

APPENDIX B

Community Consultation Report

In December 2017, Southwark Council opened a marketing opportunity to seek investment and bring the Grade II listed Walworth Town Hall complex back into active use.

Initially, council sought expressions of interest from a considered list of developers and organisations and subsequently advertised to the open market. From a list of eighteen submissions the council shortlisted three and invited them to develop their proposals further. In November 2018 the council received two proposals from Castleforge Partners and General Projects presenting different approaches to rejuvenate the buildings.

As part of the evaluation of the two proposals a community consultation was carried out. This report outlines that process and summarises the responses. Consultation on the competing proposals was undertaken from late November through to 21 January 2019.

Purpose of the consultation process

The WTH complex are important buildings within community and civic life and the consultation on the proposals was engage people with what was being proposed by the bidders and give the opportunity for comment. We were especially interested in what people thought about the different uses the bidders included, whether the heritage listing was enhanced and respected and what people thought about the public access provision. The consultation results were included as part of the wider evaluation undertaken by officers, external consultants and statutory consultees and the subsequent decision making process.

What was included in the consultation process?

- Direct email to 300+ WTH contact list directing people to the online consultation and public events
- Press release about the two competing proposals and outline of consultation opportunities
- Inclusion in the Elephant magazine distributed to 9000 homes about marketing process and upcoming consultation
- Southwark Social media alerting to the online consultation, public meeting and drop in sessions
- Southwark Online consultation hub: proposal summaries available and questionnaire
- Public meeting: 12 December 7pm-9pm hosted by Southwark Council and the Walworth Society. Filmed and posted online for viewing.
- Proposal summaries and background info on walworthtownhall.com and southwark.gov.uk/wth website
- Proposal summary display and 3x drop in sessions (12-15 Dec) at the Art Academy
- Proposal summary display in WTH garden with links to online consultation

A public meeting was co-hosted by Southwark Council and the Walworth Society on the 12 December 2018 with both bidders making presentations and taking questions. Questions were also put to Councillors and officers. There were approximately 35 attendees at the meeting and the event was filmed and made available online for

those unable to attend. The bidders were also available at drop in sessions over three days from the 12 to 15 December 2018 to answer questions on their proposals. Summary boards of the proposals have been on display in the Walworth Town Hall (WTH) garden since December and an online questionnaire in the council's consultation hub was open for comment between 22 November 2018 and 21 January 2019.

There were 120 responses to the online consultation and a summary of the results is noted below. There was support for both proposals but most of the 120 respondents noted that General Projects had a very or fairly good mix of uses, that they respected and enhanced the heritage and that they allowed very or fairly good public access and engagement. Supporters felt that General Projects offered a vibrant community focused centre with diverse employment that would be an incredible asset for Walworth.

There were significant responses stating both proposals had a poor mix of uses, that neither proposal respected or enhanced the heritage and that there were poor levels of public access and engagement. A number of those responses did not give specific reasons why they selected 'poor' and the many of the responses against the proposals included the same text outlining their concerns.

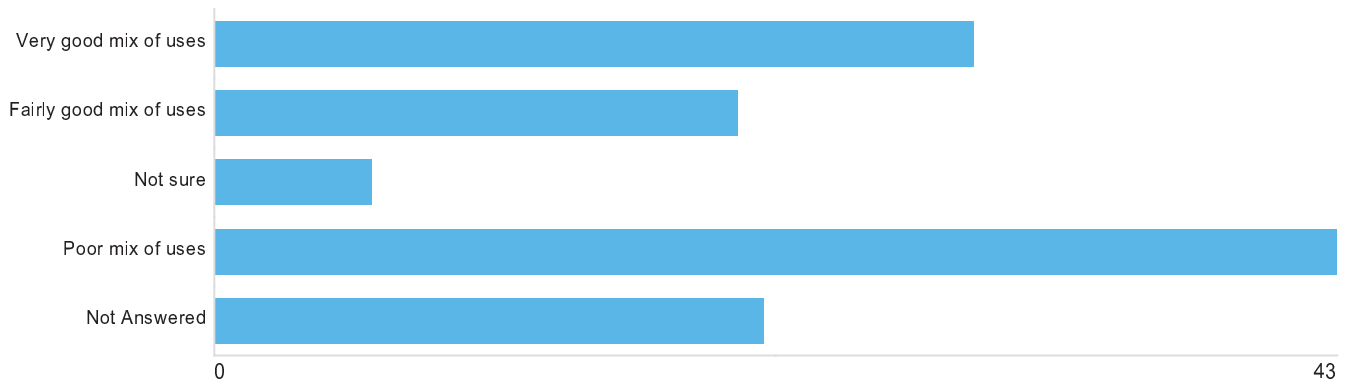
The main issues raised were; disappointment in the community involvement in the marketing process, that the bids did not match the aim of a publically accessible cultural hub or destination, that the council should redevelop the buildings and keep them in council ownership, the lost provision of Library and Heritage/Cuming collection, and the length of the lease which was initially suggested by council as being 250 years, was too long. It was suggested that Council should be able to redevelop the complex for £20m around commercial uses and cultural uses including a heritage hub.

As part of the consultation response, the Walworth Society submitted an alternative use from the proposals for the former library as a Southwark Heritage Centre to be managed and operated by a trust. Across approximately 900m² of the building they propose an area to display and celebrate the heritage of Southwark, a space for community cultural events and a community meeting room. They also included bringing the Council's archive service to operate within the heritage hub.

Summary of responses received: Walworth Town Hall – your views on the bids

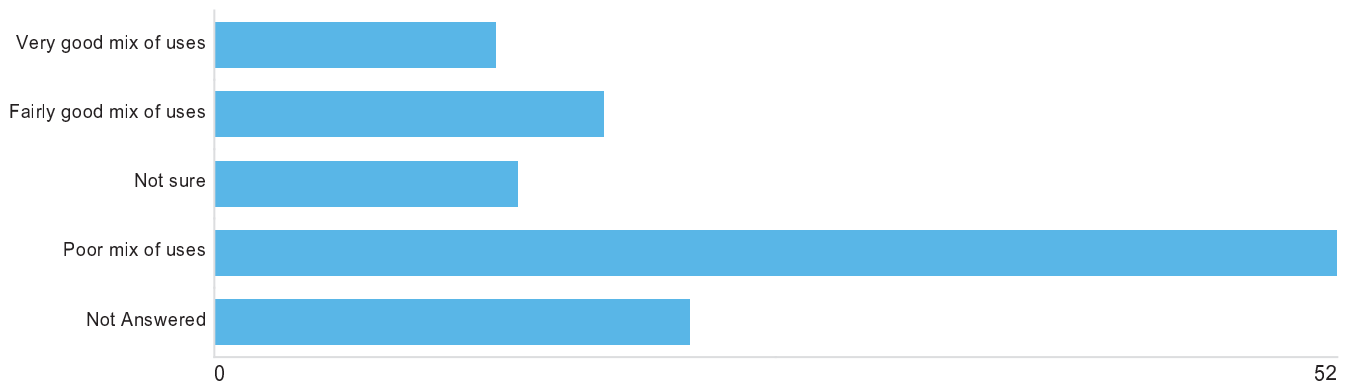
Question 1: To what extent to do you think these proposals bring a good mix of uses to Walworth?

Mix of uses - General Projects



Option	Total	Percent
Very good mix of uses	29	24.37%
Fairly good mix of uses	20	16.81%
Not sure	6	5.04%
Poor mix of uses	43	36.13%
Not Answered	21	17.65%

Mix of uses - Castleforge



Option	Total	Percent
Very good mix of uses	13	10.92%
Fairly good mix of uses	18	15.13%
Not sure	14	11.76%
Poor mix of uses	52	43.70%
Not Answered	22	18.49%

Please give reasons for your answers, and explain how these uses would benefit the community

There were **82** responses to this part of the question.

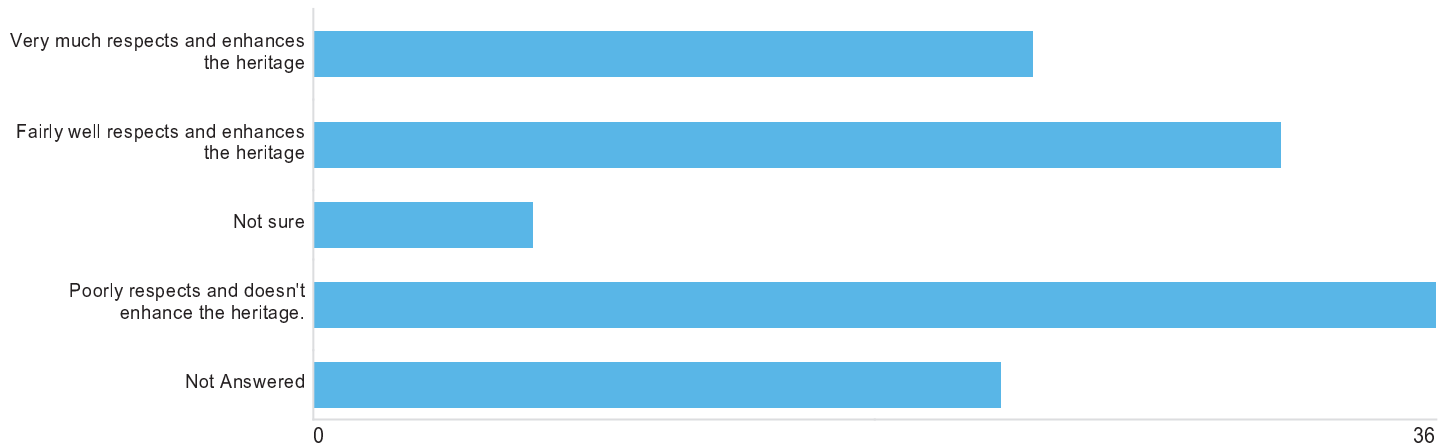
Question 2: Which of the proposed uses do you think you would visit the complex for?

Which would you visit for

There were **87** responses to this part of the question.

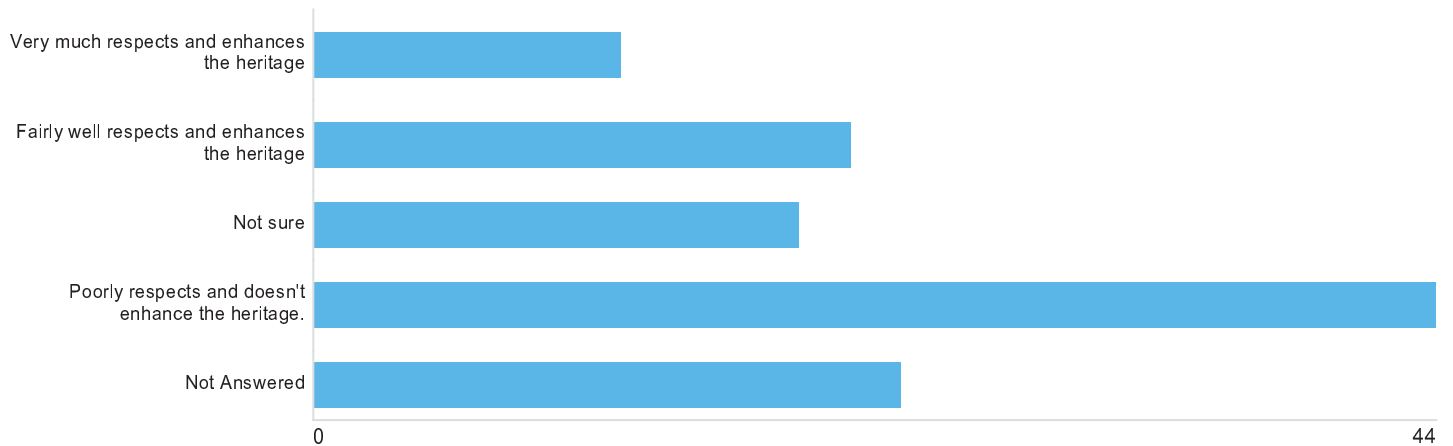
Question 3: To what extent do you think these proposals respect and enhance the heritage of the listed building?

respect the heritage - General Projects



Option	Total	Percent
Very much respects and enhances the heritage	23	19.33%
Fairly well respects and enhances the heritage	31	26.05%
Not sure	7	5.88%
Poorly respects and doesn't enhance the heritage.	36	30.25%
Not Answered	22	18.49%

respect the heritage - Castleforge



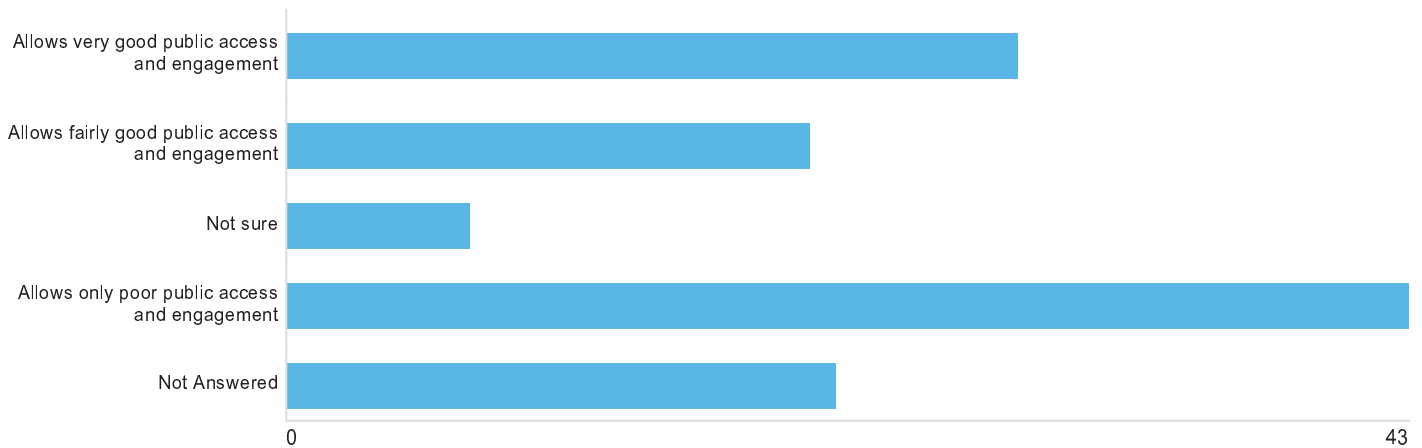
Option	Total	Percent
Very much respects and enhances the heritage	12	10.08%
Fairly well respects and enhances the heritage	21	17.65%
Not sure	19	15.97%
Poorly respects and doesn't enhance the heritage.	44	36.97%
Not Answered	23	19.33%

Please give reasons for your answers

There were 72 responses to this part of the question.

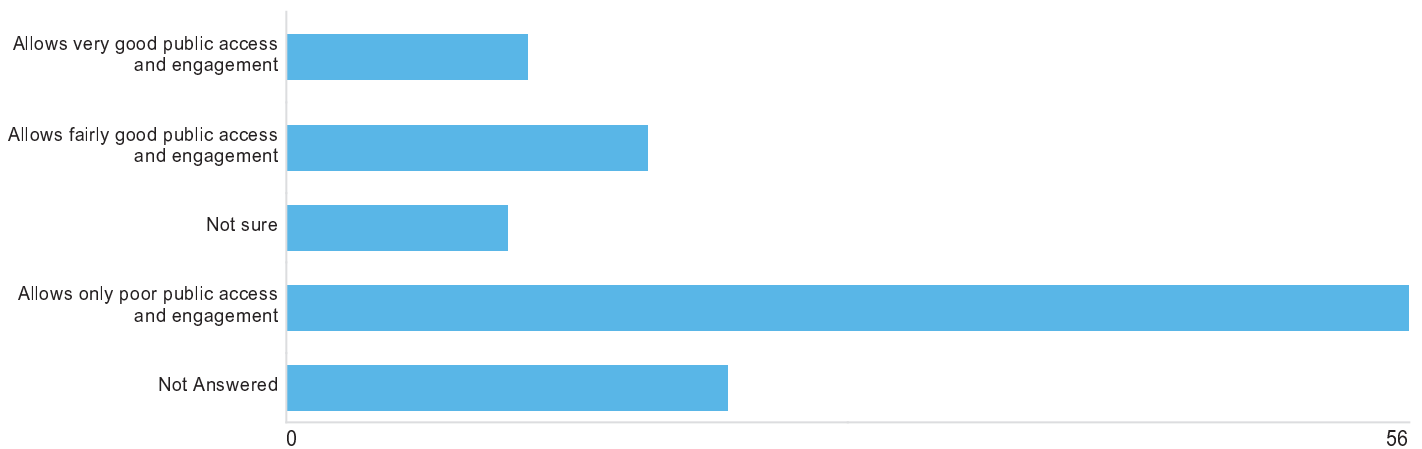
Question 4: To what extent do you think these proposals allow good public access and engagement with the building?

access and engagement - General Projects



Option	Total	Percent
Allows very good public access and engagement	28	23.53%
Allows fairly good public access and engagement	20	16.81%
Not sure	7	5.88%
Allows only poor public access and engagement	43	36.13%
Not Answered	21	17.65%

access and engagement - Castleforge



Option	Total	Percent
Allows very good public access and engagement	12	10.08%
Allows fairly good public access and engagement	18	15.13%
Not sure	11	9.24%
Allows only poor public access and engagement	56	47.06%
Not Answered	22	18.49%

Please give reasons for your answers

There were **66** responses to this part of the question.

Question 5: Please tell us anything else you would like to about these proposals.

anything else

There were **95** responses to this part of the question.