

Item No. 25.	Classification: Open	Date: 17 December 2019	Meeting Name: Cabinet
Report title:		St Thomas Street Social Regeneration Charter	
Ward(s) or groups affected:		London Bridge and West Bermondsey	
Cabinet Member:		Councillor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	

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

This report presents the consultation draft of the St Thomas Street social regeneration charter, the third such charter following the recently adopted charters for Canada Water, and the draft Old Kent Road charter. The purpose of the ‘social regeneration’ approach is to not only ensure that regeneration in our borough is properly working for all, reducing health housing and economic inequalities in our borough, and ensuring that the top-down strategies and plans of the council, CCG, developers and other large institutions are properly aligned with the bottom-up needs and initiatives of the community, captured in one common vision.

This report presents a draft charter for St Thomas St and the wider London Bridge area where a series of developments have been completed over the last two decades, migrating from the river to the station southwards. Following the successful completion of the station in 2018, the focus of regeneration is now along the St Thomas Street corridor where several projects have the potential to bring significant benefits to our residents.

Social regeneration charters are all about action and making positive differences to the life chances of our residents, and this strategy identifies a set of goals, promises, and projects following a detailed baseline research project which was carried out through over 300 household surveys, walkabouts, workshops and interviews with all of the key stakeholders in the area. Whilst residents report a relatively strong sense of satisfaction with recently completed developments, areas for further improvement are identified, with a focus on wellbeing, better amenities for young people, improvements to community spaces where different groups can come together, as well as access to new and more flexible employment opportunities.

This charter proposes eight draft promises which include an investment of local community infrastructure levy funding into a variety of existing and new community facilities, new open spaces, amenities for young people, as well as securing sums for new council homes and develop new estate improvement plans for neighbouring estates. In addition to physical investment, partnership working with key service providers will seek to create new training, education and employment opportunities so that residents can benefit from as many new jobs in the new developments as possible. The St Thomas St social regeneration charter provides the council and residents with a means of measuring what positive impacts against and if necessary adapting plans to ensure our residents are the primary beneficiaries of change in the London Bridge area.

RECOMMENDATION

1. That Cabinet agrees to commence formal consultation on the St Thomas Street Social Regeneration Charter attached as Appendix 1 to this report.

BACKGROUND INFORMATION

2. 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 is shaping the development of social regeneration charters to embed our regeneration for all principles throughout the council and facilitate implementation of the framework's commitments at a local level.
3. The New Southwark Plan Proposed Submission Version has recently concluded a final round of consultation on amended policies in May 2019. The New Southwark Plan sets out a strategic policy SP2 on Social Regeneration and a vision, policies and site allocations for London Bridge.
4. London Bridge has experienced waves of change over the last few decades, with a number of projects having been completed including Hay's Galleria, More London, 160 Tooley Street, The Shard Quarter, London Bridge Station, Guys Cancer Centre, One Tower Bridge, The Dixon, and Science Gallery London. Following the completion of the London Bridge station in 2018, 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). The New Southwark Plan vision for London Bridge seeks to create a globally significant central London business district with centres of academic and health excellence whilst also creating a distinct local destination and town centre. The vision seeks to extend the cultural district, protect the rich heritage, and maximise the opportunity from one of the UK's busiest and fastest growing transport hubs.
5. A report was taken to cabinet on 18 June 2019 that followed the 11 December 2018 Cabinet report titled "Allocation of Local Community Infrastructure Levy funding" on how we could improve the allocation of local Community Infrastructure Levy. Cabinet approved the introduction of Community Investment Plans (CIPs), which create a programme for how local CIL is spent. CIPs will be strategically developed to ensure local CIL supports growth and tackles inequalities. 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(s) 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 the local community and how it tackles inequalities.
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 set out the council's vision and principles for engagement and was adopted by Cabinet in April 2019, with further developments to be made over the summer. 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.
7. The Development Consultation Charter was developed and approved by Cabinet in April 2019. It is currently in the process of being implemented on all new planning applications submitted within the London Bridge Bankside Opportunity Area. This Charter forms part of the Statement of Community Involvement which sets out how we consult on planning and is an agreed way of working with developers and the community. The Charter requires the submission of an Engagement Plan, describing what the developer will do to involve those affected by their proposals as part of the validation stage of submitting their planning application at pre-application stage. The summary of the activity and the outcomes of local engagement will be a validation requirement for any planning application, and is expected to set out how the community has shaped the proposed development and where it was not possible to provide evidence, a justification for this reasoning.

Developing the Charter

8. The first wave of social regeneration charters have been developed in areas of concentrated development activity. Given the recent completion of a national infrastructure project at London Bridge Station, there is now a focus of development activity around the south side of the station along St Thomas Street, and this was identified by members as an early priority for the creation of a charter.
9. The first step in the process of developing the charter was to identify what existing baseline social research existed, and to commission any additional analysis that might be required. A brief to obtain additional survey work in line with the indicators set out in the council's framework was developed in February 2019 and tendered to research organisations with an expertise and track record in carrying out social research. Interviews were carried out and Social Life were appointed in March 2019. Organisations proposing new development projects along St Thomas Street agreed to fund the research, including the hospital campus. The council controlled the independent research process, and Team London Bridge kindly offered to coordinate the contributions from the stakeholders.
10. The research was carried out between March and June 2019, and included household surveys in 329 homes, in depth interviews with key resident organisations, community partners, and local stakeholders. Walking

ethnographies, or detailed walking tours were carried out with local people who know the area well.

11. A draft report which summarised the research was shared with contributors to the research, and presented to the London Bridge and West Bermondsey ward forum on 25 September 2019. The survey work, together with other baseline statistics set out in the social research form the basis of this charter, with a number of themes identifying where the focus of investment should be made to further improve the well being of residents and workers at London Bridge.

KEY ISSUES FOR CONSIDERATION

12. A Social Regeneration Charter (SRC) is a high-level, area-specific document informed by the Southwark Regeneration Framework. The intention is that there will be an SRC for every area in Southwark developed with a methodology that is contextually appropriate. The St Thomas Street Social Regeneration Charter attached as Appendix 1 to this report sets out:

- A summary of the values, vision, priorities and goals of the area
- Methodology for tracking our progress
- Map of the area
- Four strategic goals and their eight underlying promises
- Indicators to implement and monitor each of these ten promises.

13. The summary sets out:

- LB Southwark's Values;
- The vision statement which builds on the London Bridge New Southwark Plan vision for a place which has *Regeneration that works For All*;
- Priorities developed from the social research and;
- The emergent goals for the charter.

14. The map of the area outlines the geographical area for the research, and the key area of impact for those developments along St Thomas Street. Whilst the focus of the developments which will have an impact at London Bridge is along St Thomas Street, the area which could benefit from investment and infrastructure improvements is much wider.

15. The key research findings and the linked goal and priorities for each of the themes. The four Strategic Goals and their underlying Ten Priorities 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 Three Strategic Goals are to:

- Create opportunities for young people (A great start in life)
- Bring communities together by building shared amenities and affordable housing (A place to belong)
- Coordinate local employment opportunities (A full employment Borough)
- Provide opportunities for recreation and active lifestyles to reduce obesity (A healthier life).

16. The eight achievable and actionable underlying promises that fall under the four goals include:

- **Promise 1.** Invest in existing and new facilities for young people
- **Promise 2.** Programme of enrichment activities and training opportunities for young people linked to cultural facilities or businesses at London Bridge
- **Promise 3.** Investment in existing and new community spaces and well designed inclusive public spaces where all groups can mix
- **Promise 4.** Build more council homes and invest in estate improvement plans
- **Promise 5.** Ensure residents can access good quality employment opportunities locally
- **Promise 6.** Improve the quality of work locally.
- **Promise 7.** Invest in existing and new public open space, sports facilities and activities, and sustainable transport initiatives to encourage active lifestyles
- **Promise 8.** Improve the environment and air quality across the area

17. 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.

Impacts of the St Thomas Street regeneration

A great start in life

18. The social research identified a clear desire for more activities for young people, especially teenagers after school given the rise in knife crime across London and the cuts to public services. Whilst Downside Fisher and the Salmon Centre youth clubs are both available, Charterhouse-in-Southwark closed and more support is needed. Many residents are visiting the new cultural facilities but more could be done to help cultural facilities engage with longstanding residents. Many schools have developed partnerships with cultural venues for enrichment visits but the capacity of schools to arrange visits has been affected by cuts to public services.
19. Promises 1 and 2 have been designed to maximize investment in existing and new facilities for young people and to create a programme of enrichment activities for young people linked to cultural facilities at London Bridge. The charter will help to focus and direct local CIL expenditure towards the delivery of new infrastructure such as youth and community facilities. In addition, a key mechanism for making projects happen will be through partnership working. For example, a programme of enrichment activities, perhaps through an enrichment coordinator embedded with local schools and cultural attractions will require strong collaboration and partnership working. An emerging vehicle for partnership working is the medi-cultural district, an initiative between the hospital campus and the network of cultural attractions to create a shared space for schools, and a coordinator to programme activities.

A place to belong

20. The research found that whilst 81% think that changes in the area over the past five years have benefited their families, there is fear that new commercial developments will not be accessible and will have public spaces which are not inclusive. 86% felt a strong sense of belonging in the area but there a clear sentiment that there are several different “micro-communities” which don’t often mix. While good neighbourly relationships are reported, there are perceptions

among longer-term residents that community is weaker than in the past, this was linked to housing affordability and availability, and the break-up of some families as people move away.

21. Promise 3 has designed to ensure new investment is focused on existing and new community spaces and well designed inclusive public spaces where all groups can mix. As well as new physical spaces, partnership working will focus on building on the success of the Bermondsey Street Festival which is enjoyed by all, with other events and festivals which are able to bring the whole community together. Promise 4 seeks to build more council homes and invest in estate improvement plans. Whilst most of the developments along St Thomas Street will be commercial given their proximity to the station, the recent planning approval for student housing at Capital House provides a significant section 106 payment towards delivering new affordable housing in the area. A number of new council housing schemes are in the pipeline in the local area including Beormund school, Elim Estate, Falmouth Road, and Leroy Street.

Full employment

22. 76% are economically active and working in 14 London Boroughs but there is a clear interest in working locally, and there are employers locally who are struggling to find staff. There is a need for better publicity and coordination of employment opportunities and more options for flexible working locally.
23. Promise 5 and 6 seek to ensure that residents can more readily access employment opportunities locally, and that the quality of local work improves. Currently local people find out about new job opportunities in developments through the council's job brokerage service, Southwark Works working with local agencies and partners. Two key mechanisms are proposed to amplify the work of Southwark Works and to achieve these promises include the creation of a workplace coordinator for the area, similar to the recent Shard Jobs coordinator which placed 447 local people into a variety of different sector jobs in both the Shard and the News Building. For London Bridge there is a real opportunity for local people to access jobs and training in the emerging biomedical and clean technology sectors, both of which are of national and international significance. To help improve the quality of work, a London Living Wage Neighbourhood could be introduced to improve working pay and conditions.

A healthier life

24. One quarter of residents reported difficulty accessing opportunities for exercise or sport, with 42% doing less than 30 minutes of exercise a week. Use of active travel as a way of getting around (walking and cycling) is much lower compared to other areas. Childhood obesity rates are high locally and there could be scope to improve obesity levels whilst providing activities for young people. Two thirds of people reported concerns with air pollution as an impact on their health and wellbeing. People also expressed concerns about noise pollution, especially linked to construction and the need to coordinate any new developments to minimise impact.
25. To help residents access opportunities for exercise and wellbeing, promise 7 looks to invest more funding in existing and new public open space, sports facilities and activities, and sustainable transport initiatives to encourage active lifestyles. An exciting resident-led opportunity has arisen to create a new

community garden and open space on the two large garage rooftops within the Kipling Estate. Imaginative projects like this can create new green space, as well as investing in existing parks and open spaces which will be more intensively used as a result of population growth. Promise 8 seeks to improve the environment and air quality across this busy central London area with potential projects to reduce traffic, such as the closure of St Thomas Street to non-essential vehicles.

Next steps

26. A formal consultation event programme is planned in early 2020, with theme specific walking tours for each part of the charter. For young people, a tour visiting each of the existing facilities including Downside Fisher Youth Club, Salmon Youth Club, Primary schools, Globe Academy, HMS Belfast and London City Runners. To look at the theme of belonging, a tour of key community facilities and spaces such as Bermondsey Village Hall, Manna Centre, and Unicorn Theatre. For the employment theme, specialist agencies will be convened with residents to discuss as many routes into creating new quality employment opportunities, including Southwark Works, and Employ SE1. Finally for the health theme, key organisations working locally to improve health and well being will be brought together to discuss new ideas for projects with site visits. Organisations will include Bankside Open Spaces Trust, Tabard Growers, the Parks department, Guys Hospital / charity, and GP surgeries.

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 London Bridge 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 3. 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 the St Thomas Street area. Some initial work has already been carried out with a social research project being undertaken and a summary of the results of these was presented to Ward Councillors. The 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. The report refers to the significant changes in the London Bridge area over the past few years including the rebuilding of the new London Bridge station with the focus of development activity on the southern side of St Thomas Street.
33. An Equalities Impact Assessment is attached as Appendix 3 and the report acknowledges 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
34. The cabinet is authorised under Part 3B of the Council's Constitution under paragraph 6 to approve this 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 (FC19/024)

35. The strategic director of finance and governance notes that there are no financial implications arising from this report.
36. Staffing and any other costs to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Social & economic benchmark of the residential areas most affected by the St Thomas St developments	160 Tooley Street London SE1 2QH	Dan Taylor 020 7525 5450
Link: https://www.southwark.gov.uk/regeneration/borough-bankside-and-bermondsey?chapter=10		

APPENDICES

No.	Title
Appendix 1	Social Regeneration Charter
Appendix 2	Baseline report
Appendix 3	Consultation Plan
Appendix 4	Equalities Impact Assessment

AUDIT TRAIL

Cabinet Member	Councillor Leo Pollak, Social Regeneration, Great Estates and New Council Homes	
Lead Officer	Kevin Fenton, Strategic Director of Place and Wellbeing	
Report Author	Dan Taylor, Programme Manager	
Version	Final	
Dated	9 December 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
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