

BELLENDEN REVIEW

PURPOSE OF THIS REVIEW

The aim of this review is to bring together, all of the key facts and figures relating to expenditure and activity in the Bellenden Renewal Area over the last 5 years and to consider to what degree the initial aims have been met.

The key objectives of the review are to assess progress against the original objectives for the area, to detail the projects undertaken, to identify the lessons that need to be learnt and to identify the way forward with an interim action plan for the future of the Renewal Area.

The Bellenden Area has been a key part of the Council's overall private housing strategy since 1997.

Private Sector Housing Renewal Strategies form an important part of Southwark's main Housing Strategy and include dealing with area based action, individual renovation grants, empty properties, promoting good maintenance, home improvement agencies, working with private landlords, energy efficiency, and dealing with houses in multiple occupation.

Area based action is used where there is a concentration of social, environmental and housing problems. The Local Government and Housing Act 1989 introduced the concept of statutory renewal areas which aimed to create a true partnership between the authority, residents and the private sector, thereby improving the social, environmental, economic and housing conditions in the area.

The Bellenden Renewal Area was declared in 1997 and given a 10-year life thereby allowing the Council time to put in place long term sustainable programmes. This approach was aimed at securing maximum impact by increasing community and market confidence in the area's future and so helping to reverse the process of decline.

Once this review has been completed information will be made available to Councillors, officers and residents before a formal action plan is drawn up which will form the basis of all future activities in the renewal area. All future projects will have sustainability at their core and will seek to use mainstream resources and private investment wherever possible.

The Renewal Team would like to take this opportunity to thank residents, Councillors and other Council officers for their support and assistance in making this project successful and enjoyable.

BELLENDEN RENEWAL AREA KEY OBJECTIVES

A renewal area is a statutory area which aims to tackle housing, social and environmental issues in partnership with local stakeholders. Bellenden was declared by full Council in July 1997 and has been run by a small team of 2 officers now based in Bellenden Road.

Before the renewal area was declared, a detailed consultation with residents took place. This consultation took the form of public meetings, newsletters, questionnaires, key stakeholder meetings and officer group meetings. Two formal questionnaires were circulated in what became the Renewal Area in 1996.

The first was a 7 page commercial survey to gain the views and opinions of the business community within the Renewal Area. Over 80 questionnaires were returned by traders giving their views on a range of issues relating to Peckham.

The second survey was a 9 page social survey covering housing conditions, incomes and general views of residents within the Renewal Area. Over 800 completed questionnaires were returned giving the views of residents across the different housing tenures relating to their homes and their areas.

The original objectives were: -

1. **Housing:** seek to provide a better standard of housing for the people of the area.
2. **Environmental:** seek an overall improvement in every aspect of the environment of the area including transportation, parking provision, traffic management, planning and open space.
3. **Employment:** to seek to facilitate access to employment and training opportunities for local people.
4. **Economic regeneration:** while taking into account the commercial and residential concerns of the area, seek to stimulate and maximise the involvement of the private sector working in partnership with the public and voluntary sector in the regeneration of the area.
5. **Community development:** to involve local communities in the decision making process in seeking to raise aspirations and create a self sustaining community which capitalises upon the existing strong sense of community spirit.
6. **Crime:** seek to reduce crime and the fear of crime in the area.
7. **Health:** seek to achieve an improvement in the health and quality of life of the community.
8. **Financial:** seek to identify and optimise both public and private sector investment opportunities.

The success or otherwise of the Bellenden Renewal Area will be judged by residents based on how they see individual projects meeting the objectives. The challenge for the Authority was to address problems identified by residents within the framework of limited staffing and financial resources.

When the Bellenden Renewal Area was declared, there were:

- 3,324 properties
- 78% of these properties were privately owned
- 84% of the properties were in disrepair
- 606 properties were classified as unfit for human habitation
- 34% of households were dependent on or eligible for a means tested benefit
- 15% of residents were of pensionable age or above.

The ethnic breakdown of the Renewal Area was as follows:

- White UK 67.6%
- Ethnic 32.4%

The ethnic breakdown for the area was

Black Caribbean	15.2%
Black Africans	3.6%
Black other	3.1%
Indian	1.8%
Pakistani	0.6%
Bangladeshi`	0.3%
Chinese	0.7%
Other Asians	1.1%
Irish	4.1%
Others	1.9%

Income Band analysis

£0 - 3000	-	10.0
£3 - 5K	-	11.9
£5 - 7.5K	-	11.1
£7.5 - £10K	-	4.9
£10 - £12.5K	-	4.9
£12.5 - £15K	-	5.2
£15 - £17.5K	-	3.5
£17.5 - £20K	-	6.0
£20 - £30K	-	15.3
£30 - £40K	-	4.5
Over £40K	-	7.0

THE BELLENDEN RENEWAL AREA

The Bellenden Renewal Area lies in the wards of The Lane and South Camberwell. It also lies in The Lane West Priority Neighbourhood in terms of the Neighbourhood Renewal Strategy.

The eastern boundary of the Renewal Area is dominated by Rye Lane, which is a major ethnic shopping location. The southern boundary of the Renewal Area is East Dulwich Road that is the point where SE15 (Peckham) becomes SE22 East Dulwich. The change in postcode adds between £4,000 and £6,000 to the value of properties in the area. The western boundary of the Renewal Area follows the railway line from East Dulwich Station to Peckham Rye Station, with Peckham Rye Station forming the boundary at the northern end of the Renewal Area. The area is dominated by pre 1919 terraced housing with a large proportion of private housing compared with the Southwark average. The Renewal Area also includes a relatively large number of light industrial units that provide work for local people along with all the associated traffic and noise problems.

The Lane and South Camberwell wards are within the 20% most deprived wards nationally. There are indications that health across the neighbourhood is poor, with death rates from all causes being above the Southwark average. Death from circulatory diseases are particularly high, there are 3 GP surgeries within the Renewal Area which should be staffed by 7 doctors, unfortunately the area currently has only 3 permanent doctors with the vacancies currently being covered by locums.

In June 2002, one of the 2 primary schools scored above the Southwark average (and above the national average in Science) at Key Stage 2, scores at the other school were below the Southwark average.

Parts of the Renewal Area bordering Rye Lane experienced high levels of street crime.

The area is well served in South London terms for public transport with 2 stations just outside the Renewal Area at the north and south ends, together with large number of buses running along Rye Lane and East Dulwich Road. Currently there is only one bus service running through the Renewal Area. In the future Peckham Rye Station will be linked to the East London line giving residents access to the tube system, with the prospect of a tram link connecting Peckham to Kings Cross (currently projected start date 2012). The main focus for community activities are based at the Thomas Calton Community Education Centre, the Copleston Centre and the Bellenden Youth and Community Centre situated in Bellenden Old School. The Peckham Library and Peckham Pulse Health Centre are 10 minutes walk from the Renewal Area and there are also 2 secondary schools within 10 minutes walk of the Renewal Area.

Within the Renewal Area local voluntary sector groups are able to make bids directly to the Greater Peckham Alliance and the Neighbourhood Renewal Fund for financial support in regards of projects requiring revenue support.

The Lane West Priority Neighbourhood which was set up as part of the neighbourhood renewal process has acted as a focus for Council Departments, Health Authorities and other statutory bodies to focus activities in the Renewal Area. Some of the activities included in the Lane West Neighbourhood Action Plan 2002/2004 are:

1. Strengthen community involvement and social cohesion by establishing clear links between the Bellenden Renewal Team and the Area Forums. This will involve the establishment of a new advisory board for Bellenden activities.

2. Children and young people will continue to be supported through services and activities co-ordinated in the Renewal Area by the Youth Service Team established in the Bellenden Old School.
3. One of the primary schools in the Bellenden Area will continue to receive support as part of the Education Action Zone in order to continue its educational improvements.
4. Adult education opportunities will continue to be provided within the Renewal Area at the Thomas Calton Centre.
5. More nurse led chronic disease management is planned for the whole neighbourhood; community groups will be encouraged to make bids to the Greater Peckham Alliance.

REVIEW OF ACTIONS IN RELATION TO 1997 NEIGHBOURHOOD RENEWAL ASSESSMENT

Following the Neighbourhood Renewal Assessment (NRA) process, a formal strategy was established covering the following areas:

- **Housing strategy**
- **Environmental strategy**
- **Crime reduction strategy**
- **Community development strategy**
- **Economic strategy**
- **Financial strategy**

Not all of these strategies had specific targets or outcomes, which could be used to judge the success or failure of the Bellenden Renewal Area over its 10-year life. However, as we are currently in the 5th year of the Renewal Area Scheme it is appropriate for us to review where we are in relation to this original strategy taking into consideration the fact that there has been a considerable amount of change over the last five years and some targets may no longer be valid.

1. HOUSING STRATEGY

The Housing Strategy was aimed at tackling the worst housing conditions in the area as well as halting any further decline. The Housing Strategy was divided into 3 sections, these were:

- Individual dwelling improvement
- Houses in multiple occupation
- Energy efficiency

The key targets were:

- **729 renovation grants over 10 years**
- **750 dwellings benefiting from energy efficiency measures over 10 years**
- **300 houses in multiple occupation targeted for action over 10 years**
- **agreed strategy with Housing Associations regarding the improvement of their housing stock**
- **positive action on empty properties.**

We are currently half way through the life of the Renewal Area and the progress we have made regarding these targets is as follows:

- External refurbishing of 126 Council street properties (Crown House)
- 233 renovation grants
- 172 properties benefited from group repair (private sector)
- 33 properties benefiting from group repair (Council properties)
- 155 properties benefiting from face-lifting schemes
- 26 Disabled Facilities Grants
- 10 HMO/landlord grants/common parts
- 574 properties benefiting from some energy efficiency measures (these works were carried out as part of renovation grant application or group repair).

Other work includes:

- a. 30 solar panels installed
- b. 41 empty properties brought back into use (without grant aid)
- c. 36 empty properties brought back into use (with grant aid)
- d. 3 compulsory purchase action started in connection with empty properties.

Following meetings at the Southwark Housing Association Group it was agreed by all of the Housing Associations currently working in the borough that they would participate in any group repair scheme where Housing Association properties were found and that they would pay the full cost of works. Some Housing Associations with a larger number of properties within the Renewal Area provided the Renewal Team with their planned maintenance programmes for a 5-year period in order that we could co-ordinate activities.

CONCLUSION

The original 10-year target for renovation grants was 729. However this actually reflected the number of unfit properties needing repair across all tenures, not all of which would be eligible for renovation grant assistance. As a result the target was revised to 729 dwellings to be put in reasonable repair or made fit for human habitation. As at the mid-way point of the area in 2002 564 properties across all tenures had been made fit for human habitation or brought up to a standard of reasonable repair. This means that we have met 77% of our target even though we are only half way through the life of the Renewal Area. This was the main housing target and it is pleasing to see that it is being exceeded.

The second housing target was to see 750 dwellings benefiting from energy efficiency measures over the life of the Renewal Area. By December 2002 574 properties had benefited from energy efficiency measures in the Renewal Area and this figure excludes properties that have just received advice or the energy efficiency video. This means that we are 76% towards meeting the original target.

It is important that in the future we record more accurately the referrals to external agencies and receive details as to whether clients successfully have works carried out to their homes. Also it will be necessary for us to keep more detailed records as to which homes have received advice and videos but have received no grant aid. Taking all of the above into consideration, however, it is pleasing to see that we are ahead of target.

The third housing target related to 300 houses in multiple occupation being targeted for action over the 10-year period. By December 2002 we have only processed 10 grants for landlords of HMO properties. Environmental Health have taken enforcement action against 42 HMOs since the declaration of the area. At first sight it appears that we have badly missed this target however, major changes in the housing market and in working practices must be considered. Many of the worst HMOs have been de-converted into family accommodation and others have been converted into flats. As a result the Residential Group feel that the next house condition survey will show that the quality of HMOs within the Renewal Area has improved along with the number of properties being reduced. Early evidence from the survey suggests that this is correct.

The fourth target relating to housing improvements in housing association properties related to the agreed strategies with the housing associations regarding the improvement of their housing stock. Following discussions with the housing associations that have properties within the Renewal Area the following strategy was agreed. Where individual properties lay in streets where group repair activities were to take place, the associations would join the scheme and pay the full cost of works. Other association properties not in streets targeted for specific activities would provide the Renewal Team with their schedule of planned maintenance. This has resulted in the housing association properties not deteriorating. It was pleasing that all of the housing associations with properties in the Renewal Area reacted positively to the aims of the Renewal Area.

The last target set out relating to housing was positive action on empty properties. Seventy seven empty properties in the Renewal Area have been brought back into use along with 3 properties put forward for compulsory purchase action. In light of the number of empty properties in the Renewal Area there is still more work that is required in this area even though the start has been positive. Unfortunately the Choumert Market scheme has not yet progressed and this would have brought 32 new units of accommodation back into use in the Renewal Area. With the huge rise in local market values it is surprising that there are still more empty properties in the ward covered by the Renewal Area than any other ward. (As measured by the 2001 Empty Homes Update based on old ward boundaries.) The original strategy did not set a measurable target but it is clear that there is still substantial work to be done in this area.

Overall work to improve the housing stock in the Renewal Area is well ahead of schedule. It will however be necessary to set positive targets for both new activity relating to housing in multiple occupation along with action on empty properties. As the Empty Properties Survey conducted in 2001 shows, there are still 197 dwellings empty in the renewal area.

2. ENVIRONMENTAL STRATEGY

The environmental strategy set out with the aim of improving the image of the area and stimulating private sector confidence. The aim was to spend £3.324m over the life of the Renewal Area. Consultation during the neighbourhood process identified some key and recurring elements as identified by residents. These formed the basis of the targets laid out in the environmental strategy:

- **Action regarding pavements**
- **Action related to traffic and street parking**
- **The condition of front gardens**
- **Landscaping**
- **Issues relating to street cleaning**
- **The general condition of street lighting.**

The works carried out in the Renewal Area to date regarding these issues includes:

- a. Renewal of paving in:
 - i) Nigel Road
 - ii) Relf Road
 - iii) Anstey Road
 - iv) Choumert Grove (half)
- b) East Dulwich Road (part)

- b. Regarding traffic improvements the Renewal Team have obtained:
 - i) over 150 safe routes to schools questionnaires
 - ii) over 800 questionnaires returned relating to traffic problems
 - iii) over 400 written responses relating to traffic plans
 - iv) and carried out one large traffic event
 - v) and carried out 3 all day Saturday events to enable residents to view traffic plans
 - vi) And undertaken 4 events to enable residents to view traffic plans. It is anticipated that a traffic scheme will be implemented in 2003.
- c. face-lifted 155 properties.
- d. Consultation exercise relating to the Peckham Lido Site.
- e. Environmental improvement on vacant site off McDermott Road.
- f. Street lighting has been renewed in the following locations:
 - i) Nigel Road
 - ii) Relf Road
 - iii) Anstey Road
 - iv) Choumert Grove (part)
 - v) East Dulwich Road (part)
 - vi) Blenheim Grove
 - g) Bellenden Road (part)
- g. Environmental improvements around LBS stock have taken place at :
 - i) Reedham Street
 - ii) Maxden Court
 - iii) Strickland Court
 - iv) Worburton Court
 - v) Gatefield Court
 - vi) Eglinton Court

CONCLUSION

The original strategy did not specify exact numbers relating to environmental improvements required in the Renewal Area, however the strategy was aimed at spending £3.24m over the life of the project ensuring that the key issues were covered.

In total £2.6m had been spent as at December 2002, this represents 81% of the original subsidisable figure.

It should be noted that the specific subsidy made available to support this type of activity no longer exists and that the Council could spend above the 3.2m figure if funds were available to the scheme.

Our progress regarding these issues is as follows:

Action regarding pavements.

The action regarding pavements has included work to 7 of the 42 streets in the Renewal Area. Pavements are currently the number one concern of residents in the Renewal Area, however if all £3.24m were spent on re-paving the Renewal Area it would not be sufficient to cover all of the works. As a result some prioritisation has been required and following conversations with the Highway Section it was agreed that areas would be re-paved to complement other works carried out by the Renewal Team.

In terms of condition the Highways Section has informed us that the Renewal Area is some 15 years away from having its pavements renewed on the basis of the priority order for action across the borough. As a result they have been asked to inspect the pavements in the Renewal Area and produce a list of the streets with the worst pavements.

With 33% recording the condition of pavements as poor and 17% recording it as bad this is by far the worst viewed local amenity, with an overall “negative response” of 50%. This is slightly worse than the 1996 score of 48% indicating that overall little progress has been made. Despite the Renewal Team renewing pavements in some roads the majority have continued to deteriorate. This clearly has to be a priority for any expenditure over the next 5 years should funding be available.

Actions relating to traffic and street parking.

Currently a £400k traffic scheme has been agreed. Once implemented it is hoped that this will meet the twin aims of reducing the speed and number of cars travelling in the Renewal Area. Traffic has been one of the key concerns of residents since declaration and it is accepted that some residents may feel that little has been done so far. It should be borne in mind however that the issue has been controversial with several groups of residents holding strong and often conflicting views. The Renewal Team has sponsored detailed consultation and the proposed scheme will enact many of the issues identified by the majority of residents.

Landscaping and General Improvements

The condition of front gardens has improved considerably with the work carried out as part of the face-lifting scheme. One hundred and fifty five properties have benefited from new garden walls, and a brick clean.

Landscaping issues have been tackled by carrying out improvements similar to the garden at McDermott Road or by identifying vacant sites for development.

Street Cleaning

Issues relating to street cleaning have been tackled by providing information to the Street Cleaning Section on the areas that residents feel need more attention. Choumert market, Bellenden Road and Copleston Road are receiving additional attention in line with the wishes of residents. MORI research has indicated that this is an area of concern across the borough and the Renewal Area is no exception to this.

In 1996 the combined negative response was 35% and it is 40% in 2002. However, it should be noted that this data was gathered before recent changes in street cleaning had had effect. There is little the Renewal Team can do to directly address this issue and the need for improvement is being addressed across the Council by the Southwark Cleaning contract.

Street Lighting

The general condition of street lighting in the Renewal Area still requires positive action. Currently there are 120 columns that still require attention and it will be necessary to target these for action over the next 5 years. In terms of residents perception there has been only a marginal improvement since 1996. In 2002 the combined negative score (residents scoring as poor or bad) for street lighting is 22.8%, whereas in 1996 it was 23.5%.

3. CRIME REDUCTION STRATEGY

The aim of this strategy was to reduce both the opportunity and the fear of crime. The key targets for this strategy were:

- a. Developing neighbourhood watch schemes**
- b. Obtaining Secure by Design as a standard for building works**
- c. Creating defensible spaces**
- d. Examining the design of boundary walls**
- e. Street lighting**
- f. The distribution of property marking kits.**

The works carried out by the Renewal Team in relation to these targets are:

- a. The establishment of 8 neighbourhood watch schemes
- b. All properties included in-group repair schemes and renovation grants will, if completed after January 2003, have received Secure by Design certificates from the Metropolitan Police. (A few properties because of their design may only obtain Fit for Purpose certificates from the Police).
- c. Two sets of CCT cameras have been installed at the Tower Cinema Arch and the entrance to Choumert Grove car park.
- d. Planning permission has been sought and gained to provide security on the top of boundary walls which have been identified by the Police as requiring extra security measures.
- e. A survey has been commissioned from the Highway Section identifying the streets with lighting columns that are sub-standard. As and when money becomes available, these columns will be renewed in order to increase the general level of lighting in the Renewal Area and help address community safety/crime issues.
- f. Door entry systems have been provided at 4 LBS blocks.

CONCLUSION

The aim in the strategy was to develop neighbourhood watch schemes to obtain secure by design, create defensible spaces, design new boundary walls, improve street lighting and distribute property marking kits. All of these issues have been addressed to some degree by activities in the Renewal

Area, however there is still some work that needs to be done relating to street lighting and it is important that more work is done to support a business watch scheme both on Bellenden Road and East Dulwich Road. It is also important that a crime mapping exercise is carried out to establish what the level of actual crime is in the Renewal Area as opposed to the perception of crime or the formal reports made to the Police.

Priorities in the Forward Strategy should be to build upon work undertaken to improve the quality of street lighting.

4. COMMUNITY DEVELOPMENT STRATEGY

At a public meeting held on 25th November 1996 there was a criticism of the lack of involvement of residents in redesigning their area as well as lack of information relating to work which was due to start in their street. The strategy for community development focused on:

- Setting up a residents group
- Assisting community centres by enabling them to make best use of their facilities
- Increasing play facilities within the area.

The work carried out by the Renewal Team to date regarding community development includes:

- The establishment of the Bellenden Advisory Board
- Publication of 7 editions of Area News (news letter)
- Undertaking 3 large community events (events lasting 2 or more days)
- Launching 3 smaller one-day community events (this excludes traffic events and events relating to stay healthy day)
- Establishment of 23 street captains
- The provision of new notice boards for Goose Green Centre, Phoenix Women's Centre and the Copleston Centre.
- The provision of environmental improvements around Goose Green Centre
- The provision of safe play surfaces for nursery at Goose Green Centre and the Copleston Centre
- After 2 weeks of activities 80 young people from the Renewal Area received Bellenden Good Citizenship Certificates
- The provision of training in construction for residents who were participants in group repair schemes.

This initiative has been included in a Government Good Practice Guide on consultation techniques. The establishment of the Bellenden Youth Project with funding from Leisure for a half-post worker helped provide a range of youth based activities in the Renewal Area.

CONCLUSION

The strategy involved setting up residents groups, assisting community centres and increasing the play facilities within the area. In general the Renewal Team started well in all of these 3 areas, however many more people wished to be involved in shaping the future of Peckham than can be serviced by the Renewal Team, as a result it will be necessary for us to look at corporate forums to assist in carrying forward community based activities within the Renewal Area.

The formation of the Bellenden Board was initially a great success and the process involved several hundred people. The elected board members performed a valuable service in guiding the environmental improvement programme at a key time. However through no fault of its members the

Board ceased to meet amidst uncertainty about future arrangements for consultation in Peckham. In terms of taking the Area forward we will have to consider the lessons learnt from this process and rebuild links with the local community.

All renewal areas are required to produce at least one newsletter per year, the Renewal Team has not produced a comprehensive newsletter for all residents in the Renewal Area for the last 18 months, however 7 newsletters have been produced covering the whole of the Renewal Area with a number of specific newsletters covering group repair for individual streets. Within existing staffing resources it is has been very difficult to address the desire residents have for more information, however it is essential that this is done in the future. The failure of communications over the last two years is recognised and this is an area where the need to improve performance is fully accepted.

5. ECONOMIC STRATEGY

This strategy set out the target of improving the local economy in order to address unemployment levels and protect investment in the housing and environmental improvements. The measures required to deliver this strategy were:

- **Adoption of local Labour agreement similar to Peckham Partnership's.**
- **Use of as many local builders as possible.**
- **Develop training opportunities for young people.**
- **Develop shop-front schemes for:**
 - a. **Rye Lane**
 - b. **Peckham Rye**
 - c. **Bellenden Road**
- **Develop use of upper floors above shops**
- **Relocate smaller businesses/light industrial from Renewal Area to more suitable locations.**

The Renewal Team has sought to achieve these targets by:

- i) encouraging all large contractors to appoint sub-contractors from the local area
- ii) distributing a list of local builders who regularly carry out renovation grant works.

Shop fronts have been renewed in the following locations:

- i) Rye Lane (funded by Peckham Partnership)
- ii) Bellenden Road
- iii) East Dulwich Road
- iv) Choumert Road

A reduced scheme has been developed for Choumert Market. A scheme for the shops along Peckham Rye is in development but funding needs to be identified.

- Grants have been made available for shopkeepers to carry out “living over the shop” type schemes.
- Schemes have been organised in conjunction with art and business in order to develop local firms.

- Local artists have been employed to carry out environmental improvement schemes, and newsletters, flyers etc. are all printed locally.

CONCLUSION

All the areas in the strategy for economic development in the Renewal Area have moved forward apart from:

- a) A Local Labour Agreement similar to Peckham Partnership
- b) developing training options for young people
- c) relocating small businesses/light industrial units from the Renewal Area to more suitable locations.

The reasons that these three items have not been taken forward are:

- a) A Local Labour Agreement organised by Peckham Partnership was only of limited success due to being a voluntary agreement which the contractors could take or leave. The Renewal Team have no power to impose such a scheme and as an alternative has sought to source all materials and labour locally wherever possible.
- b) The new training opportunity for young people has been explored and a Youth Build scheme could be developed if a programme of group repair is to be continued over the life of the Renewal Area. This is however dependent upon wider decisions with regard to future resources.
- c) In relation to the relocating of smaller businesses away from the Renewal Area, we have unfortunately been hit by a rise in price for industrial units with good transport links. However a number of businesses have relocated where they have successfully been able to obtain planning permission to redevelop their land for housing. Once the new unitary development plan is published it is anticipated that more of these units will disappear if the Renewal Team takes positive steps in making these businesses aware that the authority will look positively at any redevelopment proposals.

The improvement of shopping areas has been a real success with a completed scheme in East Dulwich Road and works ongoing on Bellenden Road. Bellenden Road is becoming a local centre for restaurants and cafes and this is already attracting local people as an alternative to travelling to Lordship Lane or further afield. The Renewal Team maintains a growing waiting list of people wishing to set up new businesses in the area. As stated above a scheme for Peckham Rye is in development and once delivered all three shopping areas singled out in the original 1996 strategy will have been addressed.

6. FINANCIAL STRATEGY

The aim was to spend in line with the following 10-year spend profile:

Type of Expenditure	Spend after 10 years	Spend to date
Individual Grants (IG)	£5,878,656.	£2,163,920.
Energy Efficiency Grants	£1,425,000.	Included in IG/GR
Group Repair (GR)		£3,372,282.
HMO Grants	£1,800,000.	£62,004.

Environmental works.	£3,324,000.	£2,655,295.
TOTAL:	£12,427,656.m	£8,253,502.m

The total required expenditure in the Renewal Area was estimated to be £12.42m over a 10-year period. The cost for carrying out group repair was not identified separately and it was felt that energy efficiency works would be carried out as a separate area of work and not included with individual renovation grants or group repair. Group Repair was used as it brought many properties up to the fitness standard as well as providing environmental impact.

£1.8m was earmarked for work to the estimated 300 houses in multiple occupation thought to be in the Renewal Area when it was launched in 1997, however with a change in the housing market along with many HMO's being converted into flats and changes in working practices this estimate is no longer realistic.

It was felt that energy efficiency work should be included in individual renovation grants as well as group repair so as a result specifications were upgraded to include double glazed windows as well as loft insulation etc.

CONCLUSION

After 5 years we have achieved 66.41% of the spend target.

It is pleasing to see that the Renewal Team is ahead of target in relation to expenditure, however a number of factors had not been considered when the original target was set, they include inflation, the rate at which new properties were becoming unfit and the desire of residents to have group repairs over individual renovation grants. As a result it will be necessary to review the original targets.

The Renewal Team has also started to have real success in attracting private investment.

Donations to environmental schemes have come from Arts in Business and the Henry Moore Foundation and the shop improvement schemes along Bellenden Road and East Dulwich Roads have also included substantial contributions from business owners.

In addition to this the "buzz" about the area where it is seen as "up and coming" has undoubtedly stimulated investment by property owners although this effect is difficult to measure.

External funding is being explored as part of the forward strategy for a number of schemes.

With additional staffing resources this is an area of work that the Renewal Team could expand upon.

HEALTH

The formal strategy adopted by the Council did not have specific targets or aspirations relating to health projects which could be co-ordinated by the Renewal Team. This was because it was assumed that general improvements to housing stock in the Renewal Area would have a knock on effect in relation to health improvements. The link between poor health and poor housing has already been established and a high proportion of renewal funds will be directed at individual renovation grants as well as group repair. However residents in other consultations have indicated the desire to see specific work carried out in relation to health and as a result the following projects have been delivered:

1. Stay Healthy Day 1998 – involving a range of health professionals providing advice and assistance at 3 local community centres

2. Stay Healthy Day 1999 – involving a range of health professionals at 2 centres targeting illnesses from which ethnic residents disproportionately suffer
3. Young People and Housing Project – co-ordinated by the Health Authority
4. Mental health and the Environment Consultation Day – co-ordinated by the London Wildlife Trust
5. Renovation Grants
6. Group Repair
7. Energy Road Show
8. Door to Door Energy Efficiency Promotion
9. Energy Grants
10. Fundraising for Young Carers Organisation
11. Fundraising for Home Start

CONCLUSION

The Housing Fitness standard to which run down properties are repaired is very much a health and safety standard. For example the “trigger” for defining unfitness in regard to damp in the home is that the damp is severe enough to be “prejudicial to the health of occupants”. Every unfit home made fit in the Renewal Area will contribute to an improvement in the health of the receiving household. Residents have informed the Renewal Team that their health has improved as a result of works carried out to their homes, however there is a need to carry out a formal study looking at the health benefits of renovation grants and group repair. Carrying out this type of health impact assessment is beyond the resources and expertise of the Renewal Team. Such a study could be co-ordinated by either the Health Authority or Greenwich University if funding becomes available. A health mapping exercise would also be useful in order that we can identify both the available health resources and the location of residents who are disabled or in poor health. In addition to renovation grants the Council will continue to target a range of energy efficiency and affordable warmth initiatives at the Renewal Area.

EMPLOYMENT

There was no specific strategy laid out in terms of employment issues, however there was a general aspiration that Local Labour Agreements might be a way forward. Unfortunately we have been unable to force contractors to take on local labour as this would be illegal. As a result the focus for employment issues has been.

- Enabling carers of young children to return to work by assisting existing nurseries to upgrade their facilities
- Purchasing where possible goods and services from local suppliers
- Providing work for artists in the Renewal Area
- Providing free lets of stalls for artists/local manufacturers in the Renewal Area
- Encouraging large contractors to take on smaller local sub-contractors
- Providing information relating to part time employment opportunities available locally
- Bringing empty shops back into use
- Encouraging consultants to take on local labour
- Promotion of some of the existing businesses
- Sourcing external funds for local businesses
- Provision of new shopfronts.

The following list of projects is an example of some of the work carried out

1. Environmental improvements to Goose Green Nursery
2. Environmental improvements to Copleston Nursery
3. Improved security for All Saints Church Nursery
4. News letters, catering, signage etc all sourced locally
5. 45 local artists have received work as part of the scheme
6. 25 local businesses have been involved in the scheme
7. 10 empty shops brought back into use

CONCLUSION

Taking into consideration the size of the Renewal Team it has been pleasing to see the effects on employment in the area. Residents living in the Renewal Area laid the front paths to Howden Street, Waghorn Street and Wingfield Street. The empty units now provide a number of part time jobs that in the main are staffed by locals. However probably the most effective intervention has been the assistance given to local nurseries enabling them to cater for more children, which has allowed more parents to return to work.

WORKS REQUIRED

The identification of works that still need to be done within the Renewal Area is a key part of this review. The following section sets out the key tasks that still require attention in order to meet the specific objectives set when the Renewal Area was launched. It should be noted that funding is yet to be identified for the majority of these tasks.

1. HOUSING

There are still quite a number of properties within the Renewal Area where poor owner occupiers face a large amount of building works in order to make their properties fit for human habitation. It is necessary to continue a programme of assistance for poor owner occupiers within the Renewal Area as new houses are becoming unfit at a rate faster than the Renewal Team can co-ordinate work.

Even though the Renewal Team has made a lot of positive inroads into the condition of the housing stock in the Renewal Area, this target needs to be updated.

The original strategy set a target for unfit properties and grants but did not factor in the rate at which potentially unfit properties become unfit over the course of time. It is the view of Housing and the Residential Group that more properties become unfit per annum than we render fit and so even though we are ahead of our projection on the agreed target we have not solved the problem.

Empty Properties

The Bellenden Renewal Area still has a considerable number of empty properties. Work in the area by the Empty Homes Team has resulted in the reduction of a number of empty houses as well as empty flats above shops. However there is still work to be done on houses which have been converted into a number of flats where some of these flats have been empty for a considerable number of time. The updated Empty Homes Survey (2001) showed that, based on old ward boundaries, Bellenden still has more empty dwellings (197) than any other ward.

A new target should be established relating to the work of the Empty Homes Section. This target could be:

120 dwellings brought back into use in the Renewal Area over the next 5 years.

This target will be hard to meet as many of the properties which are empty, are flats which, because of the way in which they have been converted and their condition are not necessarily desirable. However if resources can be made available this will go a long way in assisting with tackling this problem. Working in conjunction with the Empty Homes Officer the Renewal Team should continue to target empty flats above shops as bringing these back into occupation will serve both the Housing and Economic strategies for the Area.

H.M.O. /Landlord Grants Target

The Landlord Registration scheme in the Renewal Area has not generated large numbers of registrations. However the relationship which Environmental Health have built up with landlords has resulted in there not being a need to serve as many Housing Act Notices as envisaged at the

beginning of the Renewal Area. The loss of HMOs due to the improved housing market will also be a factor.

A new target can only be set once we have detailed information about both the new house condition survey along with detail of the new Health and Safety Rating System. Therefore it is recommended that:

A new strategy is adopted at the end of October 2003 to carry this work forward till 2007.

Group Repair

Group Repair as a tool has had a considerable impact on the perception of this part of Peckham. However at no time did the Renewal Team envisage carrying out Group Repair to every property within the renewal area. This was explained in "Area News 6" in July 1999. The adopted strategy of targeting the worst properties at the centre of the Renewal Area has proved to be successful as it has resulted in increased confidence in the market values of these properties.

A particular success has been the inclusion of Council owned stock within Group Repair schemes. This had made it impossible to tell the difference between Council and owner occupied stock within the area and has broken down barriers between residents occupying similar properties under different tenures. The Small Roads Group Repair scheme should complete the process of renewing these smaller properties. Additionally under the new housing renewal system the Council will be able to devise its own "means testing" arrangements which will enable us to maximise private investment by increasing the maximum private contributions at the upper end of the income scale. This will enable the Council to target the most needy households more effectively. The need for Group repair will be re-considered in 2004.

Face-lifting Schemes

Face-lifting schemes were an important and cost effective way of making an impact in a specific location. The prime example is the scheme on Bellenden Road, which has generated a great deal of positive feedback. The only other areas that could justify additional expenditure on face-lifting would be properties around Grove Vale, above the shops on Peckham Rye and Blenheim Grove. The work around Blenheim Grove would enhance the improvements currently being proposed at Peckham Rye Station and would be highly visible.

If funding is available the following roads should be examined with a view to establishing whether they are suitable for Face-lifting Schemes:

- Blenheim Grove
- Grove Vale
- Peckham Rye

2. ENVIRONMENTAL

Upgrading Of Open Spaces

At the Planning for Real exercise carried out in 1998, upgrading the facilities in and around Goose Green was considered an important improvement to the area partly due to the lack of green space

within the Renewal Area itself. The provision of the dog free area was considered essential as currently residents describe this in particular as a dog toilet.

A new target should be established relating to the work to open spaces. This target should be:

1. Upgrade Goose Green
2. Renew signage (regarding dogs, dumping, etc.)
3. Create sustainable McDermott Garden group and obtain long term funding support.
4. CPO / Dispose of smaller unused open spaces

Pavements

Pavements are still a considerable concern for residents in the Renewal Area. Targeting locations where housing improvements have already been carried out would enhance and improve those schemes. However some residents would feel aggrieved that their streets have had no work at all so it may be appropriate to assess the condition of all of the pavements in the Renewal Area again and carry out works to the worst streets. A programme of £100k worth of paving works per year till the end of the Renewal Area would be sufficient to carry out work to 4 or 5 roads.

A new target should be established for work to the pavements. This target could be to:

- Target the worst 5 streets as identified by Highways Group for pavement renewal and complete by 2007

Lighting Columns

One hundred and twenty lighting columns have been identified as requiring upgrading in the Renewal Area. The cost of carrying out this work exceeds £300k. As these columns are scattered randomly across the Renewal Area it would be appropriate to target the roads that contain the highest numbers of poor lighting columns and renew these in consultation with the police over community safety issues.

A new target should be established for work to replace these lighting columns. This target could be:

- The renewal of columns in the worst five roads by 2007

Choumert Market

Choumert Market once developed could be the catalyst for major change in the shopping habits of Rye Lane. As a result it is a key scheme which residents feels should be high on the agenda for action.

A new target should be established relating to the work to Choumert market. This target should be:

1. To produce a revised scheme for Choumert Market which will take account of the different funding scenarios:
 - a) Full scheme – including flats above shops, shopfronts, environmental improvements.

- b) Reduced scheme – including shopfronts, environmental improvements and face-lifting.
- c) Wholesale redevelopment of the site using Council CPO powers and private developers funds to provide new accommodation plus refurbish market.

Having considered funding issues the Council is now actively considering option b).

Peckham Rye

Peckham Rye was identified in the original strategy as one of the key elements that would require attention before the end of the Renewal Area, this is because the area acts as a gateway to the rest of Peckham. Currently we have a scheme designed for this area but no available funding stream has been identified.

A new target should be established relating to the work to Peckham Rye. This target should be:

1. Work up an outline scheme and consider funding in partnership with Peckham Programme for environmental improvements to Peckham Rye. The aim would be to ensure a high profile gateway project in conjunction with Peckham Programme and the Environmental Improvement Programme.

3. CRIME REDUCTION INITIATIVE

Additional community development work needs to be carried out within the Renewal Area to support existing Neighbourhood Watch Schemes and to develop new ones. The provision of CCT cameras in specific locations in the Renewal Area needs to be considered as part of the overall crime reduction strategy for the borough.

The following activities should be carried forward

- Establish business watch schemes
- Carry out crime mapping
- Identify funds for police newsletter
- Establish more neighbourhood Watch Schemes

4. COMMUNITY DEVELOPMENT STRATEGY

Where residents are having work carried out to their street, the Renewal Team provides a large amount of support in relation to public meetings, information, consultation etc. However for the streets which have had no work carried out to them, the amount of involvement with the Renewal Team has been restricted. The Bellenden Board acted as an advisory group relating to environmental improvements and specific consultation issues, however a number of residents want to have more involvement in the way that Council services are delivered in their area. As a result it will be necessary for us to either incorporate into the Peckham Area Forums or the new Community Council, an elected representative board of residents from the Renewal Area to enable all residents to have an opportunity to feel part of the changes taking place in their area.

A new target should be established relating to community development. This target should be:

1. To produce 2 newsletters per year.

2. Incorporate a newly constituted Bellenden Advisory Group into any wider Community Forum

5. ECONOMIC STRATEGY

The improvements of the shops along Rye Lane, Peckham Rye and Bellenden Road was considered very important by residents, the only area to have no work carried out at all to the shop-fronts is Peckham Rye. Residents also identified the development of training opportunities as an important aspect of the Renewal Area. If funding can be made available, the Renewal Team can examine the possibility of running a Youth Build scheme, which will provide training opportunities for young people in Peckham arising from the building work carried out within the area.

A new target should be established relating to economic development. This target should be:

1. To carry out a formal appraisal of a Youth Build scheme for Peckham
2. Establish links to Peckham Programme ethnic businesses program

6. FINANCIAL

The Council is ahead of its target in terms of total public investment after 5 years with 66% of the ten year target spent. The profile of spend needs to be re-examined , particularly in terms of the projected spend on HMOs where changes in the housing market and working practices have rendered the current target unrealistic.

There is a strong case for refocusing efforts on key environmental concerns identified by residents – the condition of pavements, street lighting and street cleaning.

In addition to this a new plan for the maximisation of private investment needs to be developed as this is essential for the long-term success of the area.

Promotion

A considerable amount of Council resources have been pumped into the area. It is important that the area is promoted in order that the shops become sustainable and confidence returns. A programme of promotional events and press releases needs to be co-ordinated in order that new and existing businesses etc. have the opportunity to benefit from the changes.

A new target should be established relating to Promotion. This target should be:

To continue to promote Peckham in order to build and maintain confidence in the area.

CONCLUSIONS

The Bellenden Renewal Area is a 10-year regeneration scheme aimed at carrying out housing and environmental improvements in an area of predominantly privately owned properties. Characteristics of the area at declaration were low market confidence, a large number of properties unfit for human habitation, and a large number of poor owner-occupiers with many reliant upon means tested benefits.

In comparison with the other regeneration schemes that have taken place or are currently under way in Southwark, the Bellenden Renewal Area is relatively small however through careful targeting of expenditure along with targeted promotion, the profile of this scheme has been considerable. The Bellenden Renewal Team has been:

- mentioned in two Government Good Practice Guides
- mentioned in one London Arts Board Good Practice Guide and
- received a National Housing Award and
- a certificate of commendation as part of the Local Government Chronicle's Housing Team of the Year.

It has also generated a huge amount of positive publicity for the area and the Council as a whole whilst delivering substantial housing improvements.

The key innovations of the scheme have been:

1. Unique consultation techniques whereby residents are closely involved in designing the specification of works for their homes.
2. The use of local people and suppliers in delivering large elements of the scheme.
3. Unique links with local businesses and suppliers on the Council's approved list.
4. The amount of work carried out by a relatively small team of officers.
5. The impact achieved from using local artists in regeneration schemes.

In many ways the first 5 years of the Renewal Area have been successful taking into consideration the targets set when the Renewal Area was launched. The Housing Strategy for the area has been particularly successful with over 75% of the targets achieved at the mid way point. The one exception to this where there is still very significant work to be done is the area of Empty Homes. It should be noted that the Empty Homes Officer currently has a borough wide responsibility and does not formally target Bellenden.

The original Environmental Strategy did not set measurable targets in the same way as these are set out in the Housing Strategy so it is more difficult to objectively measure success.

However in terms of the Environmental Improvements these have also been successful and have contributed to renewed confidence and a "buzz" about the area which has established "Bellenden" as a distinct area in Southwark.

Nonetheless it is clear that there remains substantial work to be done in relation to improving street lighting and upgrading pavements with residents perception being that there has been no real improvement in the quality of these since declaration.

So Housing targets are well on the way to being met and with a considerable number of people (36) wishing to set up businesses in the area confidence is definitely returning.

The perception of the scheme is that it has been a great success however in several key areas there remains work to be done.

In addition to the physical work that remains to be done it has to be recognised that the uncertainty of the last year has undermined the Council's relationship with the local community and so there is re-building work to be done here also. Early in the life of the Area considerable efforts were made to build up good relations with residents and key commitments were made, these commitments were that:

1. The renewal area would last for 10 years (as agreed by full Council)
2. The Council valued residents input into the scheme and would seek to deliver what residents wanted in as much as was possible.

Currently a number of residents feel that we have gone back, or are about to go back on these commitments. The good will of many residents has been lost over the last year with budget uncertainty leading to the suspension of schemes which residents had long looked forward to. It will be difficult for the Renewal Team to win this good will back but it is essential that the Council establishes a renewed bond with residents if the improvements made are to be sustained and built upon. Regaining the support and commitment of residents will be vital and this can only be done by restoring adequate resources to the Renewal Team and delivering a greatly improved communications strategy.

The criticisms residents have made relating to the lack of information is justified and this needs to be put right. Work on this has already started. A newsletter has been delivered in August 2003 and a summarised version of this review is to be made available in order that residents can see all the work that has been carried out over the past five years.

The staffing levels as identified by the Government in renewal area guidance state that renewal areas of over 3,000 properties should have a minimum of six permanent members of staff. The Bellenden Renewal Scheme is staffed by two permanent employees and two temporary members of staff with the most senior member of staff also having significant other duties. The expectation of residents for support and assistance from the Renewal Team is considerable and the failure of the team to be able to provide specialist community development assistance along with practical issues like newsletters every few months as requested by residents is attributable to this gap in staffing resources. Any forward strategy will have to be tempered with a realistic assessment of both staffing and capital resources.

The Council now has to consider the future of the Renewal Area. Much has been achieved and the key challenge for the next 4 years will be to ensure that the improvements made are sustainable in the long term. As an example of this approach a Home Maintenance Strategy is being developed to assist residents in maintaining their homes. Part of this wider approach will be to ensure that main stream funding and private investment replaces renewal area funding after 2007 in order to protect the gains made. A detailed action plan and Forward Strategy for the Renewal Area cannot be agreed without detailed knowledge of future resources. At the time of writing the Renewal Team have no confirmed capital budget for 2004/05 and beyond. It is hoped that the budget issue will soon be resolved and the set of actions set out below may serve as an interim action plan.

However, before going on to consider these some key changes which govern the availability of funding need to be considered.

a) The Ending of specific subsidy for private sector activities

When Bellenden was declared the Council received a 60% subsidy from the Government for any works carried out to the private housing stock in the renewal area. The Council also received 50% subsidy for environmental improvement works. This meant that for every pound the Council spent on houses in the renewal area, the Government would give the Council 60p back and for environmental improvements 50p back. This money was also ring-fenced which meant that it could only be spent on private sector properties. The Government has now ended the ring fencing and included all private sector subsidy in the general allocation of finance given to the Council. The effect of this lack of subsidy is to make it more difficult to prioritise work on private sector housing. It is important for the Council to establish the best use of all its resources and any future work in Bellenden will need to be considered against this background.

B) Introduction of a new housing renewal system

The Government has ended the old system of Renovation Grants. This is in part due to the fact that the system did not take into account the different needs and problems faced by Local Authorities in different parts of the country. The new approach enables local authorities to devise policies that best fit their local circumstances. The Government has made it clear that all Councils should seek to maximise the amount of owners' contribution to any assistance given by Councils to assist in repairing homes.

In the Bellenden Renewal Area house prices have escalated considerably and even though the market now appears to have levelled out many residents have considerable equity in their properties which could be used for important repairs. As a result, the Council has adopted a new policy that will change the way it helps residents with repairs in the renewal area and elsewhere in Southwark.

The Council agreed its new housing renewal policy on July 15th 2003 after substantial consultation.

The new system sees a reduction in the level of grant aid made available for individual schemes. However this will enable us to assist more dwellings for roughly the same level of resources and the grant will be supplemented by a new loan from the Council. Other forms of assistance are also being developed and these will start with advice and assistance on home maintenance as prevention is always better than cure. The Council will also provide advice on loan finance as a way of using the value of peoples homes to help pay for necessary repairs and it will target its own direct financial assistance on vulnerable households - those who are elderly and on low incomes or who have a disability. Grants and loans will be promoted in the renewal area. However, group repair schemes will not be approved under the new system until the need for them has been fully reconsidered in 2004. A basic principle of any group repair schemes that will be considered in the future will be greatly increased targeting of assistance on the households that need it most. However, it should be remembered that the primary purpose of group repair is area improvement and that this means that schemes need to generate a visual impact.

In addition to this the overall situation with regard to resources across the Council is now a major factor. With no specific money for this area of work anymore work on Bellenden is financed by the same budgets which pay for activities such as repairing school buildings or highways. The Council faces many competing demands for the available resources and it is much more difficult to guarantee resources in particular areas. Because of this residents must understand that the schemes mentioned in the proposed action plan constitute a “wish list” only at this stage. If resources are available these are the schemes which the Council would undertake.

The very tight situation with regard to resources is why it is now even more important that they are properly targeted on the people who need them most and in areas where the most impact can be made. It also makes it vital to maximise the amount of private money that is brought in to support the Council’s strategic objectives.

ACTION PLAN

1. Housing

- 1.1 Agree, subject to resources, a new empty homes target for Bellenden by October 2003.
- 1.2 Agree with the Residential Group a new approach to activity in relation to the Private Rented Sector by October 2003.
- 1.3 Reconsider the need for Group Repair in May 2004.
- 1.4 Promote new grants and loans policy to residents of Gowlett and Hinckley Roads, targeting assistance on those on low incomes whilst actively promoting housing maintenance initiatives to all householders.

2. Environmental

- 2.1 Agree a list of the five worst roads in respect of pavements with the Highways Group and, subject to resources renew by July 2007.
- 2.2 Confirm with Highways Group a list of the five roads containing the highest number of defective columns and, subject to resources and on East Dulwich Road by August 2007.
- 2.3 Obtain long term funding support for McDermott Road Garden by February 2004.
- 2.4 Produce revised scheme for Choumert Market by March 2004.
- 2.5 Devise outline scheme for face-lifting/shopping improvements for Peckham Rye in conjunction with Peckham Programme by February 2004.
- 2.6 Upgrade Goose Green open space by creating a dog free area, repairing railings and renewing existing path by February 2004.

3. Crime Reduction

- 3.1 Conduct crime-mapping exercise with residents and local businesses by November 2003 and produce strategy in conjunction with Community Safety and the Police.

4. Community Development

- 4.1 Produce 2 newsletters per annum.
- 4.2 Incorporate newly constituted Bellenden Advisory Group into wider consultative structure by February 2004.

5. Economic

- 5.1 Carry out a formal appraisal of a Youth Build scheme for Peckham by March 2004
- 5.2 Establish links to Peckham Programme ethnic businesses programme by December 2003.
- 5.3 Continue to target run down shopping areas and aim to fill empty commercial units and unoccupied accommodation above.

6 Financial

- 6.1 Review spend targets in relation to public expenditure and, subject to resources being available, agree changes in profiles by November 2003.
- 6.2 Devise strategy for maximising private investment in the Area in the second part of its statutory life.

7 Promotion

- 7.1 Seek to build and maintain a positive image for the area by publicising successes in all appropriate media.

PRESS PACK/CLIPPINGS

It would be impossible to put all of the press clippings the Renewal Area has received in this pack so following is a sample of some we have received to date. In terms of other media the Bellenden Renewal Area has featured in 4 radio broadcasts, 4 television broadcasts and the following news papers and magazines:

- Time Out
- Country Life
- Living South
- Southwark News
- Southwark Life
- South London Press
- Peckham Society Newsletter
- Peckham Views
- The Guardian
- The Telegraph
- The Daily Mirror
- The Daily Express
- The Independent
- The Sunday Telegraph
- The Evening Standard
- Hot Tickets - Edfest
- Robert Elms Show – London Live
- LBC
- Radio 5 Live – Edfest
- Metro
- The Guardian - Dulwich
- Big Issue – Edfest
- Inside Housing
- Housing Today
- Regeneration and Renewal
- The Art Newspaper
- London Housing

- TV Times
- Radio Times
- Property People

INTERVIEWS WITH C CEE PARTNERSHIP, CHOUMERT MEWS, SE15, AND ACORN ESTATE AGENTS, 28 PECKHAM RYE, SE15.

Interviews were conducted with two local estate agents to assess the market confidence in the Renewal Area. The first question was:

- 1. Why has it been difficult to get estate agents on board helping to meet renewal area objectives?**

C CEE Partnership

Most estate agents are only interested in schemes if they mean that there will be a short-term return for their investment.

Acorn Estate

It was not clear what the estate agents would get out of being involved with the Council. Normally the relations that we have with the Council are fairly limited and not very good.

- 2. What do you think of the work carried out in the Renewal Area to date?**

C CEE Partnership

I live in Peckham so I was pleased to see that things are happening, most of the properties I deal with are for rent and Peckham's image causes me major problems when I am trying to let property. If I get a new client I show them around some of the nice parts of the area before going to the property which I am trying to let.

Acorn Estate

We use the regeneration scheme in order to help market properties. People like to feel that they are moving into an area that is up and coming and that there is a possibility that their house will increase in value in the short to medium term.

- 3. What other works do you feel should be carried out by the Renewal Team?**

C CEE Partnership

The Council needs to sort out Rye Lane, it's a mess along with the station. Those 2 areas have a major negative impact on my clients.

Acorn Estate

Just clean the place up, Peckham is messy, litter and rubbish everywhere and the traffic is getting worse.

- 4. What questions do your clients ask you about the area?**

C CEE Partnership

To be truthful most people letting properties in your area know the area before they ring up. As a result I am more concerned with the condition of the property and the amount of rent. No clients ask about schools or shops, a few ask about whether the area is safe, however once they get here they soon see it is no worse than anywhere else in South London.

Acorn Estate

Most people just ask about the houses, they do not ask about the area because if they don't fancy living in Peckham they don't ask for details about houses in Peckham, most people would have done their own research regarding what's Peckham like.

5. **The group repair schemes carried out by the Renewal Team has had a positive effect on house prices and what would you consider was the percentage increase of houses subject to group repair?**

C CEE Partnership

I would estimate that you could get about 20-25% more for houses where the whole street have been done up as you get a lot of interest for houses that come up for sale in those streets, we try and get the highest price we can for our clients.

Acorn Estate

You've only done work to the smaller houses so I will probably estimate around 20%. People like to feel they are living in a house where the whole area is getting an uplift so I always mention it in the property details.

6. **What do you think are the key lessons for the Council?**

C CEE Partnership

Call the area Bellenden was a good idea as people who do not want to say they live in Peckham can just call the area Bellenden. The work that you have done has got the area buzzing and that can only be good.

Acorn Estate

People want to live in nice looking streets, if you want more people to move into the area keep the streets clean and make the roads look nice.

These interviews were conducted in August 2002.