

CONSULTATION PLAN
ST THOMAS STREET
LONDON BRIDGE
SOCIAL REGENERATION CHARTER

December 2019

We want your ideas to make a difference

Over the last two decades, Southwark has seen a variety of regeneration programmes delivered which has enabled us to rise from the 12th most deprived Borough in the UK (out of 326) to the 41st. We want to continue this improvement, and to continue to explore the best possible ways of improving the life chances for our residents.

What is a social regeneration charter?

A social regeneration charter is a tool for creating a common vision and programme to improve the well-being of residents in and around an area. In the Autumn of 2017 the council carried out our largest ever community engagement exercise, the [Southwark Conversation](#) (see [feedback report](#) and [further analysis](#)) to explore local perceptions and experiences of the regeneration that has taken place in the Borough over the last decades. We had almost 3,000 responses which has guided the creation of the [Regeneration That Works for All Framework](#) and the [Social Regeneration Indicators](#) which was approved by Cabinet in January 2019 and paves the way for a series of social regeneration charters for areas with concentrations of development activity. The first charter has been created for [Canada Water](#) in December 2018 after a detailed research exercise with the local community.

Why St Thomas Street?

London Bridge has experienced waves of organic change over the last few decades, with a number of projects having been completed including Hay's Galleria, More London, The Shard, London Bridge Station, Guys Cancer Centre, One Tower Bridge, The Dixon, and Science Gallery London. Following the completion of the London Bridge station, a number of new developments are now proposed along St Thomas Street, to maximise the opportunity presented by the increase in public transport capacity (which has grown from 55 to 90 million passengers a year).

Research to inform the charter

The council is keen to prepare a social regeneration charter for St Thomas Street, in order to maximise the regeneration benefits available from new developments for local people. As a first step in the process of preparing a charter, a social research exercise has been carried out to develop a set of baseline indicators for the area – this research was carried out between March and August 2019 with all of the stakeholders in the environs of St Thomas Street and culminated in a research report which was presented to the ward forum on 25th September 2019.

Draft charter

The research highlights set of key themes where improvements to social regeneration outcomes can be made at London Bridge, and these themes form the basis of the charter. The aim and key purpose of the charter is to identify a number of projects and initiatives which can be delivered to improve outcomes over time. In depth consultation will be carried out with the community on the draft charter, to identify as many projects as possible which can be delivered either using Community Infrastructure Levy (CIL) funds or through imaginative partnership working to affect change which will be monitored over time.

This consultation plan sets out the steps and creative suggestions for community involvement – if you have any other suggestions for making this consultation as effective as possible please contact us.

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Consultation Plan

CONSULTATION TIMETABLE					
Stage	Method of Consultation	Consultees	Date		
RESEARCH STAGE / PREPARATION OF DRAFT CHARTER In depth social research carried out by Social Life, for the final report visit project webpage	In-depth interviews and group conversations	<ul style="list-style-type: none"> • Ark Globe Academy • Bermondsey Street.London • Downside Fisher Youth Club • Employ SE1 • Leathermarket JMB TRA representatives • Leathermarket JMB working group • Manna Centre • Melior Street Church • Old Bermondsey Neighbourhood Forum • Old Operating Theatre Museum and Herb Garret • Metropolitan Police • Science Gallery London • Snowsfields Primary School • Southwark Council (local councillors) • Southwark Works • St George the Martyr Church 	Mar – Aug 2019		
	Walking ethnographic tours				
	Household surveys			<ul style="list-style-type: none"> • 329 addresses in council estates adjacent to London Bridge 	Mar – Aug 2019
	Data analysis			<ul style="list-style-type: none"> • Census data • Index of Multiple Deprivation 	Mar – Aug 2019
	Ward forum workshop			<ul style="list-style-type: none"> • Local councillors • Public invite 	25 th September 2019
DRAFT CHARTER CONSULTATION STAGE Gathering as many ideas as possible for projects which can improve social regeneration outcomes	Draft charter approved by Cabinet for formal consultation between 10 December 2019 and 4 February 2020 (6 weeks standard period plus extra 2 weeks for Christmas break)	<ul style="list-style-type: none"> • Published to website • Displayed in public libraries 	17 December 2019 Cabinet meeting		
	Stakeholder meetings / workshops with all interest groups	<ul style="list-style-type: none"> • Bermondsey Street.London • Leathermarket JMB • Old Bermondsey Neighbourhood Forum • Team London Bridge and businesses • Developers and infrastructure partners (TFL / Network Rail) • Fair Community Housing 	17 December 2019 – 28 February 2020		
	Ward forum workshop	<ul style="list-style-type: none"> • January 2020 – consultation will be extended if there is no meeting date until February. 			

<p>Theme specific workshops and walking tours</p>	<p>Theme 1 Great Start in Life</p> <ul style="list-style-type: none"> • Workshop / walking tour to visit all of the facilities available for young people in the area with key interested parties including <ul style="list-style-type: none"> ○ Downside Fisher Youth Club ○ Salmon Youth Club ○ Primary schools ○ Globe Academy ○ HMS Belfast ○ London City Runners ○ All interested resident and amenity groups ○ Kings College London ○ Developers 	
	<p>Theme 2 Place to Belong</p> <ul style="list-style-type: none"> • Workshop / walking tour to visit all community and cultural facilities in the area with key interested parties including <ul style="list-style-type: none"> ○ Bermondsey Village Hall ○ The Hive ○ Manna Centre ○ Science Gallery London ○ Old Operating Theatre Museum and Herb Garret ○ Unicorn Theatre ○ Bridge Theatre ○ Borough Market ○ View from Shard ○ St George the Martyr Church ○ Melior St Church ○ All interested resident and amenity groups ○ Developers 	
	<p>Full Employment</p> <ul style="list-style-type: none"> • Workshop / walking tour to discuss how to coordinate employment opportunities , implement a London Living Wage neighbourhood and access flexible working and good work standards with key interested parties including <ul style="list-style-type: none"> ○ Team London Bridge ○ Southwark Works ○ Employ SE1 ○ All interested resident and amenity groups ○ Developers 	
	<p>Theme 4 Healthier Life</p> <ul style="list-style-type: none"> • Workshop / walking tour to visit all open space and sports facilities with key interested parties including <ul style="list-style-type: none"> ○ Bankside Open Spaces Trust ○ Tabard Growers ○ Parks department ○ Guys hospital / charity ○ GP surgeries ○ All interested resident and amenity groups ○ Developers 	

ADOPTION STAGE	Final draft charter including all comments submitted to Cabinet for approval		April 2020
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