



## **SCRUTINY SUB-COMMITTEE B**

MINUTES of the OPEN section of the meeting of the SCRUTINY SUB-COMMITTEE B held on WEDNESDAY SEPTEMBER 03 2008 at 7.00 P.M. at the Town Hall, Peckham Road, London SE5 8UB

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**PRESENT:** Councillor David Hubber (Chair)  
Councillor Althea Smith (Vice-Chair)  
Councillors Jenny Jones, Lorraine Zuleta, Denise Capstick

**OTHER MEMBERS PRESENT** Councillors Lewis Robinson, Dora Dixon-Fyle and Ian Wingfield

**ALSO PRESENT :** Doreen and Don Phillips - Friends of Camberwell Leisure Centre  
Jeremy Leach – Southwark Living Streets  
Stan Dubeck – LBS Area Management  
Barbara Pattinson and Paddy Clark – SE5 Forum  
Michelle Baharier – Cooltan Arts and local resident  
Mark Dodds – Local resident; Sun and Doves Publican; SE5 Forum; Creative Industries  
Phil Boorman – Kings College Hospital  
Barbara Selby, Head of Transport Planning  
Erica Brown – Camberwell Green United Reformed Church  
Alex MacLaren – Wyatt MacLaren Architects for Camberwell Green United Reformed Church  
Maurice Soden, Housing Regeneration Manager  
Michael Carnuccio – Planning and Regeneration  
Jane Bailey – Youth Services

**OFFICER SUPPORT:** Debbi Gooch – Legal Services  
Georgina Conaghan – Scrutiny Project Manager

**APOLOGIES** Apologies for absence were received from Professor John Moxham – Kings College Hospital and Councillor Paul Bates

**NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMED URGENT**

There were none

**DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none

# **1 OFFICER STATUS REPORTS ON PROJECTS IN CAMBERWELL**

## **1.1 Councillor Lewis Robinson reported on the progress of Camberwell Leisure Centre**

1.2 Councillor Lewis Robinson reiterated the Sports Facilities Project Officer's written submission that there are three proposals currently being assessed and a financially viable decision taking the community's best interests into consideration will be reached by early October. The next committee meeting on the Camberwell baths is being held on September 8<sup>th</sup> where any questions can be answered as all parties involved in the regeneration of Camberwell Leisure Centre will be present.

1.3 In response to questions Councillor Robinson assured the committee that the public will be able to voice their opinions on the future of the baths within the extensive consultation process underway by Freshfield Foundation as well as at the next meeting on September 8<sup>th</sup>. The officers report to the Executive will also address equalities issues and the community impact of their decision. After the report has been presented to the executive in October either a procurement or best value process will follow

1.4 Councillor Robinson requested that Camberwell Library should be moved to a more accessible location with lower rent as part of any Camberwell regeneration that may take place. Although Councillor Robinson had not yet identified any other potential locations for Camberwell library to relocate too but would like the committee to bear it in mind during their scrutiny of potential Camberwell regeneration.

## **1.5 Head of Transport Planning, Barbara Selby, reported on the progress of transport planning projects in Camberwell**

1.6 The Head of Transport Planning reported that transport planning in Camberwell requires more of a holistic approach than has previously been employed. However funding is limited as Camberwell has a low number of section 106 developments so we are reliant on Transport for London (TfL) to fund any large scale transport improvements. The executive has already approved a Town Centre Scheme bid to TfL this Autumn for Camberwell's redevelopment. This consists of a three step process that will take over a year to complete starting with a minimum feasibility plan that if it is successful will get a small amount of funding from TfL for modelling followed by implementation if the model has been given the go-ahead.

1.7 The transport planning department have been working with the Local Travel Plan Group, Camberwell Transport Summit and Camberwell Renewal to inform the Town Centre Scheme bid. Ms Selby warns that potential complications may arise as the East to West route across Camberwell Green is a TfL route however the North to South route of Camberwell road and Denmark Hill is a Borough route. With all going to plan the town centre scheme bid will be accepted by TfL and Cleaner Greener Safer (CGS) will continue to pick up the smaller transport issues such as signage and street furniture.

1.8 The head of transport planning confirmed that Denmark Hill station is receiving an overhaul as part of a TfL Area Based Scheme to improve the accessibility of the station. This will provide lifts from street level to the platforms however work will not start until 2010 and work on the station will occur at different times so as not to prevent accessibility at any time.

- 1.9 In response to questions from the committee, the head of transport responded that they have been consulting with the local hospitals who are involved in the local travel plan group and have provided valuable information about how people travel to the area. Part of the improvements to transport recommended are to the travel experience in and around Camberwell creating a nicer local environment, especially for people coming to the area for The Maudsley, Kings College Hospital and Institute of Psychiatry. Ms Seldon said that the lack of signage from Peckham to Kings College Hospital is on CGS and the Camberwell Society agendas as part of the transport summit's plans to reorganise and reduce signage clutter.
- 1.10 The head of transport planning confirmed that this is the only town centre scheme bid that Southwark Council are applying for, which shows TfL that Southwark are committed to this development.
- 1.11 Responding to questions from the committee the head of transport planning clarified that the high concentration of metal railings around Camberwell town centre, particularly at pedestrian crossings were put in place by TfL for their signals not by Southwark Council. New plans for the town centre will work on the assumption that railings are not needed as they are unsightly and restrict pedestrian movement around Camberwell, unless absolutely necessary e.g. at a pedestrian 'pinch point'. Ms Selby conceded that the plans for transport remodelling do still focus on roads and traffic rather than pedestrians as TfL will not fund a remodelling scheme which harms bus operation. Remodelling of Camberwell town centre requires better pedestrian crossings and wider pavements but the bid will need to convince London buses for the scheme to be successful.
- 1.12 Member remarked that 40% of all traffic in Camberwell is not coming from nor going to Camberwell as a destination so it is crucial to cut out this traffic, especially heading East to West where it is too fast. Councillor Wingfield also commented that as the major East to West route is owned by TfL the council should be less tentative and lobby TfL to be more proactive and take responsibility for the environment and public on this major route.
- 1.13 In response to whether TfL's £1-2 million would be enough for the scale of remodelling required as well as to carry out all of Camberwell's transport 'wish list' the head of transport planning remarked that there are other pots of TfL money such as Bus Priority Schemes and money from section 106 developments which will contribute to Camberwell's town centre scheme if it gets funding. There will also be an extensive feasibility and consultation process completed before any work is started which will help get a sense of what are the community's priorities.
- 1.14 Councillor Wingfield suggested that Camberwell should have an integrated transport facility perhaps similar to Vauxhall's as transport is currently too disparate. Councillor stressed that improving Camberwell's transport is key to any successful regeneration of the area. Councillor Jones agreed and commented that maybe this is the time for Councillor Pidgeon, Valerie Shawcross and herself, who are all involved with the GLA Transport Committee, to explore what influence they could exert with TfL to help make it happen.

- 1.15 Housing Regeneration Initiatives Manager Maurice Soden, reports on housing development in Camberwell (annex A and B are summaries of affordable housing activity and annex C is an update on the empty property at 149 Southampton Way)**
- 1.16 In response to questions from members about the progress of item 1 of annex A, the Elmington Estate, the officer replied that their first priority is to resolve all policy and planning issues before decision can be taken on tenure mix and capacity of second phase. The timescale of this is about 2-3 months including work with the GLA and the Housing Corporation.
- 1.17 Councillor Wingfield requested that the executive is lobbied to redevelop Elmington as a priority due to those who have been forced to move away as well as to tackle the anti-social behaviour and safety challenges that the development currently faces. The Chair responded that he has already lobbied the executive members for this to be a priority.
- 1.18 (Please see Item 2 on annex A) 184-188 Southampton Way would be used for mixed accommodation for a family client rather than the current hostel which is there at the moment. Beacon House residents are also interested in moving to a new Housing Association development which will start next year if all goes according to plan.
- 1.19 In response to a question on item 3, empty homes, from the Vice-Chair enforcement powers such as heavy fines can be used to get Landlords to look after or tidy up their properties however it is generally used as a last resort after attempts at negotiation fail. Although in the case of the house on the corner of Bonsor Street it may now be the only option left for the housing department. **(Officer's update report on this property, annex C)**
- 1.20 In response to members' questions on Item 4 letting voids on the East Dulwich Estate, the officer replied that it is a rolling programme letting block by block and as far as he was aware if any had been re-let it was only very recently. The officer reassured the member that there were no current problems with funding on the East Dulwich Estate but was aware the credit crunch could affect the capital receipts potential in the future as it may affect disposals
- 1.21 Regeneration in Camberwell progress update presented by the principal policy officer for planning and regeneration Michael Carnuccio (Please see annex D for Section 106 agreements in Camberwell)**
- 1.21 The officer reported that regeneration's Core Strategy will revisit the July 2007 Southwark Plan and decide what visions will be developed in different parts of the borough. The first stage of preparing the documents looks at what the options are for the borough and this will be open for public consultation from October 13<sup>th</sup>. A vision for Camberwell will be presented which will go on to inform the supplementary planning document for Camberwell which fleshes out the Southwark Plan and Core Strategy, detailing specific sites in Camberwell that could be regenerated as well as setting out more general design and land use guidance for the area. A draft of the supplementary planning document for Camberwell will be completed by May 2009.

- 1.22 The regeneration officer stated that some section 106 funding is available for regeneration in Camberwell, covering a range of themes including public realm and transport improvements. Annex D shows the current breakdown of the section 106 funding available in the area. The projects which get this funding are chosen based on how they can offset the impacts of new development in the area. The Frameworks and Implementation Team is developing a system called Project Banks which will identify projects that the community wants that could be funded through s106, in much the same way the Cleaner Greener Safer programme works. Consultation on this is underway.
- 1.24 Councillor Wingfield remarked that the reality is there is not a great deal of section 106 funding in the area to help with the cost of regeneration due to the lack of large scale developments. Councillor Dixon-Fyle reported that she has lobbied for section 106 money for a long time and been told that they do not have the staff to deal with it.
- 1.25 In response to the officer's report Councillor Wingfield stated that regeneration in Camberwell needs to have a joined up strategic approach to planning and development projects. Citing the Elmington Estate as an example of where work has been suspended for many years, the councillor suggested regeneration officers should have got involved and been proactive in resuming work as it is their responsibility not to leave council areas bare. The Chair advised that we do not need to reinvent the Unitary Development Plan but scrutiny could impact upon it and make their own proposal on land use in the area through recommendations on the Core Strategy and supplementary planning document.
- 1.26 Assistant Director 11-19 Youth Services, Jane Bailey, reports on youth provision in Camberwell (see annex E for a summary of youth provision in Camberwell and annexes F and G in response to questions asked by Members during the meeting)**
- 1.27 Lettsom Hall youth club opened earlier this year providing activities, advice and guidance to young people as well as being available for use by community groups. Many schools' premises in Camberwell are also being accessed by the community for adult literacy groups or sports clubs. This is part of the Extended Schools core offer which all of Camberwell's Primary Schools are now delivering. Two of Camberwell's secondary schools have jointly run an after-school programme aimed at reducing gun, knife and gang related crime.
- 1.28 The vice-chair raised the issue of why young people who were asked to be involved and design 'The Mix' event were told after they had put lots of work in that their ideas would not be used as they were too pricey. It was particularly damaging to young people's trust in the council and did nothing to promote a more positive image of Southwark's young people or challenge the stereotype that they are just involved in gangs and crime. The officer said that it was resolved before the event and event was very successful but she has taken on board that it did not look good. A member enquired why were the young people's expectations not managed better and resource constraints not explained to the young people beforehand to avoid disappointment? **(see annex G in response to this query)**

- 1.29 The vice-chair commented that youth provision must be aware of the territorial issues limiting many young people to seek youth services in their own area as it is often not safe to travel outside of their postcodes. The officer commented that they are looking to hire an officer to develop and further integrate youth services in the area. The vice-chair replied that extra funding should not be spent on more managers but should go towards paying for more facilities and young people should be trusted to manage their own budgets.
- 1.30 Member required further information about the current usage levels of youth services in Camberwell and how provision compares to demand. Are the youth services over prescribed in which case do we need to provide more youth services or is demand lower than capacity in which case how can we improve the existing provision? **The officer promised to provide further information about capacity and use of youth services (See annex F).**
- 1.31 In response to questions the officer suggested that a strong youth council with a real voice would change the low proportion of Camberwell's young people who are satisfied that there was enough to do in Camberwell (**see annex E, satisfaction with 'things to do' MORI 2006**). Councillor Dixon-Fyle responded that there is low investment in youth facilities with many clubs having to be funded by tenant associations.
- 1.32 The executive member for culture, leisure and sports responded to the vice-chair's question of how Southwark is gearing up for the Olympics and will capitalise on the gold medal haul from Beijing. Councillor Robinson stated that the cross party Olympic Vision steering committee will meet next week and continue to meet until 2012 and covers all areas that could benefit from the Olympics such as education, sport, housing etc. Saving Camberwell Baths at this time is crucial so that all redevelopment work will be completed by London's 2012 games to provide a legacy. Southwark has a very good tradition of community games compared to some other London boroughs and with the help of portable racetracks we want to continue this. There are also plans to chase the London Mayor for capital funding for more projects connected to the Olympics.

## **2 SUBMISSIONS FROM CAMBERWELL RESIDENTS AND COMMUNITY GROUPS**

### **2.1 Cooltan Art's project manager Michelle Baharier spoke about the charity's work which offers mental health support through art**

- 2.2 Cooltan Art is a community mental health arts charity. There are 4,580 high end users of mental health care in Southwark, 25,000 outpatients of The Maudsley and 52,000 people who require access to mental health services. The number of people with mental health issues will continue to rise and charities like Cooltan are vital to help people deal with their mental health problems and prevent them escalating to high end users which are much more expensive to treat. The Department of Health and other organisations invest in Cooltan as they recognise the vital role they play in helping people deal with their mental health problems and preventing them from getting worse.

- 2.3 Cooltan Art organise sponsored walks called the 'Largactyl Shuffle' around Southwark. They hold these walks at night to highlight how people are fearful of areas they do not know. These walks also show how Southwark does not utilise its tourist agenda. For example Michael Faraday who invented electricity and John Ruskin were both from Southwark. Cooltan Art believes if young people knew more about Southwark it could change their impression of where they live which may have a positive impact upon their attitudes to what they can achieve.
- 2.4 Cooltan Art now has to relocate or be forced to close as the private landlord of their property is bulldozing part of their building leaving it unsafe to use. Currently they can not afford to move somewhere else making their next sponsored walk even more crucial. The anticipated closure is already having a detrimental effect on people connected with Cooltan Art as one of their key members has had to go back into services with anxiety for the first time in years. Ms Baharier commented that the council will have to spend a lot more money on mental health treatment as a result of Cooltan Art and similar charities closing in the long run.
- 2.5 Stakeholder manager Phil Boorman reported on Kings College Hospital's development plans and local health issues**
- 2.6 Professor John Moxham who was going to talk about local health issues sends his apologies. Mr Boorman summarised Kings College Hospital's belief in providing health benefits such as good local leisure facilities and green spaces to lower the number of people coming to hospital with health problems.
- 2.7 The minutes of the last scrutiny meeting mention the need for air quality to be monitored around Camberwell Green. The London Air Quality Network which is part of Kings College London does already monitor the air in the area so the committee may want to look at that before making their recommendations.
- 2.8 The stakeholder manager reported on Kings College Hospital's transport and development plans which may affect the Camberwell area. Kings College Hospital helped lobby for changes to Denmark Hill station and reiterated that work has now been delayed from December 2009 to April 2010 but plans remain workable despite the building being grade II listed.
- 2.9 Mr Boorman reported that Kings College Hospital along with The Maudsley and Institute of Psychiatry have all been working with other local employers on a Camberwell Travel Plan looking at how staff travel to and from work. This plan will also take into account how hospital developments may affect traffic in the area.
- 2.10 A mini coach is running between Guys and St. Thomas' hospitals in London Bridge and The Maudsley, Institute of Psychiatry and Kings College hospitals due to TfL stopping the direct train link between Denmark Hill and London Bridge. The hospitals are all petitioning TfL to prevent the closure of the rail link. The franchise for this link is up for renewal in November and Kings College Hospital and Southwark rail users group are trying to influence companies bidding for the franchise to improve rail services for the whole of Southwark.

- 2.11 In response to questions from members the stakeholder manager commented that the planned closure of Lewisham A&E from 8pm - 8am would probably mean A&E cases would come to Kings College Hospital due to its' proximity to Lewisham. They are still currently looking at how many more patients this would bring to the hospital. Consultation on planned changes to King's College Hospital's A&E will start in the Autumn.
- 2.12 With regards to questions about the planned delay of Dulwich Hospital and how it may affect the people of Dulwich Mr Boorman stated that this issue is up to Southwark PCT and is no longer Kings College Hospital's responsibility.
- 2.13 Questions about the accessibility of Kings College Hospital from Peckham, in terms of the lack of signage from Peckham and the lack of direct transport links from Peckham to the hospital will be followed up with a conversation with the Chair of Kings College Hospital and an audit may follow. Also Southwark's Cleaner Greener Safer team have included a review on signage to the hospitals within the 2007 Camberwell Transport Summit.
- 2.14 Southwark's Living Streets' Jeremy Leach presented 'A vision for Camberwell: Improving the town centre' and 'Southwark Council Choice and Liveability project' research on Southampton Way and Harris Street in Camberwell. (See items 2c and 2d on the meeting's agenda for the Living Streets' presentations)**
- 2.15 Comments from members after the Living Streets presentation on Southampton Way and Harris Street (**Item 2d**) were in general agreement that something should be done in this area to make it safer. It is not uncommon for youths to terrorise the area partly due to the lack of youth centres and activities in the area. Also parts of the area are poorly lit and unsafe to travel around at night.
- 2.16 SE5 Forum presented on who should be involved in the consultation process of Camberwell regeneration. (See annex J for the SE5 Forum's presentation)**
- 2.17 The SE5 Forum believe it is important to involve Lambeth in this process as parts of Camberwell are on or over the border so for an effective and holistic approach to Camberwell regeneration both borough councils must be involved.
- 2.18 The SE5 Forum recently threw an Olympics party to celebrate the handover to London for the 2012 games (see slide 7 of the SE5 Forum presentation, **annex J**). They managed to create an opportunity to carry out some large scale consultation with 600 local people from Camberwell and gathered evidence and statistics in exchange for lunch. The Olympics party was pulled together in a very short space of time and shows the strength of the community groups in Camberwell to achieve such a feat.
- 2.19 Project manager Alex MacLaren's summarised work taking place on Camberwell Green United Reformed Church's new Church/ Community Centre**



2.20 The Camberwell Green United Reformed Church is a 1960's Church which can not currently be used for the community as it does not adhere to building standards. This means the care home nearby can not use the Church or Community Centre due to the poor accessibility. The new building will allow accessibility for all and is an example of the positive community regeneration and development that is happening in Camberwell.

**2.21 Mark Dodds spoke about the potential of Camberwell's creative industries**

2.22 Camberwell has a great deal of business potential with it's concentration of unique and successful creative industries which are on the verge of being more widely recognised. Camberwell is also home to Kings College Hospital, South London and Maudsley hospital, the Institute of Psychiatry, specialist printers, architects, art industries and the headquarters of international companies which could help shape a 'Vision for Camberwell'. He also points out development potential in the Police Station, Town Hall and Library as well as Butterfly Walk who are looking to develop the property further. Mr Dodds believes that it is an exciting time to be in Camberwell as it's full potential could soon be realised

**CHAIR:**

**DATED:**