

TAKE note

Camberwell Community Council



Wednesday September 17 2008 at the Albrighton Centre,
Albrighton Road, Camberwell SE22 8AH

Issue no. 21

southwark.gov.uk/communitycouncil

September meeting items:

- The Greendale Open Space
- East Dulwich estate works
- The Albrighton Centre
- Community Wardens

Next meeting is 7pm, Wednesday November 12 2008,
The Synergy Centre, 220 Farmers Road, Camberwell, SE5 0TW

The Greendale Open Space

The Sports Facility Project Officer introduced the topic with a presentation of the possibilities and proposals for the 10 acre Greendale site. Consideration needed to be given to the status of the land's Metropolitan Open Land status, which would allow the building of ancillary accommodation such as changing rooms, but not much more; further, whilst the Council owns the freehold of the land, Dulwich Hamlets FC has a lease until 2015.

At present, the site is a target for vandals, with graffiti, broken fences etc. Its transformation would contribute to local strategic needs, such as an increase in participation in physical activity, improvements in health, reductions in crime and anti-social behaviour, and be part of the regeneration of the local area. The site could offer a mix of structured/unstructured activities, in addition to football pitches.

A Steering Group will be established in the New Year, so that stakeholders with shared vision can work together with residents. There will be local consultation on options for the site, and work on accessing different funding streams.

The Chair of Dulwich Hamlets Football Club, Mr Nick McCormac, spoke of the Football Club as part of the local community. He was keen to maintain the

existing hard surface area, which is used for basketball, 5-a-side football, tennis and cricket. The hard surface provided necessary revenue for the Football Club.

Councillor Lewis Robinson, as the Member of Southwark's Executive for Culture, Leisure and Sport, confirmed the commitment of the Council to improvement of the site, that there will be consultation, and the Council wants a package of achievable projects prior to 2012.

Other points made, include:

- Councillor John said this was a more positive vision, not just more football pitches. The Council could look at varying the lease, subject to Dulwich Hamlets requirements
- Councillor Jones said that the land is already used by people walking their dogs etc. She was concerned that the land be properly drained, and not consist of just hard surfaces. There were no plans to include allotments.
- Councillor Ward said that this piece of land was a real treasure, both in its size and variety
- In response to a resident's question, Councillor Robinson agreed that the plans for the land could be completed earlier than 2012
- A resident expressed concern at children accessing the site through broken fencing; she suggested there could be a nature area, an area of

seating for the elderly and a café

- A resident said that the land was quite derelict, there could be football club after school
- The manager of an adventure playground said that the land had been used for team games, and it was a place where pupils of different schools met for sport. There is a need for grass football pitches as well as hard surfaces
- A nursery worker said there was a need for a place for under 5s to play
- Mr Sammy Midurglu said there were already plenty of football pitches owned by Southwark. There is part of the land owned by another club, St Olave's Trust. 600 boys are playing in the Dulwich Hamlets FC junior leagues, which they are trying to develop. When he took over the lease in 2003, Dulwich Hamlets FC was virtually insolvent, and the club have refurbished facilities to provide a place for public activities.
- The Football Club holds summer camps for boys, and does everything to avoid vandalism. The vandals use wire cutters, remove fence panels and smash CCTV cameras; if funds were provided, the club could secure the whole site. The Council should look to the club first for funding

For further information, please contact
tim.clee@southwark.gov.uk



Community Wardens

The Manager of the Community Wardens in Camberwell, Susan Hunter, briefly outlined problems and activities that the local Wardens have been involved with. These included:

- Burglars have been gaining access from the scaffolding on blocks of flats; residents are asked to take extra care to shut and lock their windows if scaffolding is erected on their building.
- Wardens had a blitz on small environmental crimes on the East Dulwich estate, such as dog fouling. 800 informative leaflets were distributed by the Wardens in 5 weeks
- Susan Hunter is now the manager for both Camberwell and Dulwich.
- Wardens are working on reducing burglaries on the Crawford estate
- Wardens are keeping an eye on parking in Grove Vale and Vale House
- Jonathan Wirth has done considerable work on the removal of a crack house in Valmar Road
- St Matthew's remains quiet

A resident said that there were youths near her home that were causing difficulties. Susan Hunter spoke to her to ascertain how the Wardens could help.

For further information, contact the Community Wardens on 020 7525 0691 or email camberwellwardens@southwark.gov.uk

Community Announcements:

There will be events celebrating the centenary of the Old Age Pension on September 21 in East Street market and a march from Nursery Row to St Peter's Church gardens, Liverpool Grove.

There are proposals to reopen the Livesey Museum for Children: please contact livesey.friends@goolemail.com

The East Dulwich Estate works: an update

Tenants and residents heard from Terry Hunter about the £25 million scheme that he has been working on for 8 years as a consultant. The works are a phased refurbishment of the estate, including replacing all kitchens (new units and tiling), bathrooms, rewiring, and upgrading the existing heating. Roofs are being replaced or overhauled. The estate's courtyards are to be landscaped to create a comfortable environment. Some newbuild flats on sites in the estate are to be sold to create some revenue; old drying rooms are being converted to flats and some voids may be sold. As part of the scheme the Albrighton Centre will be expanded and upgraded.

The works started in July 2007, and will be completed in 2010. There have been initial delays, but work has now accelerated to increase the number of voids.

A resident commented that there had been initial under-investment, and when is a survey taking place of the Dog Kennel Hill estate over the road? He was told that a survey of council-owned residential property was taking place throughout the borough. A resident asked if the East Dulwich estate scheme was over budget. He was informed that there was no reason that it should be.

For further information, please contact the Customer Relations Officers 07534 224636 or 07958 512585.

The Albrighton Centre

Stan Dubeck, Neighbourhood Renewal Manager for Camberwell, said that the improvements to the Albrighton Centre were part of the regeneration of the area. The Centre itself is owned by the Council; the design for the improved Centre has already been agreed. The East Dulwich estate Tenants & Residents Association manages the Centre.

The plans for the Centre include rebuilding it on a slightly larger footprint, this will allow room for extra meeting room space, a bigger reception area and an Information Technology suite. Work is taking place with the Environmental Trust Association, who are consultants to the scheme, and it is anticipated this will be a flagship for Southwark's community centres.

Steve Hedger said that the Tenants & Residents Association had taken over the management at the right time for the refurbishment of the estate and the building.

There is close work at the Centre with the South Camberwell Children's Centre, and a Primary Care Trust outreach programme to parents/carers of newborn babies. The Centre houses a Youth Club, holiday play schemes, classes for adults and a children's Saturday club. In between these activities, local Christian organisations hold their services at the Centre.

As a consequence, the Centre is now too small for all the activities that could take place. The design for the new building will hopefully be a template for other new Community Centres.

In response to a resident, Steve explained that air conditioning and a green roof were ruled out on cost grounds.

For further information, please contact Stan Dubeck on 020 7525 6432 or visit the Community Centre

The next meeting of Camberwell Community Council will be on Wednesday November 12 2008 at 7pm at the Synergy Centre, 220 Farmers Road, SE5 0TW.

For agendas, information and other help to attend the Community Council, please contact caroline.chalklin@southwark.gov.uk or telephone 020 7525 7385

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