

Item No. 32.	Classification: Open	Date: 24 March 2020	Meeting Name: Cabinet
Report title:		Draft Social Regeneration Charter for Bermondsey & The Blue	
Ward(s) or groups affected:		North Bermondsey, South Bermondsey, London Bridge & West Bermondsey	
Cabinet Member:		Councilor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	

FOREWORD - COUNCILLOR LEO POLLAK, CABINET MEMBER FOR SOCIAL REGENERATION, GREAT ESTATES AND NEW COUNCIL HOMES

This report presents the consultation draft of the Bermondsey and the Blue social regeneration charter, following the recently adopted charters for Canada Water and the Old Kent Road charter alongside the draft St. Thomas Street Charter.

The purpose of the ‘social regeneration’ approach is to not only ensure that regeneration in our borough is properly working for all, but measurably reducing health housing and economic inequalities in our borough. The charters enable the community council and partners to track change over time and ensuring that the top-down strategies and plans of the council, CCG, developers and other large institutions including service providers are properly aligned with the bottom-up needs and initiatives of the community, captured in one common vision.

This draft follows captures findings from numerous consultations and surveys carried out in recent months and years as well as local , and this draft has benefited input from a number of community groups and TRAs across Bermondsey, as well as local councillors

The area already has a number of initiatives beyond the one large-scale development at the Biscuit factory - from cycle route improvements, to estate improvement plans, a thorough-going public realm improvement funded through the GLA and commercial lettings strategy at the Blue and no fewer than seventeen new council homes projects in the area.

Tracking the impact of these and other interventions is key to ensuring that residents are benefiting from change in the area, and the key goals and commitments set out in the this draft charter give focus to initiatives at the Blue that help address the causes of poverty, projects that create new community spaces that bring people together, projects that improve the look and feel of the area’s many council estates, as well as vital environmental improvements across the area.

Further baseline research will include household surveys on our estates, walkabouts, workshops and interviews with key stakeholders in the area, and we look forward to adopting a final charter after the Summer.

RECOMMENDATIONS

1. That cabinet agrees the geographies of the social regeneration charters as set

out in the map attached as Appendix 1 to this report.

2. That cabinet agrees to commence formal consultation on the Bermondsey & The Blue Social Regeneration Charter attached as Appendix 2 to this report.

BACKGROUND INFORMATION

3. The council's ambition, as expressed through the Council Plan, is of "a fairer future for all" where everyone can achieve their potential, and be more than the sum of our parts in a borough that they are proud of. This ambition provides the basis for *The Regeneration That Works For All* Framework which outlines our vision that "the places where people live, now and in the future, create new life opportunities, promote wellbeing and reduce inequalities so that people have better lives in stronger communities." The framework outlined the ambition to develop local social regeneration charters to embed our regeneration for all principles throughout the borough and facilitate implementation of the framework's commitments at a local level.
4. The New Southwark Plan (NSP) Proposed Submission Version has recently been submitted for examination in public. The New Southwark Plan sets out a strategic policy SP2 on Social Regeneration that promotes a more systematic approach to social regeneration and outlines how we will ensure that wellbeing becomes the most important outcome of our planning and regeneration efforts. The NSP also includes a vision and policies for the Bermondsey area.
5. This is an area that is due to undergo significant change in the coming years, with a major redevelopment on the former Biscuit Factory site, a Good Growth Fund project to improve The Blue Market, the Low Line development and major regeneration projects at Old Kent Road and Canada Water right next door. The NSP vision for this area is to provide as many homes as possible while respecting the local character, improve cycling and walking routes, enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge, contribute to development of the Low Line, provide flexible workspaces for SMEs and improve traffic flow on the roads.
6. In 2017 the council undertook the biggest community engagement exercise of recent times, the Southwark Conversation, the outcomes of which are shaping plans for place-making and improving overall well-being. This has been followed by the *Southwark Approach to Community Engagement* which sets out the council's vision and principles for engagement and was adopted by Cabinet in April 2019. As the borough grows and changes, the council's aim is to make sure that our communities have the opportunity to take part in the decisions which affect their lives and communities. To deliver this, the Development Consultation Charter (DCC) was developed and approved by Cabinet in April 2019. The DCC requires the submission of an Engagement Plan at pre-application stage and a summary of the activity and the outcomes of local engagement at the planning application stage. The engagement summary is expected to set out how the community has shaped the proposed development, and to provide evidence and justification where it was not possible. This document delivers on one of our key *Regeneration That Works For All* aspirations; to ensure that everyone has a voice and is able to influence change in the borough.
7. In June 2019 Cabinet approved the introduction of Community Investment Plans (CIPs), which create a programme for how local CIL is spent. CIPs will contain

four strategic priorities, three of these will come from the social regeneration charters and each ward area will develop an additional theme to guide key areas of need within the ward. The plan would be refreshed every three years and applications will be submitted and matched against the following suggested criteria:

- Meets one of the proposed themes of the community investment plan
- Is a one-off scheme that does not require additional revenue funding from the council in its delivery or subsequent operation.
- Relates to a council plan commitment
- Identifies how any revenue funding will be generated– offering value for money
- They should address the impact of new development
- Should explain who will benefit in the local community and how it tackles inequalities.

THE SOCIAL REGENERATION CHARTERS MAP

8. Following the decision by Cabinet that the CIP priorities will come from SRCs, it was agreed that SRCs would be developed to cover the whole borough. Attached as Appendix 1 is a map of the proposed geographies for the social regeneration charters for Cabinet approval.
9. Wherever possible, the SRC geographies follow ward boundaries but this has not always been possible as there are some existing charters for specific regeneration areas with established geographies, including the Old Kent Road opportunity area and the St Thomas Street regeneration area. If a ward is covered by more than one SRC, the ward councillors can pick three themes from any of the SRCs that cover their ward to use as strategic priorities for their CIP.

DEVELOPING THE CHARTER

10. The first step in developing the Bermondsey and The Blue Social Regeneration Charter (SRC) was to collect, collate and analyse the wealth of information and research that exists about this area. This included information from:
 - Multi-Ward Profiles for the three wards included in the charter area.
 - The Southwark Conversation outcomes.
 - The Social Life Bermondsey Neighbourhood Study & Grosvenor's draft Local Legacy Strategy. The research involved speaking to over 400 residents and stakeholders in the area surrounding the former Biscuit Factory site in North Bermondsey.
 - Research and consultations to inform the Good Growth Fund programme, including two community consultations done in 2017 and 2019.
 - Footfall study of The Blue (Quod, 2017)
 - A Bermondsey specific data report from CAB Southwark.
11. We collated this information and took it out to key stakeholders through meetings and a workshop to hear from them what they think the issues are in the area and what the priorities of the charter should be. We used all the evidence and data we had, together with the intelligence from local stakeholders, to develop the four goals and ten promises included in this draft charter.

KEY ISSUES FOR CONSIDERATION

12. A Social Regeneration Charter (SRC) is a high-level, area-specific document

informed by the *Regeneration That Works For All* Framework. The intention is that there will be an SRC for every area in Southwark (see Appendix 1). The Bermondsey & The Blue Regeneration Charter attached as Appendix 2 to this report sets out:

- A summary of the values, vision and goals for the area
 - Four strategic goals and their ten underlying promises
 - Information on the research, data and intelligence that has been used to shape the draft charter
 - Indicators to implement and monitor each of these ten promises.
13. The map of the area outlines the geographical area for this charter which includes North Bermondsey, the north half of South Bermondsey and part of London Bridge & West Bermondsey.
14. The four Strategic Goals and their underlying ten Promises are based on the *Fairer Future Promises* and *Regeneration that Works for All* commitments. They work together to ensure that the regeneration will invest in communities, reduce inequalities and improve life opportunities, good health and wellbeing for all and pride of place.
- The Four Strategic Promises are:
- High-quality, affordable homes and estates that promote a sense of pride in their communities
 - Improve the facilities and retail offer at The Blue Market to strengthen the local economy & tackle the causes of poverty & support for people experiencing it
 - Improve health & wellbeing by improving green infrastructure, making healthy choices easier and ensuring everyone has access to excellent health services
 - Enhance community and leisure infrastructure and provide more opportunities for people to come together.
15. The ten achievable and actionable underlying promises that fall under the four goals are:
- Promise 1: Build on and secure funding for more affordable homes in the area and investment in estates through estate improvement plans.
 - Promise 2: Ensure all PRS homes are secure, have predictable rents and are fit for human habitation.
 - Promise 3: Improve the education, employment and training offer and help local people access good quality, local jobs and self-employment opportunities, with a focus on parents, carers people with disabilities and the long-term un-employed.
 - Promise 4. Improve the retail and leisure offer at The Blue by improving market facilities, promoting social enterprise and supporting more businesses to open.
 - Promise 5. Support those experiencing poverty to tackle issues including benefits problems, food insecurity, insecure housing and debt.
 - Promise 6. Make healthy living easier by improving the green infrastructure, reducing air pollution and improving access to healthy food.
 - Promise 7. Improve access to and utilisation of healthcare services in the area.
 - Promise 8. Improved leisure and culture offering, particularly for families and young people.
 - Promise 9. Support community events and initiatives that bring existing

- and new communities and people from different backgrounds together.
 - Promise 10. Improve the design and connection of public spaces to reduce crime and improve perception of safety.
16. Each promise has indicators which will help measure how successfully we are implementing the ambitions of the charter. These will be tracked at different intervals and published on our website.

Bermondsey Goals

High-quality and affordable homes

17. Bermondsey has a high proportion of council managed homes and we can make a difference to the lives of a large number of local residents through investment in our estates. Data from CAB Southwark showed that housing is the second most common issue that people seek advice for. VCS stakeholders told us that housing conditions and issues such as overcrowding, especially in the private rental sector, are a major issue for many of the residents they work with.
18. Promise one is about maximising investment to deliver new affordable homes to meet the entire registered housing need in the area. This promise is also about driving investment into existing estates to deliver improvements to the facilities and public space that bring them up to the same standard as the new private homes being built in the area. This promise aims to make estates places that serve the needs of their residents and foster a sense of pride in all their communities. Many of the most vulnerable residents in the borough live in private rented accommodation and promise two is about using all the powers we have available to crack down on rogue landlords and improve the conditions of the private rented sector. The charter will help to focus and direct local CIL expenditure towards improvement to local estates and projects on housing estates that bring communities together. It will also hold us accountable for tracking and cracking down on poor housing conditions in the private rented sector.

A strong local economy and tackling the causes of poverty

19. A footfall study done by Quod in 2017 found that The Blue is significantly underperforming and that much of locally generated expenditure is being directed to centres and facilities outside of The Blue. The Bermondsey neighbourhood study showed that only 18% of people agreed that there are good employment opportunities in Bermondsey, highlighting the need to improve the local job market. Many stakeholders noted the inadequate retail offer at The Blue as an issue, particularly the lack of availability of fresh fruit and vegetables. All three of the wards included in the charter area have rates of children living in households claiming out of work benefits that are higher than the borough average. The Bermondsey Neighbourhood Study highlighted a reported increase in use of a local foodbank and VCS stakeholders noted that many residents they work with experience poverty related issues, such as benefits delays, debt, housing issues and food insecurity.
20. Promise 3 aims to tackle one of the biggest causes of poverty by improving the education and training offer for local people so they can access good-quality employment. It also aims to connect up local people with local jobs so they can benefit from growth in the local economy. The focus is on improving employment

opportunities for parents, carers and people with disabilities as they were highlighted by stakeholders as a group who particularly struggle to take part in training and access good-quality employment. One way of delivering this promise could be a skills audit to understand local skills offering and local employer needs and a workplace coordinator to match up local people with new local jobs. Another key part of this promise is to ensure the local jobs are of good quality, to achieve this, a London Living Wage Neighbourhood could be introduced to improve working pay and conditions. Old Kent Road and Canada Water are set to become Living Wage Neighbourhoods and Southwark Council is committed to helping supporting local businesses to become Living Wage employers. Promise 4 seeks to strengthen the local economy through improvements to The Blue so that it is restored as a thriving, local town centre that meets the needs of residents. This promise seeks to support and build on the improvements being delivered through that GLA funded Made in Bermondsey project. Promise 5 aims to improve support for those experiencing poverty to ensure that the most vulnerable residents have the help they need when in crisis.

Improved health and wellbeing

21. Research and data highlight a number of health issues in the area. Both South Bermondsey, London Bridge and West Bermondsey have lower than average life expectancy for the borough and South Bermondsey has the lowest in the whole borough for both men and women. North Bermondsey and South Bermondsey have higher than average rates of A&E attendance for under 5s. The Bermondsey Neighbourhood Study showed that the wellbeing of vulnerable groups is considered a key health issue locally and there was significant concern that primary care infrastructure was felt to be at capacity. In addition local GPs reported that women and children's health was a particular concern for them. A number of stakeholders raised concerns that the environment was not conducive to living a healthy life, noting issues including air pollution, lack of affordable, healthy food and the need for better infrastructure for active travel.
22. Promise 6 is about making healthy choices easier. It is concerned with improving three of the most important aspects of the environment that impact on health and wellbeing, the air quality, green infrastructure and the food environment. Poor air quality has a particularly detrimental impact on children and therefore a key part of delivering this promise will be to focus actions to reduce pollution around schools. This promise will help direct investment to initiatives to improve the green infrastructure and projects that improve the healthy food offer in the area, such as the good food retail project. Promise 7 is focused on the more downstream determinants of health, access to and utilization of healthcare services. To address this issue we aim to work closely with healthcare services to better understand what the issues are and work together to develop solutions that address the needs of the local people.

Community infrastructure and cohesion

23. The Bermondsey Neighbourhood study found that a higher than average proportion of people feel satisfied with the local area and more people than predicted talk regularly to their neighbours. Community was frequently mentioned as the most positive aspect of the area. This highlights the strong sense of community in the area, particularly amongst longstanding residents. However the study reported social divisions between different groups, the

proportion of people who agreed that people from different backgrounds get on and the number of residents who trust people living in their neighbourhood was lower than average. This highlights the need to improve integration between different groups and to better integrate longstanding communities and incoming residents, especially as the number of new residents increases due to the biscuit factory development. Crime and anti-social behaviour was found to be a key challenge to community wellbeing in the area and was the most commonly mentioned response to the question of what is not so good about the area. Stakeholders noted lack of activities for young people and community facilities as an issue in the area.

24. Promise 8 is about improving the sports, leisure and culture infrastructure for the community, with a focus on families and young people. This promise aims direct investment in the area to provide more places for people to go and things for them to do. Promise 9 aims to build on and expand the programme of community events and initiatives that already exists in the local area to provide more opportunities for people to come together and foster community cohesion, especially as more new people move into the area. One way of doing this is to provide more support for local residents and groups to run events and community initiatives. Promise 10 is about improving the design and connection of public space to reduce crime and make people feel safer.

NEXT STEPS

25. The formal consultation on the charter will take place from the end of March to May 2020, with themed events for each part of the charter. We will work with local stakeholders to plan these events to ensure that the right stakeholders are involved and the important issues for each theme are discussed. In addition to these events, there will be an online questionnaire on the consultation hub for people to provide feedback on the draft charter. The Consultation Plan is attached as Appendix 3.
26. The final charter will come back to Cabinet for approval in summer 2020.

Community impact statement/Equalities considerations

27. The Equality Act 2010 imposes a general equality duty on public authorities (the Public Sector Equality Duty – PSED) in the exercise of their functions, to have due regard to the need to :
 - Eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act;
 - Advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it;
 - Foster good relations between people who share a relevant protected characteristic and people who do not share it.
28. For the purposes of the PSED the following are “protected characteristic” considerations:
 - Age
 - Marriage and civil partnership
 - Disability
 - Gender reassignment
 - Pregnancy and maternity

- Race
- Religion or belief
- Sex
- Sexual orientation.

29. The purpose of charter is to set out how the communities in the Bermondsey area will be able to have positive experiences of living through the regeneration and the benefits that they will receive due to the developments that are going to take place. An Equalities Assessment is attached at Appendix 4. The charter will be an evolving document. The PSED duty and implications for groups with protected characteristics will be considered further as the emerging priorities are developed in more detail as the regeneration progresses and at review points.

Resource implications

30. There are none specifically arising from this report. Any new projects/initiatives that arise through the charter which require additional or reallocation of council funding would need to be considered through the normal budget, monitoring and governance processes.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

31. This report seeks authority to commence formal consultation in relation to the proposed Social Regeneration Charter for Bermondsey and the Blue area. The draft Charter provides a closer focus and develops on the principles contained within the Development Consultation Charter which was approved by Cabinet in April 2019.

32. An Equalities Impact Assessment is attached as Appendix 4 and the report acknowledges in paragraphs 27 - 29 that the Public Sector Equality Duty is a continuing obligation for the Council and, as a result, the Duty will be considered further. The aim of the Charter is for residents to have positive experiences during the period of regeneration within the area and this should result in any harmful impact on those with protected characteristics being minimized

33. The Cabinet is authorised under Part 3B of the Council's Constitution under paragraph 6 to approve the final Charter once the process of preparation has been completed and the preliminary decision to agree to a formal consultation is therefore clearly within its powers

Strategic Director of Finance and Governance

34. The report is requesting that cabinet agree the geographies of the social regeneration charters recommendations in paragraphs and to commence formal consultation on the Bermondsey & The Blue Social Regeneration Charter as detailed in appendix 1 and 2 of this report.

35. The Strategic Director of Finance and Governance notes that there are no financial implications arising from these recommendations at this stage.

36. Staffing and any other costs connected with these recommendations to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Regeneration that works for all framework and indicators	Southwark Council 160 Tooley Street SE1 2QH	Tizzy Keller 0207 252 5847
http://modern.gov.southwark.gov.uk/ieDecisionDetails.aspx?id=6712		

APPENDICES

No.	Title
Appendix One	Social Regeneration Charter Map
Appendix Two	Bermondsey & The Blue Social Regeneration Charter
Appendix Three	Consultation Plan
Appendix Four	Equalities Impact Assessment

AUDIT TRAIL

Cabinet Member	Councillor Leo Pollak	
Lead Officer	Kevin Fenton, Strategic Director of Place and Wellbeing	
Report Author	Tizzy Keller, Public Health Policy Officer	
Version	Final	
Dated	11 March 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Y	Y
Strategic Director of Finance and Governance	Y	Y
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	12 March 2020	