaseholders voted to keep the Aylesbury estate as Council housing, but this was ignored. Tenants human rights have been breached,. People are disgusted at the lack of repairs on the estate. The Aylesbury NDC is partly good, but should not be allowed to deal with housing. There is nothing strategic; this is just the Council taking the land. People will end up with smaller flats with fewer rooms, rents & service charges will be higher, the cost of social housing will cause financial insecurity and the true costs are not known, nothing is better than what tenants have now. For example a 4 bed home with a balcony costs approximately £80/90 per week; a small 2-bed flat is likely to cost double that, with the service charge and water rates on top. The following points were made:
- The estimate for rents in the new flats is based on rents on neighbouring estates.
 - Residents said they felt as if they were in limbo
 - Leaseholders do not like any of the options presented so far
 - A resident said that leaseholders were being lied to, and the scheme should be suspended and the Creation Board stopped.

8. Aylesbury Area - Regeneration

Martin Smith from the Regeneration team invited residents to talk to him or his colleague about their concerns. There will be a presentation on options for the Aylesbury Area Action Plan at the next Community Council meeting.

The Action Plan has just been to Southwark's Planning Committee, and is going to the Major Projects Board tomorrow, followed by further consultation. Road shows will be held on April 18, and Saturday April 19; this will be a family Funday. The Action Plan will be delivered to central Government in September 2008; afterwards there will

be a Public Inquiry at which anyone who wishes to can speak. Planning Guidance will be issued in 2009 at the earliest.

Development is taking place in the south west corner of the Aylesbury; a planning application has been granted to London Quadrant Housing Association to build 260 new homes, with 90 social homes to be let. This will involve the demolition and rebuilding of the Aylesbury Day Centre. The first new homes on Boyson Road will be started in September 2008.

Work on other sites is being brought forward: an early start is being made on the Amersham site in Thurlow Street with 35% social housing and 65% private housing.

The regeneration team have consulted heavily and are committed to continue consultation. As a result of this, room sizes in these early developments will be equivalent to existing room sizes. A show flat/information shop was built on the Amersham site to show people, and 700 people visited, many of whom asked for the developments to happen sooner.

The following points were made:

- The information shops site has been built on.
- Part 1A will provide 260 homes; the developments will be phased, and affected tenants will all be offered Council property. Affected leaseholders will be offered the market value of their homes, plus 10%, and many leaseholders have been happy with the prices their flats are worth.
- 40 social homes will be demolished on site 1A, and replaced by 90 units of social housing.
- The Major Projects Board has learnt lessons from the Heygate

9. Consultation on rebuild of Faraday School

Michael Faraday is a single storey 1970's Primary School in the heart of the Aylesbury Estate in Walworth, Southwark. Almost all of the children attending the school live locally and in social housing. The school itself has significant condition and suitability issues and the accommodation is cramped and inflexible.

Despite these challenges Michael Faraday School is a high performing school, described as outstanding in every area in its 2007 Ofsted report and children achieve above the national average across the range of subjects.

In order to build on this success the London Borough of Southwark, in partnership with the Aylesbury New Deal for Communities, is investing £11.9m in rebuilding the school. The school is also to incorporate dedicated adult learning and other community facilities with the aim of improving the life chances of local children and families.

The school is currently 1.5 forms of entry and it is proposed that the school is completely rebuilt on the existing site and expanded to a 2- form entry school and the associated statutory consultation process is being followed.

Through a RIBA managed competition Southwark has procured a design team led by SMC Alsop and comprising Buro Happold (Structural and Services Engineer) and The Landscape Partnership (Landscape Architect). EC Harris LLP is providing cost management services.

The aim of the competition was to procure a design team capable of producing an inspiring building of exceptionally high quality, sustainability and functionality which would become synonymous with good school design and act as a catalyst for the regeneration around it.

Ninety architect led teams expressed an interest in this competition, and of these, four practices were selected to work closely with the school and other stakeholders to produce a detailed submission including concept designs. Following detailed consideration of the submissions that included local consultation the SMC Alsop- led team were selected, as they were considered to be most capable of delivering stakeholder aspirations.

The project has recently had a very positive outing at Southwark's Design Review Panel and their comments are currently being integrated into the developing design with the intention of submitting a planning application at the beginning of May. The presentation material submitted to the panel is attached. Works are planned to start on site at the beginning of 2009.

The following points were made:

- ❑ In response to Councillor Gurling, the pupils were involved in the design; they took a great interest in the lavatories
- ❑ Councillor Pidgeon said the design was fantastic, this is an outstanding primary school
- ❑ Councillor Seaton complimented the Governors on a fantastic achievement

13. Police & Community Wardens:

Ward Panels will be held as follows: East Walworth - 27 March at Taplow at 7pm
Newington – 30 April at Walworth Police Station at 7pm
Faraday – 14 May at Taplow at 7pm

Sergeant Croft said that the police were using Section 60 of the Criminal Justice & Disorder Act, which gives police officers powers to stop and search anyone if there was immediate fear of possible violence. Members and residents were invited to comment.

The following points were made:

- ❑ A resident said that her son had been stopped and searched, and she had no problems with this action. However, he was later attacked, kicked and jumped on; where are the police when they are needed? Sgt Croft said that all crimes should be reported as this builds a picture of criminal activity, and gives more grounds for stopping and searching people
- ❑ It is difficult to assess the effectiveness of stop and search
- ❑ The section 60 powers are permitted only in a defined area where incidents have taken place, for 24 hours at a time (before extensions are required) and for specific categories of people (such as Year 11 students), men of 23 years old etc. These categories are derived from intelligence.
- ❑ The police are aware of hot spots and patrol them: bus stops where fighting has occurred, outside schools after schools have closed etc. Officers have high visibility on patrol. Each secondary school has its own police officer who visits on a daily basis.
- ❑ Sergeant Croft suggested that residents write to Walworth Police Station if they have concerns about speeding police cars in Browning Street
- ❑ In response to concerns about the high level of burglaries in East Walworth, Sgt Croft said that burglary affected fewer people than anti-social behaviour or drug dealing, and East Walworth was one of the most densely populated wards in London. The Council is driving efforts to reduce burglaries; residents should ensure windows and doors are locked, leave lights on etc

Public Questions:

| No. | Question | Officer |
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| 1. | Ms O'Keefe, Randall, Snelgrove and Ms Panayidou: I am against the proposed loss and demolition of shops in Rodney Road, I and many local residents demonstrated on the consultation days last year against the Council's proposals to demolish our local shops. I am handing you our petition of 86 pages, 2300 signatures we have collected. Local shops are for local people and there are no other shops left on this road. | Jon Abbott |
| 2. | Mr Beedell Further to my previous question on the Crown Terrace building: when did the consultation first take place for the use of building on this land of the park. Ms Touni: What consultation was undertaken when the sites on Nursery Row park were undertaken for development (Crown Terrace sites) – dates, locations, feedback and exact descriptions of the sites. Ms Touni: Numerous references exist in the Southwark Plan relating to protection of green space, improving access to parks etc. Does the Council accept that this development contradicts these policies? Ms Touni: What is the existing amount of park per dwelling in this area, and what will it be after the Stead Street redevelopment? | Jon Abbott |

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| 3. | Ms Corbyn: Re: Stead Street scheme: I note that the split between affordable/for sale units is 152 affordable units/162 units for sale. How does this reconcile with the 272 units for social rented housing given for the Stead Street scheme in the 'Rehousing Toolkit' for Heygate residents? Mr J Flynn: There was a commitment to replace the 1100 social rented homes on the Heygate within the 5300 new homes within the Elephant & Castle redevelopment. Doesn't the 152 affordable/162 private split undermine this commitment? | Jon Abbott |
| 4. | Mr G Flynn: What is the progress on the Planning Applications for the 16 early housing sites for the Heygate? | Jon Abbott |
| 5. | Mr Gillespie: I would like to know why there were no contingency plans for a representative of the Council to turn up in Jon Abbott's place. It is not acceptable to use the fact he has no deputy as an excuse. Many people turned up to the meeting to ask questions about matters, which directly affect them. This is not the first time they have been let down by the non-appearance of a Council representative. | Jon Abbott |
| 6. | A resident: The Heygate action plan has a project milestone that notices to seek possession be issued of remaining Phase 1 secure tenants from March 4 2008. How many, if any, have been issued to date? | Jon Abbott |
| 7. | Ms Chartridge: What legally binds the housing association (L & Q) to do what the Council want once the land is transferred? | Martin Smith/Adeo la Dada |
| 8. | Ms Denis: How legally can the Council go ahead with '1A' (south west corner) and demolish Amersham prior to the Area Action Plan being agreed? | Martin Smith/Adeo la Dada |
| 9. | Mr Corbyn: Is the scheme '1A' duplicitous because you are designing it to have larger rooms than is intended or possible in the rest of the Aylesbury footprint if the scheme were to happen. This thereby misleads tenants and residents. | Martin Smith/Adeo la Dada |
| 10. | A resident: If the Council believes they have support for the scheme, will they have another ballot? | Martin Smith/Adeo la Dada |
| 11. | Ms Commodore: May I please know more about Comus House Greener Areas, playground and its 'Founding into details' (possibly funding info details?) | Tracy Dickinson |
| 12. | Ms Briden: Is it possible to increase the level of estate lighting to make it safer to walk around the Aylesbury at night? | Tracy Dickinson |
| 13. | Mr Crawford said that 3 hoardings had blown down during the recent gales, and a woman had been hurt in a similar incident in Vauxhall Cross | Building control |
| 14. | Mr Beedell said that the Council Tax would rise with inflation, but inflation is not 4% | |
| 15. | Mr Noble said the Cleaner Greener Safer reports say that works at Comus House are completed, but this is not so. No flowers have been planted and only two seats installed. No electric gates have been installed. | Tracy Dickinson |

Members' Decisions

RESOLVED: That Mr Brice be reappointed to the Governing body of St Paul's C of E Primary School. That the Disabled Person's Parking Place outside 81 Crampton Street be approved, subject to statutory consultations and procedures.

The meeting ended at 9:30pm.

Signed:

Dated: