



COMMUNITY COUNCILS
A voice for your community



Walworth Community Council

Main Meeting

These minutes are subject to approval at the next meeting

Wednesday October 29 2008

Thurlow Lodge Community Hall, Thurlow Street, Walworth SE17 2UZ

1. Intros

Present

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

The meeting opened at 7.05pm.

2. **Apologies:** Councillor Ladipo.

3. **Disclosure of Members' interests and dispensations:** There were none.

4. **Notification of any items the Chair deems urgent:**

Patrick McGreal to update on regeneration plans for Elephant and the Aylesbury.

Plans to film a Walworth CC as part of a documentary to be discussed.

5. **Chair's announcements:**

Cllr Mohamed introduced Charlotte Benson (Director of Inspire)

Charlotte said that over the last few months she had been working towards the launch of SE17 Action.

Groups involved include the Aylesbury NDC, Safer Neighbourhood Team and local schools. There will be joint work on tackling knife crime and a "positive profile" campaign.

6. **Minutes from the last main meeting** (October 1 2008)

- A resident requested that the reference to "old ladies" be changed to "the elderly"

Matters arising

- A resident asked if there was an answer to his question from the last meeting - Where is the beacon at the junction of East Street and Walworth Road? There is an emergency point with a blue button by the traffic lights by Safeway. How does it work and who should use it?

This question remains unanswered

Action Stephen Douglass

Cllr Gurling asked that it be recorded in the October 1 Minutes that he absented himself from Item 9 (Townsend Street/Comus Place housing sites)

Cllr Mohamed said that he requested Cllr Noblet (Executive Member for Regeneration) and Cllr Humphreys (Deputy Leader and Executive Member for Housing) attend a future meeting on Elephant & Castle regeneration and they said they would come along in March 2009.

A resident asked for action from Stephen Douglass on East Street Market. There should be a start and finish time for inspectors. They said there are people trying to clean the market and people working. It's not done properly.

Action Stephen Douglass

A resident said there are things happening here before March 2009 and that Executive Members should be here to answer questions. Cllr Mohamed said he had made that clear but was told they would come in March 2009.

A resident said there was a review of Elephant & Castle at the Town Hall on November 3 2008 at 7pm. Residents could speak if they advised the clerk in advance.

A resident asked for Cllrs to support a motion at Council Assembly that Heygate Tenants and Residents would not be evicted until new accommodation was available.

Cllr Gurling said this was not a matter arising from the previous minutes.

The resident asked if Members supported evictions?

Cllr Gurling said that evictions were on an individual case by case basis so he did not agree to oppose all evictions.

The resident responded that some Members support evictions and others do not.

Cllr Bates said there were issues regarding percentages of social housing in Elephant & Castle and asked that Dave Ware come to a Walworth Community Council in the next couple of months to explain the levels of affordable and social housing planned.

Action Dave Ware

A resident said that under Item 8 of the last minutes he had mentioned the lighting was poor (between Elephant & Castle and the Volvo site) but nothing has yet been done. He asked for action on this, as did the Chair.

Action Stephen Douglass

MAIN BUSINESS – LATE ITEMS

*Local film maker Enrico Colusso **discussed plans for a documentary***

The plan was for a one and half hour documentary that would follow the progress of regeneration up to 2010. The film would follow the works from the perspective of stakeholders, tenants, the Council, developers and housing associations. Enrico said that she had just signed a memorandum at the Council and would like to film a future community council meeting so as to include the wider debate. She assured residents that it would not include anyone who did not want to be in the film and those who were part of it would have to sign a release form.

Cllr Mohamed asked her about her experience as a film-maker?

Enrico said she had made several documentaries. One was shown on More4 in 2007 and others in France, Finland and the US. She was experienced and understood the complexity of filming this regeneration.

Cllr Seaton asked who would have editorial control?

Enrico said that was usually down to the commissioning editor, the producer and director. She added that with the Council's memorandum of understanding the Council would not have editorial control but could look at the final cut of the film and point out any inaccuracies. She said, we intend to promote balance and if you look at my other films you will see the way I look at the world.

Cllr Pidgeon said she did not think that the memorandum had yet been signed but that there were related discussions going on. She added that people may be put off attending a community council if it was going to be filmed and they would be unable to make their points as a consequence.

Enrico said that the memorandum was signed on the premise of there still being details to discuss. She added that only those who signed the release form would be included in the film.

Cllr Gurling asked who commissioned the film?

Enrico said that only after the process is finalised would she ask for a commission.

Cllr Gurling said that without knowing who is commissioning we don't know the purpose of the film. He asked why the interest in the community council?

Enrico said she was interested in the community and its collective opinion.

Cllr Mohamed proposed that Members allow the next community council to be filmed. **This was agreed.**

Decision: Agreed

Elephant and the Aylesbury regeneration update – Patrick McGreal

Patrick said, house prices have been falling and that has an impact on re-housing on the Heygate and the money generated from private sales. We have been setting out the problems faced. Some may look to alter design or the number of units but we say No as our legacy is critical. There has been news that the Government may bring forward public expenditure via the Housing Corporation. Sites need planning permission to progress that forward. Southwark's housing department remains confident that it can deliver.

Patrick added that they were lobbying the Mayor of London re the Elephant & Castle.

Cllr McNeil said we have been told that there was a hold up of works due to the unforeseen economic cycle and yet you say that it was in-built. How are these reconciled?

Patrick said he was referring to early housing sites. With regard to the Elephant & Castle itself that is where we are negotiating with Lend Lease and it was anticipated.

Cllr McNeil – The Council anticipated a downturn for retail but not for housing?

Patrick – Yes Lend Lease anticipated a 6 – 7 year economic cycle but the impact of the US housing problem impacting on us was not anticipated.

Cllr Gurling – This is a travesty. It has taken so long for the early sites to be built. Those around 10 years ago involved in housing solutions cannot understand why the early housing sites are late. If it had gone through the process as expected a good many would be built or near completion.

Patrick – Difficult to answer as I've not been with the Council long enough.

A resident said they had been asking for years about accommodation and had not received a straight answer. He added that perhaps when Cllr Noblet and Cllr Humphreys attend they may provide one.

Patrick said that the development process was complicated and securing planning permission was difficult. We have worked in the concerns of the community and note them in the application.

Cllr Bates said that Lend Lease had withdrawn from other schemes in the country. He was concerned they would withdraw from Elephant & Castle and asked if there was a plan B?

Patrick – last week we got detailed proposals from Lend Lease and these said everything was ok at Elephant & Castle. There is no binding agreement until the Mayor signs. Until then they can walk away. Re plan B it would be hard to envisage another developer coming in and taking over. We are still working on the basis that Lend Lease will commit and move things forward.

A resident asked if the commitment was to handover in September 2009?

Patrick said yes working towards that.

7. Deputations and petitions: There were none.

8. Wardens & Safer Neighbourhood Teams - Safer Neighbourhood Teams and Paul Jeffrey

Sgt Chris Daly and PCSO Curtis Capell

Sgt Daly said there was good news on Newington where PCSOs had been working in primary schools and advising on 'stranger danger'.

A couple of the SNT helped an elderly resident by cutting her overgrown garden.

Tickets had been issued to cyclists on pavements.

He advised residents to go to Ward panel meetings to have a say on selecting ward priorities. The next one is at Newington on 26/11/2008 at 7pm.

In East Walworth officers have been working with the anti-social behaviour unit. People have been put on notice and their tenancy threatened.

Recently during a search someone fired a firework at a Police officer and the suspect has been charged with attempted GBH.

Anyone who is running around in gangs – we tell their parents and say we'll look at their tenancy.

For Hallow'een officers' leave has been cancelled and we'll be out from 2pm – 2am on 12 hour shifts. If last year is anything to go by cancelling all leave will not be enough.

Re Faraday there have been Fixed Penalty Notice initiatives on the Walworth Road. Officers have gone into schools and spoken about stop and search and knife crime.

Community Wardens:

Paul Jeffery spoke about the work Wardens have been doing in Walworth. His report is attached Appendix 1.

Cllr Gurling gave thanks to the PCSOs who reacted to a recent incident involving fake employees from Thames Water who were trying to gain entry into the homes of vulnerable residents. The PCSOs dealt with the matter swiftly and effectively.

A resident raised concerns about TESCO selling 2 for 1 fireworks. These things need regulating.

Sgt Daly said TESCO did consult and via bar-coding staff are alerted to the sale of fireworks to anyone who may be under age. He added that he would prefer fireworks restricted to organized events.

A resident said that he had recently seen a warden patrol having not seen one in months and wondered if it was because they had raised this at a previous meeting.

Paul Jeffrey responded that the Wardens do patrol regularly and not just when areas are mentioned.

Sgt Daly said that re the murder on the Old Kent Road that a positively identified suspect had been arrested and charged. Also there had been a prolific team of burglars working in the area who were searched twice in 15 minutes – on the first occasion they were empty handed and on the second they had items from a burglary.

Cllr Mohamed said we would concentrate on youth crime at the next meeting in December.

TEA BREAK

9. Cleaner Greener Safer update – Hazel Flynn

Hazel distributed a progress report on local schemes and invited questions.

A resident asked why the pavements on the Walworth Road were sprayed different colours? Adding that when it's crowded you cannot see them and they had just had their ankle X-rayed.

Hazel said she would come back on that.

Action Hazel Flynn

Hazel said the scheduled recycling item would instead come to the next meeting

Action Ian McGeough

10. **Aylesbury Action Plan – Brenda Donnelly**

Revised Preferred Options Report from the Planning Policy and Research Team

A better scheme for the Aylesbury. At the last consultation on plans to regenerate the Aylesbury residents told us:

- You should make more 4-5 bedroom houses for larger families
- I am concerned about the height of the blocks down Thurlow Street and would like to see more of a mix
- I would prefer lower density so fewer tall blocks – am not convinced such a high increase in density will work in attracting families

Proposed alterations

We've taken this into account and developed a scheme which revises the

- Tenure mix
- Size of homes
- Types of homes
- Distribution, number and density of homes
- Housing and open space
- Building heights

Overall there will be fewer homes but more family housing, more houses and more low rise blocks

Facts/Figures of key changes

	Preferred Option	Revised Preferred Option
Total homes	5000	4200
3bed+ homes	25% (1,250)	30% (1,300)
Houses/Maisonettes	30% (1,500)	40% (1,700)
Average Density	650 hab room/ha	500 hab room/ha
Affordable Homes	45% (2,250)	50% (2,100)

Next Steps?

- The revised preferred options are currently available to view on our website as well as in local libraries, One Stop Shops, the Town Hall and the Regeneration Department offices
- Formal consultation on the report begins on the 21 November 2008 and all views must be received by the 2 January 2009
- Final draft Aylesbury Action Plan February 2009
- Submission to Inspector May 2009

For information contact: georgina.hackett@southwark.gov.uk or Tel 020 7525 4947

A resident said that it was a waste of money to have people pretend they will do something, they should get on with the repairs.

A resident asked where are the flats in Southwark being built for people to rent at affordable prices?

11. Road Safety Plan review 2008– Erica Blennerhassett

What is the road safety plan?

- A statutory document
- Part of Southwark's transport strategy
- Details of how we will improve road safety in Southwark
- Out to public consultation until December 23

What is the purpose of the plan?

- To make Southwark safer
- To remove concerns that people have about using sustainable forms of travel
- To reduce the dominance of vehicles
- To save lives

Our targets for reduction

- A 50% reduction in the number of people KSI (Killed or Seriously Injured)
- A 60% reduction in the number of children KSI
- A 50% reduction in the number of pedestrians KSI
- A 50% reduction in the number of cyclists KSI
- A 25% reduction in the slight casualty rate

What does it cover?

- Cycle training
- Publicity campaigns
- Road maintenance
- School travel plans
- Physical engineering measures
- 20mph zones
- The future of road safety

The public consultation

- The revised consultation
- A questionnaire
- Let us know what you think

Local implementation plan funding submission for 2010/11

What is the process?

- Annual submission for funding from TfL
- January to May – investigate proposed schemes
- May 2009 – Council Executive approves schemes
- June 2009 – Submitted to TfL
- December 2009 – Funding allocation announced

For information contact: erica.blennerhassett@southwark.gov.uk or Tel 020 7525 5462

Cllr Mohamed asked about the funding attached?

Erica said there was £5million available for transport improvements. Officers will reflect the ideas put forward by the community in the document they submit to TfL

Erica said that the targets were set by the former Mayor of London and some may be altered by the new Mayor.

A resident asked about a board outside the Health Centre that should be used for advertising local information. He added that re the table at Browning/Brandon Street, he walks past there regularly and had never seen an accident . Whilst at the East Street junction nothing has been done and there are often accidents.

Erica said, that collision area had been identified, otherwise TfL would not give money for it. We put forward the

roads ranked highest with collision statistics. TfL verify these records. She added that she would take forward the point about the board.

Cllr Lauder said that the crossing at East Street to Somerfield has a problem with its pedestrian green light. Erica said, she would look into that and contact Andrew Downes.

Cllr Seaton added that when the East Street market is open the road is very dangerous.

Action: Erica Blennerhassett / Andrew Downes

Public Question Time

A resident said that there were more than 100,000 Afghans in London and lots in Southwark. He wanted the Afghan community to play a key role in society and the borough. He said there were lots of problems and they needed a community centre. He asked for the backing of the Council to enable the Afghans to play a key role in the society.

Cllr Mohamed said we welcome all members of the community and we will include you in everything. The Council has inclusive policies and there is CIDU (Community Involvement Development Unit) to assist community groups.

A resident said that if posters arrived earlier then more people would attend community council meetings.

Cllr Mohamed thanked everyone for coming and said the next meeting would be on December 15 2008.

Meeting closed at 9.13pm

Signed:

Date: