



REGENERATION AND TRANSPORT SCRUTINY SUB-COMMITTEE

MINUTES of the OPEN section of the meeting of the REGENERATION AND TRANSPORT SCRUTINY SUB-COMMITTEE held on 29 SEPTEMBER 2003 at 7.00 P.M. at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Neil WATSON (Chair)
Councillors Graham NEALE, Billy KAYADA and Alfred BANYA

OFFICER Robert Bollen – Corporate Strategy
Leigh Henderson – Scrutiny Team

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bates, Bradbury and Welfare.

CONFIRMATION OF VOTING MEMBERS

The Members listed as being present were confirmed as the Voting Members.

NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMED URGENT

There were none.

DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were a number of interests disclosed by members including Councillor Watson's involvement with Elephant Links, Councillor Kayada's involvement with Greater Peckham Alliance and that Councillor Banya resides in Peckham.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17(5) allows a Member to record her/his vote in respect of any motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

1. EXECUTIVE REVIEW

The Sub-Committee invited the Executive Member for Regeneration, Councillor Catherine Bowman to discuss the progress and performance of regeneration projects. The Strategic Director of Regeneration, Paul Evans also attended to respond to Members queries. Members had the opportunity to discuss the questioning of the Executive Member prior to her attendance and agreed areas of questioning.

Members initially asked Councillor Bowman to outline the key challenges/issues for each regeneration project and how these are being addressed.

Aylesbury

Challenge: The ability of the project to meet expectations of residents given the vote against a transfer to Community Housing

Councillor Bowman outlined progress on Aylesbury including the consultation with the community, planning improvements in the SW corner of the estate and preparing proposals for additional New Deal for Communities (NDC) funding. It was noted that the housing renewal aspect of the project is not deliverable as a result of the resident vote. As this is the final year of Single Regeneration Budget (SRB) funding for Aylesbury, the Council is developing mechanisms (both publicly and privately) for continuation of funding for this regeneration project.

Bermondsey Spa

Challenge: Managing the change in the developers responsible for delivering the project and maintaining the momentum of redevelopment at each of the sites

Councillor Bowman advised that the Council is currently in the process of contracting with a new set of developers and that office accommodation review (Borough-wide) will be delivered in parallel to the Bermondsey Spa regeneration project. The office accommodation review, which has been budgeted for, is designed to improve asset management. Councillor Bowman advised that the planned redevelopment of the area is consistent with the Unitary Development Plan (UDP). A lengthy discussion regarding encouraging community development ensued. In particular, Members were concerned with the definition and measurement of community development and how the Council expects to promote community development. Councillor Bowman and Paul Evans responded by highlighting the work of community development team and that Members and officers have promoted community development through the Community Council forums. Paul Evans agreed to provide further information on community development to the Sub-Committee.

Canada Water

Councillor Bowman did not identify any key challenge or issue in relation to Canada Water, as this project is running smoothly. Councillor Bowman advised that the community consultation process has been an overwhelming success and that the community will see upfront benefits. The preferred development partners have been secured and adjoining landowners are now involved. The Canada Water project is expected to deliver planned outcomes within timeframes.

Elephant and Castle

Challenge: To deliver high quality homes as a matter of priority

Councillor Bowman informed the Sub-Committee that the new Partnership Board has been established. To date the project had delivered the social rather than physical aspects/programmes, with the latter taking longer than anticipated to deliver. In response to Members questions, Councillor Bowman advised that a range of funding options and the role of the private sector is currently being explored. Paul Evans reported that public consultation events had prompted many value-adding dialogues with the community.

Members were informed that Southbank is represented on the Partnership Board. The Executive Member acknowledged Southbank as a key player in the Elephant and Castle, reporting that Southbank are involved in a number of projects and that the Council has an ongoing dialogue.

Members had concerns about local traders in the shopping centre. In response, Councillor Bowman was of the view that the challenge for local businesses was to take up this unique opportunity. The housing, retail and commercial redevelopment should increase the level of economic activity in the Elephant & Castle region from which existing local traders could benefit.

Members questioned why the reported target outputs had changed so significantly. Paul Evans agreed to provide further information on the targets.

Peckham

Challenge: To ensure that the social improvements brought about from the regeneration project will be sustainable in the future.

Cllr Bowman advised that the funding for this project will end shortly and the Council is investigating future funding arrangements for Peckham; that is alternative sources for funding, mainstream funding and whether specific programmes are self-sustaining. It was noted that there has been a shift in the Government's focus for allocating Single Regeneration Budget (SRB) funding away from social programmes towards economic enterprise. Members discussed exit strategies for regeneration projects near completion and indicated that they would be interested in tracking future funding.

Questions and General Discussion

Members were interested to hear Cllr Bowman's views on the potential demolition of the shopping centre at Elephant & Castle. Cllr Bowman reported that the current consultation process has been very effective and that the Council has taken on the concerns of traders. The plans include developing a town centre (includes the shopping centre) and redeveloping Walworth Rd. The diversity of shops is a positive feature of the Elephant & Castle area, which the regeneration project should aim to enhance. Cllr Bowman advised that the railway arches will be maintained and that East St market traders were satisfied with the plans. A number of potential problems for the market due to increased number of shops and shoppers would be loss of car-parking space and storage.

Cllr Bowman reported that the plans include a swimming pool, a new secondary school, improvements to the leisure centre and a discovery centre. Many participants have identified improving transport links and establishing Elephant & Castle as a central transport hub in Southern London. Cllr Bowman reported that tight frameworks in place to avoid any delays.

The Sub-Committee briefly discussed measures to improve the processing of applications. Paul Evans generally discussed the criteria for successful projects, highlighting the importance of communication and having an integrated approach across the social and physical aspects of regeneration projects.

RESOLVED:

1. That Paul Evans would provide a brief for Members on the

community development (discussed in relation to the Berrmonsey Spa)

2. That Paul Evans would provide a brief for members on the outputs of the Elephant Links SRB (page 14 of the Regeneration Project Report - End of Quarter 1) - outlining why the targets have changed significantly

2. REPORT FROM OSC – ELEPHANT & CASTLE

The Elephant & Castle regeneration project was discussed at length. In particular, the Sub-Committee was interested in whether the Executive Member believed there had been a delay. Cllr Bowman was of the view that the wrong approach had been adopted initially. The first approach would not have met the Council's objectives. The developers were unwilling to negotiate and the governance arrangements, in particular the ability of individuals to veto proposals were unworkable. As a result, the project has taken longer than anticipated to eventuate.

The current approach, which has involved an extensive consultation process, is progressing within the determined timeframes.

The Sub-Committee discussed the Elephant & Castle in relation to the Peckham Partnership project. The evaluation of the Peckham Partnership project had not taken place prior to the commencement of the Elephant & Castle project. Paul Evans agreed to provide an update on the recommendations from the Peckham Partnership scrutiny.

Scoping the Review

Members agreed to take a forward-looking approach to the review, the focus of which will be community engagement and involvement. Members agreed the review should include –

- Defining community engagement/involvement
- Establishing what mechanisms are effective for engaging with the community
- Establishing what mechanisms for community engagement/involvement are in place as part of the Elephant & Castle project
- Considering the recommendations of the Peckham Partnership scrutiny.

Members discussed potential witnesses and timeframes. Members suggested the following people/representatives to address the above terms of reference - Nathalie Hadjifotiou (Head of Social Inclusion), Bob Brett (Chair of Elephant Links Board), community representatives, regeneration officers and representatives from leading agencies on community engagement and development. With regards to timeframes Members were of the view that the review could be completed by the end of the year.

RESOLVED:

1. That Paul Evans would provide an update on the status of the recommendations from the Peckham Partnership report
2. That officers prepare a project brief based on the Sub-Committee's decisions

3. WORK PROGRAMME

The Sub-Committee briefly discussed the work programme. The Sub-Committee agreed to review the UDP in February when it becomes available. It was noted that Community Councils might consider the UDP. Members indicated they were interested in undertaking the transport accessibility review early next year.

The Chair discussed two letters that he had recently received. The first was from a resident regarding traffic in Camberwell Grove and the second was from the London Assembly regarding an investigation into the impact of speed humps.

RESOLVED:

1. That officers prepare a letter to the resident acknowledging receipt of his letter and advising which officer his letter has been forwarded to
2. That officers circulate the letter from the London Assembly on the investigation into the impact of speed humps and officers give consideration as to how the Sub-Committee could contribute.

The meeting ended at 10.20 p.m.

CHAIR:

DATED: