

Regeneration and Leisure Scrutiny Sub-Committee

Tuesday 11 October 2011

7.00 pm

John Harvard Library, 211 Borough High Street, London SE1 1JA

Membership

Councillor David Noakes (Chair)
Councillor Renata Hamvas (Vice-Chair)
Councillor Columba Blango
Councillor Claire Hickson
Councillor Darren Merrill
Councillor Lisa Rajan
Councillor Martin Seaton

Reserves

Councillor Poddy Clark
Councillor Mark Glover
Councillor Helen Hayes
Councillor Paul Noblet
Councillor Andy Simmons

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Contact

Karen Harris on 020 7525 0324 or email: karen.harris@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: 11 October 2011



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	In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.	
3.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
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PART B - CLOSED BUSINESS

**DISCUSSION OF ANY CLOSED ITEMS AS NOTIFIED AT THE START
OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**



REGENERATION AND LEISURE SCRUTINY SUB-COMMITTEE

MINUTES of the Regeneration and Leisure Scrutiny Sub-Committee held on Monday 18 July 2011 at 7.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor David Noakes (Chair)
Councillor Renata Hamvas
Councillor Columba Blango
Councillor Claire Hickson
Councillor Darren Merrill
Councillor Lisa Rajan
Councillor Martin Seaton

OFFICER SUPPORT: Stephen Platt, Acting Head of Regeneration
Adrian Whittle, Head of Culture, Libraries, Learning and Leisure
Karen O'Keefe, Head of Economic Development
Paul Cowell, Events, Film and 2012 Manager
Karen Harris, Scrutiny Project Manager

1. APOLOGIES

1.1 There were none.

2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

2.1 There were none.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

3.1 There were no disclosures of interests or dispensations.

4. MINUTES

4.1 The minutes of the meeting held on Friday 13 May were agreed as a true and

accurate record.

5. OVERVIEW OF MAJOR REGENERATION PROJECTS IN THE BOROUGH

- 5.1 Stephen Platt, acting Head of Regeneration gave a brief overview of the 4 major regeneration projects in the borough; Elephant and Castle; Aylesbury; Canada Water; and Bermondsey Spa.
- 5.2 Members of the sub-committee asked for further clarity on the transport situation at Elephant and Castle as the transport element of the plan is vital to its overall success. It was explained that the creation of a peninsular at the northern roundabout is not acceptable to TfL because of its impact on traffic flows. Discussions are underway with TfL to find a solution and this is expected by the autumn.
- 5.3 The importance of considering all other aspects of transport was also discussed, in particular the safety of cyclists whilst the developments are underway.
- 5.4 A discussion took place on the redevelopment of the Elephant and Castle shopping centre, whether it will be closed down whilst the work take place, and the impact this will have on local businesses. Stephen Platt told the sub-committee that a final solution has not yet been agreed, but it would be technically possible to do the work in two phases which would mean part of the shopping centre could always remain open. In addition, as part of the planning applications for Heygate, other sites for affordable retailing have been identified.
- 5.5 Members of the sub-committee asked about the likelihood of squash courts being designed in to the new leisure facilities at Elephant and Castle. Stephen Platt explained that if there are squash courts this would have to be at the expense of something else because of the limited space available.
- 5.6 The issue of supporting local businesses to benefit from the construction and development work was discussed, and the possibility of splitting the contracts available so that smaller businesses can bid for them.
- 5.7 A question was asked about what arrangements there are to try to maximise the number of jobs for local people from the development. Karen O'Keefe, Head of Economic Development, explained that there are already training projects underway with Southwark College, and following on from this other support mechanisms will be put in place when it is timely to do so, including a Lend Lease subsidy to get people into jobs.
- 5.8 Members asked about the timetable for the SPD for the wider area. The acting Head of Regeneration explained that it is expected that the SPD will be adopted in the spring, and the consultation phase will take place at the end of the year.
- 5.9 The sub-committee queried the balance, distribution and size of new housing on the Aylesbury estate. It was confirmed that the need for larger housing units has been taken into account across the borough and that the new housing will be in mixed public/private developments with larger room sizes.

- 5.10 The chair asked about funding for the Aylesbury estate. It was explained that there will be some HCA grant but not at the previous level and the funding situation is difficult to resolve.
- 5.11 Members discussed transport issues in the context of the Canada Water development. Discussions are underway with TfL about Lower Road issues. Their support is needed because of traffic flow considerations. Pre-application discussions are also underway around the shopping centre. All applications will have more cars. It was agreed that there is a need to look into transport issues again in an holistic way at Canada Water.
- 5.12 The timetable and overspend for Canda Water library was discussed. The overspend is £5 million and the library and plaza works are due to be completed in September.
- 5.13 The sub-committee was keen to ensure that Canada Water and indeed all major projects use local contractors and employ local people. It was suggested that there should be a target number of businesses and employees. The Acting Head of Regeneration agreed that this should be the case, but this is somewhat dependent on the type of schemes the development will comprise of, and at Canada Water it is not yet clear what the schemes are.
- 5.14 In discussion about the Bermonsey Spa development members queried whether there is a risk of some of the retail units lying empty because of the current market conditions. It was explained that some of the existing shops in the are will be demolished which will reduce this risk but that there may still be some vacant units in the area.
- 5.15 The issue of CO2 emissions was discussed and how projects are contributing to the challenging targets. It was explained that there is a Code for sustainable homes and also that there are a whole series of measures required as part of the planning process.
- 5.16 The Acting Head of Regeneration confirmed that Peckham Town centre is part of his remit and that the Area Action Plan is out for consultation at the moment with final adoption expected in 2013. It was agreed that a briefing note on the Area Action Plan would be provided for the next meeting.

6. OVERVIEW OF THE LEISURE PORTFOLIO IN THE BOROUGH

- 6.1 Adrian Whittle, Head of Culture, Libraries, Learning and Leisure, gave an overview of the work taking place in the leisure portfolio in the borough, including the review of libraries, the leisure investment programme, events programme and the Olympics.
- 6.2 The Head of Culture, Libraries, Learning and Leisure explained that the review of libraries is driven by the need to undertake a cost cutting exercise. There is a need to find savings of £397,000 in the library service in addition to the cuts already made with the removal of the mobile library and home library services.

- 6.3 The review is currently underway and is taking place through questionnaires, 11-12 public meetings and slots at Community Council meetings.
- 6.4 The consultation document is available online.
- 6.5 Following the consultation phase, analysis will be completed in the middle of August and a report will be going to the Cabinet in November.
- 6.6 It was agreed that the sub-committee would consider the results of the consultation phase at the next meeting and provide input before the report goes to Cabinet.
- 6.7 It was suggested that when private sector organisations are using the public libraries as a resource for their students they could be charged for this service.
- 6.8 The Head of Culture, Libraries, Learning and Leisure summarised the recent and ongoing investment in leisure centres in the borough.
- 6.9 The sub-committee discussed the popularity of leisure facilities and the need to make a strong case for continued investment, including increased take-up figures at refurbished centres, at a time when the capital budget of the Council is under immense pressure
- 6.10 Councillors requested a breakdown of leisure centre users by age group for the next meeting.
- 6.11 The timescale and for the investment at the new Elephant and Castle leisure centre was discussed. It is expected that the development will take place in 2014, with around £8 million spent on the new centre, which is the same order of expenditure as Camberwell and Dulwich.
- 6.12 The 7 Islands leisure centre was discussed and councillors suggested exploring the opportunity of bringing the development forward using section 106 resources.
- 6.13 Members of the sub-committee discussed the issue of displacement between leisure centres as newly refurbished ones are opened. It was reported that the newly refurbished centres have attracted lots of new members.
- 6.14 The issue of making leisure facilities in schools open to the public was discussed, but there are difficulties with this because of child safeguarding issues.
- 6.15 The sub-committee discussed the Olympics Capital legacy fund. Applications with a total value of £8 million have been received for the £2 million fund available.
- 6.16 17 applicants have been selected to develop their bids to the second stage, and the final package selected for support will go to the Cabinet on 18 October.
- 6.17 Paul Cowell, Events, Film and 2012 Manager explained the role of the Public Services Operations Group to the sub-committee. The group is planning to ensure that the Council's services can continue to operate during the Olympics. A written briefing has been provided to all Councillors.

7. OVERVIEW OF ECONOMIC REGENERATION IN THE BOROUGH

- 7.1 Karen O’Keefe, Head of Economic Development, gave an overview of economic development activities in the borough, which is undertaken in the context of the partnership based Economic Strategy.
- 7.2 She explained that the Council is a small player in terms of economic development delivery, especially in employment activities. The main organisation working in this area is Jobcentre Plus which is implementing the new Single Work Programme.
- 7.3 Single Work Programme is operating through a much smaller number of providers than previous “into work” schemes. In Southwark there are only three: Action 4 Employment, SeeTec and Careers Development Group (CDG).
- 7.4 It is not yet fully clear how the new financial model will operate, but payment will be triggered to providers when individuals go into and stay in a job.
- 7.5 Issues around young people and youth unemployment were discussed. It is hoped that the new Youth Fund will help facilitate the transition from school into work.
- 7.6 In addition, Southwark Works provides people with valuable work experience and employment support.
- 7.7 The unemployment rate for 18-24 year olds is 20%. It was agreed that a breakdown of unemployment figures would be provided for the sub-committee.

8. DISCUSSION ABOUT SUB-COMMITTEE WORK PROGRAMME

8.1 The sub-committee discussed which topics should be on the work plan for the year.

8.2 Topics selected were

Elephant & Castle regeneration, in particular local employment opportunities and transport
 Libraries review
 Olympic legacy
 Youth Unemployment and the Single Work Programme
 Peckham and Nunhead Area Action Plan and Town Centre Management



SOUTHWARK LIBRARIES REVIEW

In June 2011 it was announced that the Council was undertaking a public review of the Library Service during the summer. Residents were asked to help the council to think through how to maintain a high quality library service within the context of the Council having to make £34m of budget savings in this year's budget and further savings in the years ahead.

For Libraries, a savings target of £397,000 has to be achieved by 2014 and a new model of delivery for the Home Library Service put into place to save a further £104,000 by 2013.

13 public meetings have taken place in Libraries across the borough to discuss the future of the service with residents, and 5568 people completed survey forms at libraries and online. The survey asked about the ways in which people currently use the library service and asked for opinions and preferences for various options that could potentially save money. Over the summer holidays libraries consulted with young people about their views on the library service and 264 took part.

All of the information collected from this consultation exercise has been analysed and the key headlines are outlined below. The complete findings of the review will be presented in a formal report to Cabinet on 18 October to inform the members in their decision making on the future options for libraries.

Headline Statistics from the adult survey

- 9% of all the survey respondents do not have a library card

What people came to the library to do

- ❖ 79% borrowed books
- ❖ 55% came to read
- ❖ 42% borrowed a/v
- ❖ 41% information search
- ❖ 21% job hunting
- ❖ 16% to attend and take part in activities
- ❖ 31% to email
- ❖ 31% to study

Volunteering

- 46% of respondents agreed that libraries should make more use of volunteers
- 17% would volunteer for between 5-10 hours per month
- 5% would volunteer for between 10-20 hours per month
- 23% would volunteer for less than 5 hours per month

Charging for ICT

- 48% of respondents disagreed with the option to charge for use of pcs and 37% agreed

Opening Hours

- 31% of respondents would prefer to keep existing opening hours even if this means having fewer libraries
- 69% of respondents would prefer to keep existing libraries even if this means shorter opening hours.

Most favoured options for making savings

- 41% said reduce opening hours
- 36% said reduce the number of smaller libraries
- 33% said reduce the budget for ICT
- 14% said reduce the number of staff

Headline Statistics from the children's consultation

1. What is important to you?

- 22% said having books to borrow
- 17% said having a library near to where they live
- 15% said being able to use the computers
- 15% said having activities to do

2. What times of day do you use the library?

- The most well used times were weekdays from 3 – 5 pm and at weekends and during holiday times from 1 – 5 pm

3. Which libraries do you use?

- The libraries most visited were:
- Peckham by 23% of respondents
- Dulwich by 17%
- Newington by 13%

OLYMPIC LEGACY FUND UPDATE

the Southwark 2012 capital legacy funding process has reached an advanced stage.

The stage 2 applications were received in July and the capital legacy group met at the end of August to shortlist and make final recommendations for a £2m package of capital projects.

Their recommendations have been formalised in an IDM report due to be considered by Cllr Livingstone in October.

The report containing the final recommendations will be available for consideration at the meeting.

Regeneration and Leisure Scrutiny Committee

Unemployment in Southwark – Headline Statistics

Employment and Out of Work Benefit Claimants

- Employment rate – 69.6% (Ethnic Minority employment rate – 64.5%) – Dec 2010¹.
- In February 2011, 29,960 (14.2%) working age residents were claiming DWP out-of work benefits².

Unemployment (Jobseekers Allowance Claims)

- In July 2011, 10,957 (5.2%) were claiming JSA – compared to London average of 4.3%.
- 2,495 JSA claims by those aged between 18 – 24
- 7% of all JSA claimants had been claiming over two years compared to an inner London average of 4% and regional average of 3%.

Health Related Claims (Employment Support Allowance/Incapacity Benefit)

- 13,480 (6.4%) residents claiming ESA or IB. 590 (4.4%) of these are under 25 – Feb 2011.
- Southwark has the highest IB/ESA rate in London. Almost half of IB/ESA claims are attributed to mental health conditions.

Families and Children

- 5,060 (2.4%) out of work claimants are Lone Parents. 1,010 (around 20% of the claimant stock) are under 25 – Feb 2011.
- In 2008, 19,610 (33.8%) of Southwark children were living in a household dependent on out of work benefits or tax credits and where their reported income is less than 60 per cent of the contemporary national median.

General stats

All Out of Work Benefits – February 2011

- In February 2011, 29,960 (14.2%) were claiming an out-of work benefit. (London – 12.4%, Great Britain 12.3%). 10,450 (4.9%) of working age residents in the borough have been claiming an out of work benefit for over 5 years. 8,280 (3.9%) have been claiming for less than 6 months.
- 4,290 claimants (14.3% of the claimant stock) of out-of-work benefits are under the age of 25³. 330 of these have been claiming for over five years. Over a third of young claimants on out of work benefits in Southwark have dependant children.

¹ ONS Annual Population Survey

² All DWP data quoted in this document is for February 2011.

³ London – 14.2%, Great Britain – 16.4%.

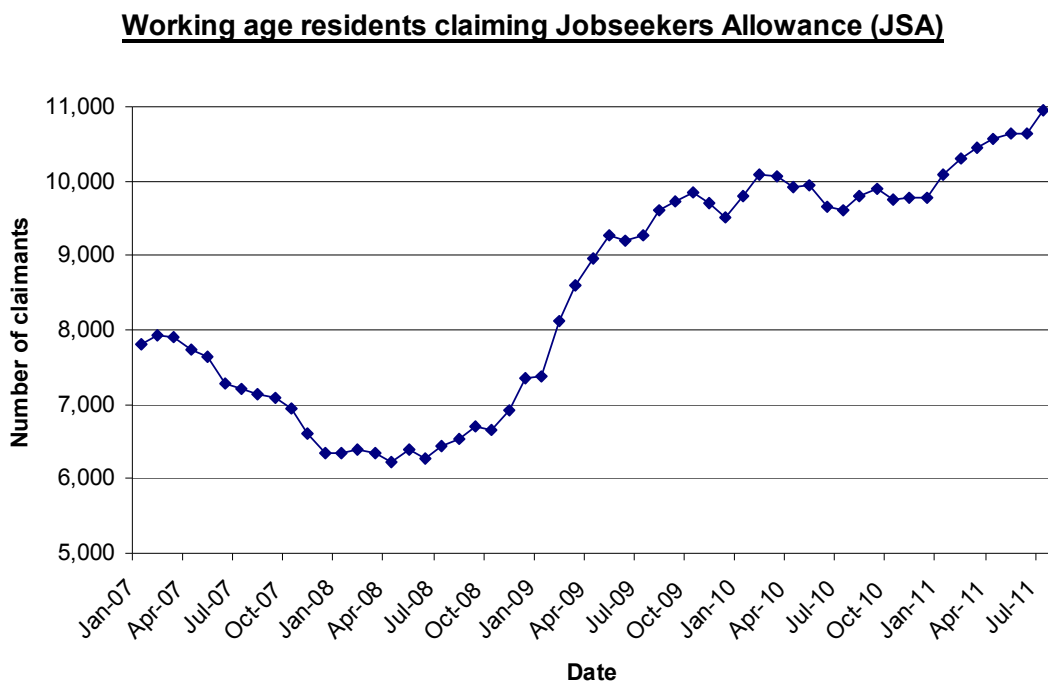
- The distribution of Southwark residents with complex needs claiming an inactive benefit is more concentrated in the 25 and above age band.
- 25,660 (85.6%) out-of work claimants are aged 25 and above, 10,120 (39.4%) have been claiming for over five years. Around two thirds of claimants over the age of 24 have dependant children.
- 13,480 (6.4%) working age residents are claiming ESA or Incapacity Benefits. The majority of these claimants (95.6%) are aged 25 and above.
- 5,060 (2.4%) are Lone Parents. 4,050 (80.0%) are aged 25 and above.

JSA Claimants – July 2011

- 10,957 (5.2%) working age residents claiming JSA – higher than London (4.3%) and Great Britain (3.8%) rates.
- 3% of the working age population have been claiming the benefit for less than 6 months.
- 2250 (1.1%) residents have been claiming for over a year – London's rate is 0.7% and Great Britain's in 0.5%.
- 2500 people aged 16-24 (6.9% of residents in this age band) were claiming JSA in July 2011; this is an increase of 180 claimants on the previous month. The claimant rate for young people in London is 6.1%, the rate for Great Britain is 6.0%.
- 2,495 of the young claimants were aged 18-24 (7.9% of Southwark residents in this age band). London's rate is 7.4%, while Great Britain's is 7.5%.
- 1,535 18-24 year olds claiming JSA are male; this is 9.2% of the male resident population in this age group. 960 (6.5%) were female.
- 155 young people aged 16-24 have been claiming for over one year. All of these claimants are over the age of 18 and 105 of them are male.

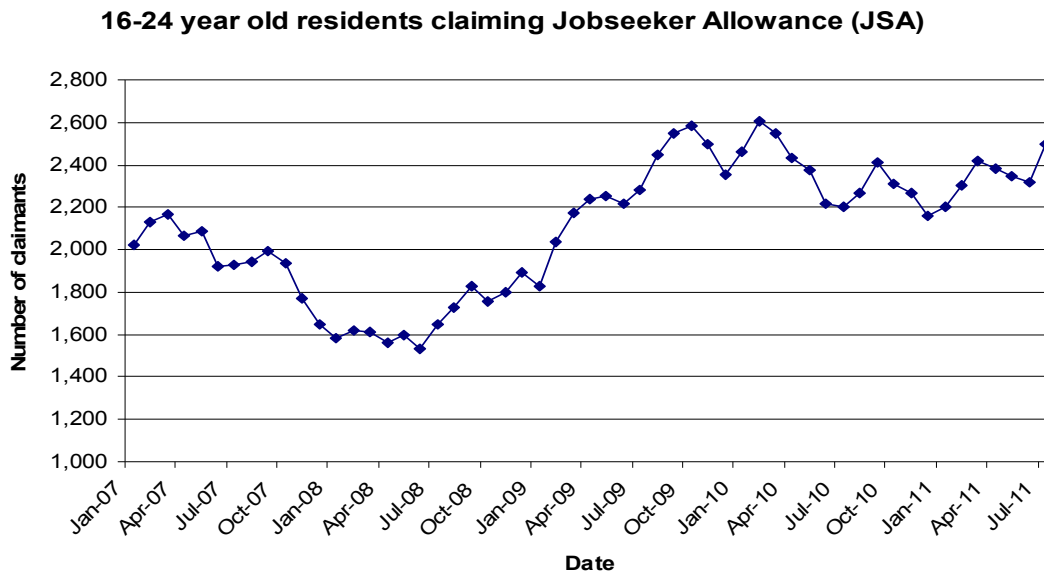
Unemployment Trends

Chart 1: All working age residents



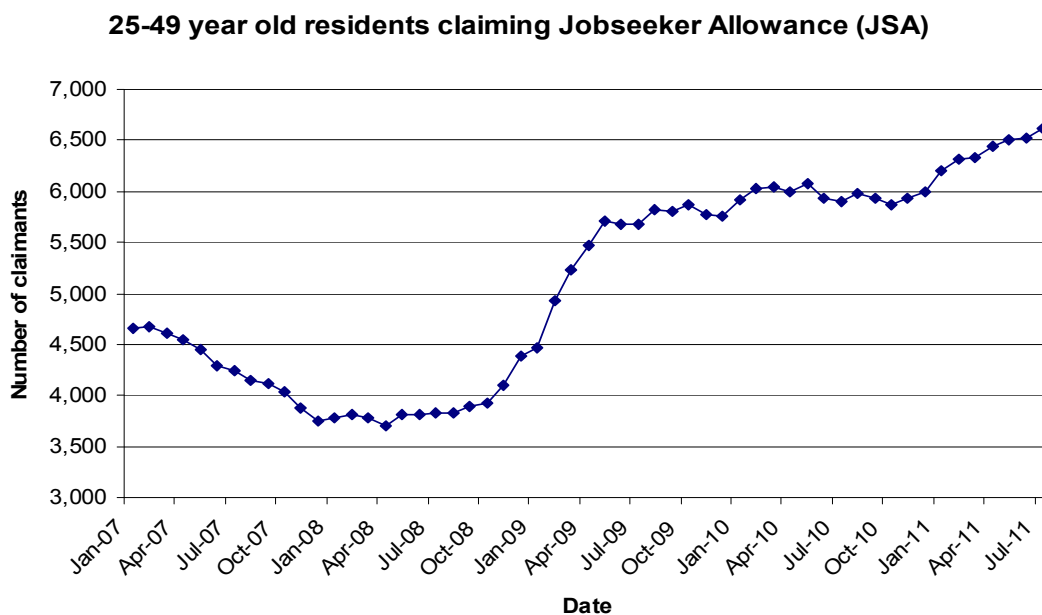
Southwark had been steadily decreasing its claimant stock for Jobseekers Allowance before the recession hit in 2008. Since then⁴, there has been a 74% increase in the claimant stock, giving a total figure of 10,945 (5.2%) in July 2011.

Chart 2: 16-24 year old claimants



16-24 year olds have the highest rate of unemployment in comparison to the other two age bands examined in this document, the rate stood at 6.9% (or 7.9% for 18-24 year olds) giving a total of 2,500 claimants. There has been a rise of 63% in the claimant stock for this age band since June 2008.

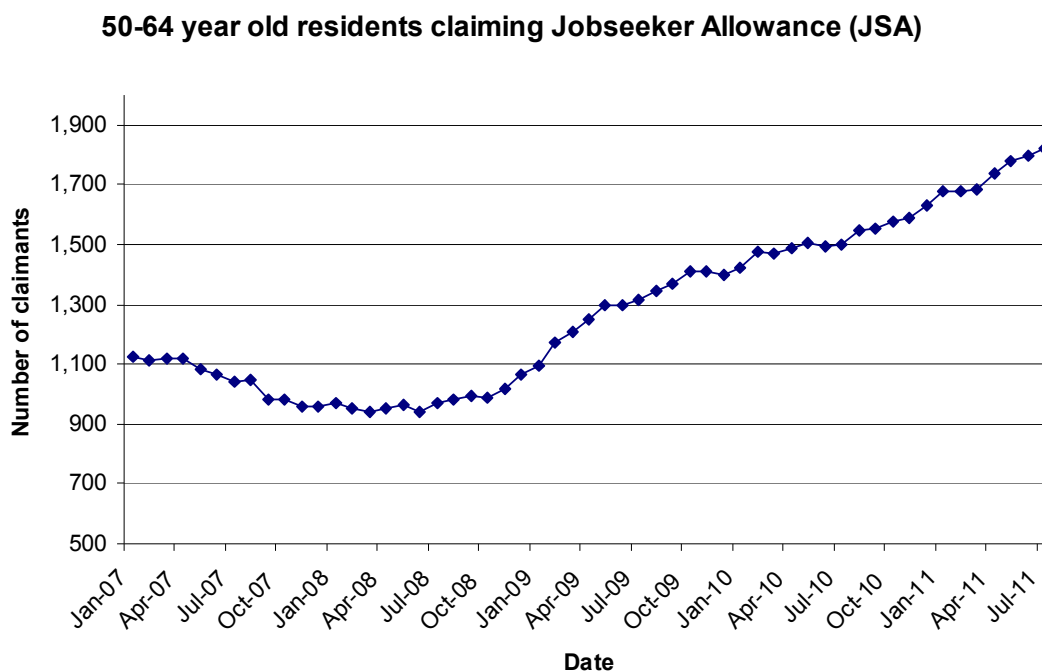
Chart 3: 25-49 year old claimants



⁴ Reference point for the recession was June 2008.

The rate of unemployment for 25-49 year olds is currently 4.7%. Whilst this age band has the lowest claimant rate in comparison to the other two bands, it is also the widest band and claimants in this age band make up 60% of the borough's total claimant stock at 6,620 claimants. Since 2008, the number of residents within this age band has increased by 74% in the borough's claimant stock.

Chart 4: JSA claimants over the age of 50.



The current claimant rate for Southwark residents over the age of 50 is 5.2%, giving a claimant stock of 1,820 claimants – the lowest stock of the three age bands. However, since June 2008, we have seen a 94% increase in stock of claimants.

The above charts show that all of the age bands have seen significant rises in unemployment over the past few years, as with many London boroughs as well as regional and national trends. Figures are expected to rise further with economic forecasts for the UK being revised down and forecasts for claimant unemployment, current account, and public sector net borrowing being revised up in the past few months.

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