



| No.            | Title                                     |
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# Old Kent Road Social Regeneration Charter

## Consultation Report

December 2019

## **1. Introduction**

### **1.1 What is the Old Kent Road Social Regeneration Charter?**

The Old Kent Road Social Regeneration Charter (OKRSRC) is an area-specific document that embeds the regeneration desires of the community with the Community Investment Plan (CIP), which informs allocation of local Community Infrastructure Levy (CIL) funding. It supports strategic policy SP2 of the New Southwark Plan on Social Regeneration by ensuring values, visions, priorities and goals of the area as informed by the local community are captured and held accounted for throughout the process of regeneration. It works to achieve and implement SP2 and is intended to be a malleable document that is regularly updated through annual community consultation and reported to the Councilor Leo Pollack Portfolio Holder of Social Regeneration, Great Estates and New Council Homes.

### **1.2 What is this consultation report?**

The consultation undertaken during the course of developing the preferred options of the Old Kent Road Social Regeneration Charter informed by the Social Regeneration Framework as accepted by cabinet in January 2019. The OKRSRC meets and exceeds the government requirements under the Planning Regulations. It has also been carried out in accordance with the Council's Statement of Community Involvement (SCI) which was adopted on January 29th 2008.

This consultation report publishes the full schedule of consultation on the OKRSRC. Consultation consisted of two informal drop-in sessions at 231 Old Kent Road in August 2019, and a formal consultation which ran for a period of six weeks from 24 September to 18 November 2019. During this period two further consultation events were held at 231 Old Kent Road. All the goals and promises contained in the Old Kent Road Social Regeneration Charter were prepared in light of the comments received through the stages of consultation described below.

## **2. Stages of Consultation**

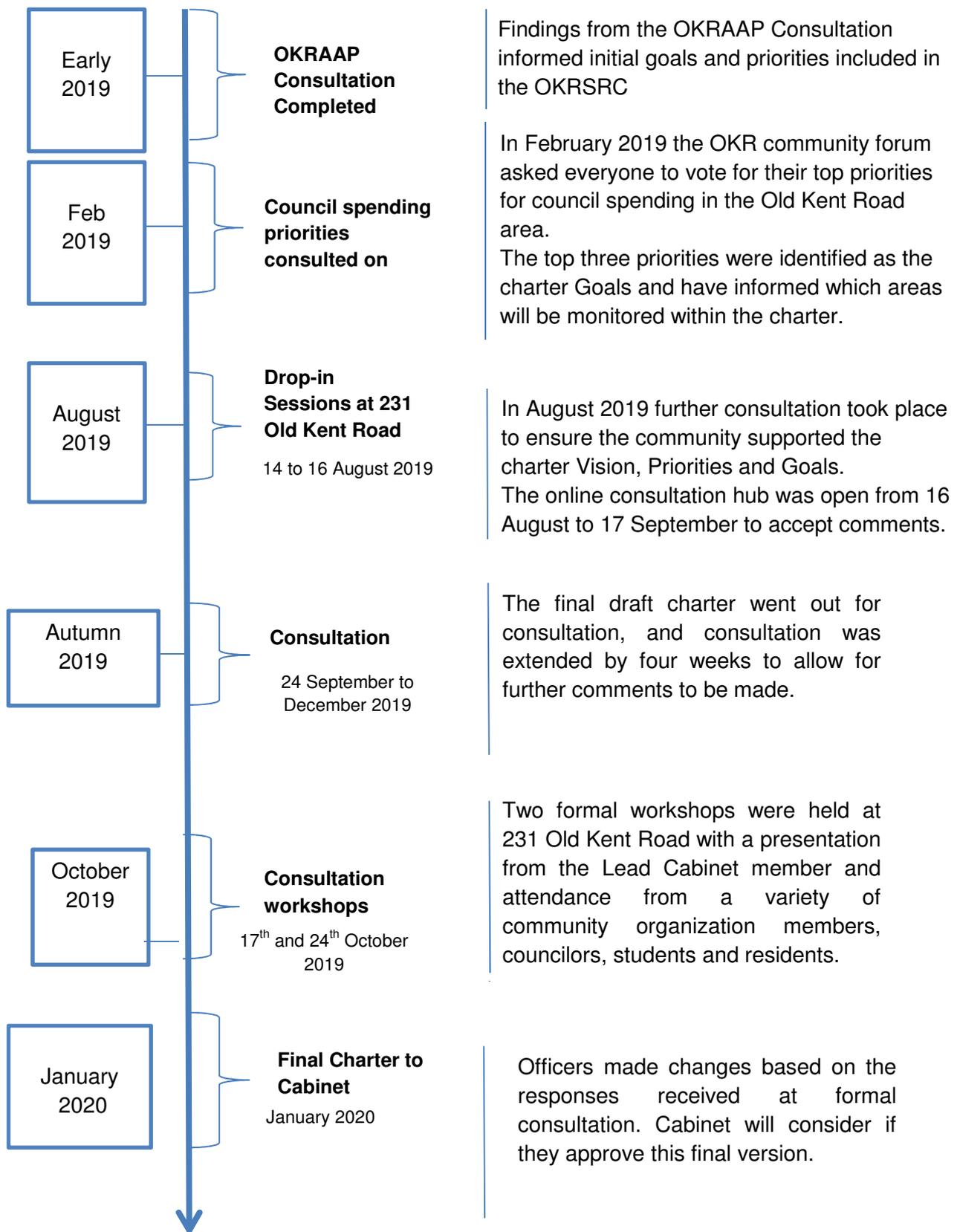
### **2.1 What stages of consultation have been completed so far?**

This section of the report explains the consultation that has been undertaken in preparation of the Old Kent Road Social Regeneration Charter. Previous consultation events in the form of the Old Kent Road Area Action Plan (OKRAAP) Consultation Report and Consultation summary brought to light some of the topics for discussion in the formulation of the OKRSRC.

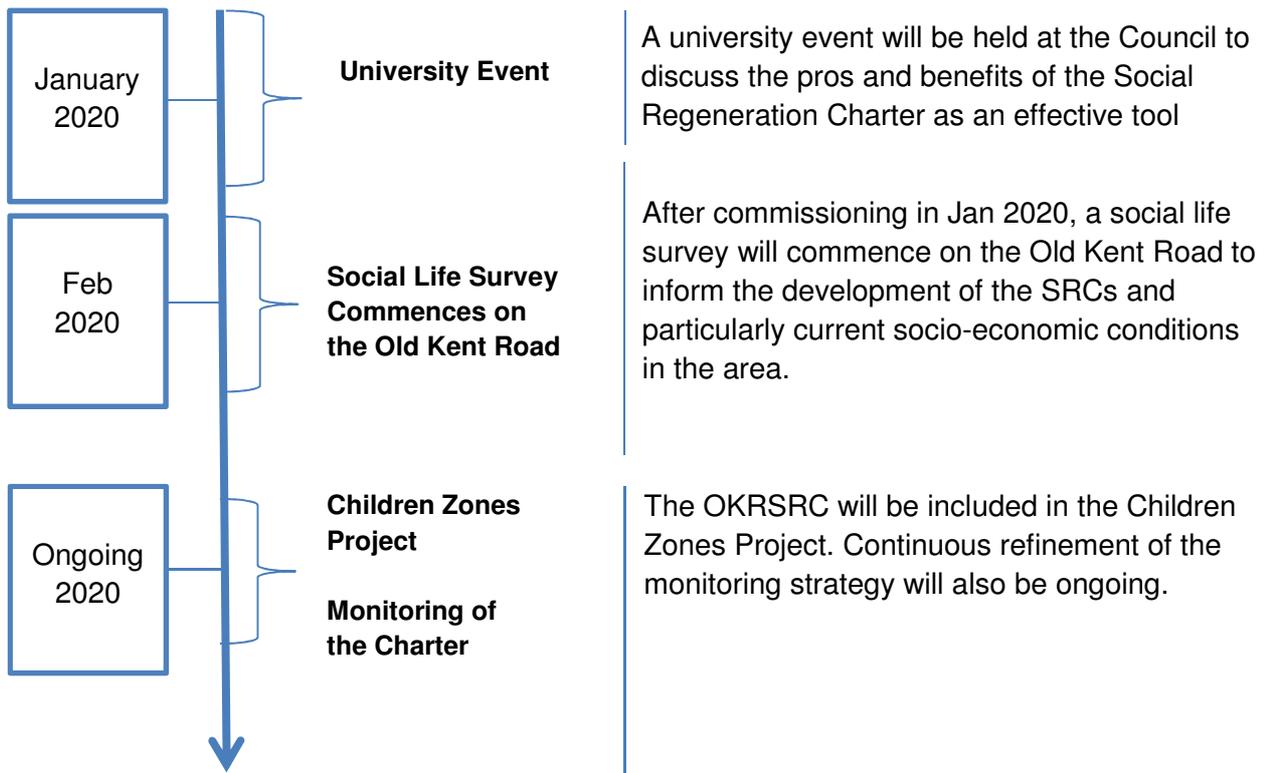
At each stage of consultation we carry out activities in accordance with our Statement of Community Involvement (SCI) (2008). The SCI sets out how the council will consult on all of our planning policy documents. The SCI refers to a number of legal and regulatory requirements, both in terms of methods of consultation and also particular bodies that we must engage with, and sets out how we meet these requirements. When the SCI was produced it was done so with regard to the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. In April 2012, both sets of regulations were replaced by the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultations and procedure has been carried out in accordance with the revised Regulations.

The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the duty is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. We will ensure that we meet the requirements of the duty to co-operate at every stage of consultation. This will involve writing to and where appropriate meeting and working with our neighboring boroughs, the Greater London Authority and other prescribed bodies such as Historic England and Transport for London.

**Figure 1.** Consultation Theme & Time Line



**Figure 2.** Consultation Theme & Time-Line: Next steps



## **2.2 Draft OKR SRC engagement sessions (pre- September 2019 cabinet)**

The drop-in sessions introduced the three proposed goals in the OKRSRC:

1. A healthy, connected and sustainable future for all
2. High quality homes and amenities for all
3. A vibrant local business and cultural economy that works for everyone

The consultation firstly sought feedback as to overall whether the goals were appropriate considering previous consultation and if there were any further suggestions to add. Secondly, it provided examples of the consultation feedback received and how they inform the emergence of each of these three goals. Each of the three goals were then consulted upon individually to gather feedback as to whether they address the key issues as identified during the OKRAAP consultation sessions and whether there were any further amendments.

## **2.3 Who was consulted and how?**

The general public who had shown interest in the OKRAAP consultation events were emailed directly and publication of the event on the Southwark Council website and the Old Kent Road website to provide information about the drop-in sessions being held at 231 Old Kent Road. Officers attended these drop-in sessions from the Planning department, Public health and Community engagement with a brief on how to hold the consultation event. The summary of the draft charter provided during the consultation is provided in Annex 1. This Annex also contains copy of two of the website advertisement of the event.

## **2.4 OKRSRC informal online consultation**

The online consultation hub was open from 16 August to 17 September. We received eight responses in this period.

## **2.4 Summary of consultation responses**

Below is a summary of the comments received during the drop-in sessions and from the online hub.

### **Goal one**

The issues that were raised as important to include in goal one were:

- Good primary care services
- Celebrating different cultures and local history
- Better walking and cycle routes, improved open spaces and biodiversity
- Improved public transport
- Reducing crime and improving safety
- Access for people with mobility issues and disabilities
- Healthier food offer
- Measuring the impact of regeneration on people's health over time
- Cleaner streets
- Improving youth provision
- Improving air quality and making developments sustainable and carbon neutral
- Improving community facilities and better amenities

- Access to daylight and sunlight

### **Goal two**

The issues that were raised as important to include in goal two were:

- More residents and community group meetings
- Providing larger 3+ bedroom properties
- The same amenities and access for all regardless of tenure
- Existing council homes to be improved so no big differences between older and newer developments
- Ensuring social housing is maintained and built to service needs of community
- Reducing noise on the OKR
- Tenants of social and private tenants should be included in the process
- Maintaining a multi-cultural community with amenities to serve them
- Building homes that encourage residents to engage with and invest in the community
- Working together across the whole area with activities for everyone to get involved in
- Committing to real affordable homes that don't price out residents

### **Goal three**

The issues that were raised as important to include in goal three were:

- Protecting and nurturing the existing businesses, manufacturers and workshops
- Make OKR a destination again and attract people from outside the area
- Improve safety as that is a reason people don't use the shops
- Good job opportunities for women and people from all cultures at all levels
- Ensure the London living wage is given and healthier working practice
- Ensure opportunities for young people to learn a trade and gain skills while working
- Provide opportunities for older generation to learn new skills
- Affordable shops and diverse mix of businesses

### **Other comments**

Other comments raised as important were:

- Local government need to do more to make developers build affordable and social housing
- Community cohesion was raised as one of the most important issues which must be supported to ensure people can lead healthy and better connected lives
- Open and transparent consultations and keeping lines of communication open
- Help local people grow with good health and understanding
- Need to include existing businesses and social and private tenants in the charter
- Start monitoring how many non-affordable homes are being built

### **3. Formal OKR SRC consultation (post- September 2019 Cabinet)**

#### **3.1 Formal consultation**

Formal consultation on the SRC took place from 24 September to 18 November 2019. Originally consultation was due to close on 4 November but this deadline was extended following calls from the Southwark Law Centre and several individuals to allow more time for consultees to respond. Consultation responses by email to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) were also accepted during this time period.

Two consultation events were held at the 231 Old Kent Road address. These events took place on 17 October and 24 October 2019.

#### **3.2 Who was consulted and how?**

On 10 October we sent out an invitation to the consultation events by email. A copy of this invitation is provided in Annex 2. This was sent to 1,740 addresses which were signed up to the old Kent Road mailing list.

Details regarding these events were also published on the Old Kent Road website and on the consultation hub.

The online consultation hub was open from 24 September to 18 November and email responses were also accepted during this time.

At Southwark Council's Faith Conference on 25 September, two officer's were present to distribute leaflets advertising the consultation events, copies of the Old Kent Road Social Regeneration Charter and providing the hard-copies of the Consultation questions with free-envelopes to post responses.

#### **3.3 OKRSRC consultation**

We received 14 responses via the online hub. A summary of the online consultation questions can be found in Annex 3.

Twelve people attended the 17 October event and ten people attended the 24 October event. A summary of the schedule of the consultation events can be found in Annex 4.

We received four responses by email to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

#### **3.4 Summary of consultation responses**

Overall, the majority of respondents were in support of the Vision for the Old Kent Road and of the goals and promises presented in the SRC. We received letters of support from Transport for London and two local businesses and there was a great deal of interest expressed in the role of the Charter and how it can be used by the local community.

Below is a summary of the comments received at consultation.

| Promise   | You Said...   | We did...   |
|---|---|---|
| <p>Promise 1: The Old Kent Road is the best place to grow up with a radically improved and expanded educational, sports, culture and youth offer.</p>                                       | <ul style="list-style-type: none"> <li>• The current indicators include school readiness, OFSTED reports and obesity at primary schools. There is a 4th indicator on community facilities (omitting youth facilities) but no data is provided and the monitoring of this is only every 5 years.</li> <li>• An audit of existing youth facilities and how their services could be developed to meet needs of young people</li> <li>• Youth projects must be well funded and better efforts made to engage young people, whilst still ensuring other societal groups including the elderly are catered for.</li> <li>• The indicators for school readiness and OFSTED do not seem appropriate as the targets (school readiness above London average and all schools at good or outstanding) have already been achieved or almost achieved. On childhood obesity the target seems reasonable, but there should be a clear and understandable explanation of the definition of obese that is being used, what resources Southwark is putting into the obesity crisis now and what further resources (investment) are needed.</li> </ul> | <ul style="list-style-type: none"> <li>• Added to title 'free-to-access'</li> <li>• Data to indicator 1.4 will be added following the final amendments to the OKR AAP, setting current and proposed targets for community facilities</li> <li>• The frequency of monitoring 1.4 has been changed to ongoing</li> <li>• An additional indicator is to be added 1.5: <i>Investment in youth facilities and programmes, with local youth clubs</i></li> <li>• This indicator will be monitored through integration with the Children Zone Project which will be seeking funding in Jan 2020.</li> <li>• We agree to explore how we could carry out an audit of youth facilities with funding to continue the Children Zone Project.</li> <li>• Added indicator 1.6: <i>Satisfaction with facilities for children and young people</i> measured by the Percentage satisfied with facilities for children and young people with a goal to increase</li> <li>• Added indicator 1.7: <i>Young people feel safe in their area</i> with an indicator of the percentage of young people who feel safe in their area, with a target to increase</li> <li>• Added indicator 1.8: <i>Cradle to career reporting of youth issues</i></li> </ul> |
| <p>Promise 2: Double the acreage of open space so everyone has easily accessible open space and are within 400m proximity of open space linked by green routes for walking and cycling.</p> | <ul style="list-style-type: none"> <li>• Funding must be provided to enable safer and easier transport. This includes providing better cycle and walk ways.</li> <li>• Open space and green space are used interchangeably in the indicators which is confusing.</li> <li>• Distance to a park and walking time to a park are both used when these are different measurements – only one should be used for consistency.</li> <li>• The baseline data doesn't explain whether the quantity of publicly accessible green space is below the Southwark average and below national standards.</li> <li>• 'Where we want to be' doesn't mention the quantity which presumably is 0.36 hectares per 1,000 population.</li> </ul>   | <ul style="list-style-type: none"> <li>• Wording of promise added 'free-to-access' and 'linked by green routes for walking and cycling'</li> <li>• Policies within the New Southwark Plan and the Old Kent Road Area Action Plan will be used to support cycle and walk ways.</li> <li>• Indicator 2.1 has been reworded to <i>Access to park/greenspace in a 5-minute walk from all properties</i></li> <li>• This is currently being met and supported by a strategic cycle infrastructure in the OKR. It will be monitored by Pedestrian level of comfort and compliance with the London Cycle Design Standards</li> <li>• Indicator 2.1 has been separated out to show 2.3: <i>Quantity Open Space hectares per 1,000</i></li> </ul>  |

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|   |   | <p><i>population</i></p> <ul style="list-style-type: none"> <li>• Where we want to be for Indicator 2.3 has added 0.36 hectares per 1,000 population as the recommended national standard</li> <li>• Indicator 2.4 has been added to show: <i>Quality (maintenance, diversity in offering for different age groups, activities)</i></li> <li>• For clarity, we have revised the wording to refer only to open space rather than green space</li> <li>• Indicator 2.5 added to outline the <i>New public space approved as part of regeneration (sqm)</i></li> <li>• Since July 2019 30,294 sqm of additional public space has been approved</li> </ul>   |
| <p>Promise 3: Improve air quality in the OKR by significantly reducing emissions.</p> | <ul style="list-style-type: none"> <li>• We should be bold and ambitious in our goals for a green, healthy and carbon neutral future and enforce strong protection of the environment</li> <li>• Air quality must be closely monitored and results released more frequently than every 3 or 5 years.</li> <li>• We should be more specific in exactly how we are going to measure air quality and what our goals are.</li> <li>• Baseline figures are given for NO2 and PM10 but with no explanation of how far these exceed safe legal limits.</li> <li>• For schools the aim is to implement air quality audits. How these being undertaken and what are their recommendations?</li> <li>• The promise “to significantly reduce emissions” is imprecise. It would be much better if the promise was “to do everything possible to reduce emissions to safe levels (below the EU legal limits).</li> <li>• No baseline data is available for the smallest particulate PM2.5 so we don’t know the scale of the problem and setting a target of a 20% reduction seems premature.</li> <li>• The target is by 2030, but this date isn’t given for any other target and feels inconsistent.</li> <li>• The proposed target for PM10 reduction is only 5% - will this achieve a safe level?</li> <li>• For schools the aim is to implement air quality audits. How these being undertaken and what are their recommendations?</li> <li>• Where we want to be includes nurseries, for which no baseline data has been provided.</li> </ul> | <ul style="list-style-type: none"> <li>• We agree, and believe that our most recent set of policies is the boldest yet in promoting sustainability in the borough.</li> <li>• Wording of Promise 3 have been changed to indicate ‘reducing emissions to safe levels’</li> <li>• Indicator 3.1 has been amended to provide more information into the type of effects that these air pollutants have on long and short term health impacts</li> <li>• Air Quality Data will be shared annually through our annual air quality monitoring report</li> <li>• We will specify that air quality is monitored through our three air quality monitoring stations throughout the borough (including one on the Old Kent Road)</li> <li>• Baseline figures currently meet national targets, however borough-wide targets set through the Declaration of a Climate Emergency, which are to continue to improve air quality and reduce emissions</li> <li>• PM2.5 is to be published in Spring 2020, however guidance suggests that reduction in PM2.5 is of urgent importance</li> <li>• The 2030 target is in line with the council-wide declaration of Climate Emergency</li> <li>• PM10 emission reduction is inline with air quality guidance and the current level of 22 <math>\mu\text{gm}^{-3}</math> is considered safe</li> <li>• Air Quality Focus Areas includes areas which expose harmful particulates to vulnerable groups</li> </ul> |

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|  |   | <p>such as youth and elderly. This is to be removed from the charter as it is to be monitored on a borough-wide scale following the New Southwark Plan submission. A strategy with in collaboration with the Children Zone will look in greater detail at air quality around schools.</p>   |
| <p>Promise 4:<br/>Everyone can be happy and successful as Old Kent Road is a healthy place to live, work and grow old with connected and cohesive communities.</p> | <ul style="list-style-type: none"> <li>• We must support social enterprise, schools, medical centres, and charities and make sure there is sufficient infrastructure to support on-going local population growth and to prevent over demand on facilities</li> <li>• We have to find a balance between providing adequate and necessary parking in the area, and creating a space where car use is minimal and pedestrians are allowed safer and easier movement on the main road</li> <li>• We must be realistic about the character of the Old Kent Road. As it holds the main arterial route into London from north Kent, we must not enforce inappropriate traffic restrains</li> </ul>   | <ul style="list-style-type: none"> <li>• We agree, and our ambitious plans regarding the provision of social facilities in the area can be found in the Old Kent Road Area Action Plan.</li> <li>• We want to encourage the use of public transport and sustainable methods of transport instead of car use. We will also introduce traffic calming measures on busier roads where there this less opportunity to reduce car use.</li> <li>• An additional indicator added to 4.4: <i>Children Living in households claiming out of work measures as an indicator of Child Poverty</i></li> <li>• JSNA data shows that Old Kent Road are at 22.6%, Southwark 18.5% and the national average is at 13.5%. Our targets are to reduce this.</li> </ul>   |
| <p>Promise 5:<br/>Provide 5,000 Social Rented homes in the Old Kent Road area, creating a place where people get on well and can live safely.</p>                  | <ul style="list-style-type: none"> <li>• We should explore, develop and sustain new concepts for affordable homes that are managed and owned by the community and bridge the affordable gap between social housing -private-rented homes</li> <li>• There is a need to improve and develop a culture of respect for tenants in both the private and social housing sectors. This would encourage people to look after and enjoy their homes and create a happier environment for all</li> <li>• The new homes being built must benefit local people and the introduction of tall buildings must be planned sensitively to avoid damaging the character of the local area. We should focus on providing social housing in low-rise buildings which will still provide density but which will not have such a negative impact on the character of Old Kent Road</li> <li>• We should recognise that financial viability may have an impact on the Council's ability to deliver this promise.</li> </ul> | <ul style="list-style-type: none"> <li>• A Social Life study in the Old Kent Road is currently in the process of being commissioned, with research commencing early 2020</li> <li>• Research from the Social Life study</li> <li>• An additional indicator added to 5.5: <i>Percentage of residents who feel satisfied with social interaction in their local area</i></li> <li>• The most recent baseline indicator is taken from the Ipsos Mori survey of 75%, with 100% as a target.</li> <li>• Crossed-out title of Promise 5 from 5,000 new Social Rented homes to meet entire registered housing need</li> <li>• Subject to change, however added data that currently 8,102 new homes ap-proved or currently live planning applications</li> <li>• Added to indicator 5.2 Grand total approved since July 2019: 6,057 This includes: 2,149 affordable homes, 1,359 Social rented units, 790 intermediate units</li> </ul> |

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| <p>Promise 6:<br/>Eliminate rogue landlords, and ensure all PRS homes are secure, have predictable rents and are fit for human habitation.</p>   | <ul style="list-style-type: none"> <li>• We must find a balance between protecting renters whilst making sure that landlords are not overly restricted.</li> </ul>  | <ul style="list-style-type: none"> <li>• No change</li> </ul>   |
| <p>Promise 7: Drive huge investments into OKR estates turning them into some of the most prized spaces in the City.</p>  | <ul style="list-style-type: none"> <li>• We must make sure that estates retain their character and that Old Kent Road does not just become an extension of the City, and that we do not force out members of the existing community.</li> </ul>   | <ul style="list-style-type: none"> <li>• No change</li> </ul>   |
| <p>Promise 8:<br/>Create the largest Living Wage Neighbourhood in the UK with living wage and gender pay audits and plans to transition all businesses.</p>                                | <ul style="list-style-type: none"> <li>• Comments received were in strong support of this promise, although one respondent suggested that the Council should require all business to the Mayor's Good Work Standard and to be living wage employers through a separate obligation.</li> </ul>   | <ul style="list-style-type: none"> <li>• No change</li> </ul>   |
| <p>Promise 9:<br/>Expand the floor space of affordable workspace on the Old Kent Rd and offer first refusal on new affordable employment space to existing businesses.</p>                 | <ul style="list-style-type: none"> <li>• We should aim to create independently minded and healthy local business and a cultural economy that works for local communities.</li> <li>• Existing businesses should be encouraged to stay with financial incentives, so they are able to compete with new business arrivals.</li> <li>• We should promote the concept of community businesses and fund business models that balance social and business objectives in the local area.</li> <li>• It is unclear how a selection should be made as to which local business should benefit from any forthcoming affordable workspace provision in the OKR area.</li> </ul> | <ul style="list-style-type: none"> <li>• 9.2 amendments – first refusal policy indicator relevant for all business workspace not just affordable workspace</li> </ul> |
| <p>Promise 10:<br/>Create a full employment OKR with a fully occupied high street, creating 10,000 new jobs in the OKR area and contributing to 2500 new apprenticeships borough-wide.</p> | <ul style="list-style-type: none"> <li>• New job creation must result in long-term employment, and we should keep track of how many new jobs continue to exist over a longer period of time instead of just how many new jobs are created.</li> <li>• More varied and a greater number of training courses and apprenticeships should be offered for local young people.</li> </ul>   | <ul style="list-style-type: none"> <li>• No change</li> </ul>   |

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| Other comments | <ul style="list-style-type: none"> <li>• We must involve the local community more in the production of planning documents such as the Charter. This would mean their ideas and priorities were properly expressed. It is hard to tell from the paperwork how the local communities have shaped all of the detail that makes up the draft Charter.</li> <li>• The Charter should be clearer in the timeframes of each promise, and there should be several promises which can be clearly achieved in the near future. We must focus on what we can do now instead of looking years ahead.</li> <li>• These promises are fine, but they all lack defined targets.</li> <li>• There should be a measure of how engaged the different communities are in bringing about the change in the area and a target for meaningful inclusion of parents, children, young people, older people, etc.</li> </ul> | <ul style="list-style-type: none"> <li>• Our new Statement of Community Involvement details how we will improve our efforts to engage the local community when consulting on planning documents. We carried out 5 consultation events during preparation of the Charter and extended the consultation deadline to allow the maximum number of responses to be received.</li> <li>• We are engaging alternative stakeholder groups such as university groups. We have also targeted groups that often do not engage with consultation events, such as young people and faith organizations, to inform the development of the OKR SRC through the support of GLA's Social Integration Design Lab.</li> <li>• The targets will be improved as we seek to improve the definition of our monitoring data available and the transparency of delivering this data online. The data set out in the report will be delivered as transparently as possible to encourage continuous engagement.</li> <li>• The direction of movement (or projection) of each target varies. A delivery plan on how to meet specific targets for each indicator has not yet been discussed and would require a cross-collaborative initiative throughout the Council.</li> </ul> |
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### 3.5 Proposed changes to the SRC in response to consultation comments

In response to the comments received during consultation, we have proposed the following changes to the final version of the OKR SRC:

#### Promise 1:

- Added to title that 'free-to-access'
- Indicator 1.5 added to provide *Investment in youth facilities and programmes, with local youth clubs*. We will consider how to carry out an audit of youth facilities in the area. This will be added to key deliverables in integrating with Children Zone Project.
- Indicator 1.6 added: *Satisfaction with facilities for children and young people*. This will be measured by
  - Percentage satisfied with facilities for children and young people, with aim to increase current baseline data
- Indicator 1.7 added: *Young people feel safe in their area and there is a significant decrease in youth violence*. This will be measured by

- Percentage of young people who feel safe in their area.
- Indicator 1.8 added: *Cradle to career reporting of youth issues*.

#### **Promise 2:**

- Added to title that 'free-to-access' and 'linked by green routes for walking and cycling'
- Indicators have been reframed where 2.1 shows quantity of open space as (hectares per 1,000 population), which is separated from quality of open space and number of trees provided
- Indicator 2.1 has been reworded to *Access to park/greenspace in a 5-minute walk from all properties*
  - This is currently being met and supported by a strategic cycle infrastructure in the OKR. It will be monitored by Pedestrian level of comfort and compliance with the London Cycle Design Standards.
- Indicator 2.5 added to outline *the New public space approved as part of regeneration (sqm)*. This will be monitored
  - Through the number of public spaces approved from 2015 to July 2019

#### **Promise 3:**

- Added 'to safe levels' in title
- Further elaboration to indicator 3.1 describing that 'air pollutants that have an impact on cardio vascular and respiratory health in the short and long term'
- Elaborated on indicator 3.2 to include nurseries

#### **Promise 4:**

- An additional indicator added 4.4: *Children Living in households claiming out of work measures as an indicator of Child Poverty*

#### **Promise 5:**

- Crossed out title of Promise 5 from 5,000 new Social Rented homes to meet entire registered housing need
- Amended indicator of 5.1 to build 20,000 new homes including 5,000 social rented homes, 2,000 intermediate affordable homes and meet the entire registered social and intermediate housing need (to be monitored annually)
- Added monitoring data to indicator 5.2 Grand total approved since July 2019: 6,057 This includes: 2,149 affordable homes, 1,359 Social rented units, 790 intermediate units
- An additional indicator added to 5.5: *Percentage of residents who feel satisfied with social interaction in their local area*, which baseline data is found in Ipsos Mori survey of 75% current satisfaction in the area and a target of 100%

#### **Promise 9**

- Removed 'affordable' from first refusal component of promise
- Indicator 9.2: removed 'affordable' from indicator

#### **Promise 6, 7, 8 and 10:**

- No changes

## **4. Summary**

At consultation we found that there was a good deal of interest in the Charter. The people that we consulted were keen to engage closely in the creation of the Charter by sharing their experiences of living in the area and their ideas of how to make the Charter effective and meaningful. Consultees commented that some of the promises and indicators needed to be

revised, and we have made these changes. We received strong support from Transport for London (TfL) and two other corporations operating in the Old Kent Road area.

## **Annex 1: Drop-in session material**

### **PURPOSE OF THE SOCIAL REGENERATION CHARTER**

Southwark Council is determined to ensure that all of the borough's regeneration projects work for everyone.

This means they must reduce inequalities in health, housing, social and economic opportunity. That's why we're drawing up a Social Regeneration Charter for Old Kent Road.

In line with our ambition to ensure regeneration works for all in order to reduce health, housing, social and economic inequalities, we have three overarching goals for the Old Kent Road area which are to ensure:

- 1. A healthy, connected and sustainable future for all**
- 2. High quality homes and amenities for all**
- 3. A vibrant local business and cultural economy that works for everyone**

### **GOALS**

DO WE HAVE THE RIGHT PURPOSE AND GOALS?  
WOULD YOU LIKE TO ADD ANY?

### **GOAL 1**

#### **A HEALTHY, CONNECTED AND SUSTAINABLE FUTURE FOR ALL**

A number of issues have been raised during public engagement over the last year, including:

- Education
- Health
- Sports
- Culture
- Youth Offer
- Open Space
- Walking
- Cycling
- Air Quality
- Community Cohesion

What do you consider the key issues to be? Are there further issues you would like to add?

## **GOAL 2**

### **HIGH QUALITY HOMES AND AMENITIES FOR ALL**

A number of issues have been raised during public engagement over the last year, including:

- Meeting housing needs
- Ensuring community safety
- Delivering direct benefits to existing housing estates
- Providing adequate open spaces to support new developments

What do you consider the key issues to be? Are there further issues you would like to add?

## **GOAL 3**

### **A VIBRANT LOCAL BUSINESS AND CULTURAL ECONOMY THAT WORKS FOR EVERYONE**

A number of issues have been raised during public engagement over the last year, including:

- Protect existing workspace and provide new spaces
- Provide affordable workspace
- Provide a wide range of workspaces and jobs
- Provide a diverse retail offer
- Ensure London living wage is paid

What do you consider the key issues to be? Are there further issues you would like to add?

05.08.2019

## Help create a Social Regeneration Charter for Old Kent Road

Share this post:



Southwark Council is determined to ensure that all of the borough's regeneration projects work for everyone.



We've been consulting with the local community since 2015.

This means they must reduce inequalities in health, housing, social and economic opportunity.

That's why we're drawing up a Social Regeneration Charter for Old Kent Road.

### Now we want your help

To get us started, we're holding three drop-in sessions at our new community space, [231 Old Kent Road](#) from 14 to 16 August.

Join us at one of the sessions to find out about our early plans for the charter and to give us your feedback and ideas.

These drop-ins are just the first stage in involving Old Kent Road's communities in the Social Regeneration Charter and there will be more opportunities to participate in future.

A summary of the draft charter will go to the council's Cabinet for approval later this year. This will be followed by further, more detailed community engagement and we hope to approve the final version of the charter in the autumn.

The drop-ins will be held at [231 Old Kent Road SE1 5LU](#) on the following dates:

14 August: 10am-12pm

15 August: 2pm-4pm

16 August: 6pm-8pm

We look forward to seeing you!

# Social Regeneration Charter for Old Kent Road

Southwark Council is drawing up a Social Regeneration Charter for Old Kent Road.

The council is holding three drop-in sessions at the new community space.

Join officers at one of the sessions to find out about early plans for the charter and to give them your feedback and ideas.

## When

Wednesday 14 August 2019  
to Friday 16 August 2019  
3 days

Wed 10am-12 noon; Thu 2pm-4pm; Fri 6pm-8pm

## Annex 2: Invitation to the consultation events by email

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### We are consulting on the Social Regeneration Charter for the Old Kent Road

Southwark Council is determined to ensure that regeneration in our borough works for everyone. To show how we plan to achieve this goal, we have created a Social Regeneration Charter for Old Kent Road. This Charter sets out detailed aims for reducing social, economic and health inequalities and explains how we will monitor our progress towards achieving a number of promises which the Council has made to the community.

### We would like you to take part

From 14 to 16 August we held three drop-in sessions at our community space, 231 Old Kent Road. The responses we received at these sessions informed the draft version of the Charter that we submitted to the council's Cabinet in September.

We are now carrying out further consultation on the Charter so that we can better understand the local community's thoughts and can make any final changes to the Charter.

There will be two sessions which will again be held at 231 Old Kent Road. These will be on:

- Thursday 17 October from 6-8pm.
- Saturday 19 October from 11am – 1pm.

If you would like to attend one of these sessions, please email us at [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

### You are also invited to share you thoughts online using the council's consultation hub

This will remain open until 4 November and can be accessed here:

<https://consultations.southwark.gov.uk/planning-and-regeneration/okrsocial-regeneration-charter/>.

More details about the consultation events and the consultation hub can be found on the Old Kent Road website: <https://oldkentroad.org.uk/okrsrc/>.

**We look forward to seeing you!**

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### Change of date for the Old Kent Road Social Regeneration Charter consultation workshops

Yesterday we invited you to our upcoming consultation workshops being held at 231 Old Kent Road. **Unfortunately we have had to change one of the consultation dates.**

The new consultations dates are

- Thursday 17 October from 6-8pm
- **Thursday 24 October from 6-8pm.**

**Please note that the event planned for Saturday 19 October will no longer take place.**

We apologise for any inconvenience caused by this change.

If you would like to attend one of these sessions, please email us at [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

More details about the consultation events can be found on the Old Kent Road website:

<https://oldkentroad.org.uk/okrsrc/>.

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## Annex 3: Schedule of consultation events

### Agenda for the OKR Social Regeneration Charter

**Address: 231 Old Kent Road, London SE1 5LU**

**Thursday 17<sup>TH</sup> October 2019**

Time: 6PM – 8PM

**Thursday 24<sup>TH</sup> October 2019**

Time: 6PM – 8PM

#### WARD COUNCILLORS

Leo Pollack (*Cabinet Member for Social Regeneration, Great Estates and New Council Homes*)

Johnson Situ (*Cabinet Member for Growth, Development and Planning*)

Evelyn Akoto (*Cabinet Member for Community Safety and Public Health*)

Richard Livingstone (*Cabinet Member for Environment, Transport Management and Air Quality*)

Michael Situ (*Councillor, Old Kent Road Ward*)

#### SOCIAL REGENERATION CHARTER

In line with our ambition to ensure regeneration works for all in order to reduce health, housing, social and economic inequalities, we have three overarching goals for the Old Kent Road area which are to ensure:

1. A healthy, connected and sustainable future for all
2. High quality homes and amenities for all
3. A vibrant local business and cultural economy that works for everyone

We have identified 10 promises to the Old Kent Road community in order to achieve these goals.

For each promise, we have identified key deliverables and indicators to monitor our progress.

|                  |  |
|------------------|--|
| 18:00PM- 18:20PM | <b>Drop-in session</b><br>Where you can talk to Council Officers and Councillors                                     |
| 18:20PM- 18:30PM | <b>Introduction and Presentation</b><br>Opening remarks and Introduction by Cllr Leo Pollack                         |
| 18:30PM- 18:45PM | <b>Question and Answer session</b><br>Q&A with Councillors   |
| 18:45PM- 19:15PM | <b>Workshop</b><br>Workshop led by Councillors to discuss the Social regeneration Charter Goals and the 10 promises. |
| 19:15PM- 19:30PM | <b>Closing</b><br>Forward plan / continuous engagement plan by Cllr Leo Pollack                                      |
|                  |  |

A.O.B

## Annex 4: Online consultation hub questions

### Vision

Our Vision:

An Old Kent Road community is the best that London has to offer – an inclusive, diverse, sustainable, safe, healthy, engaged, economically productive and connected community – for today's and future generations.

1. Do you agree with this as the vision for Old Kent Road? (yes/no)
2. If no, why not? (open answer)
3. Would you change or add anything? (open answer)

### Our Priorities

The top 3 priorities for spending local Community Infrastructure Levy (CIL) included:

Encourage new businesses and support businesses to stay local and grow, in part to provide a wider range of opportunities for young people in the area

Invest in and around estates to improve people's safety and security and quality of the open spaces on our estates

The best place possible to grow up so we will invest in projects to improve outcomes for young people such as schools, children centres and youth activity

4. Do you agree with these priorities for CIL spending for the Old Kent Road? (yes/no)
5. If not, why not? (open answer)
6. Would you change or add anything? (open answer)

Goals and Promises - Goal 1: A healthy, connected and sustainable future for all

Promise 1. The Old Kent Road is the best place to grow up with a radically improved and expanded educational, sports, culture and youth offer.

Promise 2. Double the acreage of open space so everyone has easily accessible open space and are within 400m proximity of open space linked by green routes for walking and cycling.

Promise 3. Improve air quality in the OKR by significantly reducing emissions

Promise 4. Everyone can be happy and successful as Old Kent Road is a healthy place to live, work and grow old with connected and cohesive communities.

7. Do you agree with Goal 1 and the promises 1,2,3,4? (yes/no for each promise)
8. Would you change or add anything to this goal or its promises?

Goals and Promises - Goal 2: High quality homes and amenities for all

Promise 5. Provide 5,000 Social Rented homes in the Old Kent Road area, creating a place where people get on well and can live safely.

Promise 6. Eliminate rogue landlords, and ensure all PRS homes are secure, have predictable rents and are fit for human habitation.

Promise 7. Drive huge investments into OKR estates turning them into some of the most prized spaces in the City.

9. Do you agree with Goal 2 and the promises 5,6,7? (yes/no for each promise)
10. Would you change or add anything to this goal or its promises?

Goals and Promises - Goal 3: A vibrant local business and cultural economy that works for everyone

Promise 8. Create the largest Living Wage Neighbourhood in the UK with living wage and gender pay audits and plans to transition all businesses.

Promise 9. Expand the floor space of affordable workspace on the Old Kent Rd and offer first refusal on new affordable employment space to existing businesses.

Promise 10. Create a full employment OKR with a fully occupied high street, creating 10,000 new jobs in the OKR area and contributing to 2500 new apprenticeships borough-wide.

11. Do you agree with Goal 3 and the promises 8,9,10? (yes/no for each promise)
12. Would you change or add anything to this goal or its promises?

Indicators

Please look at the Indicators in the charter document attached below.

13. Is there anything missing in the measures and indicators? (yes/no)
14. If yes, what is missing?