



REGENERATION AND LEISURE SCRUTINY SUB-COMMITTEE

MINUTES of the Regeneration and Leisure Scrutiny Sub-Committee held on Wednesday 2 February 2011 at 7.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Mark Glover (Chair)
Councillor Dan Garfield
Councillor Helen Morrissey
Councillor Martin Seaton
Councillor Geoffrey Thornton

**OTHER MEMBERS
PRESENT:**

OFFICER Julie Timbrell, Scrutiny project manager
SUPPORT: Simon Bevan, Head of planning and transport
Graham Sutton, Regeneration manager
Darryl Telles, Neighbourhood manager
Shane Cunningham, Finance manager

1. APOLOGIES

- 1.1 Apologies for absence were received from Councillors Paul Noblet, Catherine Bowman and Columba Blango.

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 Cllr Martin Seaton declared a non prejudicial interest in Aylesbury, as a resident.

4. MINUTES

4.1 The minutes of 30 November 2010 were approved as a correct record.

5. OLYMPIC STRATEGY AND DELIVERY PLANS

- 5.1 Adrian Whittle; Head of Culture, Libraries, Learning and Leisure and Paul Cowell; Events, Film and 2012 Manager presented the report circulated with the papers.
- 5.2 Officers highlighted that the achievements so far include increasing take-up of the Get Set London education programme from 40 to 101 schools, representing 83% of Southwark's schools and colleges, with the remainder being pursued.
- 5.3 The council has announced a £2 million capital legacy fund. This money has been identified through the capital refresh. This is Southwark money, however the council hope to leverage in external money.
- 5.4 Southwark Council has been cited as the most progressed non-host authority in London in terms of emergency planning and business continuity arrangements.
- 5.5 The Globe has secured funding for 38 theatre companies to perform 38 plays in 38 languages.
- 5.6 There will be a torch relay and details will shortly be forthcoming. 6 evening events are anticipated and there will be an opportunity for a citizen to be a torch bearer.
- 5.7 The chair thanked the officers for their presentation and invited members to ask questions.
- 5.8 A member asked if the £2 million is in the budget. The Head of Culture, Libraries, Learning and Leisure said that it was not; the money would come from changes and slippage in the council's capital programme. It is anticipated that £2 million can be found from this.
- 5.9 There was a query on the benefits to young people and the officers drew the committee attention to the 'engaging young people' work strand. This will link into the sports partnership in place. Alongside this the new head of youth will be looking at informal opportunities. Members asked for more information on this, particularly the number anticipated to benefit from volunteering.
- 5.10 The chair commented that one important outcome from the Olympics would hopefully be an increase in the number of people participating in sports. He asked if both Fusion and Southwark's sports clubs will be running recruitment drives. The chair asked if sports clubs are promoted on the council website and how the council engages with sports clubs.
- 5.11 Officers responded that the council is engaging with the Fusion; however their budget allocation has recently been slashed by £3 million. Budget savings also mean that there is less staff capacity to support sport clubs.

- 5.12 A member asked for more information on the capital legacy programme, and in particular if there will be a bidding process and a clear criteria. Officers confirmed that there will be.
- 5.13 A member welcomed the work that had gone into planning for the Olympics, and commented that there was an appreciation that work needed to be undertaken with much reduced resources. The member commented that the successful bid for Burgess Park would be a boost and would increase the facilities available, and he hoped these new amenities would be promoted in the Olympic marketing programme. Officers agreed that the Olympic programme should make the most of community activities and facilities.

RESOLVED

Officers were asked come back in 6 months time and report on:

1. Outcomes regarding young people, particularly the number anticipated to benefit from volunteering.
2. Links with sports clubs and facilities and any plans to promote these through the marketing programme and also challenge clubs to expand programmes and participation.
3. Links to Fusion and the Olympics and any planned outcomes

6. EMPLOYMENT AND ENTERPRISE STRATEGY AND DELIVERY PLANS

- 6.1 Graham Sutton; Regeneration Manager, presented the report circulated in advance. He commented that following his last visit in June to this committee the Employment and Enterprise strategy had been agreed by cabinet.
- 6.2 The Regeneration Manager explained that the interim report on the delivery plans was a result of major changes following the election of the coalition government. These changes include the very significant drop in the council's commissioning budget because of the ending of the Working Neighbourhood Fund (WNF). The removal of WNF means the council's commissioning budget is down by 82% next year compared to this year. The remaining 18% is from other non-WNF sources. WNF was reduced mid-year in 2010-11, and will disappear altogether in 2011-12, along with other ring fenced area-based grants. The officer explained that next year's cut to WNF is 100%. This is direct loss of £3.12m that officers had to commission programmes with, and a total loss of £8 million as WNF money was also spent by other departments to support employment.
- 6.3 The officer explained that provision of employment support for people will be radically changed. The Department of Work and Pensions (DWP) will contract three 'prime contractors' for five years to cover much wider areas; Southwark is in the 'East London' area, which comprises 17 local authority areas. These are vast contracts that will fundamentally change the relationship with unemployed people. Officers are meeting with prime contractors to enable them to link with sub

contractors who can deliver locally.

- 6.4 Officers recommend that one or two prime contractors attend a scrutiny meeting to discuss the delivery plans once appointments have been made in September. Members agreed with this proposal.
- 6.5 A member commented that Southwark has a high number of young people, and there is growing concern that a large number of younger people under the age of 25 will be most adversely affected by unemployment.
- 6.6 The chair suggested that a letter be written to Eric Pickles, Secretary of State for Communities and Local Government, about the loss of WNF funding. The letter would particularly highlight youth unemployment. This was agreed.
- 6.7 A member commented that the coalition government will have alternative plans in place and asked the officer for details. The Regeneration Manager explained that the focus will be on procuring a high volume of job outcomes for unemployed people. Providers will be tasked with getting people into sustained employment of over 24 months. The officer explained that potential 'prime contractors' are working across the East London area and are looking for partners who can deliver this outcome.
- 6.8 A query was raised on continuity of support for unemployed people and the Regeneration Manager explained that flexible new deal has been extended and this may help in sustaining delivery until the new contracts are agreed, however it is unlikely delivery will be seamless

RESOLVED

It was agreed that officers would return in September to discuss the new delivery plans with Job Centre Plus and one or two prime contractors.

A letter will be written to Eric Pickles from the chair, on behalf of the committee, raising concerns that cuts to WNF will result in a disproportionate effect on Southwark's unemployed, and noting the committee's concerns that young people will be particularly adversely affected. The letter will be copied to Southwark's political party group leaders, local MP's and the London Mayor.

7. TOWN CENTRE STRATEGIES - WITH PARTICULAR REFERENCE TO CAMBERWELL, PECKHAM AND WALWORTH

- 7.1 Simon Bevan; Head of Planning and Transport and Darryl Telles; Neighbourhoods Manager, presented the Town Centre strategies report, focusing on Camberwell, Peckham and Walworth, briefly. The chair then invited members to ask questions.

- 7.2 A member asked what would be the impact of the loss of Aylesbury PFI on retail delivery. The Head of Planning and Transport commented that although regeneration of Aylesbury may be slowed by this loss of funding, the regeneration of Elephant and Castle has a high potential to impact positively on the retail environment. Studies show that it is difficult to spend your money in Southwark because there is a lack of retail capacity. Therefore there is room for growth in retail capacity and this can be supported by local spending power.
- 7.3 The officer was asked about progress on the Elephant and Castle regeneration deal with Lend Lease? The Head of Planning and Transport responded that they are developing a master plan and this should be ready for a planning application in about a year. A draft plan should come to the council in about two months. Members indicated that they would like Lend Lease to attend a meeting to explain how they are going to consult with the community.
- 7.4 The officer was asked if Transport for London (TFL) was a major partner in the Elephant and Castle regeneration plans. The Head of Planning and Transport responded that TFL is a big and complex organisation; however investment in transport can make a major difference to regeneration programmes. The council was successful in applying for £200,000 funding for Camberwell. This is to fund initial consultation work, with the substantial chance of additional funding.
- 7.5 A member asked if East Street market is likely to attract more funding. The Head of Planning and Transport responded that the £250,000 referred to in the report is likely to be the extent of the investment.
- 7.6 Officers explained that they are bringing forward an Area Action Plan for Peckham. This will aim to work with TFL and utilise development sites for regeneration.
- 7.7 The chair commented that Peckham could benefit from more commercial investment in the high street. Other members agreed that residents often lobbied for this. It was noted that Peckham has had various refurbishment work, and whilst this has improved the local environment, it has not led to significant commercial investment. The chair suggested a different approach was needed and suggested inviting developers to a scrutiny meeting to look at regeneration from their perspective. The Head of Planning and Transport noted the capacity of Peckham to host extended retail provision and suggested looking at the potential for using the council's landholdings to leverage in commercial investment. Members welcomed this suggestion and it was agreed that the council's Property division would be invited to present on this issue.
- 7.8 The Neighbourhoods Manager noted the good work that is currently taking place in tackling social deprivation and unemployment in Peckham.
- 7.9 Members commented that it would be valuable to consider good practice in over Town centres, particularly comparable areas such as Brixton, Brick Lane and East Dulwich.
- 7.10 The chair thanked the officers and asked that they take action on the points discussed and report back in a year on progress in developing the town centres of Camberwell, Peckham and Walworth.

RESOLVED

Lend Lease will be invited to the next meeting. A report outlining how Lend Lease intends to engage with the community will be requested.

The committee decided to focus on developing recommendations for revitalising Peckham by:

- Inviting officers from Southwark's Property division to outline opportunities to use land holdings to regeneration Peckham; particularly how these could be used to encourage commercial investment in Peckham.
- Looking at good practice from other Town Centres with a similar profile to Peckham, in order to identify drivers that could be utilized in Peckham to regenerate.

A follow up report on town centres was requested for a year's time.

8. REGENERATION SPENDING

- 8.1 Simon Bevan; Head of Transport and Planning and Shane Cunningham; Finance Manager, drew members attention to the report circulated that gave more detail on recent spending alongside exploring opportunities for utilising regeneration and planning policy to redistribute funds to areas of greater deprivation. The chair invited members to ask questions and initiated discussion by asking officers if the Community Infrastructure Levy (CIL) provided an opportunity to target investment to areas of need.
- 8.2 The Head of Transport and Planning explained that a Local Development Framework will be agreed shortly, and as part of that the council will need to develop a CIL policy. This will have the potential to be used to target investment at areas of need, within certain parameters, and there is greater flexibility than Section 106 offers, for infrastructure projects.
- 8.3 The Head of Transport and Planning also reported that it is anticipated that the London Mayor will use CIL to raise funds for cross rail. The Mayor had attempted that through Section 106, but this proved unsuccessful. However CIL will be able to be utilised in this way. It is now likely that a significant amount of yield, from each new dwelling in built in Southwark as a part of a development, will go to CIL. This may be over half the amount of money generated. The officer reported that there has been speculation that funds generated by CIL for cross rail could be used to fund further transport infrastructure projects.
- 8.4 A Member asked if the Mayor's proposed CIL fund could be used in Southwark to pay for transport infrastructure, for example the refurbishment of Elephant and Castle tube station, the extension of the Bakerloo line or the Cross River Tram.
- 8.5 The Head of Transport and Planning noted that there are significant negotiations

needed to fund the regeneration of Elephant and Castle station between the council, Lend Lease and TFL. The installation of escalators is very expensive. It was agreed that we should invite representatives to discuss this matter.

- 8.6 The chair drew members' attention to the section in the report outlining the funding criteria for Cleaner, Greener, Safer (CGS). He proposed that CGS funding is solely set by the Index of Multiple Deprivation (IMD) weighted by population and that the base share is no longer used as a measure to calculate the allocation to each community council. The chair stated that this would target more resources at areas experiencing greater deprivation. A member commented that he would like more information on the rationale for using the current criteria and the base share. A vote was taken; four members voted for the proposal and one member abstained.
- 8.7 A member requested information on the amount of CGS money committed to projects, or already spent by each community council, for this financial year.

RESOLVED

The committee agreed that they would invite the Chair / Vice Chair of the GLA transport committee and the London mayor's transport advisor, Kulveer Ranger, to consider if there is an opportunity to utilise the planned Community Infrastructure Levy to fund regeneration of Elephant and Castle station.

It was decided that the committee would recommend to cabinet that Cleaner, Greener, Safer (CGS) funding is solely set by the Index of Multiple Deprivation (IMD) weighted by population, and that the base share is no longer used as a measure to calculate the allocation to each community council.

Clarity will be sought on the amount of CGS money committed to projects, or already spent by each community council, for this financial year.

9. WORK PROGRAMME

- 9.1 The above agreed action points will be followed up alongside outstanding reports.
- 9.2 There will be a spotlight review of the Shard; both a review of the planned internal economy and the wider regeneration and economic impacts of the Shard on the London Bridge quarter and particularly how the local infrastructure burden will be mitigated. There will be a presentation and reports at the next committee meeting and a site visit will be arranged at a suitable time.
- 9.3 Any other sources of regeneration money will be considered, particularly sources of funding that may become available as a result of the coalition government plans. Officers were asked to report on any opportunities as they arose.
- 9.4 The impact of the Heygate demolition will be considered at a future meeting
- 9.5 The next meeting will be held in Tooley Street.

CHAIR:

DATED: