

## St Thomas Street Social Regeneration Charter – workshop discussion

### Emerging themes and initiatives following social research to form the basis of a community workshop discussion in Autumn 2019

Please give us more ideas for projects which could be delivered. Note the most likely source of funding could be through applications to the “community infrastructure levy” which are sums of money paid by developers to deliver local community infrastructure. Infrastructure projects are largely physical – any ideas for extra services would need to be funded through imaginative partnership working.

Theme (Linked to Fairer Future Promises)	You said (Summary of social research)	What could be done (Projects which could be delivered through the Community Infrastructure Levy or partnership working)
<b>A great start in life</b>	Need 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.	<ul style="list-style-type: none"> <li>• Investment in youth facilities and programmes with local youth clubs including Downside Fisher, Salmon Centre, schools including Snowsfield and Tower Bridge Primary schools, and the Globe Academy</li> <li>• Support schools to coordinate enrichment activities</li> <li>• Investment to create a safe space locally for young people to spend time in a less structured way</li> <li>• Skate park made more welcoming and open after 5pm</li> <li>• Work with cultural institutions to do training and outreach and build on the role of Science Gallery outreach officer.</li> <li>• MORE IDEAS PLEASE!</li> </ul>
<b>A place to belong</b>	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. In addition to places of worship, schools and festivals like the popular Bermondsey Street festival, stakeholders report the need for more imaginative, inclusive and accessible community spaces and public spaces along with events that bring people together, particularly the area’s older and vulnerable residents. Volunteering is low in the area, much lower than the Southwark average	<ul style="list-style-type: none"> <li>• Investment in existing and new community spaces and well designed inclusive public spaces where all groups can mix. Improved community facilities could improve low levels of digital connectivity.</li> <li>• Work to develop inclusive programming to bring groups together for example the Dragon Café have lunchtime classical concert which coincides with another activity which draws in a different audience.</li> <li>• Expand and build on the CSR initiatives such as the Building Bridges programme</li> <li>• Build capacity to promote regular volunteering at places like the Manna Centre and Bankside Open Spaces Trust with careful consideration of barriers that may exist.</li> <li>• Cultural engagement and programming to develop pride of place, celebrate history, and widen participation – build on existing festivals such as Bermondsey Street Festival plus further work to promote awareness of the existing events which are currently available.</li> <li>• Cultural or workspace meeting facilities could be better accessed by community</li> <li>• MORE IDEAS PLEASE!</li> </ul>

<p><b>A place to belong</b></p>	<p>Whilst 81% think that changes in the area over the past 5 years have benefited their families, a frustration was expressed with how the planning system works, and the perception that residents views on new development proposals are not being listened to. New developments with clear benefits are well liked, such as the Science Gallery London, Guys Cancer Centre and London Bridge Station. There is fear that new commercial developments will not be accessible and will have public spaces which are not inclusive – the design of these spaces needs to include local communities in order emulate the success of More London which is well liked for it's public spaces and fountains. Residents like the historic fabric of the area and are concerned about losing the fine grain of the street pattern.</p>	<ul style="list-style-type: none"> <li>• Further work to ensure that the council's new developers charter is understood by developers and the community</li> <li>• Involve local groups in the design of new public spaces to ensure they are inclusive for all micro-communities</li> <li>• Invest in the existing "inns and yards" historic streetscape and seek to deliver new alleyways which replicate the historic street pattern and connect new developments with the existing historic fabric.</li> <li>• Make it clearer how the benefits set out in this charter are delivered by each of the developments (including affordable workspace, affordable housing, provision for the community, shops, amenities, cultural/event/green spaces).</li> <li>• MORE IDEAS PLEASE!</li> </ul>
<p><b>A place to belong</b></p>	<p>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. Some concern about the condition of existing estates is expressed and there are opportunities for estate improvements.</p>	<ul style="list-style-type: none"> <li>• Following the recent award-winning Marklake Court project, continue to support the Leathermarket JMB to deliver additional homes (note that 211 new homes could potentially be built on seven of the existing JMB estates).</li> <li>• Leathermarket JMB has developed an estate improvement plan – investment could be made into public space and lighting projects with access for all</li> <li>• MORE IDEAS PLEASE!</li> </ul>
<p><b>A vibrant community</b></p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• New cultural facilities with innovative outreach programmes such as Young Leaders Programme at Science Gallery London</li> <li>• Support schools to coordinate access new facilities</li> <li>• MORE IDEAS PLEASE!</li> </ul>
<p><b>A vibrant community</b></p>	<p>88% are satisfied with local shops but if it was felt more affordable convenience stores / a big supermarket would be useful. Also local treasures like Al's café and the Dragon café where all communities mix are well loved, could more local treasures be created?</p>	<ul style="list-style-type: none"> <li>• Use affordable retail and workspace policy to secure new shops and workspaces which are saved for local independent operators with a rent discounted below market rates by 40% over 5 years.</li> <li>• Coordinate retail strategy across developments to create a mix of operators which allows all micro-communities to mix</li> <li>• Encourage developers to develop new "local</li> </ul>

		<p>treasures” such as AI’s café.</p> <ul style="list-style-type: none"> <li>• MORE IDEAS PLEASE!</li> </ul>
<b>A full employment Borough</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Dedicated workspace coordinator for St Thomas Street who can focus on connections to the local area and work closely with employers to help them recruit locally. The coordinator should focus on offering support to those that cannot access employment (mobility, flexible hours) to fill in the gaps</li> <li>• Potential to create a London Living Wage Zone</li> <li>• Sector specific employment and enterprise initiatives to help local people find work in the emerging biomedical cluster at London Bridge Campus</li> <li>• MORE IDEAS PLEASE!</li> </ul>
<b>A healthier life</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Sports outreach programmes in partnership with Marlborough Sports Garden and other local sports facilities (young and older people included)</li> <li>• Build on existing greening and food growing projects such as Melior Street garden with the Manna Centre</li> <li>• Potential invest in better football pitches around Leathermarket Gardens</li> <li>• Look at local provision in existing green spaces for ways to access health, e.g. outdoor gym or fitness.</li> <li>• Can any new sports facilities in new developments also provide discounted access for local people</li> <li>• Pro-active measures to create wider accessibility to cycling</li> <li>• MORE IDEAS PLEASE!</li> </ul>
<b>A healthier life</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Construction logistics group and considerate contractor initiatives similar to Bankside Logistics Group</li> <li>• Stronger goals around air quality and carbon positive developments, servicing/transport requirements</li> <li>• Green hoarding (min 50% of the construction hoarding to be covered in ivy or something else that’s suitable), for example Tideway’s hoarding in Shad Thames</li> <li>• MORE IDEAS PLEASE!</li> </ul>

If you have any ideas to add to this initial workshop plan please contact [dan.taylor@southwark.gov.uk](mailto:dan.taylor@southwark.gov.uk)