

Walworth Community Council

Response to question

13 September 2010

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Introduction

This response sets out key information requested by the following written question:

How does the council feel that the past, current and proposed developments in Walworth, Canada Water, Bermondsey Spa and Aylesbury Estate will have an impact on crime statistics, unemployment, economic growth, rental and house prices in the area?

This response has addressed the question using the headings below – crime statistics; unemployment; economic growth; rental and house prices. Where this link is not direct, the proxy or available measure has been noted.

Key issues

The Council's major regeneration projects at Canada Water, Elephant & Castle, Bermondsey Spa and Aylesbury Estate seek to support the Council's stated aims of improving life chances and creating a better place for people, as set out in the Council's *Southwark 2016* strategy.

These major projects are at different stages of development and delivery. Work on the substantive regeneration of Bermondsey Spa and Canada Water commenced in 2000 and 2002 respectively. The Elephant & Castle regeneration agreement was signed in July 2010 and the Aylesbury Phase 1a development commenced in 2009.

The Council has worked with developers, Registered Social Landlords (RSLs) and others to ensure high levels of economic and community benefit are embedded into delivery of these key regeneration schemes. These are outlined below. At the same time, the Council recognises that mitigating the impact of any new regeneration initiatives is crucial to residents and stakeholders.

The Council continues to deliver opportunities in new developments through use of economic development conditions within Section 106 development agreements. All new developments above 1,000 sqm of commercial floorspace or 10 residential units require a contribution to support employment, skills and training both during and post-construction.

It should be noted that the past ten years have seen significant increases in housing costs in Southwark in line with trends in London and nationally.

Notifiable crimes across the borough have fallen substantially over recent years, from 47,331 in 2004/2005 to 37,043 in 2009/2010, a reduction of 15 per cent. As with housing, above, crime rates cannot be directly linked to regeneration of areas, but are rather influenced by a range of social and economic factors. The Council and Safer Southwark Partnership continue to work to reduce crime and the fear of crime, and are currently undertaking a consultation to help shape the Violent Crime strategy.

Detailed information on each regeneration area is set out below.

Bermondsey Spa

The area encompassing Bermondsey Spa has seen significant redevelopment and regeneration over the last ten years. The masterplan for the area sets out development aims, including:

- 2,000 new homes, 40 per cent of which will be affordable;
- Improved neighbourhood centre on Spa Road with retail provision brought together in this area and enhanced by new shopping and entertainment opportunities.
- An increase in business space, redeveloping existing under-used or derelict properties, including railway arches and building some new industrial units.
- Improved educational facilities, including a new nursery and better playgrounds and open spaces.
- An enhanced landscape, with tree-lined streets, more accessible, re-landscaped public open space, new landmarks and focal points, public art and improved paving, street furniture and lighting.
- Improved movement through the area, especially for pedestrians and cyclists, with altered road layouts, new crossings, new secure cycle parks and more car club spaces.

The Council has worked with Hyde Housing in ensuring residents have been able to access construction opportunities arising from this redevelopment, with over 200 beneficiaries supported with employment support and accessing training.

Crime rates in the Bermondsey Community Council area have fallen 9 per cent in the latest council audit, from 6,421 notifiable offences in 2004 to 5,837 in 2007.¹

Housing values have risen substantially in the Bermondsey Spa area, detailed analysis by ward is available in the Southwark Housing Market Trends bulletin.

Walworth

The area of north Walworth centred on Elephant & Castle has seen significant development over the last five years, with private sector developments clustered around the north of Walworth Road and Old Kent Road.

The Council signed a regeneration agreement with Lend Lease in July 2007, with the stated aims of:

- 5,300 new and replacement homes
- up to 800,000 square feet (75,000 m²) of retail space
- five new open spaces
- an integrated public transport hub

¹ Council audit data, 2007

Unemployment figures for Walworth show a continued need for employment, skills and training activity as part of new developments. The Council's draft Core Strategy anticipates 5,000 new jobs within the Elephant & Castle/Walworth area.

In the Walworth area, the Council has already worked with Brookfield Europe at Strata SE1 to deliver employment support to 100 Southwark residents, with 44 receiving industry qualifications through the project.

Going forward, the Council will agree a Local Economic Development Agreement with developers of new social housing in Walworth, to ensure that Southwark residents benefit from construction jobs, apprenticeships, training and procurement opportunities arising from these developments. Discussions with the Council's development partner for Elephant & Castle, include measures to secure substantial economic benefits from the regeneration of the area.

Crime in Walworth has fallen in recent years, with the latest available Council audit data indicating that total notifiable offences dropped from 7,308 in 2004 to 6,048 by 2007 – a 17 per cent reduction.

Housing costs in Walworth reflect the wider market trends in London, and especially reflect the location of Walworth near to the London Central Activity Zone (CAZ). Further details are available from the Southwark Housing Market Trends bulletin.

Canada Water

Since 2002, there has been substantial public and private sector investment and development in Canada Water, with a new library facility having commenced in 2009, together with planned new residential, retail, small business space and leisure uses planned for the area.

The Council's development partner, British Land Canada Quays, is developing a number of mixed-use sites. Sites B1 and B2 are nearing completion, delivering 232 residential units (64 affordable) and new retail units at ground floor level. Site A has commenced in early 2010, and is scheduled to deliver:

- 668 residential units, 170 of which will be affordable units
- 10% disabled units
- 958m² of new retail units along Surrey Quays Road
- New public gardens and a green route
- 268m² of community space
- A public bicycle facility

The Council is working closely with British Land Canada Quays and their contractor, Barratt East London, to deliver apprenticeship and employment opportunities through the development. This year, 43 local residents have accessed employment on site, with 6 new apprenticeships created. Overall Section 106 community gain targets include:

- New local school places.
- Improvements to local infrastructure, such as roads.
- A new secure bike station, with room for 60 bikes, located next to Canada Water station
- The new Deal Porters Civic Plaza, where the library will be located.
- The Needleman community space and toddlers play area.
- A financial contribution towards the new library, health facilities, CCTV, renewable energy, community project bank, and public art.

- Creation of 1,500 construction jobs on the programme. BL Canada Quays will pay for training and job brokerage coordinators to ensure local people have the opportunity to get work.
- A contribution to transport initiatives, including the multi-modal strategic transport study of the wider Rotherhithe area.
- A minimum of 35% affordable housing, of which 70% should be social rented

Crime levels in Canada water are measured as part of the Rotherhithe Community Council area. These figures indicate a reduction at the last Council audit indicating a reduction of 25 per cent in notifiable offences from 4,534 to 3,398 from 2004 to 2007.

As with other areas across Southwark and London, housing costs have risen. For further details, see the Southwark Housing Market Trends bulletin.

Aylesbury Estate

Regeneration on the Aylesbury Estate has now commenced, with phase 1A (the south-west corner of the estate) the first part of Aylesbury to undergo transformation.

The Council's overarching strategy for the redevelopment of the estate, as set out in the Aylesbury Area Action Plan includes the following aims:

- Mixed tenure homes which have very high space and quality standards, and with an emphasis on family homes
- Proposals for a new school (New School Aylesbury) and two other schools being rebuilt- Michael Faraday Primary School and Walworth Academy
- Lots of private open space for every home, attractive secure communal gardens and well planned public open space, including green fingers - areas of open space which run from a new and improved Burgess Park into the community
- Improved public transport and a better area for walking and cycling
- Healthcare and community facilities to suit all ages and backgrounds, a better range and number of shops and more employment and learning opportunities - resulting in more jobs.

The largely residential nature of the Aylesbury action area dictates a relatively low number of jobs in the locality, and this is not likely to change. Delivery of the next phases of the Aylesbury regeneration programme will seek to maximise the opportunities for economic development, such as training and employment opportunities for local residents.

Crime figures for the Aylesbury Estate are covered within the Walworth data referenced above. Likewise, housing prices fall within general Walworth data, but it should be noted that at present there is relatively little private rented or sale accommodation within the Aylesbury Action area.