

London Borough of Southwark Council	
Peckham and Nunhead Community Council	
Title	New council offices at Queens Road
Briefing paper From:	Rod Spence, Programme Manager, Corporate Programmes Unit
Date of meeting	24 September 2012

Background information

1. At a previous Community Council (Nunhead & Peckham Rye) meeting on 26 April 2012, a local resident asked a question during an item on Queens Road CPZ first stage consultation. The question was about the implications of the new council offices at Queens' Road Peckham and what the council was planning to do to reduce the impact on local residents. The chair asked that a detailed response be provided by officers for the next meeting.

Response

2. As part of the council's programme of property rationalisation, you may be aware that the council is developing a campus of three office units opposite Queens Road station in Peckham.
3. Two of the buildings (one each side of Lugard Road, facing Queens Road) unoccupied since their construction by a private developer in 2008. The third is the ground floor of the block of flats at 1 Lugard Road that was constructed in the same development and has been partially used as an office by Wandle Housing Association until the office was closed in early 2012.
4. The council's commitment to a presence in the centre of the borough will bring up to 600 staff into the area, keeping staff close to the communities they serve. Our occupation will put in place a long-term office use across the site as was intended in the original scheme, completing the mixed use development and supporting the local economy by providing local employment and increasing foot-fall to support local shops and services.
5. The Queens Road campus will accommodate Housing Officers, Community Wardens, Environmental teams and Adult Social Care staff in a modern and efficient working environment. On the ground floor of the larger block there is a small suite of interview facilities that can be used by services for pre-booked interviews and meetings with members of the public. The site at 1 Lugard Road will be developed to accommodate further office based staff; there will be no public access to this building.
6. The development is part of a wider accommodation strategy that is reducing the high costs of operating from an ageing estate. Alongside making the best use of our offices in Tooley Street by moving in an additional 200 staff, acquiring this base in Queens Road will allow us to release 27 properties around the borough for disposal and regeneration. These buildings have a combined annual spend on facilities management of £2.5 million and a requirement for backlog maintenance and sustainability works of £2.25m in the near future.
7. By co-locating staff who are currently dispersed across a number of smaller offices, we are able to make improvements in services delivery, working more efficiently and ensuring that money can be focussed on front line service delivery. At Tooley Street this approach has

generated £5 million per annum in efficiency savings. The property rationalisation programme will return capital receipts of £50 m for investment in priority community projects such as leisure facilities, parks and new libraries. Finally, the programme will make a significant impact in reducing the council's emissions of CO2.

8. Works completed at the larger building facing Queens Road earlier this summer and staff have now moved in. Works are programmed to start on refitting the 1 Lugard Road site from November 2012 with expected occupation in Spring 2013. The final phase of works to the smaller building facing Queens Road will commence in 2013.
9. We recognise the potential disruption that can be caused by building sites and have planned the project carefully in order to reduce this to a minimum. The approved contractor, Morgan Sindall, is a member of the Considerate Constructors scheme that commits contractors to keeping their neighbours informed as well as to operating clean, safe and environmentally conscious sites. The contractors advertise contact details and residents are also able to bring any issues directly to the council. Our contractor has been keen to engage with the local community and ran a successful health and safety poster competition for pupils at John Donne primary school.
10. As with any organisation bringing large numbers of staff into a new area, we will seek to minimise our impact on local residents and the environment and to be a considerate neighbour. We are keen that any issues are brought to our attention by local residents to allow us to resolve where possible.
11. Where we can through the design of the building, we have sought to reduce noise and light pollution and ensure that entrances and exits are onto main through-fares.
12. We are seeking to minimise the use of private vehicles through encouraging the use of pool cars and bicycles. The building has excellent public transport links with north/south train links and west/east bus routes. Trains to London Bridge for the council's Tooley Street offices take approximately 6 minutes and are by far the most popular way to travel between the two sites.
13. Opening up the offices has highlighted the unsightly state of the Network Rail fence and embankment facing Queens Road Station. The council is in discussion with Network Rail exploring ways to improve this area. Taken in conjunction with the planned development of a new public space outside the Queens Road station and the access upgrade planned for the station itself, the council believes we have the opportunity to create a greatly improved streetscape for the local area.