

MEETING NOTES: SOUTHWARK LAND COMMISSION MEETING THREE

Date: 25th April 2023

Time: 09:00 – 12:00

Venue: Southwark Council, 160 Tooley Street, London

Attendees:

Commission members: Miatta Fahnbulleh (Chair), Cllr James McAsh (co-chair), Anna Minton, Mark Brearley, Peter Elliot, Henrietta Moore, Chris Brown, Janine Rowe, Jonathan Sedgwick, Akwesi Osei (online), Anood Al-Samerai, Tim Borrie, Cedric Whilby, Dolly Oladini, Shade Abdul, Chris Brown, Henrietta Moore

Consultants: Daniel Partridge, Chris Paddock, Malavika Krishnan (PRD),
Council representatives: Danny Edwards, Nazmin Yeahia, Cllr Helen Dennis
John O'Kelly, Catherine Brownell, Marcus Mayne (Planning and Growth)

Apologies: Peter Elliot, Holly Lewis, Phill Villars, Neil McInroy, Joseph Brown

1. WELCOME AND SET OUT FORWARD PLAN

The chair welcomed the group and thanked the commission for their input towards recommendations.

Daniel Partridge, PRD presented slides on the agenda for the day and forward plan.

The chair recognised that there will be trade-offs between the pace and ability of the council to take on some of the actions discussed and that it is a challenging task. The chair opened the floor for comments.

Comments from the commission members are summarised below.

- Members discussed the proposed timeline for outputs to be submitted to the cabinet. Council proposes to submit the recommendations from SLC to the cabinet in September 2023 considering time constraints and tight deadlines.
- Cllr McAsh informed the members of the commission that key players from the council are being kept informed of the progress and notes from meeting with the political members will be shared with members of the commission.
- Danny Edwards reiterated that key departmental leads across the council are fully aware of the proceedings related to the land commission.
- Some members of the commission requested that future meetings (with respect to smaller working groups) be given enough notice to allow members to participate. PRD to action this and will coordinate diaries to find dates for working groups.
- Anood Al-Samerai, suggested the recommendation report to not be 'wordy' and a community sense check on words be carried out to make it accessible for members of public. PRD and the council will follow up on this to ensure the accessibility of the final version of the report.
- Prof. Henrietta Moore, asked for the recommendations to be curated quickly and be grouped thematically.

- Janine Rowe said it will be crucial to include a glossary to clarify definitions.

The chair asked if there are any other comments on the process of framing recommendations and further plans.

Members of the commission requested clarification regarding the fast pace of forming recommendations and regarding the plan in place towards the final report. Details on how the council wishes to take the recommendations forward and implementation strategies to action them was also requested by the members.

Cllr McAsh expressed that this is the start of that process and explained the three key moments in the timeline. He explained that the period ahead of cabinet in September will be an opportunity to 'launch' the SLC recommendations, and the final report will be put to cabinet in September 2023. Opportunities will be explored to discuss how the council and partners can take forward the recommendations from SLC.

Members also mentioned it is important to communicate to the public and community about the journey of SLC and inform them about the process. It was also mentioned that certain sections of communities will be difficult to reach, and dedicated effort is needed to think about ways to engage effectively.

The consultant team mentioned that the further engagement will focus on informing communities on the progress of the work and emerging recommendations and hearing with the constraints on resources and time. The council will also be sharing information through a dedicated webpage that is regularly updated.

2. DRAFT RECOMMENDATIONS WORKSHOP SESSIONS

The chair explained that this session is crucial to crystallise the long list of actions and recommendations that the members put forth but recognised that there is already significant alignment in the vision.

The chair suggested that it is important to recognise and agree on the catalytic recommendations that the commission will put forward. The chair gave an overview of the six buckets that the project team devised from the long list and opened the floor for discussions to agree on them.

Chris Brown expressed that some of the buckets may not be radical enough and expressed an alternative three themes to frame the discussions.

Other members of the commission also expressed the importance of clarity around language. Dolly Oladini added that she would like the word 'protection' to be mentioned explicitly, similarly health and air quality. It was mentioned that there is value in being explicit and clear.

Some members of the commission felt that the themes needed to convey the fundamental values around the land while others thought it was important to mention more explicitly (using exact words) what they mean.

Members also pointed out that 'planning' was not mentioned in the overview and there were obvious overlaps between recommendations and principles in the current buckets. The members also expressed on the need for recommendations to not lead to gentrification, while recognising that commerce needs to be used to generate good things for communities.

Members expressed the need for clarity around the scope and purpose of the recommendations being discussed and how to achieve them; *'Is it about being radical, disrupting, redefining language, or political change?'*

The chair explained it is important for the group to identify and amplify the things that could work better, and further mobilise and lobby to create positive changes to hold the council accountable. This is a starting point for long-term changes.

The chair suggested that the group be split into three groups namely 1) social and environmental value, 2) maximizing communities' ownership/ control and 3) shifting the decision of others.

The groups self-organised based on individual preference of topics and discussed the thematic buckets for 45 minutes.

3. PLENARY SESSION TO CONSIDER RECOMMENDATIONS AND FEEDBACK

The three facilitators (Dan Partridge, Chris Paddock, and Cllr McAsh) presented the feedback on recommendations from the groups, and the headline messages that came forth.

Based on the feedback, the chair suggested that the project team will discuss and refine the headline messages from each group and share them with the members ahead of SLC 4.

The members discussed some of the terms, for example, social value framework. The members also expressed that the language around the recommendations needs to be simpler and more understandable.

4. ALTERNATIVE APPROACHES TO SITES WORKSHOP SESSIONS

The Planning and Growth team from the council represented by John O'Kelly (Bowley Close), Catherine Brownell (Queens Road), and Marcus Mayne (Sandgate St, and Latoma Rd) presented the four sites for consideration for SLC.

The chair divided the group into three groups to discuss the sites with the members of the planning team and come up with ideas as exemplars to start thinking about extending recommendations and key actions into practice.

Due to time constraints, it was decided that the group will meet in smaller working groups to discuss the approach to sites in more detail.

5. CLOSING COMMENTS AND NEXT STEPS

The chair closed the session by acknowledging the progress on direction, language, and finessing made in the session, and the actions required between now and SLC4. It was decided that the members of the commission will meet in smaller working groups to discuss and finalise fundamental and catalytic recommendations ahead of SLC4. These will be held online. A poll was taken for volunteers to join the sessions.

The session ended at 12: 03 pm.

EMERGING ACTIONS FROM SLC3:

- Refine and crystallise recommendations (around 15) under 3 themes that capture, social and environmental value, ownership of the community, and influencing others. The session facilitators (Chris, Dan, and Cllr McAsh) to write up and share at the earliest.
- The commission members are to meet 6 times in smaller working groups between now and SLC 4 (the last 3 weeks of May). Two sessions will focus on refining:
 1. **Principles** - Scheduled for 15th May, 10:00 – 11:15. Invite has been sent out.
 2. **Power mapping key stakeholders** to engage early on a need basis as agreed in the previous meeting. Based on the chair's suggestion, PRD to share the list of planned engagements with stakeholders to be picked up over email by the chair, co-chair, and members of the commission (Anood and Jonathan). This will be assigned leads to follow up and meetings (if necessary) to be sequenced back to the end of the month.

Action for PRD to share the list of stakeholders.
- The other four sessions to include deep dives to identify fundamental and catalytic recommendations from the commission on the following themes:
 3. **Community engagement and power** (Doodle poll set up and to be shared with members of the commission):

To produce hard-hitting recommendations on community engagement, participation, and power concerning land
The session is to be led by the chair.
Members expressing interest thus far: Cllr James McAsh (co-chair), Anood Al-Samerai, Cedric Whilby, Shade Abdul
 4. **Community value in decision-making** (Doodle poll set up and to be shared with members of the commission):

To produce a template in which other partners can act in the borough on decisions on land.
Session to be led by Cllr McAsh
Members expressing interest thus far: Anna Minton, Jonathan Sedgwick, Janine Rowe, Cedric Whilby, Mark Brearley, Shade Abdul
 5. **Alternative finance tools** (Doodle poll set up and to be shared with members of the commission):

The session is to be led by the chair.
Members expressing interest thus far Cllr James McAsh, Cedric Whilby
 6. **Alternative approaches to sites** (Doodle poll set up and to be shared with members of the commission):

To discuss site-based exemplars to create practical demonstrators that could crystallise recommendations.
Session to be led by Cllr James McAsh
Members expressing interest thus far: Anood Al-Samerai, Anna Minton, Janine Rowe, Cedric Whilby, Mark Brearley, Shade Abdul, Tim Borrie
- PRD to coordinate dates to diarise the working group sessions with James and Miatta.

- Community engagement to cascade after the 6 working group sessions to refine and fine-tune recommendations, which need to be mostly settled from that process. Engagement is to take place in the first and second week of June, ahead of SLC 4.
- The project team to start with the draft report to be shared ahead of SLC 4. The report will be short and punchy, providing insights into the process of working the commission, towards reaching outcomes and elaborating on the recommendations to be submitted to the cabinet in July/ September.
- Cllr McAsh to offer 1-2-1 discussions with commission members on a select basis to draw out and detail some of the recommendations.
- Community sense checks on the wording – tbc, noting that this needs to inform the community engagement to make sure the thinking and proposals are accessible.