



SCRUTINY SUB-COMMITTEE B

MINUTES of the OPEN section of the meeting of the SCRUTINY SUB-COMMITTEE B held on WEDNESDAY OCTOBER 22 2008 at 7.00 P.M. at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor David Hubber (Chair)
Councillor Jenny Jones

OTHER MEMBERS PRESENT Councillors Kim Humphreys (Executive Member for Housing), Dora Dixon-Fyle (Chair of Camberwell Community Council), Ian Wingfield (Vice-Chair of Camberwell Community Council), Sandra Rhule (Brunswick Park Ward), Veronica Ward (South Camberwell Ward)

ALSO PRESENT : Don and Doreen Phillips - Friends of Camberwell Baths
Professor John Moxham - Medical Director Kings College Hospital
Poddy Clark – SE5 Forum
Magdalene Jadieurice – Trainee Journalist
Katie Bristol – Trainee Journalist

OFFICER SUPPORT: Jeremy Pilgrim – Property Development Manager
Stan Dubeck – Neighbourhood Renewal Manager
Karl Murray – Head of Services for Young People
Debbie Gooch – Legal Services
Georgina Conaghan – Scrutiny Officer

APOLOGIES Councillors Althea Smith (Vice-Chair),] Denise Capstick, Lorraine Zuleta

NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMED URGENT

There were none

DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none

1A Minutes from the last meeting, September 3 2008, agreed as being accurate

1B Updates from officers to issues arising from the last meeting

- 1.1 Councillor Humphreys provided further details to the committee on the planned redevelopment of the Elmington Estate and Housing's plans to recommence work on this site. Councillor Humphreys stated that he plans to redevelop all of the prefabricated housing on the Elmington Estate and the surrounding area. He explained that work had come to a standstill due to a long standing debate over the large amount of social housing that was required which rendered the development economically unviable with private developers. One of the solutions may be to provide off site social housing to which Councillor Jones replied whether that was a form of social cleansing of the area and would uproot local residents from their homes who do not want to be housed "off site". Councillor Humphreys responded that the Elmington Estate has been empty for five years so there is not the same need for re-housing tenants in the same property as so many have moved away however he promised that everyone who wants to return to the Elmington Estate is welcome to do so. The Councillor also commented that Southwark is leading other Local Authorities in London on providing affordable housing.
- 1.2 Councillor Humphreys asserted that it was not just the Elmington Estate that would be redeveloped but all the housing in the area which is also dilapidated, such as around Southampton Way and Harris Street. Beacon House will be developed for housing with a large percentage of it being used for social housing and the hostel will be moved and will incorporate family units. The Councillor stated that the Elmington and Wooddene estates are the Council's next priority after the four large scale redevelopments taking place in Southwark although he conceded that with a recession looming it will be harder to fill the site and may require a different approach by the public sector. The Property Development Manager, Jeremy Pilgrim, concurred that creative solutions will be sought but in the likely event of a recession the planning applications for these will be brought forward as they are such a priority.
- 1.3 In response to questions the Executive Member for Housing explained that the Elmington Estate was empty for so long due to problems surrounding VAT limits after demolition. There have also been boundary issues on the site which have prolonged the halt to the development along with treating the site for asbestos. Also lengthy debates between the council and the GLA have held up development for example one idea was to use the Elmington as a decant from the Aylesbury estate which is no longer going ahead.
- 1.4 Councillor Wingfield commented that Camberwell has one of the highest crime rates in Southwark and the area around Southampton Way, Harris Street and the Elmington estate is one of the worst affected areas. Councillor Wingfield asked the Executive Member for Housing if in the short term Southampton Way can have better lighting and other measures installed to improve the safety for people living or travelling through the area. The Councillor stressed that Southwark Council should not wait until work recommences on the housing developments in the area before making improvements as that could be years away and as part of the Councils statutory duty to reduce crime these changes are required now.

- 1.5 Councillor Wingfield queried whether the Southampton Estate will be included in the housing developments in the area? Councillor Humphreys replied that this estate is not part of the initial plan for redevelopment which they are eager to get started, which does include the Elmington Estate and immediate poor housing in that area. However the Executive Member confirmed that he would like to get rid of all low scale buildings so once the council has made the improvements needed on the priority sites it will free them up to move on to other estates in need.
- 1.6 Professor John Moxham, the Medical Director of Kings College Hospital, informed the committee that Kings College Hospital is flourishing and looking for space to develop however they feel they are landlocked with a lack of available sites. Professor Moxham asked Southwark Council to work with the Hospital to help find suitable property or land for their expansion. Professor Moxham pointed out that with the looming recession and the planned move of Southwark Council to London Bridge there will be a need to protect and support the shops and businesses in the area who may otherwise struggle to stay open. Professor Moxham stated that as the Hospital employs 5500 people they will be responsible for providing much of the day time trade. Councillor Humphreys and Mr Jeremy Pilgrim said there were a few sites they knew of and they would be happy to hold discussions with the hospital especially in light of the hospital being to some extent 'recession proof'.
- 1.7 Karl Murray, Head of Youth Services followed up on a query from the previous meeting's minutes which stated that an officer was being recruited to integrate youth services from the last meeting. Mr Murray elaborated that the Extended Services Coordinator post is being advertised with expectation that someone will be in post for January 2009. The post is part of an external funding to secure a coordinated approach in each of the Learning Network to deliver the Extended School priorities, one of which is the effective coordination and implementation of activities across both the primary and secondary phases to ensure full extended services provisions across all the community council areas.
- 1.8 Additionally, the Government has made it clear that all local authorities will need to have in place an integrated youth support service, with a clear targeted support arrangement for young people. This is to be in place by Dec'08 (or at least a very good way to being implemented). Work has started on looking at what this will mean for service delivery.

2 Further submissions on projects and services in Camberwell

2.1A Head of Services for Young People, Karl Murray's presentation on young people aged 16-19 not in education, employment or training (NEET). (Please see annex A for the presentation)

- 2.2 Those not in education, employment or training (NEET) that Mr Murray refers to within this presentation are aged 16-19 whereas some other studies take it from those aged 16-20+. The 'not known' group on slide 2 refers to those aged over 18 as NEET surveys only monitor those up to the age of 18. Slide 3 shows that the number of NEET young people in Southwark has fallen from 858 to 374 in 2008, however a more recent number for October 2008 is there are actually 359 NEET in Southwark.

- 2.3 Slide 4 shows the breakdown of those in NEET by age group. Mr Murray informed the committee that young people often move in and out of education, employment or training (EET) so one of the challenges is sustaining their commitment to some form of skills advancement. This is particularly a challenge for those aged 18-19 years old as they may be classed as “not known” also the older the young person is and the longer they have been NEET the less likely they are to go back to some form of education, employment or training. Therefore it is particularly important to try and pick up young people as soon as they leave school before they become entrenched as a NEET.
- 2.4 Slide 5 shows that Camberwell is the second worst area in Southwark for NEET with 15% of those who are NEET in Southwark living in Camberwell. The NEET figures for Southwark fail to take into account those who live in Southwark but went to school or college outside of the borough as they have not been tracked. These young people then come back to the Southwark at the end of school and could be NEET however they had not previously been picked up by the borough so may affect the NEET figures.
- 2.5 Slide 6 highlights that the largest group of those who are NEET are the unemployed and the second largest group is young mums and teen pregnancies. Councillor Wingfield asked whether young people who have been excluded from school would be included as a ‘NEET’ to which Mr Murray responded that if they are under 16 then the state has a duty to continue their education either at home or at another school, after this they could become a NEET but they would be included in the figures.
- 2.6 To help tackle the NEET London boroughs have created a website called Choice aimed at 14-19 year olds to help young people plan and research what education employment or training they may want to pursue and what opportunities are available. The website can be used by young people as well as their parents or carers to help inform them of some of the choices that are open to them. The website is also useful for Southwark’s Children’s Services to target the borough’s NEET as it allows information to be shared across London boroughs increasing the council’s knowledge of those who goes to school or college outside of Southwark, providing further information on those who are currently not known. This allows Children’s Services to reduce the NEET by having accurate data which identifies whether they are young parents or young offenders and which borough they may have gone to school etc..
- 2.7 Councillor Veronica Ward from South Camberwell Ward asked Mr Murray what plans are there for youth provision in Central Camberwell? Mr Murray responded that there is work going on in Secondary schools providing after-school services and activities. These are targeting older youths where there tend to be more problems. Mr Murray conceded that the provision is not as good as East Dulwich and crime is a factor as some young people are scared for their safety and so do not take part in out of school activities and sports.

- 2.8 As there is not a large central site where activities are provided provision tends to be dispersed and tucked away around Camberwell giving the impression there is less on offer than there actually is. Whilst there are arguments that one large 'magnet centre' may encourage gang problems and territory disputes as well as problems with long term sustainability of a youth centre when the 'newness' has worn off. However Mr Murray believes that one large central youth centre which could provide a range of activities and services would be successful and well used.
- 2.9 The Head of Services for Young People recommended that the 16-19 year old NEET demographic in Camberwell should be specifically targeted. Mr Murray would like credible employment and training opportunities which generate aspiration and allow those currently NEET to contribute to Camberwell community and local economic development. This will in turn afford them more of a sense of self worth and greater ambition in terms of what they are capable of.
- 2.10 Property Development Manager, Jeremy Pilgrim, reported on Council property in Camberwell (see Annex B, plan of Camberwell Development Sites)**
- 2.11 The Havil Street / Southampton Way hostel (shown as figure 1 on the map) will have the planning application agreed before December 2008 and they are hoping to begin work from September 2009. Mr Pilgrim believes development looks set to take 2 years to complete and funding for the hostel is in place so it looks very likely it will be going ahead. In response to Member's question Mr Pilgrim explained that the new development would have fewer places at the hostel as there will be more family units which are larger, this will also provide a more flexible use of space.
- 2.12 Figure 2 on the map shows the Elmington Estate, committee agreed that this development was adequately discussed earlier in proceedings (see paragraphs 1.1 and 1.2) but reiterated that development would be undertaken as a priority but it is still subject to planning issues. Mr Pilgrim agreed with Councillor Wingfield's request earlier for some more lighting and safety improvements to the surrounding area such as Southampton Way as redevelopment is not likely to be imminent.
- 2.13 Grove Park, number 3 on the map, was formerly a hostel but it is now vacant and has had an offer accepted on its planning application to develop residential accommodation on the site.
- 2.14 The Castle Pub on the Camberwell Road (number 4) is in discussions between developers of the site and the Council to buy the Castle pub back in to the development site along with the shop units, the square and create more residential property as well as general improvements to the area.
- 2.15 The East Dulwich estate (5) is currently underway with their redevelopment. It looks set to take over 2 years but the project is fully funded.
- 2.16 Councillor queried whether there were any plans to develop the empty plot opposite Lucas Gardens. Mr Pilgrim replied that the site is awkward as it has a very large underground bunker making development difficult. There was a planning application submitted which was refused but it is currently being revised. The Property Development Manager in response to a question, said he would get back to the committee as to who owned the site.

- 2.17 In response to a query about how 106 receipt money will be used in Camberwell Mr Pilgrim explained that 106 receipts from other large scale developments will not be shared with Camberwell however the Elmington and Southampton Way developments should produce a large 106 receipt. Grove Park will be much smaller. Mr Pilgrim clarified that section 106 funding is a finite 'pot' which requires the Council striking a fine balance with developers to get the best result for the locality but without jeopardising the development altogether by making demands which leave the development potentially unviable.
- 2.18 Neighbourhood Renewal Manager for Camberwell, Stan Dubeck raised interest over what is planned for 29 Peckham Road after it is sold off? Mr Dubeck believes it could be a creative hub for Camberwell given its proximity to Camberwell College of Art and the South London Gallery. It has also received interest from the headquarters of a national theatre company and could play a key role in Camberwell's economy. Mr Dubeck enquired whether the Council can allow a concession to the arts to ensure it is used in this way? Mr Pilgrim replied that the Council have to ensure that they make some capital gains from selling off any land or buildings however there are a number of ways to do that without compromising on the 'creative hub' such as using a trust to buy the building but then they can let space or lease the building to the arts community.
- 2.19 Mr Don Phillips from Friends of Camberwell Baths enquired about whether 106 receipts could go towards the funding needed for redeveloping Camberwell Baths? Mr Pilgrim replied that the bulk of the money they are hoping to receive will be from £1.5 million match funding from the government. Any Section 106 funding will be decided by Camberwell Community Council and this will be dependent on how much 106 is available and how much they are willing to contribute to the Baths.
- 2.20 Mr Pilgrim briefly mentioned that Walworth Bus station in Camberwell is unlikely to be looking for development opportunities (as provisionally identified in the draft 2002 supplementary planning document for Camberwell) as it is still very much operational and Transport for London tend to be quite protective of their land.
- 2.21 Neighbourhood Renewal Manager Stan Dubeck's update on Creative Camberwell.**
- 2.22 Mr Dubeck informed the committee that Camberwell has three shortlisted artists for the Turner Prize, one Turner Prize winner, some of the world's foremost fashion designers, ceramicists, stage and musical set designers not to mention the alumni of Camberwell Arts College including musicians Sid Barrett and Jarvis Cocker, the actor Sir Michael Cain as well as world famous artists.
- 2.23 The artists are spread all over the area in Vanguard Court, over 21 other studios across Camberwell as well as in some residential properties. Mr Dubeck illustrated that due to the art community being relatively diffuse and activity being relatively hidden there is poor connectivity amongst the arts so the potential impact the Creative Arts could have in improving Camberwell is not recognised to its full extent.

- 2.24 There are indications that Creative Camberwell is seeking to be more involved with the community for example a new network has been set up which holds lectures on Creative Camberwell which are open to the public. Butterfly Walk uses local artists' work in their empty shop units in the hope of increasing the footfall and Camberwell College of Art is trying to create stronger links with the community. Therefore an opportunity to make Camberwell's creative industries more accessible for the community would be welcomed by all.
- 2.25 Urban Space Management are keen to launch an Arts and Crafts market in the Spring 2009, however they are still in discussions surrounding where the initial funding will come from. They are looking to secure funding from either Section 106 receipts or from Cleaner, Greener, Safer.
- 2.26 Whilst Mr Dubeck concedes that this is not as popular an option compared to renovating Camberwell Baths that may prove not to be a financially viable or sustainable option therefore some serious thought should be given to selling the property to the English National Ballet Company. Their proposal has a great deal of potential and also will benefit the community as they plan on providing dance classes for young people, a space to be used for the community as well as bringing a lot of money to the local economy.
- 2.27 As Mr Dubeck mentioned earlier 29 Peckham Road would make an ideal site for a creative hub giving the art community a more prominent position in Camberwell. Mr Dubeck believes that as there has been a great deal of backing from Camberwell's arts community if it did go ahead it would create a real 'feel good factor' and go some way to achieving Creative Camberwell's potential.

CHAIR:

DATED: