

Matter 10 – Site Allocations

Issue 1 Whether the overall approach to site allocations is justified, effective and consistent with national policy and in general conformity with the London Plan.

Questions Site allocations - general

10.1 Is the ‘must, should, may’ approach sound? Is it clear as to the circumstances where planning permission would be granted, and will it be effective in securing the delivery of the site allocations?

This is unclear and echoed in question 10.6. To make the plan sound, a much clearer approach to site allocations is required.

10.3 For each of the site allocations, can the Council provide an up-to-date position on what relevant planning permissions have been granted as of 31 March 2020 and whether, as of 1 April 2020 which of those permissions are under construction? What effect would any extant or implemented planning permission have on the allocation in terms of the amount of development approved and its coverage of the allocation area? Is each site allocation policy sufficiently clear as to when the sites are expected to come forward for development? If a site allocation is under construction, is it right for these to remain ‘allocations’ in the NSP? Would the allocation be viable and is it deliverable? To what extent would land ownership or the need for any land assembly affect the deliverability of the site? Are the respective criteria to guide the proposed development justified?

To be sound, categories need to be added to all the site allocations for Climate Emergency mitigation and adaptation and for the 4 priorities in the local Social Regeneration Charter.

In addition, the site allocations should be developed jointly with local stakeholders, where the residents and small businesses are important actors.

10.4 Are the site allocation policies sufficiently clear as to whether tall and taller buildings will be acceptable?

No. The site allocations fail to comply with the London Plan which requires the Council to identify areas ‘sensitive or inappropriate for tall buildings’. This requires a detailed assessment for each site including any impact developments will have on affected heritage assets. This follows on from the failure to have a height limit policy.

10.9 Are main modifications necessary to any of the site allocations for soundness?

Yes, categories need to be added to all the site allocations for Climate Emergency mitigation and adaptation and for the priorities of the local Social Regeneration Charter.

Issue 11: Whether the London Bridge sites are justified, effective, consistent with national policy and in general conformity with the London Plan. Relevant Policies NSP49-52

Questions

NSP49 – London Bridge Health Cluster

10.66 Is there sufficient water infrastructure capacity to support the allocation?

10.67 Is the boundary of the proposed allocation justified?

NSP50 – Land between Melior Street, St. Thomas Street, Weston Street and Fenning Street

10.68 Is there sufficient water infrastructure capacity to support the allocation?

NSP51 – Land between St. Thomas Street, Fenning Street, Melior Place and Snowsfields

10.69 Should there be a single, more comprehensive allocation covering NSP50-51 and what would be the effect of doing so?

10.70 Is there sufficient water infrastructure capacity to support the allocation?

10.71 Does the policy provide suitable guidance in respect of the impact on any heritage assets or their setting?

The site allocations for London Bridge are flawed (and unsound) because of the absence of a planning framework, to specify how the Opportunity Area can be developed, how key development sites fit within a policy context, and to build consensus between stakeholders. This amounts to a significant barrier to bringing forward development, as a consideration of the planning applications for these sites shows (see below).

In the London Plan, London Bridge is an Opportunity Area in the Central Activities Zone (CAZ) with a significant office function. The London Plan (2015) had targets of jobs 25,000 and new homes 1,900 and the NSP has been prepared in accordance with these targets. Thus, when reading the site allocations one finds an emphasis on Southwark's need to accommodate significant office growth. However, the New London Plan gives almost equal weight to housing, with targets of jobs 5,500 and new homes 4,000. This trend away from offices (Class B1) has been accelerated by the new circumstances of Covid-19 (see Matter 2 written statement for evidence base).

The GLA website provides the current status for each Opportunity Area (OA) in London. For London Bridge OA, this states: Opportunity Area Planning Framework (OAPF) progress under review; framework to be achieved by a neighbourhood plan. There is then a link to the Borough and Bankside Neighbourhood Plan. The link no longer exists, probably because activity on this neighbourhood plan stopped some years ago. The relevant neighbourhood plan is the Old Bermondsey Neighbourhood Plan which is due to be submitted for examination this year. The neighbourhood forum has mapped potential development sites and site briefs are being produced. The draft neighbourhood plan should be included in the examination library.

The draft London Bridge/ Borough and Bankside SPD was agreed by the Council for public consultation in 2010 but never adopted. This has meant that the Mayor of London's annual monitoring of Opportunity Areas (in the Annual Monitoring Report) does not include London Bridge, as the monitoring table only includes OA's that have a Planning Framework.

To make the vision and site allocations sound, a **main modification** is needed to put in place a London Bridge Planning Framework, prepared by the Old Bermondsey Neighbourhood Forum and Southwark Council working in collaboration with an up to date evidence base.

Sites 50 and 51 have faced considerable uncertainty arising from the absence of a planning framework. The Site Allocations Background Paper refers to specific planning applications 18/AP/0900 and 20/AP/0944 (as relevant to NSP 50) and applications 18/AP/4171 and 19/AP/0404 (as relevant to NSP 51) and also refers to the St Thomas Street Social Regeneration Charter as relevant to both allocations. Of these applications,

- Application 18/AP/0900 for the demolition of Capital House (Greystar/Quill) has been approved by the Council but delayed by GLA insistence on affordable homes in the s106. The 45 storey tower (referred to as “oppressive and overly dominant”) provides 1,028 student units with 0% affordable housing on site.
- Application 19/AP/0404 (Selar’s) for the Vinegar Yard warehouse has been deferred, with Historic England citing the 17 storey tower’s harm to Bermondsey Street Conservation Area and calling for a development that retains the integrity of the warehouse building. This would provide office space (Class B1)
- Application 18/AP/4171 (Threadneedle) for a 20 storey building on Vinegar Yard would provide a total of 30,292 sqm (GIA) of commercial floorspace comprising use classes A1/A2/A3/A4/B1/D2. This has been rejected by the Council and taken over by the Mayor.
- Application 20/AP/0944 for the demolition of Becket House and the erection of a 27 storey building to provide office use (Class B1) and retail is under consideration – expiry date 31 March 2021.

The site allocations wording seems to follow the above planning applications in not reflecting the importance of local heritage (even though this is emphasised in the London Bridge Area Vision).

Local heritage has a special place for the Council Estates, which in the draft Neighbourhood Plan are referred to as heritage assets. Indeed, the Council’s in depth social research exercise to support the Social Regeneration Charter for St Thomas Street (Baseline Study – Social Life 2019) is based on interviews with residents of the local Council Estates. The Council has a partnership agreement with Leathermarket JMB Tenant Management Organisation to provide more council housing in the neighbourhood and this should be reflected in the site allocations.

The priorities of the Social Regeneration Charter (build shared amenities and affordable housing, improve local employment opportunities, provide opportunities for recreation and healthier lifestyles, create opportunities for young people) should also be reflected in the site allocations. I would like to request that the Charter and the Social Life Baseline Study are included in the examination library.

Applying the criteria of Climate Emergency mitigation and adaptation is also highly significant. Site allocations 50 and 51 are based on demolition, whereas the retention of heritage buildings would meet the paramount need to reduce carbon emissions.

In conclusion, the London Bridge site allocations are unsound and need to be withdrawn from the New Southwark Plan. New site allocations will come forward through the emergence of a London Bridge planning framework.

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St Thomas Street London Bridge Social Regeneration Charter

Summary and Illustrative Indicators

Southwark Council

December 2019



St Thomas Street

Social Regeneration Charter | Summary

A summary of our vision, goals, objectives and deliverables for the London Bridge Regeneration area and how we will work together to make them a reality.

Our Values We want Southwark to be a healthy, clean, green and safe borough, where everyone has a great place to live, with excellent schools, parks and community facilities; where everyone has the opportunity to play a full part in the economy, to thrive and meet their potential; and where a person's background does not determine their life chances.

Why St Thomas Street 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).

New Southwark Plan Vision We want London Bridge to be a globally significant central London business district with centres of academic and health excellence as well as a local destination and town centre. We want 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.

Charter Vision As London Bridge evolves, we will maximise the benefits of new developments to improve the life chances and well being of local people, creating better community amenities, access to high quality enrichment and recreation activities, and a range of employment and training opportunities.

Our Priorities We completed an in depth social research exercise with the local community and stakeholders between March and June 2019, based on a range of Southwark Council's Fairer Future themes and including some of the social regeneration indicators set out in the council's adopted framework. The research included an audit of data and statistics about the local area, a survey of 329 residents of local estates, a small number of group discussions and walking ethnographies with residents, and stakeholder interviews with a range of local groups and services. The research has created a baseline for the area and has informed the identification of four priority areas where partnership working and expenditure of Community Infrastructure Levy (CIL) could unlock further improvements to the well being and life chances of residents:

1. Create opportunities for young people
2. Bring communities together by providing better shared amenities and build more affordable

- housing
3. Provide good quality employment opportunities and coordinate better information about how to access local jobs
 4. Provide opportunities for recreation and active lifestyles to improve health and wellbeing

Our Goals

In line with our ambition to ensure regeneration works for all in order to reduce health, housing, social and economic inequalities, we have four overarching goals for the St Thomas Street area, these draw on Southwark Council's eight Fairer Future themes, which are to:

1. Create opportunities for young people (A great start in life)
2. Bring communities together through shared amenities and affordable housing (A place to belong)
3. Improve local employment opportunities (A full employment Borough)
4. Provide opportunities for recreation and healthier lifestyles (A healthier Life)

We have identified 8 promises to the local community in order to achieve these goals. For each promise, we have identified key deliverables and indicators to monitor our progress.

Tracking our progress

Over the past few decades significant changes have taken place in the London Bridge area. The completion of the station redevelopment is now leading to a focus of investment on the south side of the station along St Thomas Street which is likely to take place over the next decade. In order to ensure that the major changes planned and proposed around St Thomas Street works for everyone and that we improve the livelihood of existing and future generations, we will work differently and better with developers and local communities to ensure all activities are aligned to the ambitions and objectives of this charter and to achieve the shared outcomes.

We will measure our progress using standardised and agreed indicators, engaging local residents, communities and those across the borough to understand, measure and maximise the positive impact of regeneration and mitigate where there are challenges.

In this document we set out two kinds of indicators for each social regeneration goal:

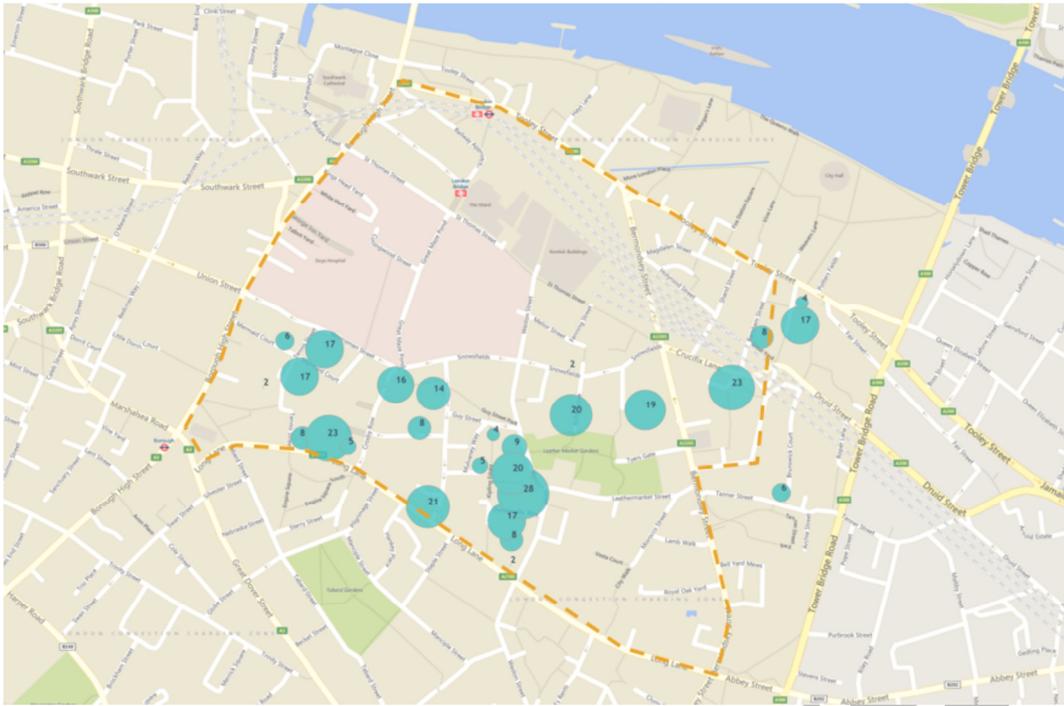
- **Area indicators:** these are intended to build an understanding of residents' perceptions and experiences in relation to the broad goal set out. We recognise that many external forces will be influencing how residents are faring, however we want to ensure that we understand if things are improving or getting worse.
- **Performance indicators:** we have also set some measures to monitor progress on each promise we make, these will help ensure that, along with local partners, we are delivering on these promises.

In order to deliver the goals and promises sets out, a diverse range of projects and programmes will be delivered through the social regeneration charter. We will seek to record the impact of these activities through targeted monitoring and evaluation activities which will be additional to the overarching indicators set out in this document.

Alongside recording quantitative data through a survey and other monitoring activities, we will also be speaking to residents and local stakeholders to help build a more detailed picture of how people are faring and the impact of investments and development in the area.

We will also track the total investments into the local area, both directly from the new developments, as well as investments from Community Infrastructure Levy and Section 106. We set out how this money will be spent in Local Place Plans and Community Investment Plans.

Map of London Bridge



Map of London Bridge showing the survey respondents to the social research (green bubbles)

The orange perimeter sets out the focus area for the social regeneration charter, which was designed to encompass the residential areas most likely to be affected by the developments around St Thomas Street.

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Our Promises

Goal 1. Create opportunities for young people

Promise 1. Invest in existing and new facilities and programmes for young people

Promise 2. Programme of enrichment activities and training opportunities for young people linked to cultural facilities or businesses at London Bridge

Potential projects

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

Support schools to coordinate enrichment activities

Investment to create a safe space locally for young people to spend time in a less structured way

Skate park made more welcoming and open after 5pm

New cultural facilities with innovative outreach programmes such as Young Leaders Programme at Science Gallery London

Goal 2. Bring communities together through shared amenities and affordable housing

Promise 3. Investment in existing and new community spaces where all groups can mix.

Promise 4. Build more council homes and invest in estate improvement plans

Potential projects

Expand and build existing local corporate social responsibility and volunteering initiatives to encourage new business occupiers to contribute to the local community, for example the Building Bridges programme, Putting Down Roots and Bankside Open Spaces Trust

Cultural engagement and programming to develop pride of place, and celebrate history such as Bermondsey Street Festival plus further work to promote awareness of the existing events which are currently available.

Cultural or workspace meeting facilities could be better accessed by community

Involve local groups in the design of new pub-

Goal 3. Improve local employment opportunities

Promise 5. Ensure residents can access good quality employment opportunities locally.

Promise 6. Improve the quality of work locally.

Potential projects

Each developer of workspace will be obliged to create jobs for local residents in the construction of, and the end use of each building. To help raise awareness about the range of opportunities across the sites, a dedicated workspace coordinator could be created for St Thomas Street who can focus on connections to the local area and work closely with employers to help them recruit locally, ensuring good working standards.

Create London Living Wage Neighbourhood and London Living Wage buildings for the St Thomas Street area.

Sector specific employment and enter-

Goal 4. Provide opportunities for recreation and healthier lifestyles

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

Potential projects

Create Kipling Rooftop Garden to provide food growing and amenity space for the local community

Sports outreach programmes in partnership with Marlborough Sports Garden and other local sports facilities (young and older people included)

Build on existing greening and food growing projects such as Melior Street garden with the Putting Down Roots project, and Whites Grounds Community Garden

Potential to invest in better football pitches around Leathermarket Gardens

Can any new sports

between the parks

Use of school buildings outside of school hours by community groups, for example JMB looking to use Snowfields school facilities, or Tower Bridge Primary arranging for catering team to organise after school activities

Existing youth and community initiatives are not all known by local people, for example Downside Fisher, and the Sea Cadets at HMS Belfast – is there scope for better coordination and promotion of local opportunities, and also access to opportunities nearby, such as the Drawing Room at the Elephant and Castle given as one example

Radio based youth club, perhaps in partnership with Resonance FM

Outreach and training schemes for youth with mentoring and support involving role models to raise awareness of opportunities for recreation and employment

MORE IDEAS PLEASE

lic spaces to ensure they are inclusive for all micro-communities

Work to develop inclusive programming to bring groups together for example the Dragon Café and London City Runners

Encourage developers to develop new “local treasures” such as AI’s café.

Build new council homes at the following sites: Beormund school, Elim Estate, Falmouth Road, Leroy Street

MORE IDEAS PLEASE

prise initiatives to help local people find work in the emerging biomedical cluster at London Bridge Campus

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.

MORE IDEAS PLEASE

facilities in new developments also provide discounted access for local people

Close St Thomas Street to traffic except for servicing access

Access to world class medical technologies at Guys Campus

Pro-active measures to create wider accessibility to cycling

Construction logistics group and considerate contractor initiatives similar to Bankside Logistics Group

Stronger goals around air quality and carbon positive developments, servicing/transport requirements

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

MORE IDEAS PLEASE

St Thomas Street

Social Regeneration Charter | Indicators

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Goal 1: Create opportunities for young people

Key research findings

- Parts of the research area are among the 20% most deprived in relation to income deprivation affecting children, with poverty and hunger reported to be significantly impacting a portion of children at a local primary school.
- Primary schools in the area are Ofsted rated 'good' or 'outstanding'. There is no secondary school in the research area and young people attend a range of schools of varying quality within the borough.
- Local young people and schools benefit from a wide range of amenities and opportunities nearby, however schools struggle with capacity to coordinate enrichment activities.
- More facilities and activities for young people are a key priority for local residents, in particular a safe place for teenagers to spend time without the need to engage in structured activities.

Indicators

Indicator	Detail	Where are we now?	Where do we want to be?	Frequency & method of monitoring
Area indicators				
School performance	Primary school Ofsted rating for local schools. <i>Local defined as in or adjacent to the focus area</i>	All primary schools in or adjacent to the focus area are good or outstanding	Maintain	Every 2 years Official data monitoring
Satisfaction with facilities for children and young people	% satisfied with facilities for children and young people	78% (2019 baseline survey)	Increase	Every 5 years Local estates residents survey
Performance indicators				
Promise 1. Invest in existing and new facilities for young people				
Level of investment in existing and new facilities	£ invested in existing and new facilities and activities for young people [aged 21 and under] through CIL, local developers or other partners	N/A		Every 2 years Council and partner monitoring
Promise 2. Programme of enrichment activities or training opportunities for young people linked to cultural facilities or businesses around London Bridge				

Indicator	Detail	Where are we now?	Where do we want to be?	Frequency & method of monitoring
Local school visits to London Bridge cultural attractions	<p>Number of visits undertaken by local schools to cultural or education institutions around London Bridge.</p> <p><i>Local defined as in or adjacent to the focus area.</i></p>	No baseline data		<p>Every 2 years</p> <p>Schools monitoring</p>
Apprenticeships	<p>Number of apprenticeships created through the development and taken up by local young people</p> <p><i>Local defined as Southwark residents.</i></p>	N/A		<p>Every 2 years</p> <p>Council and partner monitoring</p>

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Goal 2: Bring communities together by build shared amenities and affordable housing

Key research findings

- Our survey found high levels of neighbourliness and belonging locally, although there is some sense of loss of the more cohesive community of former years.
- Residents surveyed were positive about the relationships between people of different backgrounds, yet there is felt to be little association between individuals from different socio-economic backgrounds.
- High numbers of survey respondents feel they can influence decisions affecting their local area and there are strong activist and community groups locally, which provide forums for residents to participate. However, there is significant distrust and cynicism around consultation and the impact of local voices on the planning process.
- The area is characterised by high levels of inequality. Gaps between residents living on different incomes appear to be widening: between 2010 and 2015 deprivation increased in the parts of the area with higher stocks of social housing and has diminished in areas with more private housing.
- Housing affordability is a key issue for many residents, already high rents and housing costs in the area are increasing at a faster rate than the borough average. More affordable housing was the top local priority for residents surveyed. There are also some concerns around the quality of social housing stock locally.
- Among survey respondents, 38% reported participating in a formal cultural activity in the past month, this is lower among social housing tenants than owner occupiers and well below the London average of 66%. However, local cultural amenities were reported to be well used and known by survey respondents.

Indicators

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency and method of monitoring
Area indicators				
Satisfaction with the area	% respondents who are satisfied with the local area [defined as 15-20 minute walk from home]	90% (2019 Baseline survey), compared to 74% local area benchmark	Maintain	Every 5 years Local estates residents survey
Sense of belonging	% respondents who feel like they belong to the neighbourhood	86% (2019 baseline survey), compared to 59% local area benchmark	Maintain	Every 5 years

				Local estates residents survey
Perceptions of area change	% respondents who feel the local area is changing for the better	81% (2019 baseline survey), compared to 51% in Southwark as a whole	Maintain	Every 5 years Local estates residents survey
Community cohesion	% respondents who feel the local area is a place where people from different backgrounds get on well together	91% (2019 baseline survey), compared to local area benchmark 82%	Maintain	Every 5 years Local estates residents survey
Cultural participation	% respondents who participated in a cultural activity in the past month	38% (2019 baseline survey), compared to 66% London average (GLA 2019)	Increase	Every 5 years Local estates residents survey
Inclusive cultural offer	% respondents who believe that local museums, galleries and theatres cater to them	83% (2019 baseline survey)	Maintain	Every 5 years Local estates residents survey
Inclusive commercial offer	% respondents who believe that local cafes, restaurants and bars cater to them	74% (2019 baseline survey)	Increase	Every 5 years Local estates residents survey
Performance indicators				
Promise 3. Investment in existing and new community spaces where all groups can mix.				
Investment in community spaces	£ invested in existing and new community spaces in the local area through CIL contributions, local developers or other partners <i>Local area defined as in or adjacent to the focus area</i>	N/A		Every 2 years Partner and council monitoring
Attendance at community events	% respondents who have attended a community event or festival in the past month	12% (2019 baseline survey)		Every 5 years Local estates residents survey
Promise 4. Build more council homes and invest in estate improvement plans				
Delivery of new homes	Total number of new social rent homes built in the local area <i>Local area defined as in or adjacent to the focus area</i>	N/A		Annual
Investment in council estates	£ invested through CIL, developer contributions, or other partners to upgrade and refurbish infrastructure and surroundings in local council estates	N/A		Annual

	<i>Local defined as in or adjacent to the focus area</i>			
Satisfaction with condition of estates	% respondents who are satisfied with condition of their estate	No baseline data		Every 5 years Local estates residents survey

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Goal 3: Improve local employment opportunities

Key research findings

- There are jobs available locally and it is reported that employers in a number of sectors struggle to fill lower paid positions.
- The employment rate among survey respondents is below the Southwark average, driven by higher numbers of long-term sick or disabled, or respondents looking after home or family – a small portion of whom would like to access paid work.
- There is considered to be support to access work locally. However, there is reported to be a lack of coordination between agencies, as well as some difficulty catering to individuals with complex needs.
- There is a high demand for flexible work opportunities which is not currently being met by employers. This was considered the main barrier to accessing better work among survey respondents.
- Low wages are affecting a portion of residents: one in ten survey respondents reported earning below the London Living Wage.
- It is reported that employers would like to employ people living locally, but sometimes struggle understanding how best to do this.
- Only 10% of residents surveyed reported volunteering in the past 12 months in a formal or informal capacity, this is below comparable areas and well below the London average.

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
Area indicators				
Employment rate	% of respondents of working age in paid employment	65% (2019 baseline survey) compared to Southwark average of 79% (ONS)	Increase	Every 5 years Local estates residents survey
Job satisfaction	% of in-work respondents who would like to access better	51% (2019 baseline survey)	Reduce	Every 5 years Local estates residents survey
Volunteering levels	% respondents who participated in informal or formal volunteering over past 12 months	10% volunteered (2019 baseline survey) compared to 20% Southwark average	Increase	Every 5 years Local estates residents survey
Quality of work	% of respondents earning below the London Living Wage	10% (2019 baseline survey) compared to 14% Southwark average (Trust for London)	Reduce	Every 5 years Local estates residents survey

Performance indicators

Promise 5. Ensure residents can access good quality employment opportunities locally

London Living Wage opportunities created	Number of positions created through St Thomas Street developments paid at minimum London Living Wage	N/A		Every 2 years Partner monitoring
Delivery of work-spaces	Available affordable work-space in M ² in the local area <i>Local defined as in or adjacent to the focus area</i>	5 arches on St Thomas Street	Significant expansion in affordable work-space square meterage	Every 2 years Council and partner monitoring

Promise 6. Improve the quality of work locally

Employer standards	Number of local businesses signed up to the Mayor's Good Work Standard <i>Local defined as in or adjacent to the focus area</i>	Assessment ongoing		Every 2 years Council monitoring
Living Wage employers	Number of local businesses who are living wage employers <i>Local defined as in or adjacent to the focus area</i>	Assessment ongoing		Every 2 years Council monitoring

Goal 4: Provide opportunities for recreation and healthier lifestyles

Key research findings

- There are significant health inequalities locally, evidenced in lower life expectancy in parts of the area with high stocks of social housing.
- There are reports that mental health issues are increasing in the area, and that services are insufficient to meet needs.
- Survey respondents reported relatively low levels of loneliness, this was highest among long-term sick or unemployed individuals, while those in paid work were more likely to be isolated than retired individuals.
- Childhood obesity is high locally, parts of the area are in the upper most decile for childhood obesity rates in the country, this is linked to complex socioeconomic, cultural and geographic factors.
- Around a quarter of survey respondents do not feel they have the ability to be physically active or participate in sports, while 42% of survey respondents are doing less than 30 minutes of exercise per week, excluding walking.
- The area has a relatively low amount of green space but local parks are well-used and were considered by 84% of survey respondents to be well maintained. The area is also characterised by many community gardening and greening projects.
- Environmental factors affect the health and wellbeing of many residents: 43% of survey respondents feel air pollution has a significant or moderate impact, while around a third of residents report similar effects from noise pollution, road traffic, and construction.
- Only 15% of survey respondents reported walking or cycling to work, well below the average for the area as a whole, where 38% reported walking or cycling to work at the 2011 census.

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency and method of monitoring
Area indicators				
Physical inactivity	% residents doing less than 30 minutes exercise per week, excluding walking	42% (2019 baseline survey)	Decrease	Every 5 years Local estate residents survey
Satisfaction with parks and green spaces	% residents satisfied with local parks and green spaces	90% satisfaction with local parks and green-spaces (baseline study)	Maintain	Every 5 years Local estate residents survey
Active travel	% residents walking or cycling to work	15% (2019 baseline study) compared to 23% area average	Increase	Every 5 years

		(ONS)		Local estate residents survey
Childhood obesity	% children who are obese in reception and Year 6 at local schools. <i>Local schools defined as London Bridge and West Bermondsey ward</i>	Assessment ongoing	Reduce	Annual Official data monitoring
Performance indicators				
Promise 7. Invest in existing and new public open space, sports facilities and activities, and sustainable transport initiatives to encourage active lifestyles.				
Investment in existing and new public spaces	£ invested in existing and new public spaces in the local area through CIL contributions, local developers or other partners <i>Local defined as in or adjacent to the focus area</i>	N/A		Every 2 years Partner and council monitoring
Investment in sports facilities and activities	£ invested in sports facilities and activities in the local area through CIL contributions, local developers or other partners <i>Local defined as in or adjacent to the focus area</i>	N/A		Every 2 years Partner and council monitoring
Promise 8. Improve the environment and air quality across the area.				
Perceptions of impact of air pollution	% respondents who feel air pollution has a significant or moderate impact on their health and wellbeing	43% (2019 baseline survey)	Reduce	Every 5 years Local estate residents survey
Perceptions of impact of construction	% respondents who feel construction has a significant or moderate impact on their health and wellbeing	32% (2019 baseline survey)	Reduce	Every 5 years Local estate residents survey
Air quality	Air pollution levels in the local area. Atmospheric emissions of: • Nitrogen Dioxide (NO2) • Particulate Matter (PM10 & PM2.5) <i>Local area defined as monitoring points in the focus area</i>	Assessment ongoing	By 2030: NO2 reduced emissions by 50% PM2.5 emissions reduced by 20% PM10 emissions reduced by 5%	Every 2 years Council monitoring
Tree planting	Number of new trees planted in the local area	N/A		Every 2 years

	<i>Local area defined as focus area</i>			Council and partner monitoring
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Social & economic benchmark of the residential areas most affected by the St Thomas St developments

September 2019

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Executive summary

Executive summary

This baseline study explores the conditions and everyday lives of local people in the residential neighbourhoods most affected by the St Thomas Street developments. This will inform the creation of a Social Regeneration Charter for the area. The research draws on a survey of 329 residents of local estates, as well as interviews and group conversations with residents and stakeholders. This summary brings together the research findings under Southwark Council's eight Fairer Future themes.

A place to call home

- We found strong satisfaction with the local area, well above comparable areas. It is considered to have many assets, including its central location, its relatively peaceful environment, and its historical character.
- Overall, 82% of survey respondents reported that the area is changing for the better. Previous developments which showed clear social purpose were very positively received by residents.
- There are significant concerns about the nature of future proposed changes, these centre on questions around their scale and character, disruption caused by building works, as well as their social value.
- Housing affordability is a key issue for many residents, already high rents and housing costs in the area are increasing at a faster rate than the borough average. More affordable housing was the top local priority for residents surveyed. There are also some concerns around the quality of social housing stock locally.

A place to belong

- Our survey found high levels of neighbourliness and belonging locally, although there is some sense of loss of the more cohesive community of former years.
- Residents surveyed were positive about the relationships between people of different backgrounds, yet there is felt to be little association between individuals from different socio-economic backgrounds.
- High numbers of survey respondents feel they can influence decisions affecting their local area and there are strong activist and community groups locally, which provide forums for residents to participate. However, there is significant distrust and cynicism around consultation and the impact of local voices on the planning process.
- The area is characterised by high levels of inequality. Gaps between residents living on different incomes appear to be widening: between 2010 and 2015 deprivation increased in the parts of the area with higher stocks of social housing and has diminished in areas with more private housing.

A greener borough

- The area has a relatively low amount of green space but local parks are well-used and were considered by 84% of survey respondents to be well maintained. The area is also characterised by many community gardening and greening projects.
- Environmental factors affect the health and wellbeing of many residents: 43% of survey respondents feel air pollution has a significant or moderate impact, while around a third of residents report similar effects from noise pollution, road traffic, and construction.
- Only 15% of survey respondents reported walking or cycling to work, well below the average for the area as a whole, where 38% reported walking or cycling to work at the 2011 census.

A full employment borough

- There are jobs available locally and it is reported that employers in a number of sectors struggle to fill lower paid positions.
- The employment rate among survey respondents is below the Southwark average, driven by higher numbers of long-term sick or disabled, or respondents looking after home or family - a small portion of whom would like to access paid work.
- There is considered to be support to access work locally. However, there is reported to be a lack of coordination between agencies, as well as some difficulty catering to individuals with complex needs.
- There is a high demand for flexible work opportunities which is not currently being met by employers. This was considered the main barrier to accessing better work among survey respondents.
- Low wages are affecting a portion of residents: one in ten survey respondents reported earning below the London Living Wage.
- It is reported that employers would like to employ people living locally, but sometimes struggle understanding how best to do this.
- Only 10% of residents surveyed reported volunteering in the past 12 months in a formal or informal capacity, this is below comparable areas and well below the London average.

A healthier life

- There are significant health inequalities locally, evidenced in lower life expectancy in parts of the area with high stocks of social housing.
- There are reports that mental health issues are increasing in the area, and that services are insufficient to meet needs.
- Survey respondents reported relatively low levels of loneliness, this was highest among long-term sick or unemployed individuals, while those in paid work were more likely to be isolated than retired individuals.
- Childhood obesity is high locally, parts of the area are in the upper most decile for childhood obesity rates in the country, this is linked to complex socioeconomic, cultural and geographic factors.
- Around a quarter of survey respondents do not feel they have the ability to be physically active or participate in sports, while 42% of survey respondents are doing less than 30 minutes of exercise per week, excluding walking.

A great start in life

- Parts of the research area are among the 20% most deprived in relation to income deprivation affecting children, with poverty and hunger reported to be significantly impacting a portion of children at a local primary school.
- Primary schools in the area are Ofsted rated 'good' or 'outstanding'. There is no secondary school in the research area and young people attend a range of schools of varying quality within the borough.
- Local young people and schools benefit from a wide range of amenities and opportunities nearby, however schools struggle with capacity to coordinate enrichment activities.
- More facilities and activities for young people are a key priority for local residents, in particular a safe place for teenagers to spend time without the need to engage in structured activities.

A safer community

- Residents surveyed report similar levels of safety to comparable areas and 91% feel safe when out and about. However, crime rates in the London Bridge area are above the borough average, driven by high levels of theft associated with growing numbers of visitors in the area.
- There are concerns around young peoples' safety, particularly in relation to knife crime, although this is not considered a localised issue within the area but part of wider patterns across London. Stakeholders and residents link the issue to reduced provision for young people.

A vibrant Southwark

- Among survey respondents, 38% reported participating in a formal cultural activity in the past month, this is lower among social housing tenants than private owners and well below the London average of 66%. However, local cultural amenities were reported to be well used and known by survey respondents.
- A significant portion of residents are not active online, 23% of survey respondents reported that they go online "never" or "rarely" - only a fifth of retired people and a third of those with long term illness or disability report going online frequently.
- Residents have good access to shops and other businesses locally. In terms of gaps, affordable supermarkets were a priority for residents surveyed, while it was commented that community shops with affordable prices are lacking locally.



1. Introduction & approach

1. Introduction & approach

In Spring 2019, Social Life was commissioned by Southwark Council in partnership with Team London Bridge to carry out a social and economic benchmark of the residential areas most affected by the proposed development around St Thomas Street. The aim of the research is to act as a baseline to inform a Social Regeneration Charter being prepared for the area.

St Thomas Street lies along the southern edge of London Bridge Station. The street has already seen significant development, including the completion of the Shard in 2013 and the London Bridge Station improvements. There have been other recent developments locally, including Guys Cancer Centre and Science Gallery London. Further developments are now planned and proposed for the area, this follows its designation as a zone suitable for high rise construction by Southwark Council. Among these, a framework for St Thomas Street East includes coordinated proposals from a number of private developers. Plans for the development of Guy's Campus are also being put forward.

The residential neighbourhoods most affected by this new development are the areas south of St Thomas Street, flanked by Bermondsey Street to the east and Borough High Street to the west. These areas will be significantly impacted by what are proposed, in the main, to be large-scale commercial developments.

Given the scale of the proposed development, Southwark Council are preparing a Social Regeneration Charter for the area - a process being carried out in other major regeneration schemes in the borough. Social regeneration is defined by Southwark Council as “regeneration that works for all”. According to the Council, it is intended to ensure that “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”.¹ A set of borough-wide social regeneration indicators have been developed by Southwark Council around each of its Fairer Future commitments.² The charters are intended to outline the priorities for the areas that will be most affected by changes in the built environment, in order to achieve the headline aim of boosting wellbeing. Place plans will set out commitments from developers, the council and partners, and a set of area-specific social regeneration indicators.

This study provides a benchmark for the St Thomas Street charter. It describes the area, how residents are experiencing their everyday lives, and their feelings about the place they call home. It covers themes including community life, health and wellbeing, work and financial wellbeing, use of local services and amenities, and changes in the area - these cover many of Southwark Council's Fairer Future commitment themes. A section on housing is included within the chapter on services and amenities, this draws primarily on secondary data as housing-related questions were not included in the main survey.

This research will become the evidence base for the council and partners to identify what can be done - by developers, the council and its partners - to increase the wellbeing of residents and to support them to thrive against the backdrop of substantial change in the physical environment. It will also serve as a baseline against which the impact of future changes can be measured.

¹<http://moderngov.southwark.gov.uk/documents/s79877/Appendix%201%20Social%20Regeneration%20Framework%202018.pdf>

² More information on Southwark's Social Regeneration Indicators can be accessed at: <https://www.southwark.gov.uk/health-and-wellbeing/public-health/health-and-wellbeing-in-southwark-jsna/social-regeneration-indicators>

1.1 Defining the research area

The research focused on the residential areas most likely to be affected by the developments around St Thomas' Street and London Bridge. Boundaries were agreed on the basis of an understanding of the physical environment and the natural boundaries of the area, as well as input from some key stakeholders. The research area is bounded by Borough High Street to the west, Bermondsey Street to the east, Tooley Street to the north, and Long Lane to the south (illustrated below). The furthest parts of the area are around a quarter of a mile to the south of St Thomas' street.

1.2 Research methods

This study draws together primary and secondary data on the focus area. We sought to capture a range of perspectives, including from the area's residents, community organisations and agencies operating locally. Primary research was conducted during May and June 2019. The diverse voices and themes of the research were captured through the following methods:

- Residents were engaged and shared their experiences of local life through a residents survey and a small number of in-depth interviews and group conversations
- Interviews with stakeholders from agencies and community organisations further informed our findings
- An analysis of official data on the area was also conducted.

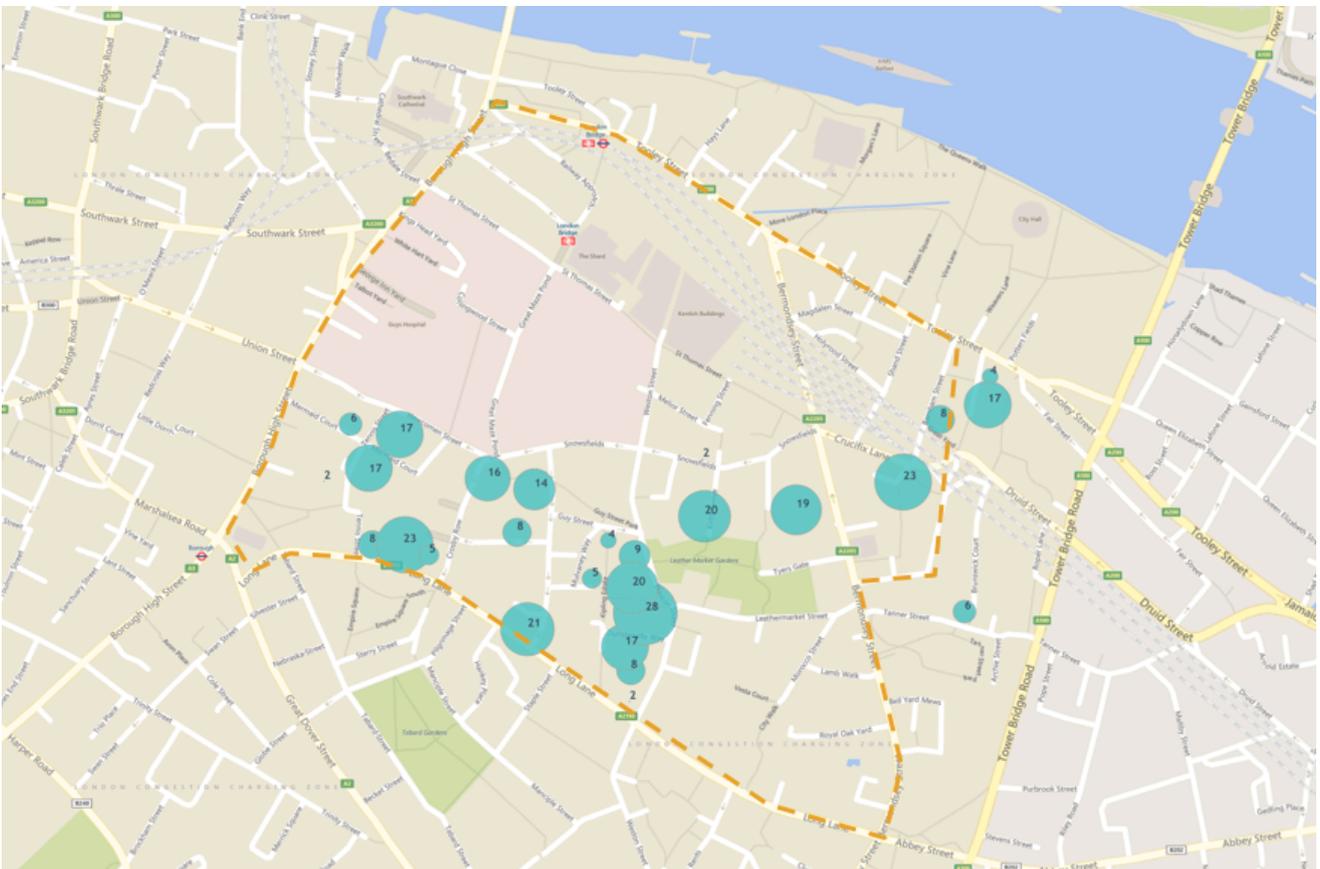


Figure i: Research area focus and location of survey respondents.

Residents survey

A residents survey was carried out by an agency specialising in door to door research. This engaged 329 residents using a structured questionnaire to gather quantitative data on community life, employment, health, local amenities and services. Where possible, these questions were based on Southwark’s social regeneration indicators, as well as other questions which could be benchmarked against national survey data.

The survey targeted social housing estates across the area, because these were likely to be home to people in greatest social need living locally.

The data has been analysed by tenure and employment status where relevant, however these results are indicative as a relatively low sample size among some groups makes it difficult to draw reliable conclusions.

The complete survey data can be found in Appendix 1.

Walking interviews

We conducted four in-depth walking interviews with local residents. These lasted between 30 minutes and two hours. The interviews were semi-structured and focused on topics including community life, place and change, alongside the other research themes. Participants acted as guides to the area, sharing their perceptions and experiences. The aim was to add depth and nuance to the findings of the residents survey.

The participants represented an equal balance of genders and a spread of ages. They included two ethnic minority participants, while three out of four were social housing tenants. The participants were recruited through stakeholder referrals.

RESIDENT SURVEY DEMOGRAPHICS

OF TOTAL RESIDENTS | **329**

GENDER

52% female
47% male

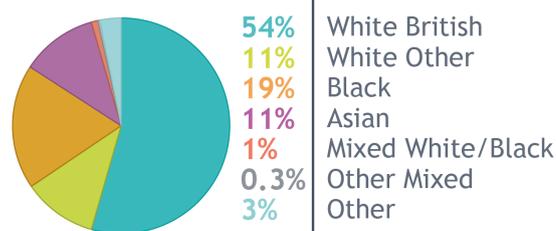


*0.3% Other

LENGTH OF RESIDENCE

1.5%	Less than 6 months
6%	6 months - 1 year
6%	1-2 years
15%	2-5 years
11%	5-10 years
23.5%	10-20 years
37%	20+ years

ETHNICITY



EMPLOYMENT STATUS

37%	Full time
5%	Part time
5%	Self employed
0.3%	Self employed & paid employment
6%	Unemployed
7%	Full-time student
24%	Retired
7%	Family care or home
6%	Long-term sick/disabled
0.3%	Unpaid work
0.6%	Other

TENURE

7.5%	Owned
5%	Housing association
70%	Council rented
17%	Private rented
0.6%	Living rent free

HOUSING PROVIDER

63%	Leathermarket JMB
22%	Southwark Council
9%	Fair Community Housing
6%	Guiness

Figure ii: Demographics of resident survey respondents.

Group conversations

We conducted four group conversations with several resident groups through existing local forums. These were used to build a more nuanced picture of the area and engage with a wider cross section of residents. Group conversations were conducted with Leathermarket JMB TRA representatives, the Leathermarket JMB working group, and twice with members of Old Bermondsey Neighbourhood Forum.

Stakeholder interviews

We carried out 13 in-depth interviews with a range of stakeholders from community organisations and local agencies. Organisations were approached with a close knowledge of the research area and/or expertise in the research themes.

These interviews were semi-structured around the research topics. We spoke with representatives of:

- Ark Globe Academy
- Bermondsey Street Area Partnership
- Downside Fisher Youth Club
- Employ SE1
- Manna Centre
- Melior Street Church
- Old Operating Theatre Museum and Herb Garret
- Metropolitan Police
- Science Gallery London
- Snowsfields Primary School
- Southwark Council (local councillors)
- Southwark Works
- St George the Martyr Church

Statistical audit

We collated official data from a number of different sources to paint a statistical portrait of the area in relation to the research themes. The complete data can be found in Appendix 2.

1.3 Benchmarking

In each report section we highlight where benchmarks are available for data collected through the residents survey. This is intended to highlight comparative strengths and weaknesses of the area. Some of these benchmarks are derived from Southwark Council's social regeneration indicators - we highlight where this is the case.³ Data from GLA's 2018 Survey of Londoners has yet to be released at a Southwark level, we have used the London average to benchmark where relevant.

We also use a comparable area benchmark where possible. This is derived from Social Life's Community Dynamics Data, which models national data to different types of local area - based on ONS Output Area Classifications (OACs) - to generate predictions about how residents will feel about their local area and community.

This survey will also serve as a benchmark over time, allowing local partners to monitor changes in conditions and perceptions among the population surveyed.

³ <https://www.southwark.gov.uk/health-and-wellbeing/public-health/health-and-wellbeing-in-southwark-jsna/social-regeneration-indicators>



2. The area

2. The area

This section gives an overview of the area, including its social, economic and built character, its history, local population demographics, and patterns of inequality and deprivation.

2.1 Key characteristics

The dominant physical boundary is the railway line. The rail lines and arches of London Bridge station sharply dissect the area north of the station from our main research focus to the south of the station. These two areas are distinct in character: to the north of the railway, along the riverside, a mix of commercial uses of mixed architectural styles dominate, with growing numbers of steel and glass structures. To the south, the area is similar to adjacent neighbourhoods running south, which have significant stocks of mid-century social housing.

“As you come south of the railway viaduct the colours and material change, it becomes warmer, with brick and timber. To north it is harsher, with cold colours.” (Local stakeholder)

The feeling of the area immediately south of St Thomas Street changes dramatically from the development at height around the station. This residential area has a more intricate and detailed street layout, and is characterised by the use of brick, a patchwork of small parks, and medium rise housing. Buildings range from early Victorian warehouses around Bermondsey Street, to twentieth century social housing blocks of different architectural styles. These are interspersed with some small-scale contemporary housing developments. This variety and the fine grain of the architectural heritage gives the area its character. They also signal that residents of different socio-economic backgrounds co-exist alongside one another.

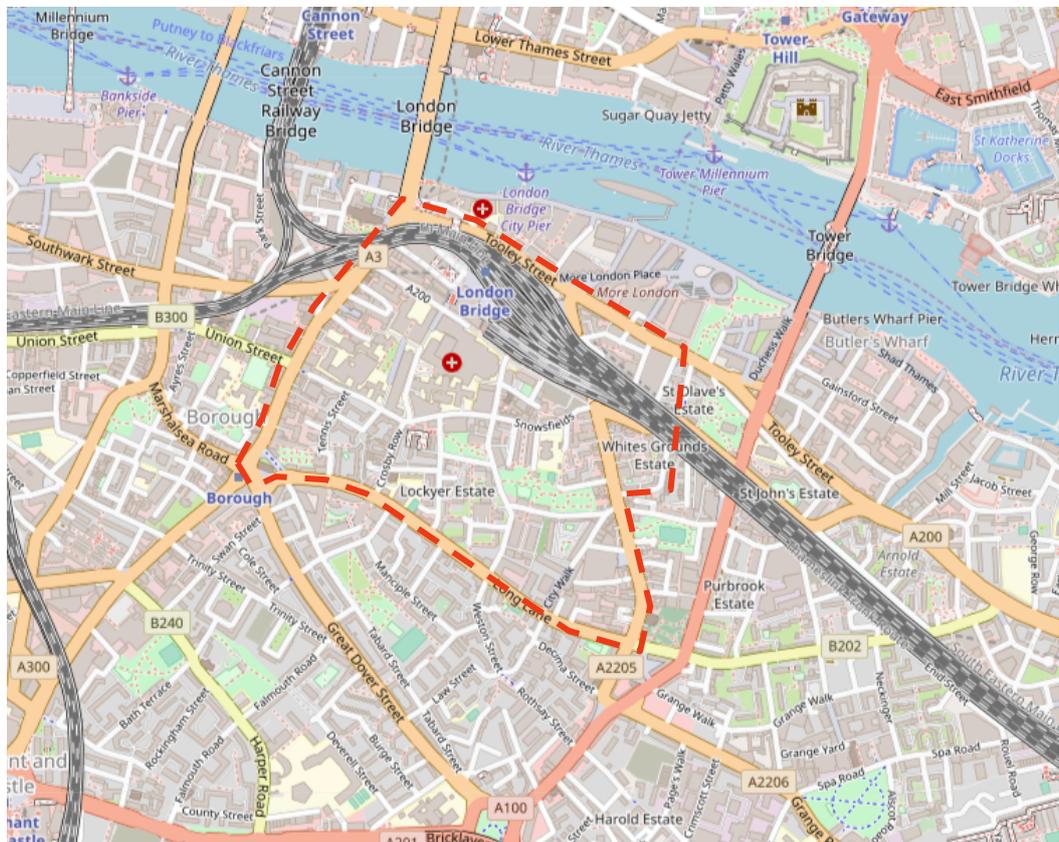


Figure iii: The railway line forms a strong boundary to the north.

The London Bridge area is a centre for commercial activity. There is a significant retail and hospitality sector, including a clustering of food enterprises around Borough Market, as well as many new businesses in London Bridge Station. There are many office buildings adjacent to the riverside, where a range of large businesses and other organisations - including the Greater London Authority - are based. In total, over 50,000 people are employed in the area.

The research focus area is predominantly residential in character, although residents express frustrations that outsiders do not always recognise it as such. High street businesses are concentrated along Bermondsey Street, Borough High Street and St Thomas Street itself. To the north-west, an area adjacent to St Thomas Street is dominated by educational and health uses with the presence of Guys Hospital and King's College London.

The area is geographically coherent, however it does not have a single name. People living to the west tend to describe themselves as living in Borough, to the east the area is sometimes known as Bermondsey Street, or Bermondsey. While others see themselves as living in London Bridge.



Figure iv: Some of the area's different architectural styles.

2.2 History of the area

Borough's history stretches back to the Roman times, when the High Street marked the approach road to London Bridge and a settlement emerged catering to the needs of travellers passing through on their way to London. Bermondsey Street is also considered one of London's oldest streets, formed as a route of pilgrimage to Bermondsey Abbey.

The area's medical associations can be traced to the twelfth century, when the antecedents of St Thomas' hospital were established near the bridge. Borough Market can also be dated to this period, making it the oldest market in London. Marshalsea prison, closed in 1842, was another longstanding local institution. Established in the 14th century, it eventually became notorious as the debtor's prison immortalised in the works of Charles Dickens.

During the Victorian period, the area became increasingly associated with industry. Cargo was disembarked at the many wharves which lined the river banks. The area around Bermondsey Street became a centre for the leather, tanning and hat-making industries, still evidenced in many of the area's street names and buildings, while Borough was home to London's hop trade. In 1836 London Bridge Station opened, the first central London rail terminus.

A large working class population came to live in the area, many housed in notoriously poor conditions. By the late 20th century, efforts were made to improve housing locally. In 1897, the Guinness Trust created a 'model' tenement estate on Snowsfields, which still stands today. This period also saw growing militancy among the local population and a push for improved housing conditions in the area, which came to be known as "red Bermondsey". In the first decades of the twentieth century, slum clearance was followed by the building of new municipal housing. A significant number of the area's estates date to this pre-war period. The late 1950s through to the 1970s marked another period of social house building under the auspices of the Greater London Council.

The early twentieth century also saw the beginning of industrial decline in the area. The tanning and leather industry moved to other manufacturing centres, while the containerisation of shipping in the post-war period soon led to the obsolescence of the wharves and the nearby Surrey Docks were closed by 1970. While traditional industries declined and local employment suffered, rising land values meant the area along the riverside soon became a focus for redevelopment. New commercial premises built adjacent to the water were characterised predominantly by office blocks or retail.

We found residents and groups celebrating and recognising these diverse histories and heritage. Efforts are also being made to shape new identities and associations. The Medi-Culture Quarter is one example, bringing together the threads of the medical past and the present-day activities of various local institutions. While activists along Bermondsey Street are drawing on the area's heritage of trade and industry to shape their vision for the area. A municipal heritage is also celebrated, with pride expressed in the social housing stock which is a feature of the area.

2.3 More recent change

The area has been through considerable change in the past decades. Residents comment that during the latter decades of the 20st century, the area south of the railway tracks felt dead. Residents report the local environment has improved since then, many buildings have been restored and it is now considered a thriving neighbourhood. This change has largely been organic rather than planned, as one resident noted, the area "regenerated itself".

The area has also been characterised by significant gentrification, focused on Bermondsey Street and its surroundings. In the 1990s, a community of artists moved into some of the old warehouses and buildings. This precipitated a slow process of gentrification which shapes the Bermondsey Street we see today, the arrival of White Cube Gallery in 2011 is seen as a key marker of this change.

Development at scale has been focused on the commercial area to the north of the railway line, as well as the north-western section of the research area near Guys Hospital and the Shard. Housing development has been relatively small scale, characterised in part by the conversion of old commercial buildings into housing, as well as some new smaller developments, including new council housing created by Leathermarket JMB, a resident-led organisation set up to manage a significant proportion of council estates in the area.

2.4 Local population

The research area has a slightly different demographic profile than the Southwark average. Compared to Southwark as a whole, the research area is home to:

- **More people aged 20 to 45**, and fewer children or older people.
- **Fewer owner occupiers or social rented tenants**, and more people living in private rented housing - due to the high cost of rents in the area, this is not considered to be the bottom end of the private rented sector.
- **A larger proportion of different White and Asian backgrounds**, with fewer Black British, African or Caribbean residents than the borough as a whole. There is not considered to be a single dominant BME group.
- More residents with **higher qualifications** and in higher occupational categories.
- **Many social housing tenants are long-term residents**. Among survey respondents, 72% of social housing tenants and 66% of home owners had lived in the area for over 10 years, compared to 7% of private renters. Long-term residents also tend to be older and are less likely to be in paid work.

STUDY AREA VS. SOUTHWARK DEMOGRAPHICS

POPULATION (AGES 0+) | **288,283**
5,332

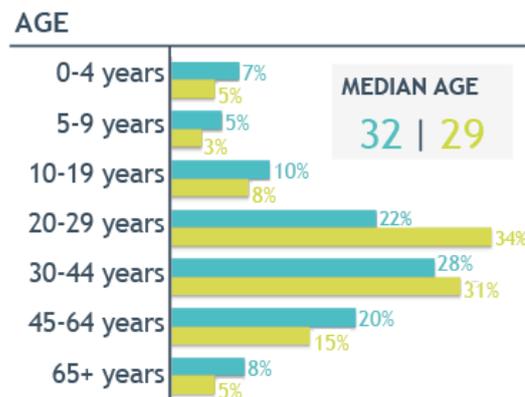
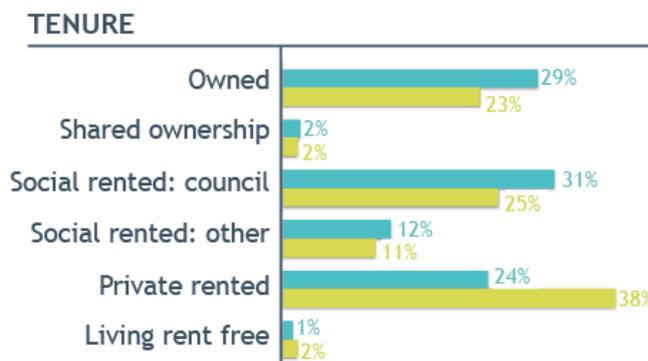


Figure v: Demographics of the study area compared to Southwark average (Census 2011).

2.5 Inequality & deprivation

The area is characterised by high and growing levels of inequality. This part of London is home to a substantial population of people on very high incomes, as well as people struggling on very low incomes. Government statistics (the Index of Multiple Deprivation, or IMD) reveal an area of higher deprivation at the centre of the study area, with less deprivation towards Borough High Street and around Bermondsey Street. Changes in deprivation from 2010 to 2105 show an intensification of this pattern, with conditions worsening in the more deprived areas, while the less deprived parts have become more affluent.

“You’ve got the Shard and you’ve got families struggling, the two don’t mix really. When you look at the Shard you think - ‘oh this place has money’ but then you look further and you think actually no this doesn’t represent them.” (Resident)

Income deprivation is most marked among older people and children. The area as a whole is among the bottom 20% of neighbourhoods nationally for income deprivation affecting older people, with pockets among the 10% most deprived in England. Parts of the area are also among the 20% most deprived in relation to income deprivation affecting children. However, income deprivation among the population as a whole is nearer average, reflecting significant inequalities among residents locally.

Social housing estates in the centre and west of the area are home to many residents living in difficult conditions. The Manna Centre, a day centre that provides food and support for people in need regardless of where they live or their status, report that a quarter of their clients live in social housing and believe most of these people live on very local estates.

A portion of residents are struggling due to benefits changes. The area was included in the first Universal Credit roll out pilot. In the first three years of the implementation, the standard waiting time was twelve weeks, which has since been reduced. Leathermarket



Figure vi: Income deprivation IMD 2015, map accessed at <http://dclgapps.communities.gov.uk>

JMB report 48 out of the 77 JMB tenants receiving Universal Credit are in arrears, averaging over £1,200. While 104 JMB tenants are affected by the Bedroom Tax, of these 33 are in arrears, the average amount of rent they owe is £339.⁴

The area is also home to high numbers of street homeless people, possibly drawn by the dual qualities that the area is central, yet includes quieter areas to bed down for the night. Homeless people are reported to be sleeping in stairwells in some local blocks, which is an issue for residents.

⁴ Leathermarket JMB (2016) 'Effects of the Welfare Reform and Work Act'.



3. Community



3. Community

This section sets out the research findings in relation to key community dynamics, such as belonging, neighbourliness, relationships between people from different backgrounds, and residents’ sense of influence - themes which form part of the Council’s Fairer Future commitment to ‘a place to belong’. It also highlights crime patterns and perceptions of safety which relate to the ‘safer community’ commitment.

Key findings & benchmarks

- Neighbourliness and belonging among survey respondents is strong, although there is some sense of loss of the more cohesive community of former years.
- Residents are in general positive about relationships between people from different backgrounds, the tensions of the past are remembered but are not considered current issues. However, people from different social backgrounds do not appear to mix much.
- There is a growing sense of transience, associated with new housing and private renters, many affluent residents are reported to leave the area as they establish families.
- Survey respondents report having influence over the area, however there is widespread cynicism about the ability of the community to have any impact on planned developments.
- While there are a number of strong activist and community groups locally, volunteering rates among survey respondents are low.
- Residents report feelings of safety in line with comparable areas, although there are concerns about young people’s safety.

Southwark Council Social Regeneration Indicators

Indicators	Survey response	% difference national average	% difference comparable area
Regularly stop and talk with people in neighbourhood	83%	+14%	+26%
Borrow things and exchange favours with neighbours	68%	+25%	+41%
Friendships and associations in my neighbourhood mean a lot	79%	+22%	+28%
People from different backgrounds get on	90%	+8%	+9%
Feel sense of belonging to this neighbourhood	85%	+16%	+27%
Plan to remain a resident of the neighbourhood	85%	+16%	+26%
People in this neighbourhood pull together to improve it	83%	+26%	+32%
Feel ability to influence decisions affecting local area	68%	+40%	+37%
Volunteered during the last 12 months	10%	-11%	-10%
Feel safe when out and about in local area	91%	N/A	N/A
Feel safe when walking in area after dark	80%	-6%	-4%

3.1 Neighbourliness and belonging

Residents report that the area overall is a comfortable place to live. There is a strong sense of neighbourliness, belonging and attachment to place; 86% of people surveyed reported that they feel they belong in the area; 83% of people say they regularly stop and talk with people in the neighbourhood. These responses are substantially higher than would be expected in comparable areas.

“When there is a reason to come together everybody does” (Resident)

Neighbourliness is strongest among both social renters and home owners. It is weaker among private renters, who tend to be shorter term residents. It is also stronger among retired people and people who are long term sick.

The area was described by stakeholders as being home to “micro-communities”. It is reported that different parts of the area and different groups live largely separate, but not unharmonious, lives.

“I would say it’s communities rather than a community.” (Stakeholder)

Residents describe different group identities. Among long term residents living on social housing estates, some reported two groups - those with very long local roots and a more diverse group of people who moved into the area in the last 30 years. Another group noted are private renters or owner occupiers who moved into the Bermondsey Street ten to twenty years ago, as part of a first wave of gentrification. A third group are more affluent residents who have moved to the area more recently. There is also reported to be a growing student population. To some extent, these groups occupy different geographic areas.

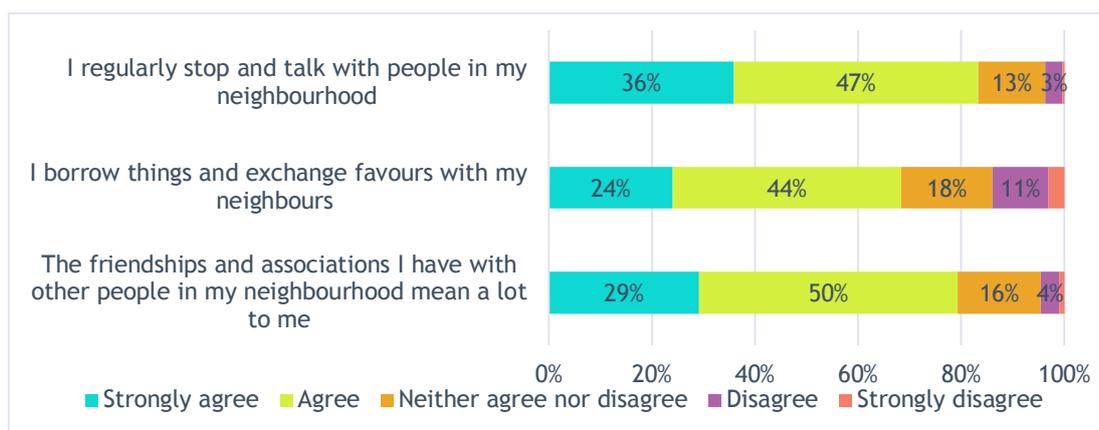


Figure vii: Neighbourliness, residents survey responses.

Some residents report that the sense of community has diminished. 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 from the area in search of affordable housing. One stakeholder described a perception that the historical character of the area had been maintained but the social character has been lost.

“I think the heart of the community has gone now you know you don't get the community spirit that you got a few years ago” (Resident)

Overall residents’ surveyed sense of belonging is strong, higher than for comparable areas. The survey shows that belonging is weakest among private renters and people in paid work; it is strongest among retired people and people who are long term sick. Stakeholders reported that the white working class identity that is so strong in other parts to the east of Bermondsey, is less strong here. However, stakeholders described how people from

different backgrounds experience the area differently, and how this affects their place-related identity.

“Some families don’t go very far out of their own area, they don’t go to the river etc. It’s quite close knit, the new families are often out and about in London tapping into free things, whereas mainstay don’t tend to avail themselves of those options” (Stakeholder)

“In the past this was an area for poor people, now people have to be able to afford the area. If you’re poor around this area, possibly you might feel that you don’t belong” (Stakeholder)

There is a growing sense of transience, and incomers were considered by some to have less commitment to the area. The majority of residents surveyed who have lived in the area for less than a year are private renters - nearly 30% of people renting privately had lived in the area up to one year. These newly-arrived residents are more likely to be in work than other residents. Conversely, over 95% of retired people have lived in the area for over 10 years. Some stakeholders and residents reported the increased use of Airbnb locally.

It was reported that the area’s wealthier residents are moving away when their children are of primary school age. Others described how the more affluent residents who had moved into the Bermondsey Street area in its first wave of gentrification are now leaving (sometimes renting out their homes) as the area is felt to be losing what had attracted them to it in the first place.

3.2 Relationships between people from different backgrounds

In general residents surveyed were positive about the relationships between people from different backgrounds. This is stronger than in comparable areas. Residents surveyed reported similar perceptions about relationships between people from different social classes, different ethnic and faith communities and between people living, working and visiting the area. However they were more likely to “tend to agree” than “definitely agree” that these relationships were good. Slightly over 10% of people reported negative views.

“I love [the Bermondsey Festival] - yeah, if you want diversity you’ll see diversity ... all classes, all mixes all races, everybody is there and everybody talks about it” (Resident)

Retired people surveyed were more likely to feel that people from different backgrounds get on well than people in paid work or unemployed people. People living in different tenures reported similar views about how people from different backgrounds get on well.

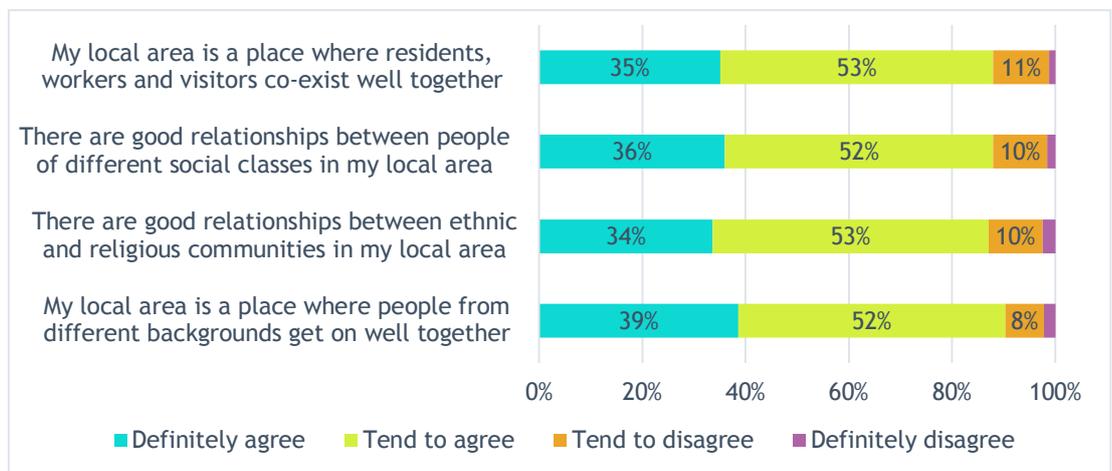


Figure viii: Relationships between groups, residents survey responses.

Social rented tenants surveyed were slightly less likely to believe there are good relationships between people from different ethnic and religious communities. Retired people surveyed were most likely to feel that people from different ethnic and religious community get on well together. Unemployed people were least likely to agree that visitors, workers and residents co-exist well.

However, residents from different areas and social backgrounds do not seem to have close relationships. There are reported to be weak links between people living in private housing around Bermondsey Street and residents on the council estates. These divisions are mirrored within community groups. A few places were described by stakeholders or residents as bringing different groups together, including some churches, schools and the Bermondsey Street Festival.

Residents spoke of a history of tension between different ethnic groups, however, there are few remnants of the racism of the past. Research published in 2014 highlighted that longstanding associations between Bermondsey and the BNP during the 1980s and 1990s led to “a widespread perception of the neighbourhood as racist, insular and hostile to outsiders”.⁵ Earlier research conducted by Social Life found that this was still a feature to the east of Bermondsey.

“I think you’ve got a lot more tolerance. ... I think back in the day it was like you were fresh meat coming in - that’s what it felt like.” (Resident)

3.3 Voice and influence

Residents surveyed reported a strong sense of influence over the area. 68% of people surveyed felt they could influence the area. This is substantially higher than in comparable areas. Owner occupiers and retired people were more likely to feel they can influence decisions than renters, while those of working age were less positive.

83% of residents surveyed feel people in the neighbourhood pull together to improve it. Again, this is well above the benchmark for comparable areas. People in paid work and private renters surveyed were most negative - home owners and social renters expressed similar attitudes and were more positive.

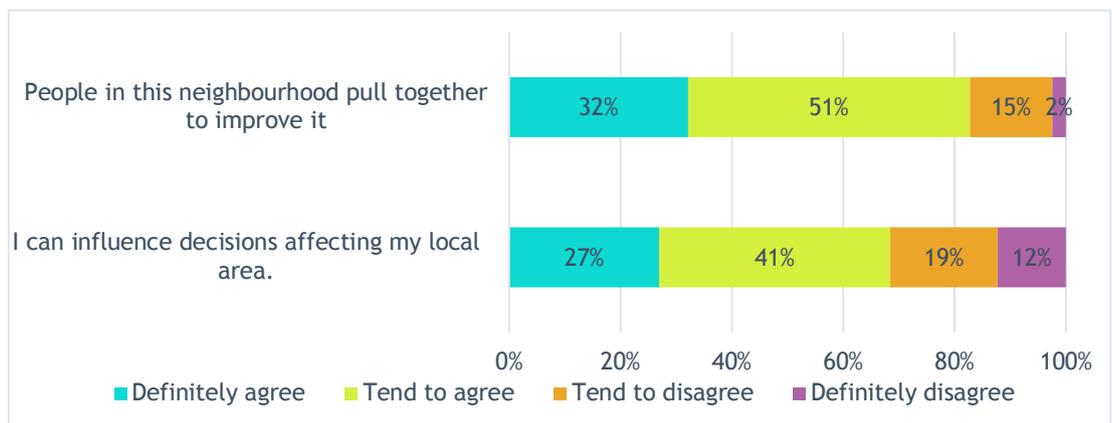


Figure xi: Perceptions of influence, residents survey responses.

There are strong activist associations and groups in the area which enable residents to share their views on local issues. For many council tenants in the area, the Leathermarket

⁵ Jensen, O. (2014) ‘Claiming the Flag’ Compas: University of Oxford. Accessed at <https://www.compas.ox.ac.uk/2014/claiming-the-flag/>

JMB gives residents the opportunity to have substantial influence, and to take action to improve the area. Bermondsey Street Area Partnership and Old Bermondsey Neighbourhood Forum are also very active, with a particular focus on retaining the character, history and promoting the cultural offer of the area. These groups represent different sections of the local community and there is a perception that they co-exist with largely separate interests and spheres of influence.

A range of stakeholders from different perspectives reported deep cynicism around consultation and it is felt community voices have little impact on decision-making about developments. Residents and stakeholders expressed a feeling that all substantive decisions have already been made by the time they are put to the public.

“Residents are more likely to have an impact on small things, not big schemes like St Thomas St. The pre-application process means that the council officers become emotionally attached to the scheme, also the council want CIL contributions.”
(Stakeholder)

“As locals we’ve tried to collaborate and even be led by the council as to how we can have an impact but we’ve basically been strung along in various ways” (Resident)

Only 10% of residents surveyed report volunteering in the past 12 months. This is below comparable areas. Only 5% of residents reported participating in formal volunteering, of these only 1% did so regularly. 9% of respondents reported having been involved in informal volunteering. This is well below the London average, where 52% report participating in informal volunteering and 28% report participating in formal volunteering.⁶

3.4 Safety

Residents report few concerns around safety in the area and residents sense of safety after dark is as would be expected in comparable areas. Owner occupiers surveyed were less likely to feel safe alone at night than social or private renters. Retired people surveyed were more likely to feel safe when out and about than younger residents.

According to police, the area around London Bridge has seen a rise in “volume crime”, such as bag-snatching or mobile phone theft. The crime rate for the London Bridge and West Bermondsey area is well above the borough average and is driven by high numbers of theft.⁷ This was linked by stakeholders to increased footfall and high numbers of visitors along the riverside area. This does not seem to impact on feelings of safety in the research area.

Concerns were voiced around young peoples’ safety, particularly in relation to the increase in knife crime. This is not considered a localised issue, rather one that is being experienced across similar parts of London, generating fear among families and young people themselves. This linked to people’s concerns that there is not enough for teenagers to do outside of school, an issue that was voiced by many stakeholders.

“There is not much for children to do after school, they hang out at football pitches but its not safe, gang leaders try to recruit people there” (Stakeholder)

⁶ GLA (2019), Survey of Londoners.

⁷ Metropolitan Police. Accessed at: <https://www.met.police.uk/sd/stats-and-data/met/crime-data-dashboard/>



4. Work and financial wellbeing

4. Work & financial wellbeing

This section sets out findings in relation to work, including employment patterns locally, work standards, barriers to accessing work or better work, and financial wellbeing - topics relevant to Southwark Council's Fairer Future commitment to 'a full employment borough'. Patterns of travel to work are also captured, which are relevant to its 'greener borough' commitment.

Key findings & benchmarks

- There are many work opportunities available locally and employers face some problems recruiting for lower paid roles, however the employment rate among survey respondents is below the Southwark average.
- Half of survey respondents currently in work would like to access better work, while around a third of survey respondents of working age who are not currently in employment would like to access paid work.
- There is a high demand for flexible employment opportunities, however many employers are reported to be unwilling to offer them. This was considered the main barrier to accessing better work among survey respondents.
- In spite of significant employment opportunities locally, one in ten people are paid below the living wage, while a low employment rate also contributes to a portion of residents who report they are struggling financially.
- There is considered to be significant support to access work locally. However, there is reported to be a lack of coordination between agencies, as well as some difficulty catering to individuals with complex needs.
- Many residents would like to work locally, employers would like to employ local people, however understanding of how to do so is sometimes limited.

Southwark Council Social Regeneration Indicators



Indicator	Survey response	% difference national average	% difference comparable area	% difference Southwark
Employment rate	65%	-10%	N/A	-14%
Earnings below the London Living Wage	10%	N/A	N/A	+4% ⁸
Feel they are managing financially	78%	+6%	+17%	N/A

4.1 Employment patterns

According to Census data, economic activity in the area as a whole is slightly higher than the Southwark average. In 2011, 76% of the population was economically active, versus a borough average of 73%. The latest data available at borough level indicates economic activity has risen significantly since 2011 to 78.5%.⁹

⁸ Southwark indicator: % of people in Southwark paid below the LLW.

⁹ ONS, 2018

However, among survey respondents, the employment rate was lower than the borough. 65% of survey respondents of working age were in employment, compared to a Southwark average of 78.5%. When compared with local Census data, it indicates a higher proportion of residents surveyed were long-term sick or disabled, or looking after their home or family.

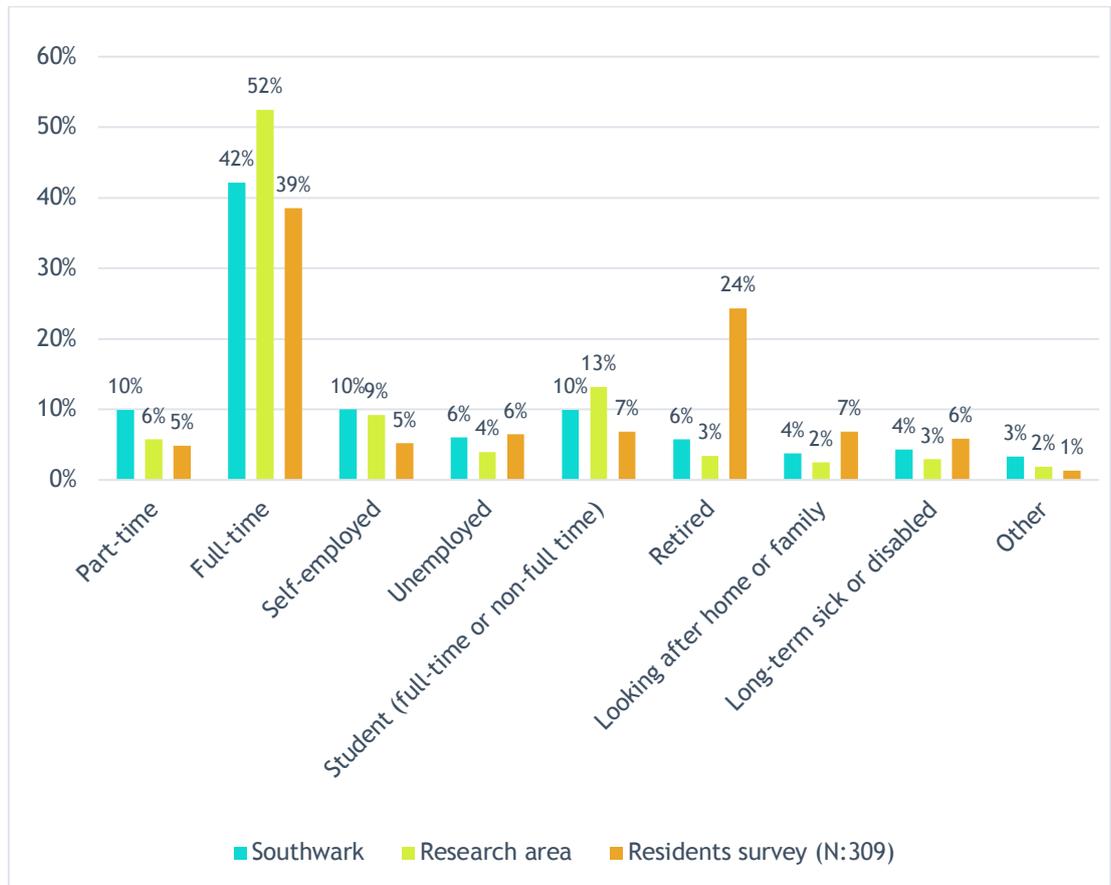


Figure x: Employment status, Southwark and research area data based on Census (2011).

It was felt that almost all residents who can work are in work. Some concerns were raised about the pressures that are put on frailer or more vulnerable residents to find and apply for unsuitable work. One stakeholder indicated generational unemployment still affects a small number of families locally, however benefits changes have pushed many into work.

The area, along with much of north Southwark, has many employment opportunities. There are significant opportunities within professional occupational categories along the river. There are also considered to be many opportunities in the health sector, with the presence of Guys and St Thomas’, a growing retail sector, with the redevelopment of London Bridge Station, as well as significant roles available in the hospitality and construction sectors.

“There are lots of employment opportunities locally, particularly in the north of Southwark - there’s no shortage. Lots of employers are actually struggling to fill positions.” (Local stakeholder)

Some employers face challenges recruiting. Agencies report that it is often a challenge for employers in some sectors, such as hospitality and construction, to recruit. These sectors are considered to be less appealing to prospective employees, and in some cases poorly paid.

High demand for flexible work is not being met, employers were noted to often be unwilling to accommodate part time or flexible hours. Benefits changes affecting families

are also driving demand among parents for part time work - a quarter of respondents looking after home or family wanted to access paid work.

4.2 Quality of work & financial wellbeing

10% of those surveyed reported they are paid below the London Living Wage. In Southwark as a whole, 14% of employees earn below the London Living Wage - this is well below the London average of 32%.¹⁰ One stakeholder noted borough initiatives to promote the London Living Wage are “an uphill struggle” given many major employers are not currently paying the London Living Wage.

22% of respondents said they are struggling financially. 17% reported they are “living comfortably”, while 61% felt they are “doing alright”. This is above the area benchmark and similar to the national average. Social renters and retired people were less likely to feel they were managing financially.

A lack of flexible hours was the key complaint relating to work quality. 20% of in-work survey respondents did not feel their work offers what they want in terms of flexibility. Opportunities for career promotion were felt by 17% to be lacking, while 15% felt they do not have opportunities for training and development, or do not receive the salary or wage they would like.

A small portion of residents are lacking job security or regular reliable hours. The impact of the casualisation of work has been noted throughout the borough, with growing numbers reported to be in insecure work. The recent GLA Survey of Londoners reveals 10% of the working-age population are in insecure employment.¹¹

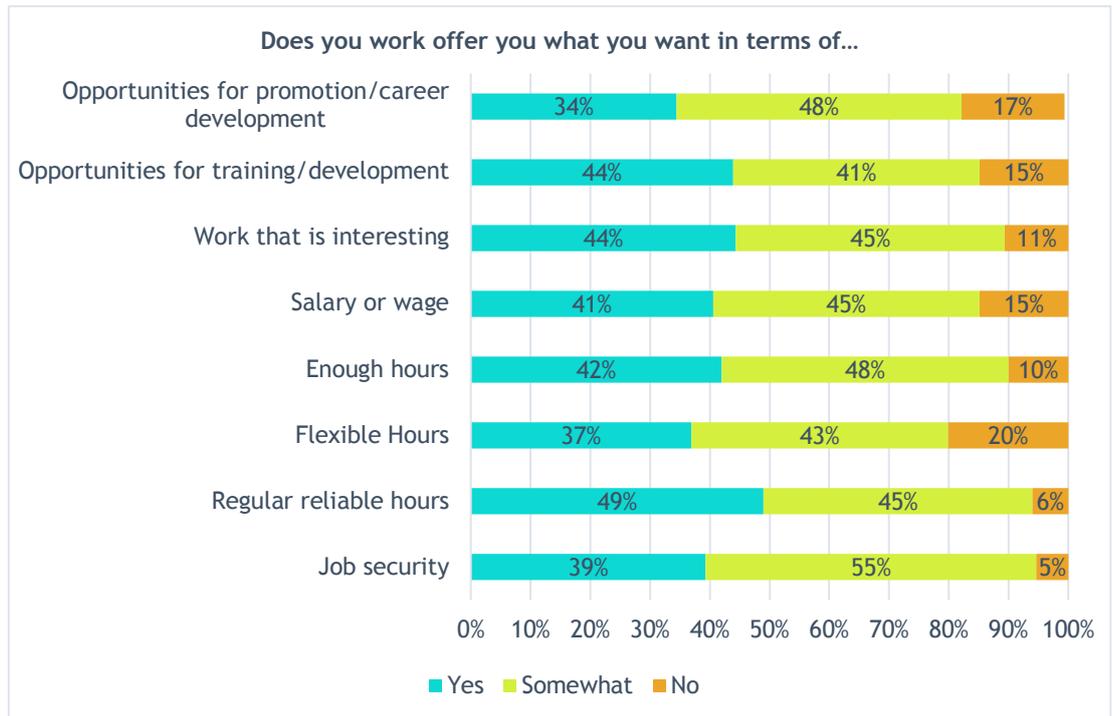


Figure xi: Satisfaction with work, residents survey responses (N:148-151).

¹⁰ Trust for London

¹¹ GLA (2019) Survey of Londoners.

4.3 Barriers to work

51% of in-work respondents said they would like to access better work. 28% of respondents of working age who are not currently in work wanted to access paid work. Of these, 75% of unemployed residents and a quarter of students or respondents looking after home or family wanted to access paid work. No respondents who are long-term sick or disabled were interested to access paid work.

A shortage of jobs with enough flexibility was considered the key barrier to accessing better work. Stakeholders also report this to be a significant issue, particularly relating to part-time work which fits around childcare and other responsibilities. It can also relate to a lack of flexibility because of overly long hours. Around a third of respondents also cited a lack of support to find work, a lack of suitable skills and qualifications, a lack of local work opportunities, and a lack of opportunities in their preferred sector or position as barriers to finding better work.

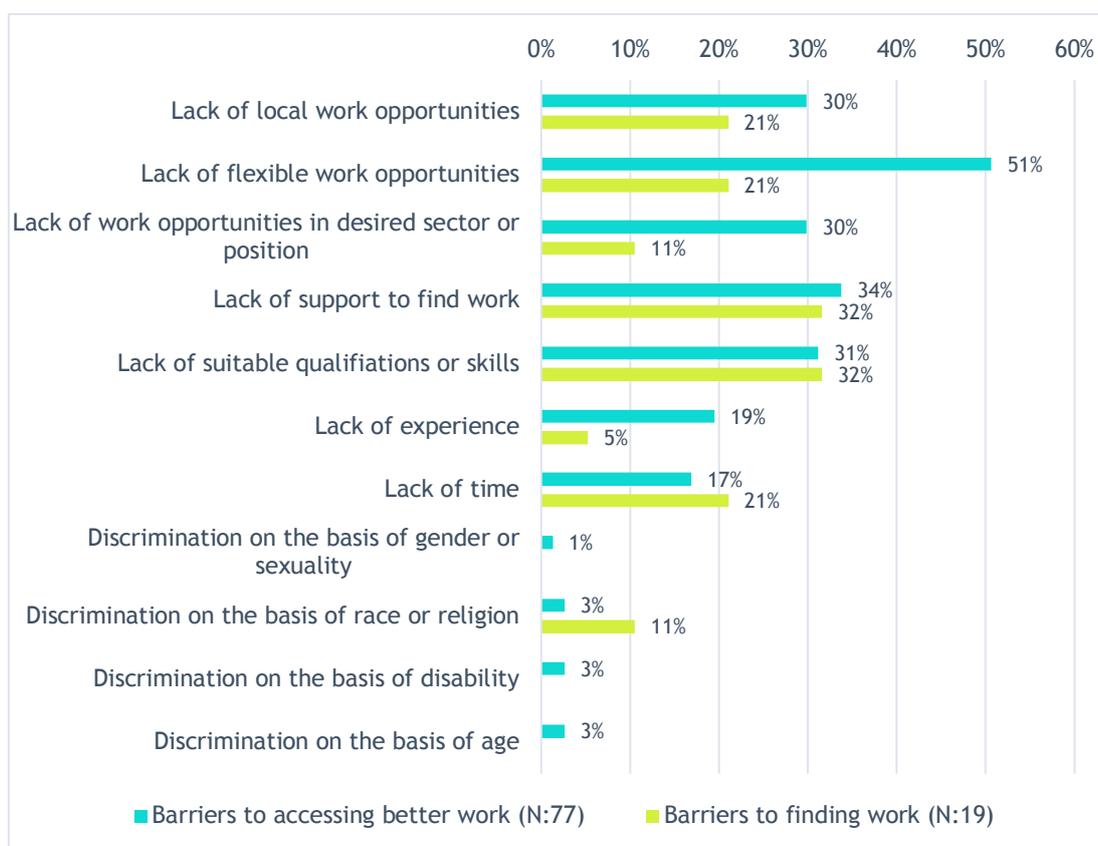


Figure xii: Barriers to accessing better work or paid work, resident survey responses.

28% of working age respondents not currently in work wanted to access paid employment. When asked about barriers to doing so, a third of respondents highlighted lack of support to find work and a lack of suitable skills and qualifications. Not enough local work opportunities, a shortage of flexible work opportunities and a lack of time were highlighted by a fifth.

4.4 Travel to work

Nearly half of residents surveyed would like to work more locally. 17% said they already work locally, while 34% felt they are happy to commute, while 9% reported working mainly at or from home.

Many employers have a desire to employ local residents. One stakeholder noted that employers had bought into the ethos of recruiting locally, however it is felt they are not always patient or flexible enough to do so successfully.

“Businesses can be a bit lazy about finding local candidates who could do the role, they often don’t privilege local applicants, or they pay lip service but aren’t patient enough... they want to find person as quickly as possible.” (Stakeholder)

A third of residents surveyed work in Southwark. 22% work in Westminster, 9% in Lambeth and 8% in Tower Hamlets. Residents reported working in 14 London boroughs, stretching from Havering to Ealing.

Relatively low numbers of survey respondents use active travel, compared to the research area as a whole. 11% of survey respondents commute to work on foot, compared to 31% in the area as a whole,¹² and only 4% reported cycling. Half of respondents travel by underground or train - well above the borough average - while 18% travel by bus, compared to 27% in Southwark as a whole.

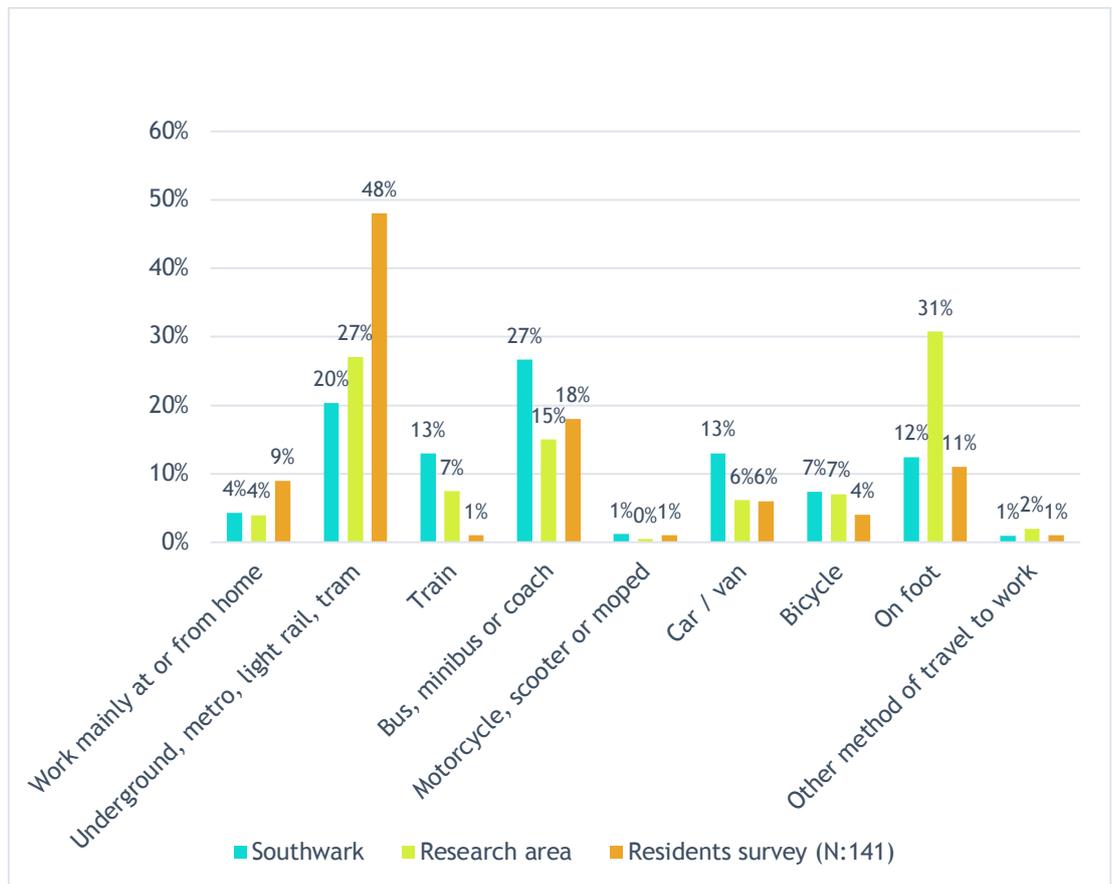


Figure xiii: Principle method of transport to work, Southwark and research area data Census (2011).

4.5 Employment support

There are many agencies offering employment support in the borough. One stakeholder commented that they work with over 60 organisations providing employability services in Southwark. There were noted to be many specialist agencies working with particular client

¹² Census 2011

groups, such as ex-offenders, individuals with mental health issues and lone parents. Coordination was felt to be an issue as individuals often engage with multiple agencies.

*“There is a lot of support in the borough to get into work - coordination is the issue, some people are working with three agencies or so which can complicate things.”
(Stakeholder)*

Support for those with more complex needs can be difficult to access, especially for those needing more intensive and holistic support. Health issues were noted by a stakeholder to be the most difficult barriers to overcome, it was felt that there might be a gap relating to the provision of occupational health support. However, no survey respondents who are long term sick or disabled were interested to access paid work.

*“We’re finding people who have had a health condition or disability who have kept them out of work have amassed another set of problems, such as debt, mental health... all those things need to be unpicked before they can start looking for work”
(Stakeholder)*

Some programmes are now tackling access to better work. Southwark Council’s increased focus on improving the quality of work means that several programmes have been initiated recently to support access to higher quality opportunities, however it was noted that, at this stage, little is known about what models are effective.

There are specialist recruitment agencies in the area connecting local people with local jobs. These include Employ SE1, who act as a recruitment agency for Southwark residents, connecting them to jobs in the borough. The Southwark Construction Skills Centre based in Elephant & Castle focuses on building skills and access to the construction industry.



5. Health & wellbeing

5. Health & wellbeing

This section sets out the research findings in relation to physical health, mental health, wellbeing, isolation and physical activity in the area. These themes address Southwark Council’s Fairer Future commitment to ‘a healthier life’. Here we also highlight the impact of local environmental factors on health and wellbeing, which ties into the Council’s commitment to ‘a greener borough’.

Key findings & benchmarks

- There are significant health inequalities locally, evidenced in lower life expectancy in parts of the area with higher stocks of social housing.
- There are reports that mental health issues, such as anxiety and depression, are increasing, and that services are insufficient to meet needs.
- Parts of the area rank in the upper most decile for childhood obesity nationally, this is linked to complex socioeconomic, cultural and geographic factors.
- Survey respondents reported relatively low levels of loneliness, this was higher among the long-term sick or unemployed than among retired individuals. There are concerns that cuts in service provision are exacerbating isolation.
- Around a quarter of survey respondents do not feel they have the ability to be physically active or participate in sports, while 42% of survey respondents are doing less than 30 minutes of exercise per week, excluding walking.
- Environmental factors affect the health and wellbeing of many residents - 43% of survey respondents feel air pollution has a significant or moderate impact, while around a third of residents report similar effects from noise pollution, road traffic, and construction.

Indicator	Survey response	% difference national average	% difference comparable area	% difference Southwark
In “good” or “very good” health	77%	N/A	-5%	-7%
Long-term health condition or disability	16%	N/A	N/A	-2%
Life satisfaction	8.2	+1	N/A	+0.8
Feel lonely “occasionally”, “hardly ever” or “never”	85%	+8%	+14%	N/A
Feel they have the opportunity to play sport	61%	-4%*	N/A	N/A
Feel they have the ability to be physically active	67%	-1%	N/A	N/A

* Benchmarked indicator: “I feel that I have the opportunity to be physically active” (Active Lives Survey, 2019)

5.1 General health

Residents surveyed report poorer health than the Southwark average, yet in line with comparable neighbourhoods. This may be attributed to the high numbers of retired individuals who completed the survey. Social renters were less likely to report good health. In previous research conducted by Social Life in the area, a GP practice reported a high prevalence of lifestyle-associated illnesses, such as heart disease and diabetes.

Survey respondents report long term illness or disability in line with the borough average. 9% of survey respondents said their day-to-day activities are limited “a little” by a long-term illness or disability, while 7% said they are limited “a lot”. All those who reported that their day-to-day activities are limited are living in social rented housing.

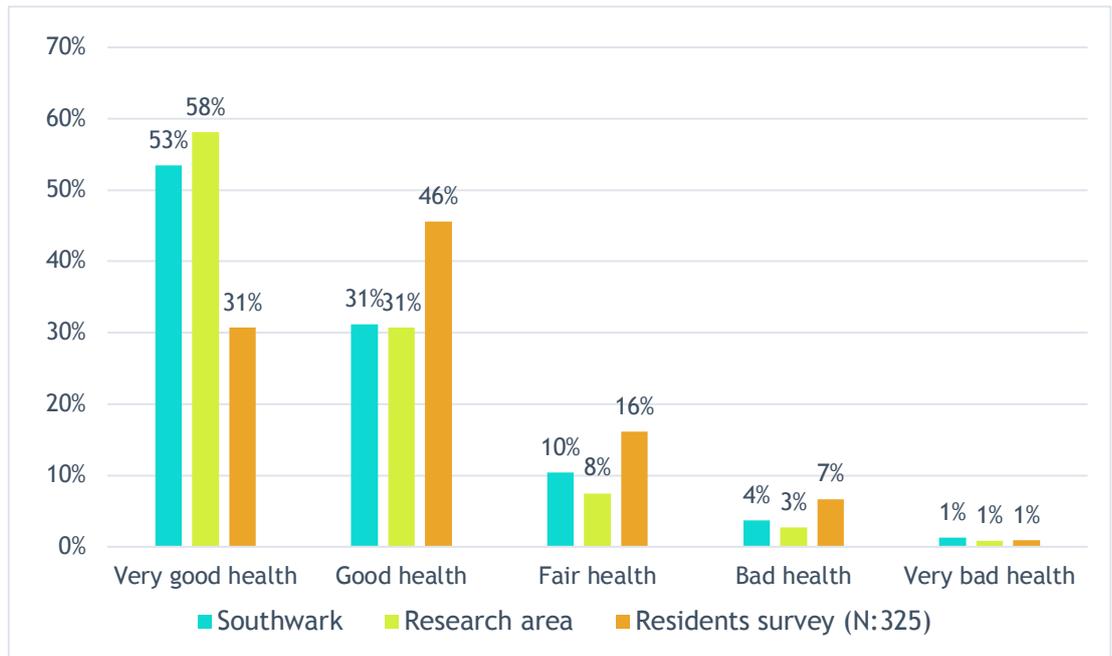


Figure xiv: Self-reported health, Southwark & research area data based on Census (2011).

Health inequalities are evident locally. The relationship between poverty and health can be seen when life expectancy at birth is mapped. This shows the different experience of many residents around Bermondsey Street, an area with higher stocks of private housing, from those living in areas with high proportions of social housing, where life expectancy is below average.



Figure xv: Life expectancy at birth (ONS 2016); Obesity among Year 6 children (PHE 2016). Maps accessed at <https://maps.cdrc.ac.uk>

Some health conditions are more prevalent among particular ethnic groups. In earlier research conducted by Social Life, a local health professional highlighted elevated levels of hypertension among black men and higher rates of diabetes among Asian men. It was also noted that African men are less likely to engage with health services.

Parts of the area rank in the upper most decile for rates of childhood obesity nationally. It is highest in the areas where incomes are likely to be lower but still relatively high in the more affluent areas where life expectancy is greater and obesity might be expected to be lower. This may suggest there is a particular issue for local children and their families. Stakeholders are aware of this issue which is linked to complex socio-economic, cultural and geographic factors.

“We have a qualified fitness instructor who integrates health and wellbeing and teaches about cooking and healthy eating. We took on healthy eating cooking sessions to help address this [childhood obesity] issue.” (Stakeholder)

5.2 Mental health

Stakeholders report that many residents have poor mental health. Earlier research conducted by Social Life highlighted rising levels of depression and anxiety in the area, which was associated with stress and felt to impact a wide cross-section of the population - including more affluent residents.

Mental health provision is felt to be lacking. Local stakeholders report that there are not enough services to support those suffering from mental health issues. Need is also perceived to have increased as a result of a number of local services closing or reducing their hours. However, there remains some community support locally, such as the Dragon Café, which is a unique local venue, offering flexible and creative support to people with mental health problems.

“We have a community café on Thursdays, there are a lot of people coming who have some mental health challenges.... I have also heard anecdotally that the mental wellbeing of clients in the area has declined due to cuts.” (Stakeholder)

5.3 Wellbeing and isolation

Survey respondents report life satisfaction levels slightly above the borough average, a well-used indicator for understanding subjective wellbeing. This may reflect the strength of local social relationships, which are widely recognised to contribute strongly to our perceptions of our quality of life.

Two per cent of respondents reported that they were often or always lonely, a further 13 per cent were lonely some of the time. 69 percent reported they were hardly ever or never lonely. This is a stronger score than comparable areas suggesting social isolation may be lower. Again, this may reflect good neighbourly relationships.

Those in retirement were less likely to feel lonely than those in paid work. This runs counter to established patterns. Loneliness was highest among people who are unemployed or long-term sick.

“New things in the area seem to be aimed at a more affluent population, while supports and services in the area, like youth clubs and youth facilities, so many of these services have been dramatically reduced in recent years” (Stakeholder)

5.4 Exercise and lifestyle

Over a quarter of survey respondents feel that they do not have the opportunity to play sport. While 23% feel that they do not have the ability to be physically active. It is not clear whether this is because the facilities or amenities are not present, or are inaccessible, or because the circumstances of people’s lives (illness or caring responsibilities for example) stop them exercising or participating in sport.

42% of survey respondents are doing less than 30 minutes of exercise per week, excluding walking. Including all forms of walking, 5% of respondents were doing less than 30 minutes a week. Public Health England defines physical inactivity as completing less than 30 minutes of physical activity a week, this includes walking at an elevated heart rate.¹³ In Southwark, 19.8% of residents are considered physically inactive. Obtaining this level of detail was not possible within the scope of the residents survey.

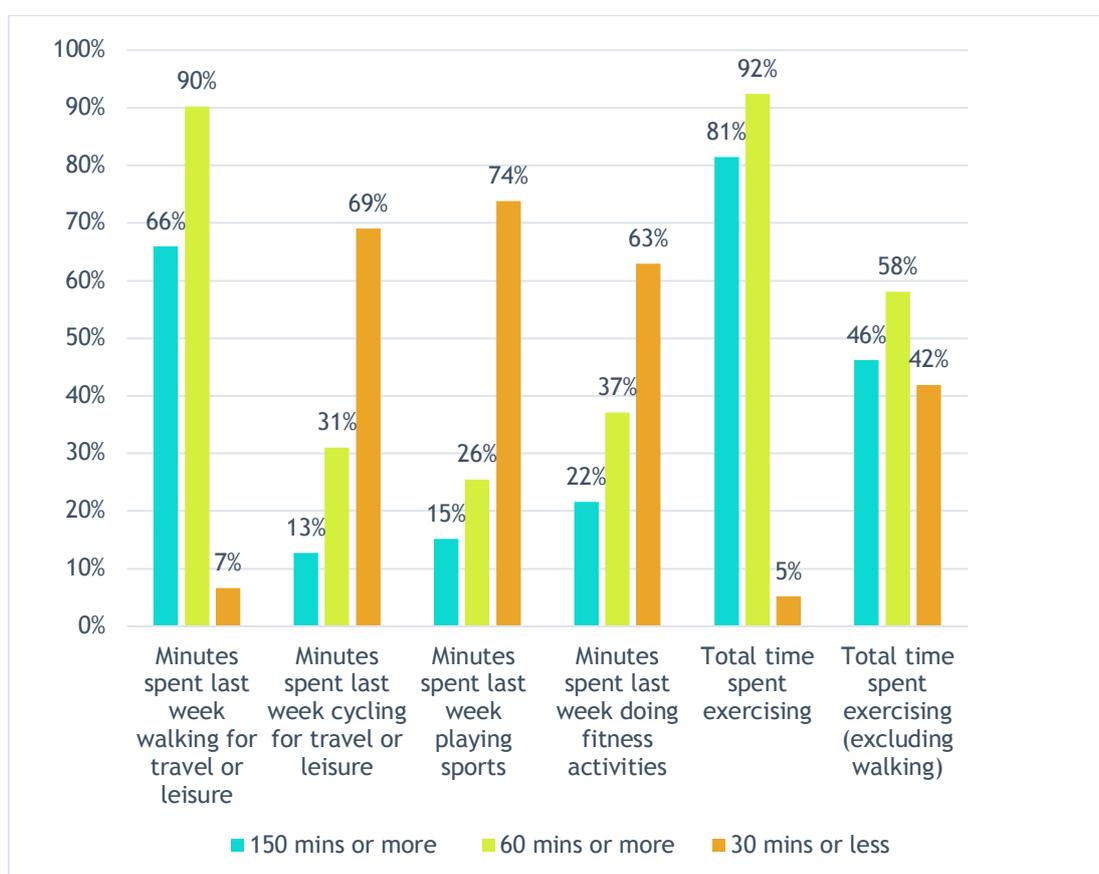


Figure xvi: Time spent on physical activity, residents survey responses (N:329).

5.5 Impact of local environmental factors

Residents surveyed reported significant problems with air pollution, noise pollution, road traffic and construction. Disruption from local nightlife was considered slightly less severe, although still impacted almost half of residents. The biggest concerns were around air pollution, 43% of respondents feel it impacts their health and wellbeing ‘significantly’ or ‘moderately’. Some particular concerns about its impact on local schools were also raised.

¹³ Public Health England, 2018

Stakeholders and residents interviewed often highlighted noise and disruption from construction. Disruptive noise levels were also associated with local nightlife, in particular around Bermondsey Street. This was described as having increased in recent years as a growing number of bars have opened.

“Trucks are shaking your bed throughout the night” (Resident)

“There’s quite a lot of noise nuisance in the area, Bermondsey Street is a classic instance of this, a mix of residential and night-time economy, which creates issues with bins and noise, enforcement is needed... Noise and nuisance is the number one issue locally.” (Stakeholder)

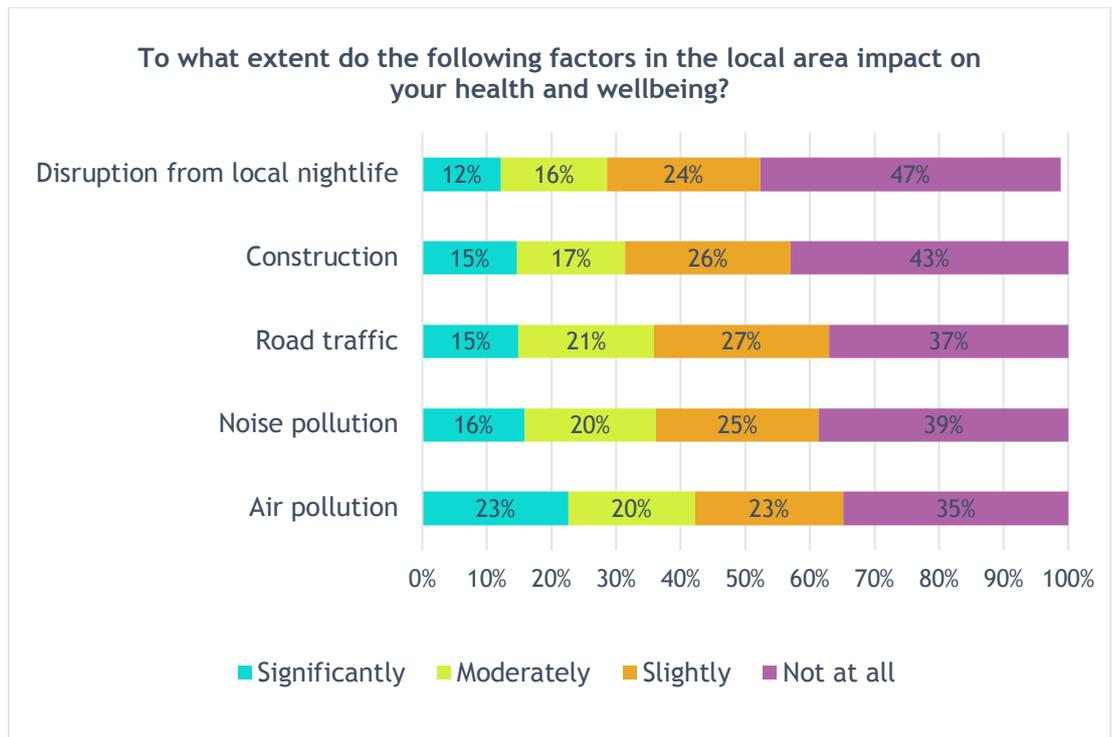


Figure xvii: Impact of local environmental factors, residents survey responses (N:327-329).



6. Local amenities, services & housing

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6. Local amenities, services and housing

In this section we present findings in relation to the use of local services and amenities, access to culture, and digital connectivity - themes which form part of the Council's commitment to 'a vibrant Southark'. The section also addresses housing issues locally, which sit under the 'a place to call home' commitment. Conditions and provision relating to vulnerable residents and young people are set out - these address the council's wider aim to reduce wellbeing inequalities as well as the Fairer Future commitment to 'a great start in life'.

Key findings & benchmarks

- There is high satisfaction with many local services, including parks and green space, health provision and schools. There is less satisfaction with provision for children of all ages and young people.
- Many report a need for more facilities and supports for young people locally, this is considered a high priority.
- Existing community spaces are well-used and stakeholders report the need for more open-access community space, along with events that bring people together, particularly the area's older and vulnerable residents.
- Housing is an important issue for residents and stakeholders, affordable housing was identified as the top priority for residents when asked what is needed locally, while already high housing costs locally are rising faster than the borough average.
- Stock condition on social housing estates is a problem for some tenants, plans have been drawn up to address these.
- Affordable supermarkets and convenience stores are a priority for residents when asked what shops they would like to see more of.
- Many residents are visiting local museums and galleries but cultural participation among survey respondents is well below the London average.
- Almost a quarter of survey respondents never go online, or go online only rarely.

Southwark Council Social Regeneration Indicators



Indicator	Survey response	% difference national average	% difference comparable area	% difference London
Participated in a cultural activity in the past month	38%	N/A	N/A	-28%
Go online occasionally or more often	78%	N/A	N/A	--

6.1 Satisfaction and use of local facilities

Survey respondents reported high satisfaction with services locally, including green spaces, health provision, local schools and shops. Respondents were least satisfied with facilities for children and young people, sports facilities, childcare and nursery provision.

Residents surveyed used many facilities locally and were most likely to visit parks and community halls. Local green spaces such as Leathermarket Gardens and Guy Street Park were visited regularly or occasionally by the majority of respondents. While there was noted to be a small area of green space locally, those which exist are considered to be well maintained - 84% of survey respondents agreed that local green spaces are well cared for.

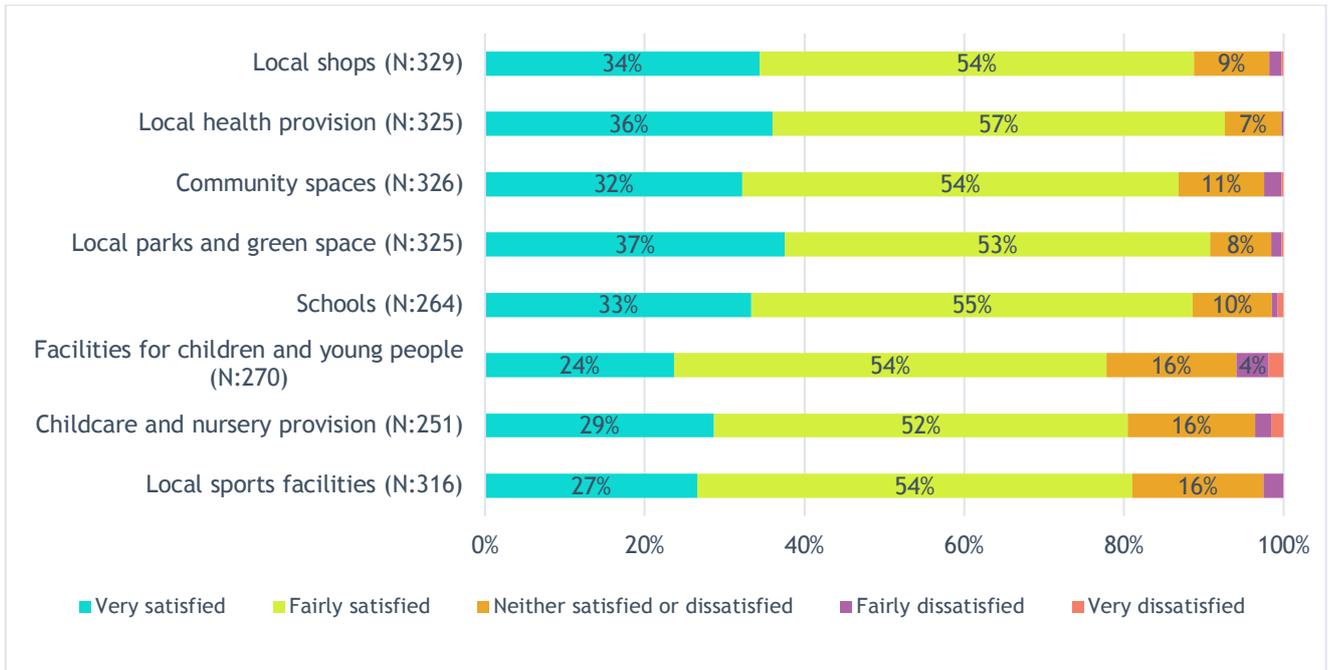


Figure xviii: Satisfaction with local services, amenities and facilities, residents survey responses.

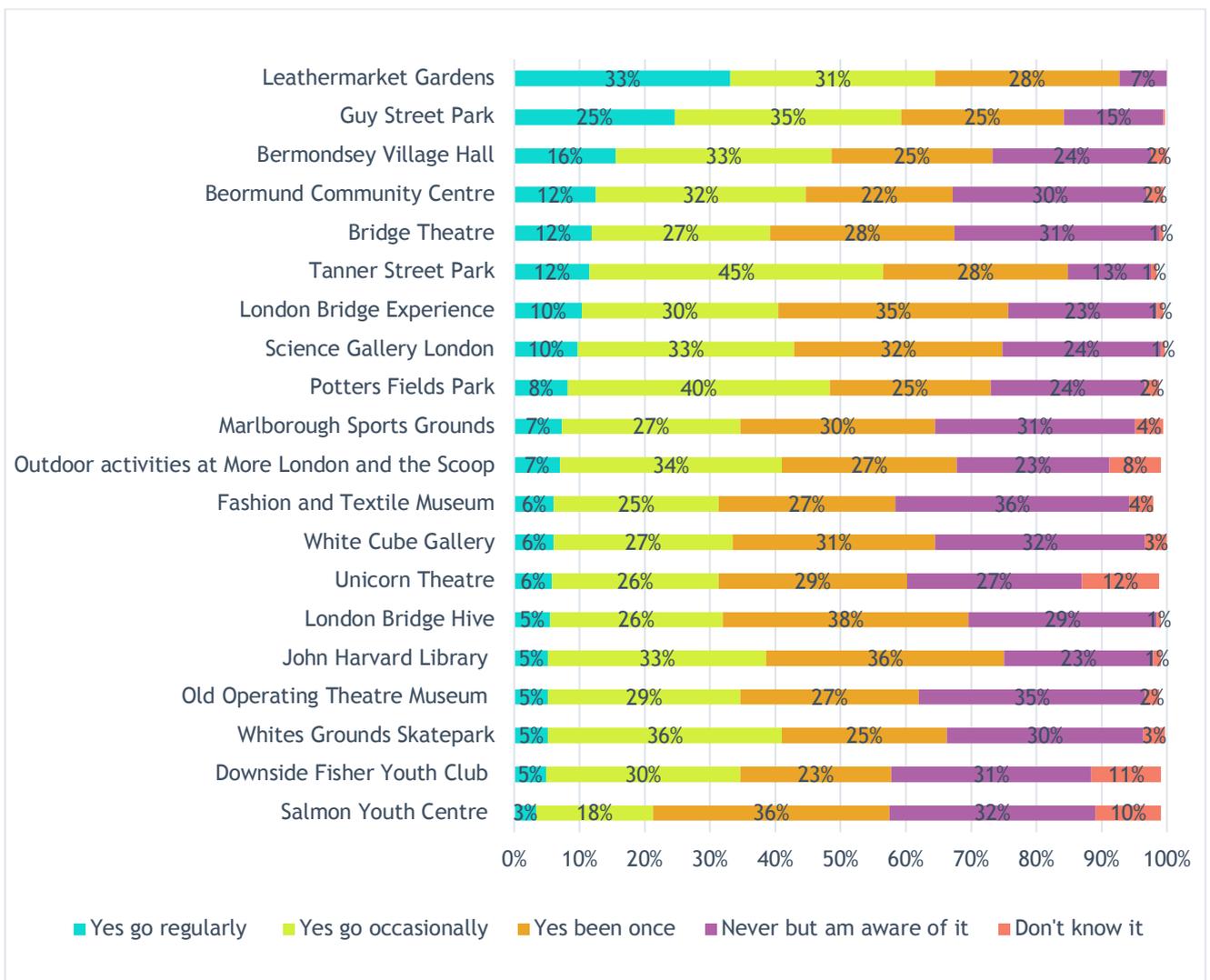


Figure xix: Use and awareness of local amenities, residents survey responses (N:329).

A high number of respondents also reported visiting local cultural amenities. The relatively new Bridge Theatre and Science Gallery London have been visited by over two thirds of respondents. More residents had visited White Cube Gallery, where entrance is free, than the Fashion and Textile Museum.

Overall, there are very high levels of awareness of local amenities and facilities. The places that were less known included outdoor activities at More London and the Scoop, the Unicorn Children’s Theatre and youth clubs - these are things that would not necessarily be known by individuals without children.

The priorities for the area among residents surveyed are affordable housing, activities for young people and improved green spaces. These were identified by approximately one third of survey respondents. Stakeholders also highlighted the importance of affordable housing and activities for young people, as well as community space.

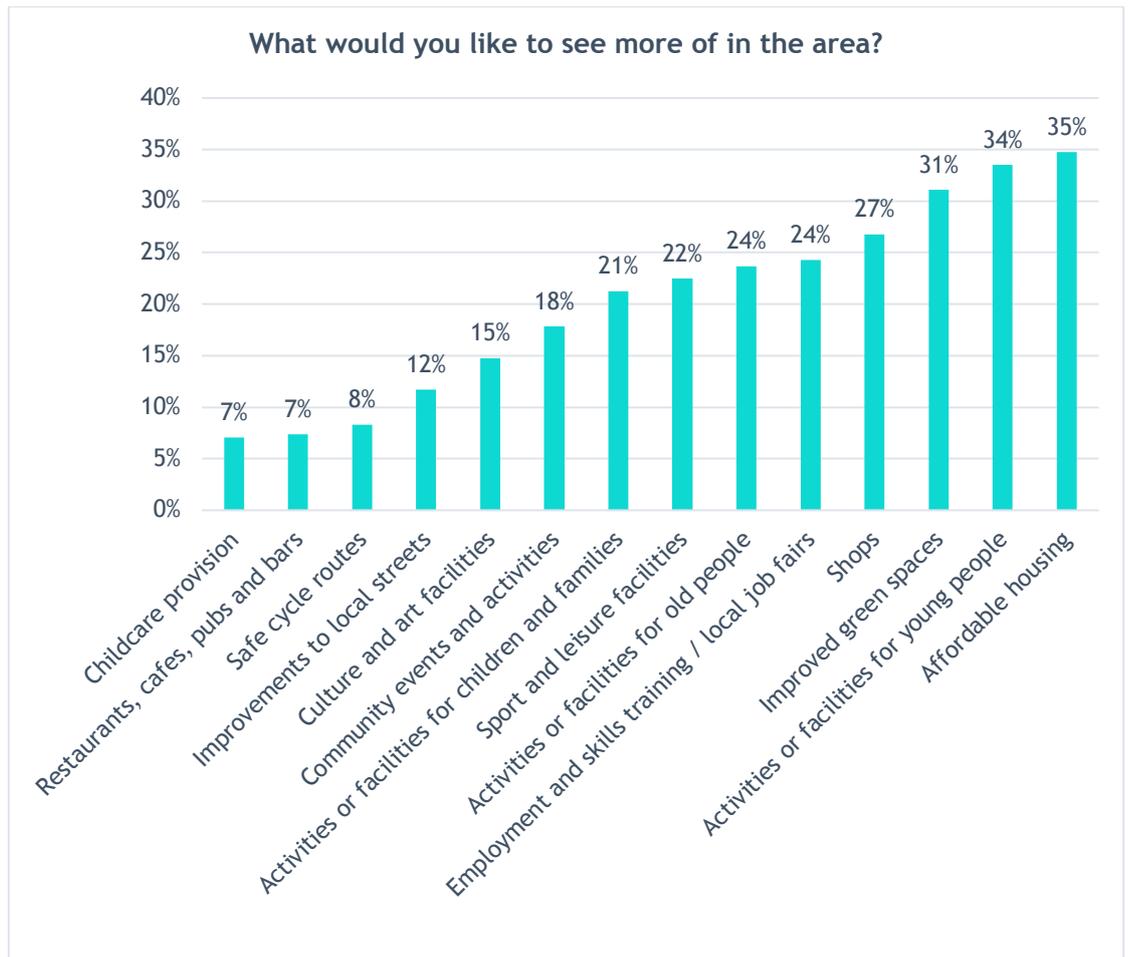


Figure xx: top three priorities for the area, residents survey responses (N:325).

6.2 Community space and events

Stakeholders report a shortage of community space and community events. Existing community spaces are very well-used: 49% of respondents reported going to the Bermondsey Village Hall and 44% visit the Beormund Community Centre regularly or occasionally. An open-access community space which attracts different sections of the community was noted to be missing by several local groups and individual stakeholders, some are developing plans to fill the gap.

Residents interviewed were positive about the impact of community events, such as the Bermondsey Street Festival, in bringing different groups together, however these were considered to be few and far between.

There are a number of less formal community hubs in the area - places that are not explicitly labelled as “community halls” but which bring residents together. The local churches are important and often have diverse congregations, these include St George the Martyr, which hosts a food bank, St Joseph’s on Melior Street, and St Mary Magdalene. Green spaces, parks and playgrounds are recognised as important community assets which enable residents to meet.

*“Public green spaces are the places we have for social cohesion and wellbeing.”
(Stakeholder)*

A number of businesses are considered community assets which cater to the area’s longstanding population. Al’s Café on Bermondsey Street is described as “a local treasure” and is seen to be holding out in spite of rising rents and gentrification. Pubs are also important for a section of the community. Yet as in many parts of London, many local pubs have been sold off or are now pitching themselves to more affluent visitors and raising prices.

6.3 Housing

The area has very high and fast rising housing costs. Around Bermondsey Street there are growing stocks of private housing at very high costs. SE1 rents in June to July 2019 for a two bed flat were in the top 25% of London rent levels,¹⁴ while the median house price in April 2109 was over £840,000.¹⁵ Over the past few years, house prices in SE1 have risen at faster rate than the borough average.

Private rented housing is relatively good quality. It is reported that former council housing that is let is generally higher rent and decent quality accommodation. The poor-quality renting associated with ex-council housing is said to be less of a feature of this area than other parts of Southwark.

Affordable housing was identified by residents and stakeholders as a key priority. Leathermarket JMB’s 2018 residents survey established that 92% respondents believed there is a need for truly affordable homes in the JMB area, while it was selected as the top local priority among survey respondents.

There is a strong wish to see an increase in affordable housing locally with the amount of development proposed in the area. The council policy of negotiating off site deals with developers was raised. Stakeholders and residents acknowledged that affordable housing was being built as a result of development elsewhere but wanted to see this balanced with local need. Some fears of displacement and future demolition of council estates were also voiced.

“There is a need for more social housing for people at a range of low to moderate incomes, to make the community more mixed and balanced. Guinness Trust and the council estates have been in the area for 100 years - we hope that they will be able to stay.” (Stakeholder)

¹⁴ GLA London Rents map, <https://www.london.gov.uk/what-we-do/housing-and-land/renting/london-rents-map>

¹⁵ Land Registry Data via Bloomberg, <https://www.bloomberg.com/graphics/property-prices/london/>

Leathermarket JMB has successfully built 48 new council homes in the area, through its newbuild arm Leathermarket Community Benefit Society. It has also converted an ex-shop and TRA room into flats. Another 112 new council homes are planned within the JMB area in the next four years.

There are also some concerns around the condition of social housing, particularly older blocks which may not have good insulation. JMB report that dampness and condensation is a problem in some-pre war homes, which are single brick construction. Condensation is also a problem which is a result of household circumstances - it is more likely to occur if a family is overcrowded or does not have the money to adequately heat their home.

A portion of residents are living in overcrowded conditions. A residents survey of Leathermarket JMB estates (approximately half of which fall into our research area) found that 30% of respondents indicated that their homes do not meet their needs. Of these, nearly 70% reported overcrowding and over 20% health or mobility issues.¹⁶

Leathermarket JMB has developed an estate improvement plan through intensive community consultation, including the residents survey. This identified a list of problems, and proposed solutions for the estates that they manage. Key problems identified include parking issues, a lack of green spaces, poorly designed or organized bins, non-residents congregating in shared areas, lack of maintenance, lack of green spaces, sound proofing, a lack of natural light and outdoor spaces in some flats, and some design issues creating safety problems. The residents survey that informed this analysis identified residents' top priorities as security, parking, bathrooms and refuse/bins. The detail of these is included in Appendix 3.

6.4 Education and young people

Local primary schools are considered to be good. Primary schools in or adjacent to the research area are all rated 'Good' or 'Outstanding' by Ofsted. Stakeholders and residents are positive about primary schools in general. Overall, 88% of survey respondents were satisfied with local schools.

Secondary schools are more mixed. Local children attend a wide range of secondary schools across the north of the borough. Parents with more resources and better knowledge of education are more likely to try to send their children to the higher performing schools, leaving those children with fewer family resources in the weaker schools.

Poverty significantly impacts some children at school. At Snowfields Primary, 38% of pupils are eligible for free school meals, well above the national average of 24%. Stakeholders report hunger among a portion of pupils and some schools are providing free food on top of Southwark's free school meals, as well as developing initiatives to tackle holiday hunger.

The proximity of the area to cultural institutions and businesses is considered a key asset. Schools are able to access many extra-curricular programmes and undertake visits to historical and cultural sites nearby. However, strains on school budgets mean some are struggling to find the capacity internally to manage enrichment programmes.

Educational inequalities follow well established patterns. Children from more affluent backgrounds tend to arrive at primary school with higher literacy levels and schools struggle to bridge this initial gap. High numbers of pupils in local primary schools do not have English as a first language - 44% at Snowfields Primary. It is reported that boys are doing worse than girls in general, and that some parents find it difficult to engage with schools, often because they do not understand the system.

¹⁶ Leathermarket CBS and Leathermarket JMB (2018). Estate Improvement Plan 2018-2039.

More facilities for young people are a key priority for residents and stakeholders. Many stakeholders and residents interviewed spoke of the lack of spaces for teenagers and referenced the closure of Charterhouse youth club in 2008. It was noted that there are activities on offer but a safe place in the local area to spend time away from home is lacking, particularly as many young people are living in overcrowded homes.

Many residents are concerned about youth violence. School pupils are also reported to be increasingly anxious about the threat of violence. This was linked to a lack of youth provision by residents and stakeholders.

“The police are taking a joined-up approach around youth provision, using trauma-informed approaches, and a public health approach. However youth services are still being cut.” (Stakeholder)

6.5 Services for older and vulnerable people

Stakeholders report a gap in provision to support older people. Supports are available in Camberwell, through the Southwark Pensions Centre, or in Rotherhithe through Time & Talents. These are relatively far from this area, so regular provision is felt to be needed locally.

There is growing pressure on critical needs services. Stakeholders report that a lot of people are approaching the food bank without referrals. In response, a community fridge is being set up which will have access for all. The Manna Centre, a local day centre which reaches many homeless people, is also being used by residents in need.

Change can threaten established uses that are inclusive of vulnerable people. For example, the Melior Street Community Garden, managed by homeless charity St Mungos, is a welcoming space for people with experience of homelessness. The garden was rejuvenated by Team London Bridge, the council and community volunteers in 2009. However, complaints about its use by homeless individuals have been made by residents of new housing developments nearby.

There are reported to be growing numbers of street homeless in the area. This is part of a wider London-wide problem of increased visible street homelessness and destitution. The Manna Centre offers open-access services for those in need.

6.6 Local shops

A lack of a large, affordable supermarket is felt to be a key gap in retail provision locally. 58% of survey respondents reported wanting to see more supermarkets or convenience stores in the area. Residents and stakeholders we interviewed emphasised that the area is already saturated with smaller supermarkets and a larger more affordable option was desired. Some residents report depending on their cars to go further afield for a weekly shop, this impacts on air pollution.

Only a quarter of respondents prioritised independent businesses locally. Interviews highlighted that independent shops were often considered upmarket. While 22% felt no more businesses were needed.

70% of residents survey respondents agreed that “local shops cater to people like me”. Private renters were least likely to agree with this statement. The overall figure is high which may speak to the variety of local shops in the area which meet different needs and preferences.

There was a perception among interviewees that much new commercial activity is targeted at visitors. One resident expressed a desire for “community shops”, which are both independent, affordable and a focal point for local relationships. The mismatch between the diversity of the local population and the shops and businesses on offer was also highlighted.

“More green grocers, a proper bakery, not cupcakes, a proper bakery. More down to earth, where you can go and get a nice sausage roll you know, a normal sausage roll. And more family spaces, you’ve got Bermondsey Street, it is lovely but you couldn’t bring a family there, it’d be very expensive.” (Resident)

Residents surveyed report using businesses across the area, including those in locations considered to be upmarket. A third of respondents frequently used Bermondsey Street, while 74% report using London Bridge Station occasionally or more often. A portion of residents regularly go further afield to Elephant and Castle, or Peckham, this may be in search of more affordable or ethnic options.

“You’ve got Spar Terminus, Bermondsey Street, Maltby Street, but they are all middle class. If you’re “old Bermondsey” you need to go further away. No one’s going to be going to St Katherine’s Dock Waitrose.” (Stakeholder)

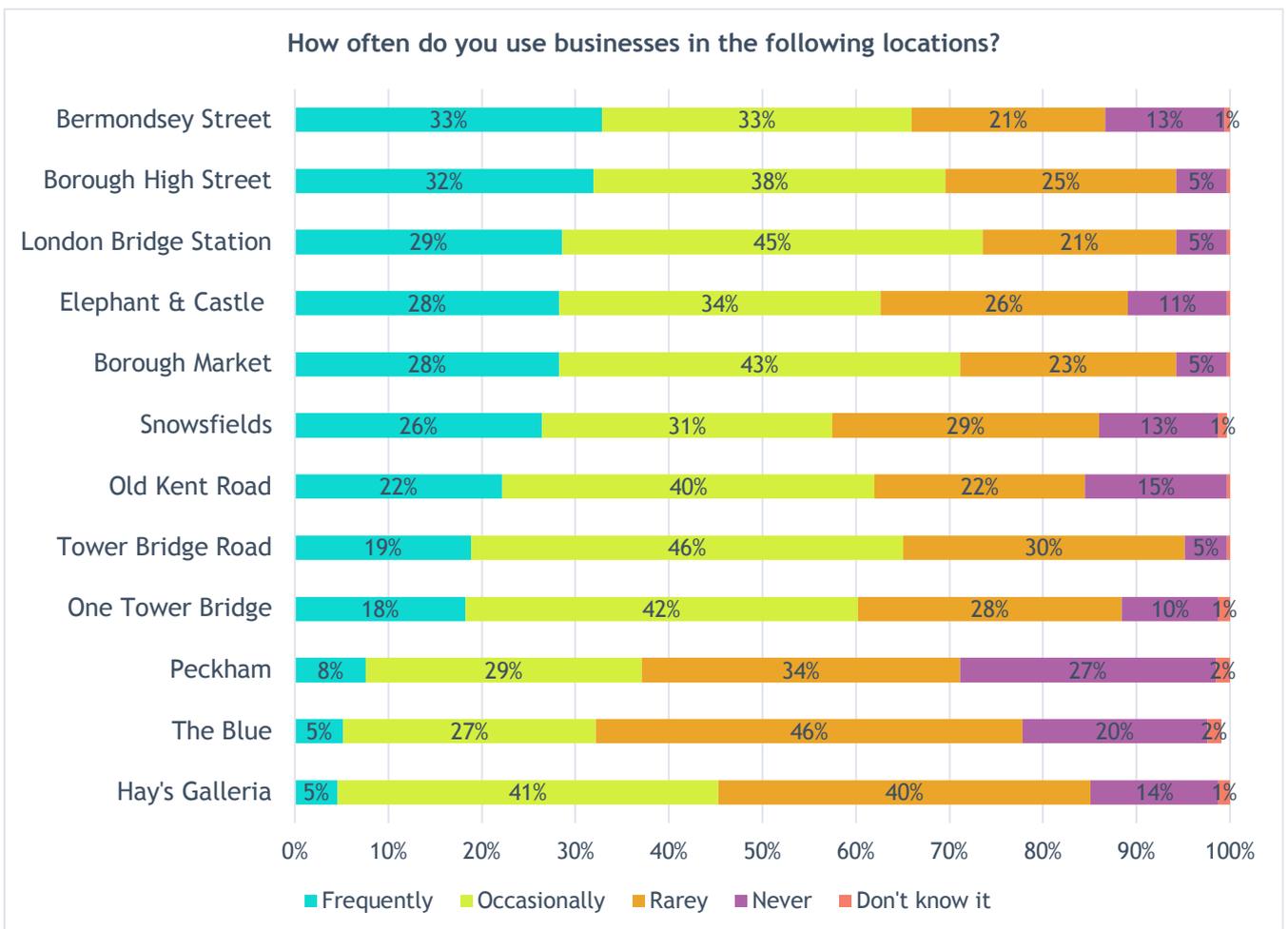


Figure xxi: Use of local businesses by location, residents survey responses (N:329).

6.7 Access to culture

Cultural participation among survey respondents is low, 38% of residents participated in a cultural activity in the past month, compared to 66% in London as a whole.¹⁷ Of these 22% went to the cinema, 17% visited museums or galleries, 12% attended community events and 8% went to the theatre or a concert. Owner occupiers and those in paid work were more likely to have participated in cultural events, the exception being participation in community events which social renters were more likely to have attended. Residents with long term health conditions were less likely to have participated, this may suggest accessibility and mobility issues which were raised by a number of survey respondents.

However, the majority of respondents feel local cultural amenities are welcoming. 75% agreed that local museums, galleries cater to people like them. However, one interviewee noted that the cultural offer was not always publicised among residents of the estates.

There is a desire from local cultural institutions to engage with local residents, however the routes to do so are not always considered clear. Some stakeholders noted a lack of communication between local cultural organisations and local residents. Engaging local schools was also considered to be difficult at times, given their strained resources.

“Engagement with the community is an area in need of improvement: we have a minute proportion of residents from SE1 according to the visitor survey. We are part of Southwark Pass but have never seen anyone use it.” (Stakeholder)

“Community engagement needs to be done through existing organisations and groups. It’s not easy to do in a meaningful way, which implies an ongoing relationship rather than a one-off.” (Stakeholder)

6.8 Digital connectivity

A significant portion of residents are not active online. 23% of residents surveyed report that they go online never or rarely. Only one fifth of retired people and a third of people who are long-term sick go online frequently. This compares to over 80% of people who are unemployed people or in paid work. This has significant implications for access to information and opportunities, and may contribute to social isolation among some.

¹⁷ GLA (2019), Survey of Londoners.



7. Changes in the area

7. Changes in the area

This section sets out resident satisfaction with the area, which relates to Southwark Council's 'a place to call home' Fairer Future commitment. We then highlight residents' feelings towards changes which have already taken place locally, perceptions around future changes proposed, and some of the challenges and opportunities around development raised by residents and stakeholders. This touches on some of the themes addressed in the Council's 'a place to belong' Fairer Future commitment. It also speaks more broadly to the issues around marrying physical development with social regeneration.

Key findings & benchmarks

- We found strong satisfaction with the local area, well above comparable areas. It is considered to have many assets, including its central location, its relatively peaceful environment, a village-like feel, and its historical character.
- A significant majority of survey respondents reported that the area is changing for the better. Previous developments which showed clear social purpose were very positively received by respondents.
- However, there are also concerns that investments in the area have done little to change the material circumstances of long-term residents, while fast-rising housing costs have greatly impacted the community.
- There are significant concerns locally about the nature of future proposed changes, these centre on questions around scale, character, disruption, as well as questions around their social value.
- The area's highly prized built character is also felt to be at risk from the proposals.
- There is currently frustration that residents' voices are not being listened to, yet the success of development is felt to depend on meaningful engagement with the community.
- It is felt that future development present some opportunities to create new community spaces, activities and support the needs of the area's young people.

Southwark Council Social Regeneration Indicators

Indicator	Survey response	% difference national average	% difference comparable area	% difference Southwark
Satisfied with the local area	90%	+14%	+16%	N/A
Feel the local is changing for the better	82%	N/A	N/A	+31%*

* Benchmark indicators: % of residents who feel Southwark is changing for the better.

7.1 Satisfaction with the area

Residents report high satisfaction with the area. Among survey respondents, 90% reported they were “very satisfied” or “fairly satisfied” with the local area. This is well above the area benchmark of 74%. Satisfaction with the area is higher among retired people than those of working age.

“It’s always been a nice place to live, it’s a cliché to say that London is a set of villages but certainly round here it has always had that feel.” (Stakeholder)

The area is considered to have many assets. Residents appreciate its relative calm next to the commercial and retail areas by the river, and its proximity to the amenities of central London, including the riverside. The area itself was also described as “buzzing”, with lots to do and a thriving street scene.

The character of the built environment is prized by some residents. Residents value its historic qualities and praised its “fine grain”, “human-scale” and “ad-hoc character”.

Reservations were also expressed around who the area serves. Residents noted that many new shops in the area are out of the reach of local people. It was commented that as the area has attracted more visitors, it has become less welcoming for residents themselves.

7.2 Perceptions of previous change

Residents welcome many of the changes to the area over the past decades. Most people we spoke to who were long-term residents saw the area as having improved over 20-30 years, remembering when it was less lively, less safe and less well kept.

“The area has changed a lot since I moved 21 years ago... some changes are good, the area has improved. However, I think that for a lot of the changes that take place we’re supposed to have a say, but don’t really.” (Resident)

Survey respondents were positive about changes to the area in recent years. 82% of respondents agreed that the area is changing for the better, this tended to be higher among private renters, while home owners were less positive. People who are retired are more likely to think the area has changed for the better than people in who are in paid work or unemployed.

81% of respondents agreed that the changes in the past five years had benefitted them personally. Private renters are more likely to say that changes have positively affected them and their family, social renters are least likely. Retired people and those who are long term sick were also less likely to think that changes in the area over the last five years have benefitted them or their family.

Survey respondents felt comfortable about recent development, particularly when they have a clear social benefit. Both Guys Cancer Centre and London Bridge Station improvements were seen positively by respondents - they are both developments with clear social value. More London with its public spaces, children’s water play, cafes and retail was also viewed favourably.

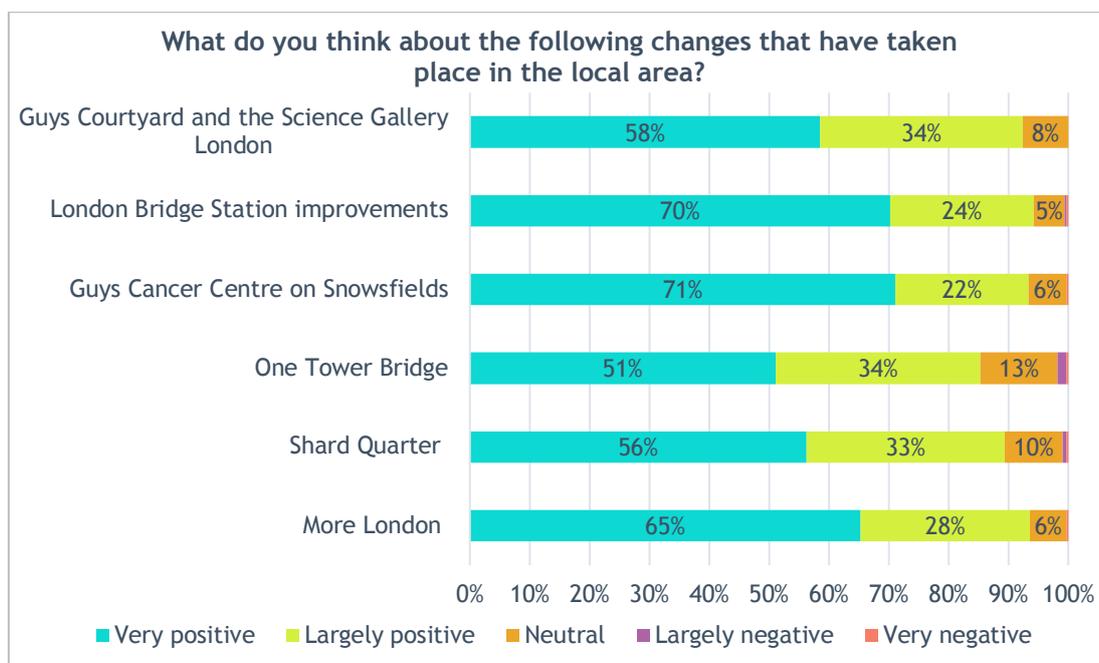


Figure xxii: Perceptions of previous developments, residents survey responses (N:329).

However, we also encountered significant discomfort with some aspects of change. The perceived lack of connection between previous development and the immediate needs of local residents was highlighted by several stakeholders and residents, who noted the contrast between the wealth coming into the area and the experiences of many residents locally.

“There is a frustration that millions coming in hasn’t impacted on housing estates, other than increasing the costs of right to buy... there never has been a strategy to link developments with social housing in the area.” (Stakeholder)

Rapidly rising housing costs have pushed out many residents. It was noted that many younger people have left as they are unable to access affordable housing. This impacts on families, local networks and social supports, and was noted to contribute to isolation among elderly residents.

“There used to be an expectation that people would be able to get a house where their family was but due to mix of factors, like gentrification, rising land costs and right to buy, that’s not possible anymore” (Stakeholder)

The gentrification of the area was also felt to be excluding many local residents. While 74% of survey respondents agreed that new local shops, cafés and restaurants cater to people like them, among individuals interviewed there was significant concern that the proliferation of upmarket cafes, restaurants, bars and shops catering was diminishing residents’ sense of belonging. A school described how students were concerned about gentrification and had highlighted some local cafes as places where they did not feel comfortable.

7.3 Future changes to the area

Among stakeholders, the development was noted to present some opportunities, such as increasing footfall - which could positively benefit existing local amenities and institutions, bringing in more jobs and businesses into the area, or providing community investments.

However, there are concerns around who the plans are intended for. There was discomfort around the balance of development towards retail and commercial. Some noted that new facilities would primarily be for visitors to the area, while new accommodation is being created for students, which is felt will contribute to an increasingly transient population.

“I think the [development] will be good for the area and will bring in people and businesses. My worry is who will be able to afford the area? Social tenants, are they being left behind? How much of the redevelopment in the area is going to be open to them and engage with them?” (Stakeholder)

“It doesn’t benefit us directly... the people who live in these buildings, they’ll never turn up in the local pub, we’ll never meet them.” (Resident)

Some residents and stakeholders are anxious that the area’s high land values are being extracted with little benefit for local people. It was felt that the area is being used to generate wealth for developers, as well as funds for the council - while little will be done to address the needs of local residents themselves. Subject to these wider financial forces, some residents also report feeling disempowered.

“Everyone living here feel like they’re up against an unstoppable juggernaut, everyone has a resignation that this is just the way things run.” (Resident)

It is feared the character of the area will be lost. There is particular concern around the differences in scale and materiality between the existing urban fabric to the south of St Thomas Street and the proposals for future development. This was described in terms of the “corporate” aesthetics of the City of London encroaching on the area. It is feared this will undermine the qualities that make the area special.

“When you go into the smaller streets, there’s a lovely low-level feeling, there is a human scale, it would be a shame to lose this to big tower blocks” (Stakeholder)

Impacts on the local environment are a concern for some. There is significant anxiety around the impact of construction on road traffic and noise levels, several people noted logistical challenges and likely disruption in relation to road access for the scale of development proposed. There is also concern around how future buildings will impact the ground-level experience of pedestrians, in particular in relation to wind and light levels.

A risk around increased pressure on services and infrastructure was noted. Several people felt existing over-crowding on transport would worsen. Concerns were also voiced around the impact of increased visitor numbers on residents, particularly in relation to the night time economy.

There are frustrations around residents’ views not being taken into account. Some voice cynicism around consultation processes, there is a feeling that residents’ voices have little meaningful impact, particularly in relation to the design of the proposals. Several stakeholders also voiced concerns that commitments made to community infrastructure during the planning process would not be meaningfully upheld.

“As locals we’ve tried to collaborate and even be led by the council as to how we can have an impact but we’ve basically been strung along in various ways” (Resident)

7.4 Challenges and opportunities around development

Many emphasise the importance of resident voice. It was felt that success depended on including and empowering communities to be involved in decision-making, including the area’s young people. It was noted that residents should not only be acknowledged but

involved in a “two-way conversation” around both planning proposals and community investments.

“Should have a strong recognition that if you are trying to have a more cohesive and assertive community, having a sense of ownership is really important and having community-led initiatives is really important for this” (Resident)

“Often working class people aren’t encouraged to take part in decisions affecting their lives.” (Resident)

There is an opportunity to create new community spaces and activities. It was felt developments should offer new spaces or uses for local residents, including evening uses for commercial spaces. One stakeholder stressed the importance of “imaginative spaces” which promote community ownership and inclusivity. The importance of provision for the area’s vulnerable groups was also emphasised.

“Something that encourages or is targeted at those people who wouldn’t necessarily go out to the theatre and opera, we can’t leave them behind, need to ensure they feel welcome in the community as part of the changes and don’t feel excluded. (Stakeholder)

It is felt the development can provide opportunities for the area’s young people. Many stakeholders felt the needs of young people should be prioritised and the investment coming into the area is an opportunity to reverse some of the cuts experienced in the youth sector. Concerns were also raised about young people’s perceptions of change, and how these impact on a sense of belonging.

“Young people also feel like there’s no place for them in the area. They feel they won’t be able to afford to live locally, but the opportunities are in the area, if they move further afield there will be fewer opportunities” (Stakeholder)

The importance of high-quality public realm was stressed. It was noted that green infrastructure should be well thought through for the long-term. The importance of community buy-in was also noted.

“There’s a danger that new developments do green spaces but they are not community spaces, just get parachuted in with no buy in from the community.” (Stakeholder)



8. Conclusion

8. Conclusion

The research paints a portrait of a local area which is well-liked by residents, who are nonetheless anxious about the future in the face of substantial change in the built environment. There is a tension between the commercial nature of most development around St Thomas Street, and the residential area surrounding it which will be most affected. If development is to provide some benefit to residents, then thought is needed about the detail of the multiple communities living in the neighbourhood, what they value, and how they can be supported to thrive.

This is an area with many assets, both socially and within the built environment. It is an area that at the moment supports good relationships between both neighbours and people from different backgrounds, and a strong sense of belonging. Many changes in recent years are appreciated and are seen to have improved the area, and residents from different backgrounds are visiting new museums, galleries and theatres. The first task of any strategy to leverage social value from developers must therefore be to maintain these social assets and build on them.

In the area there are distinctive communities that coexist harmoniously, but whose members live separate lives. They often come from different economic backgrounds and their interests and concerns about the area are not the same. Some are more focused on heritage and maintaining the sense of place, others on supporting those in greatest social need. There is a need for community facilities and spaces that bring all groups together, including the most vulnerable.

Across different groups however a sense of the inevitability of change is reported, and the impact of increasing house prices and commercialisation is felt to be of concern by all. The developments and changes in the area that have won most support from residents are those that show a clear social value - such as Guys Cancer Centre and London Bridge Station improvements - and that have a clear purpose. Residents' fears focus on more anonymous commercial development where the benefit for residents, or society more generally, is less clear.

The task of the Social Regeneration Charter is clear - to find ways that developers can contribute to local quality of life, whether that is through supporting new youth provision, increasing opportunities for flexible work, contributing to estate improvements or carrying out robust outreach to make sure that new social and community facilities are known by and are accessible to all. This can enable this area to continue to be a place that has much going for it, and which provides a good home for all the people that live there.

Appendix

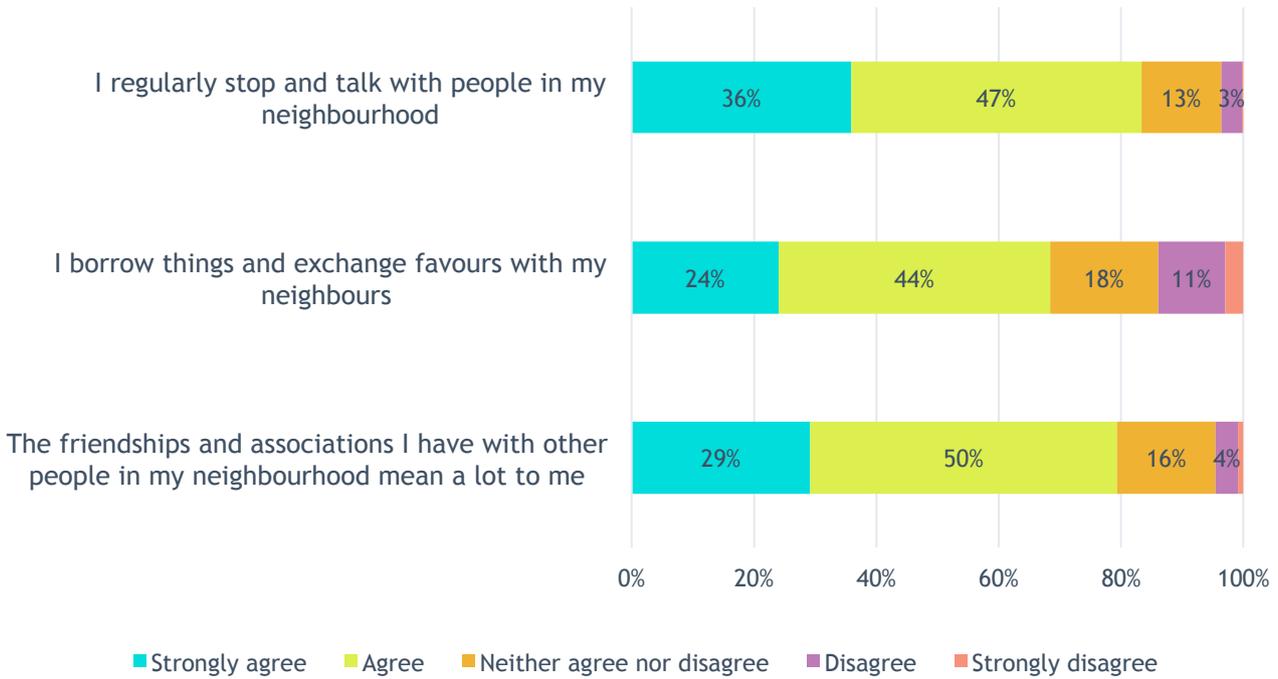
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Appendix 1 – Residents survey

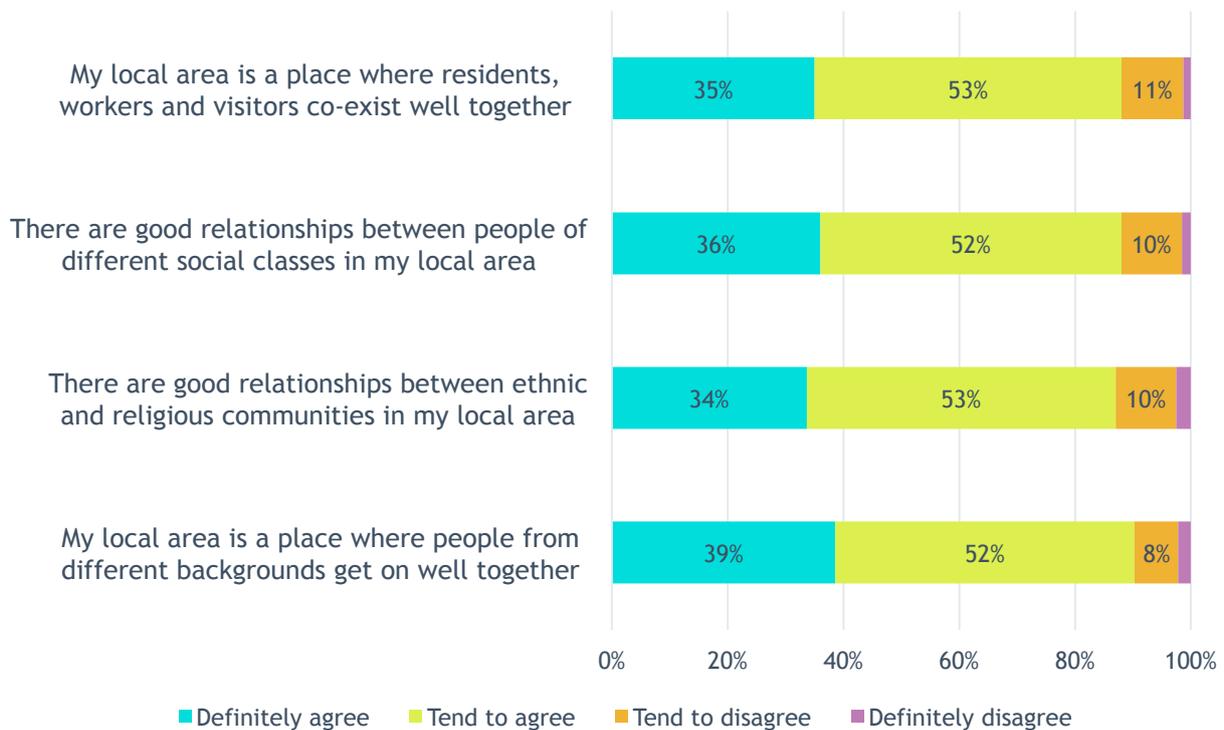
Community

1. Neighbourliness



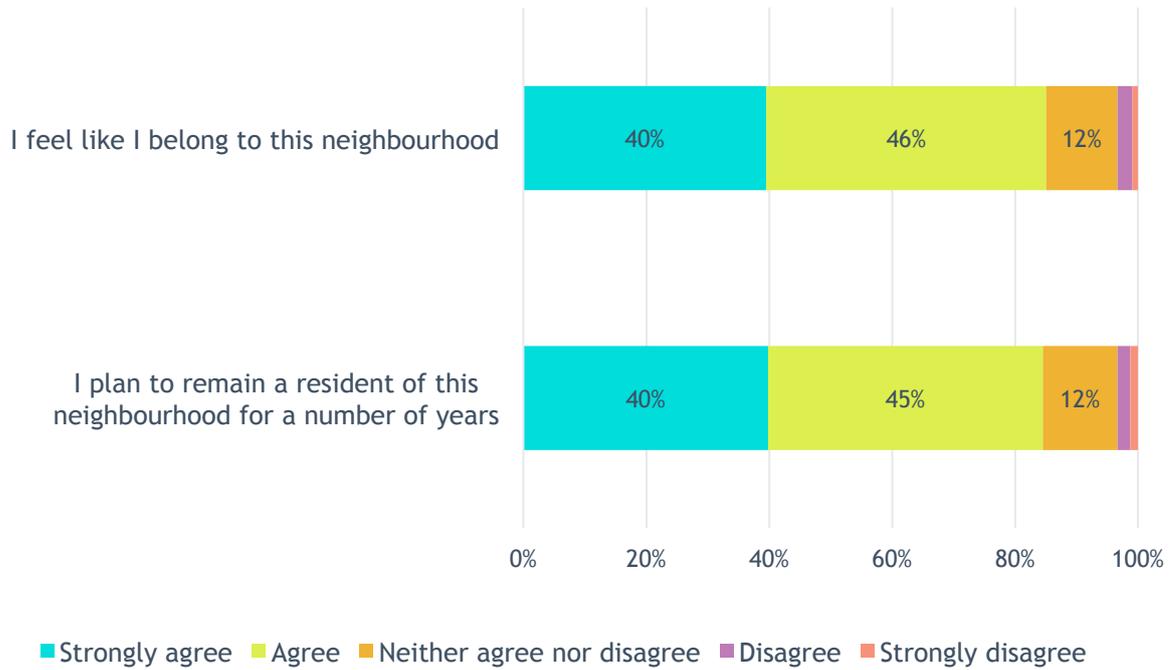
N: 329

2. Relationships between people from different backgrounds



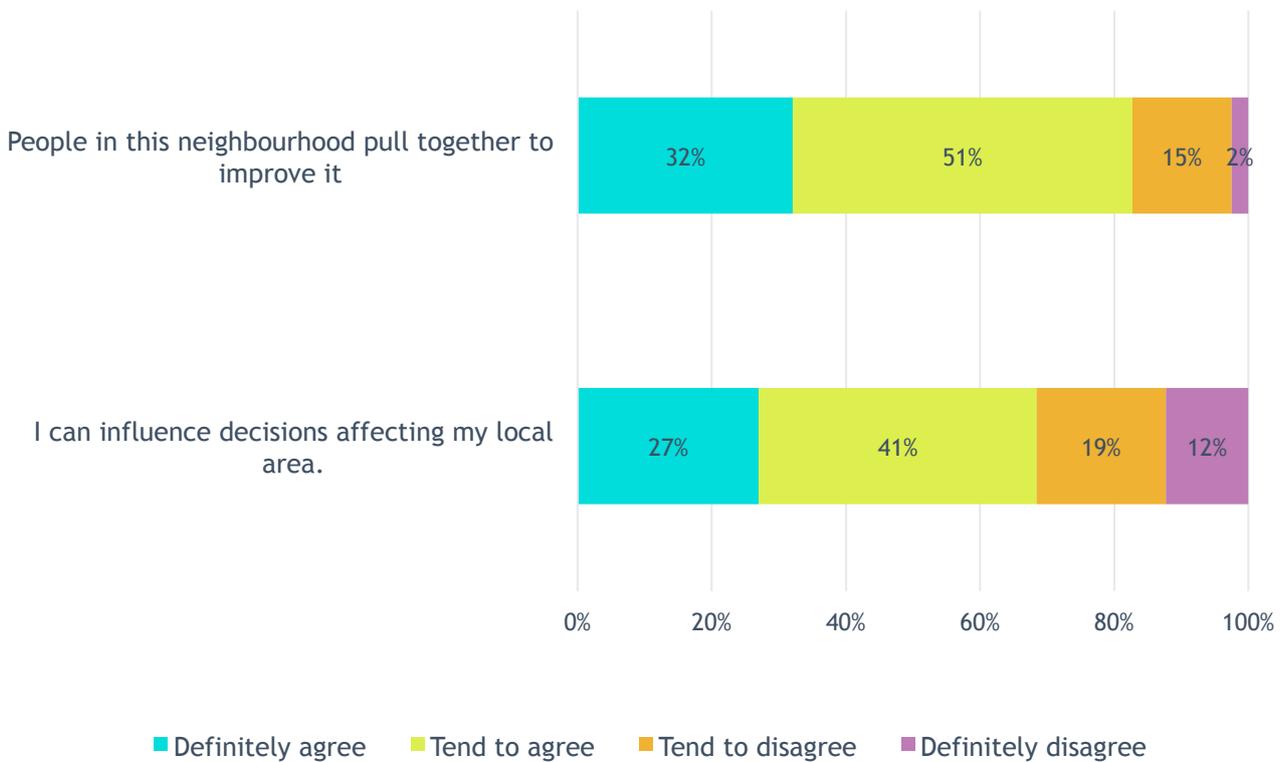
N: 324-329

3. Belonging



N: 329

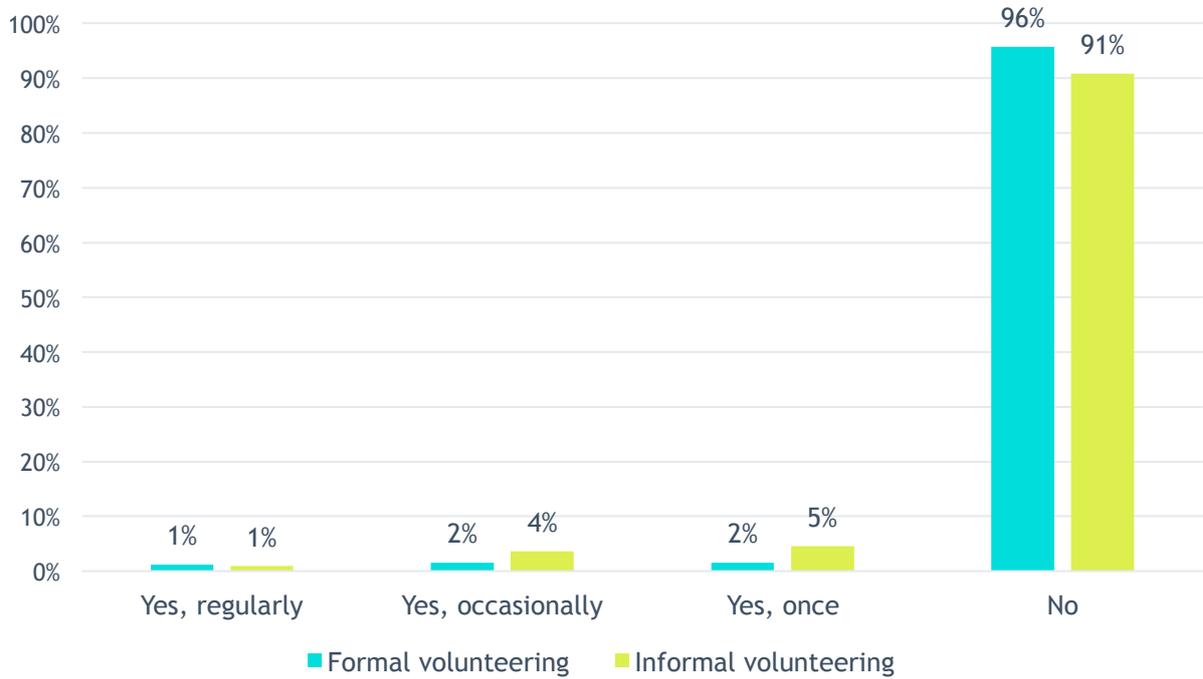
4. Voice and influence



N: 324-326

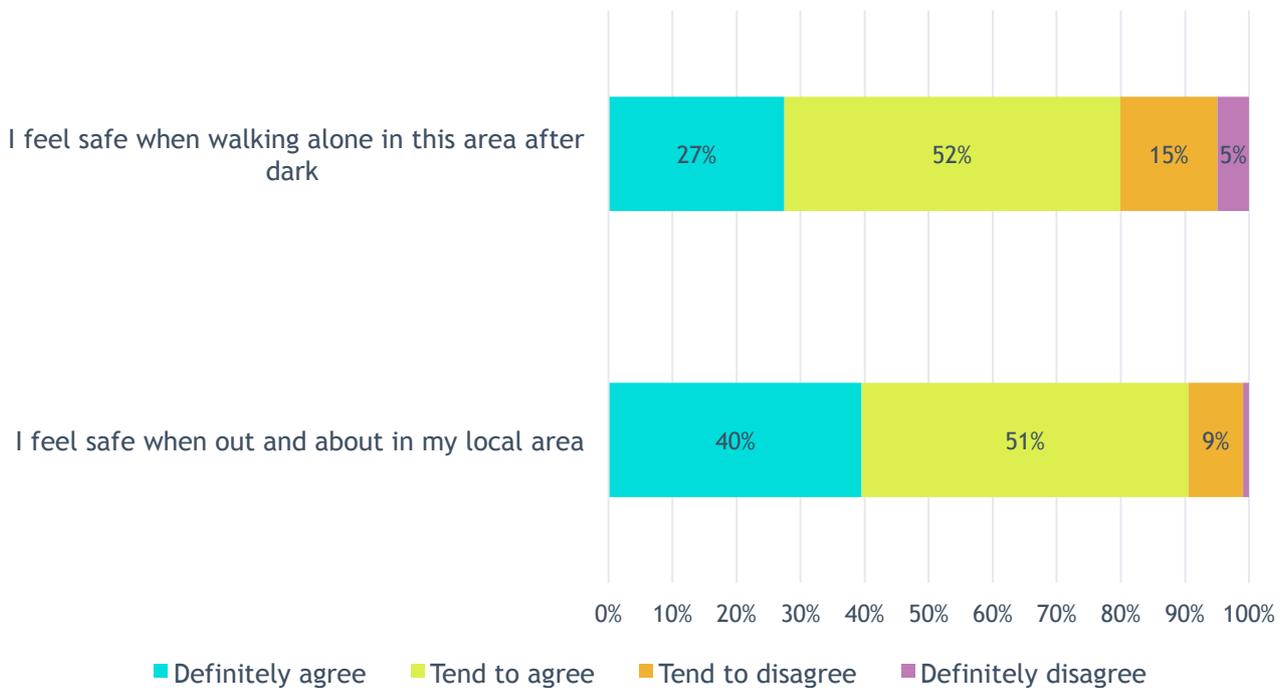
5. Volunteering

During the last 12 months, have you participated in any informal volunteering?



N: 329

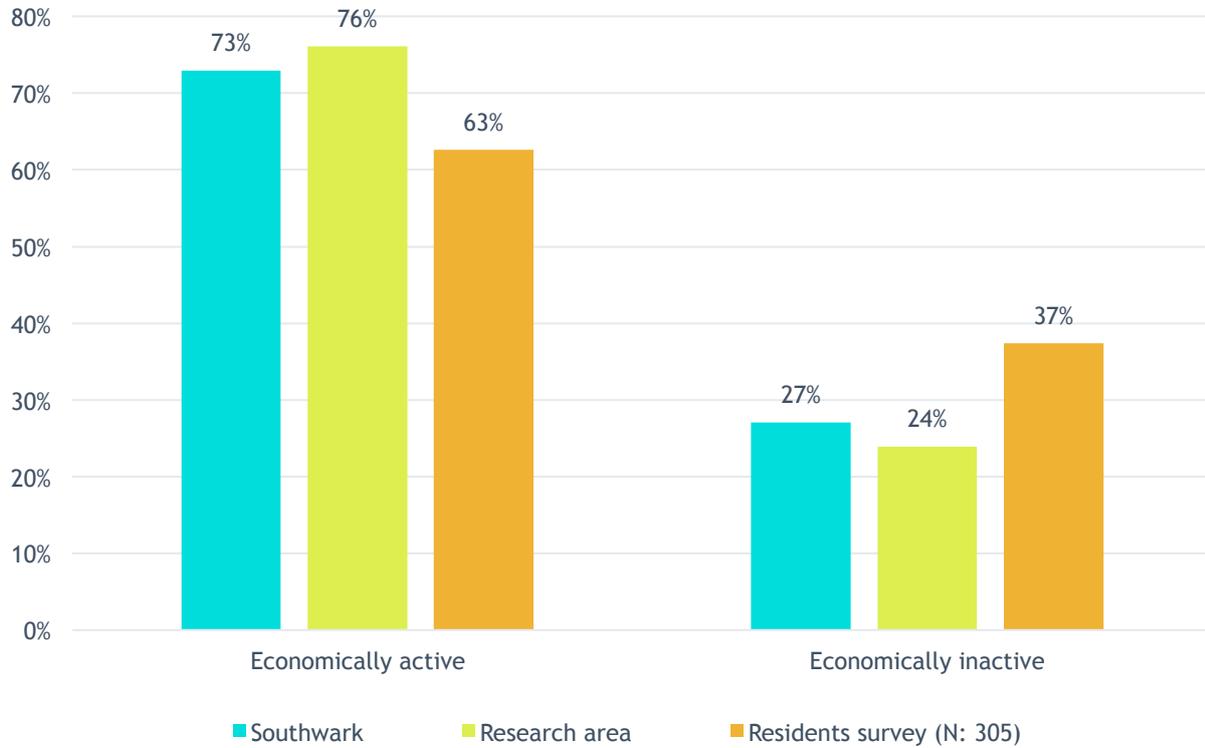
6. Safety



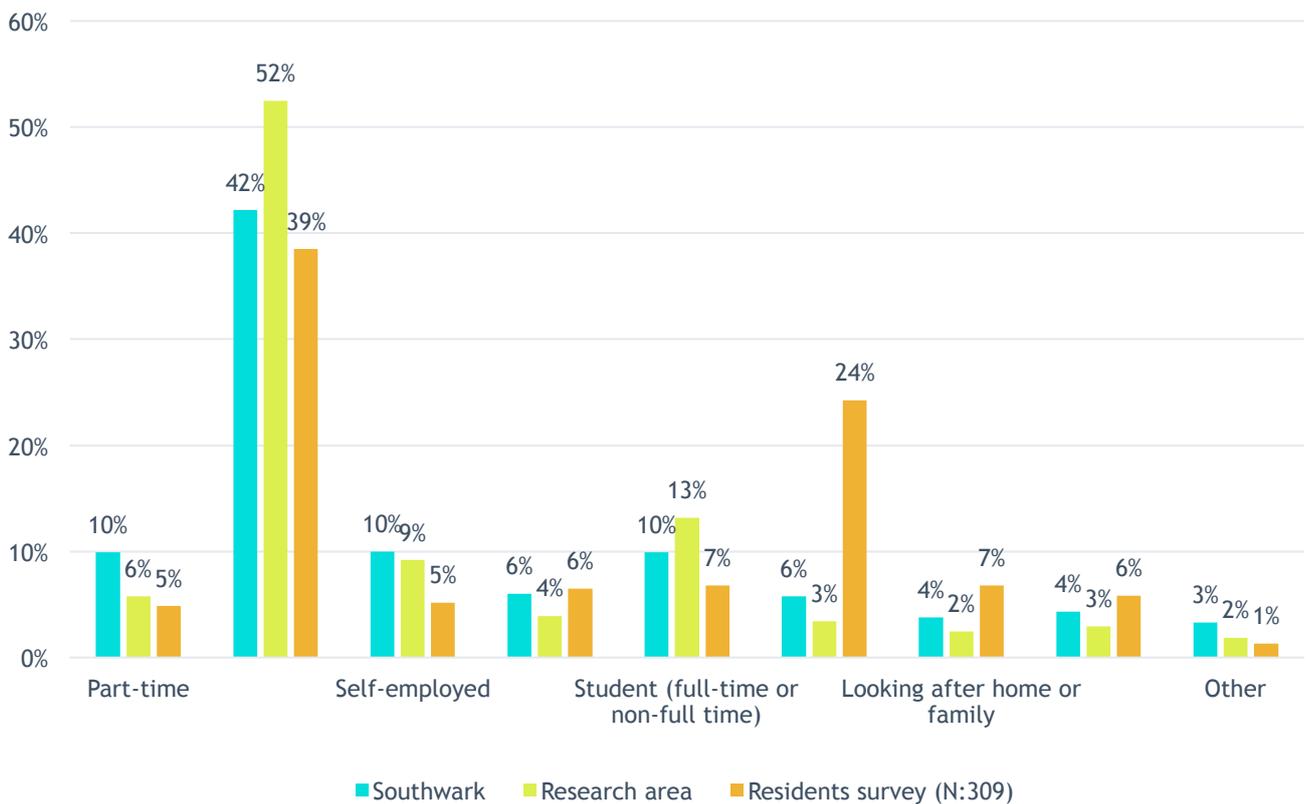
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Work

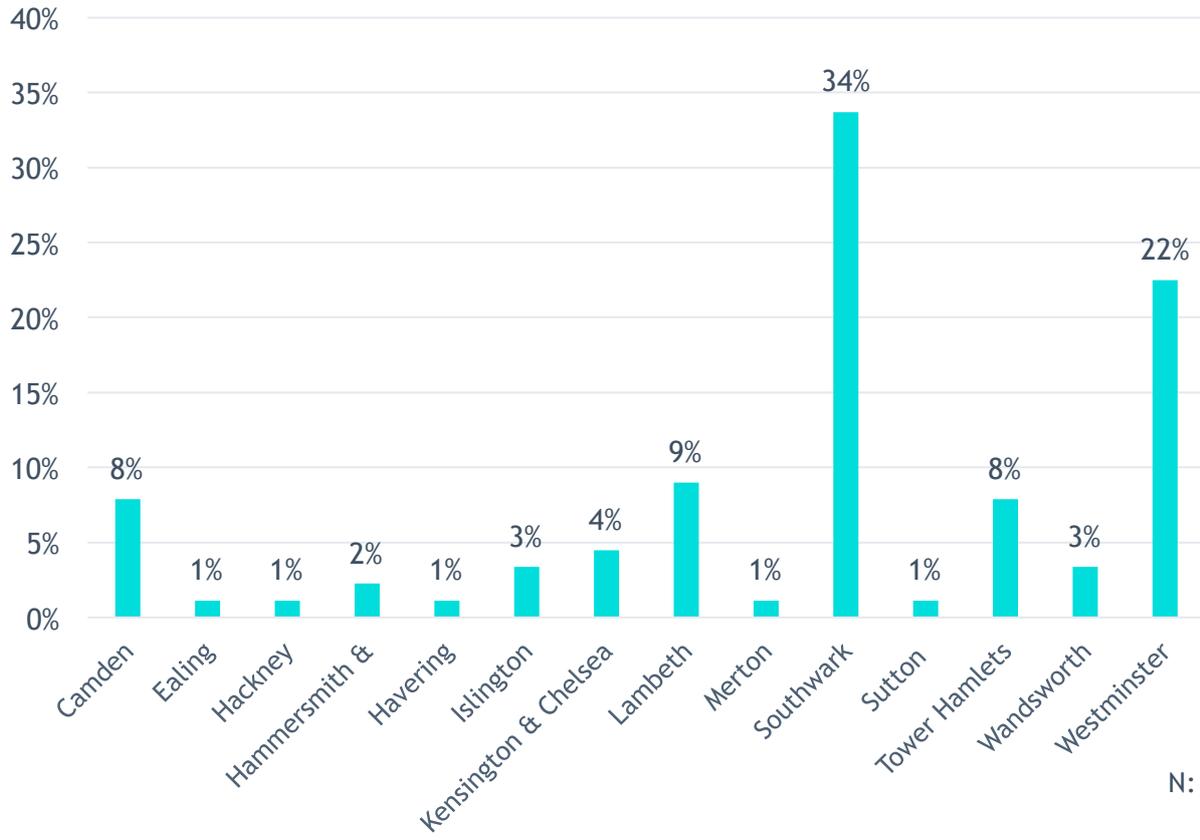
1. Economic activity



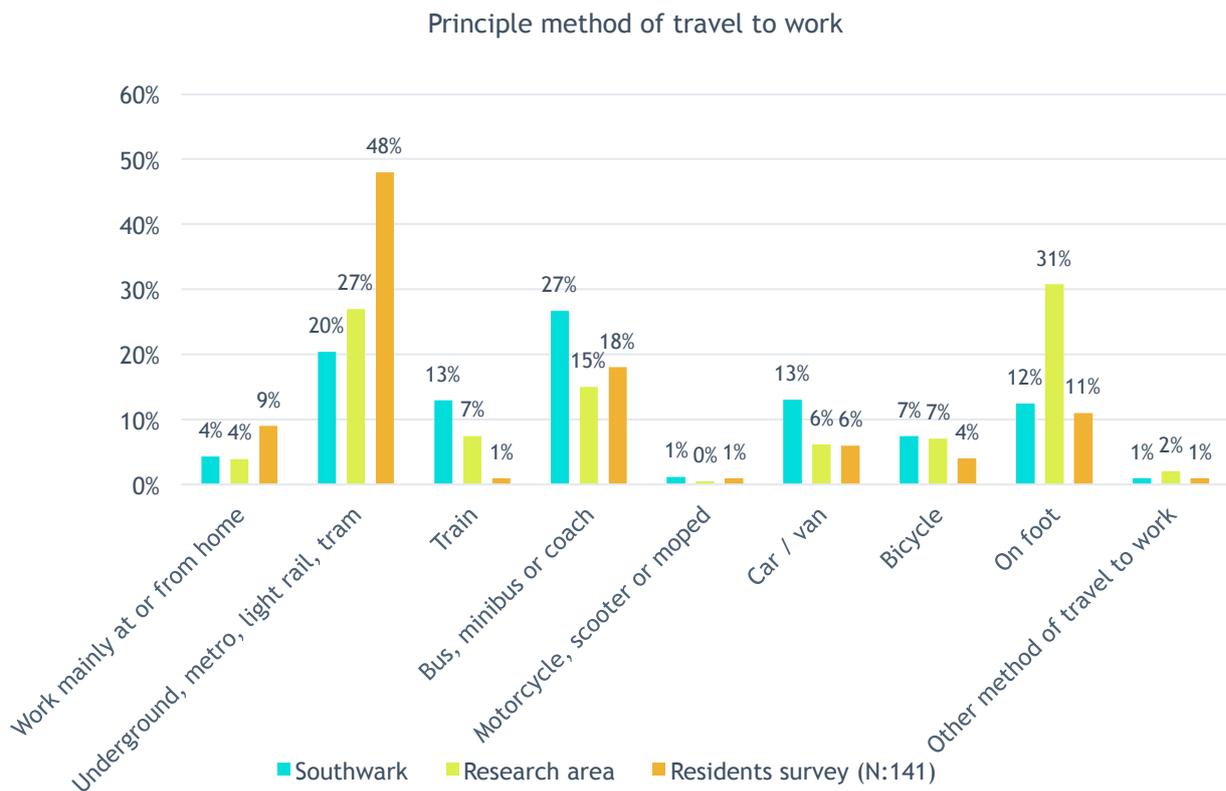
2. Employment status



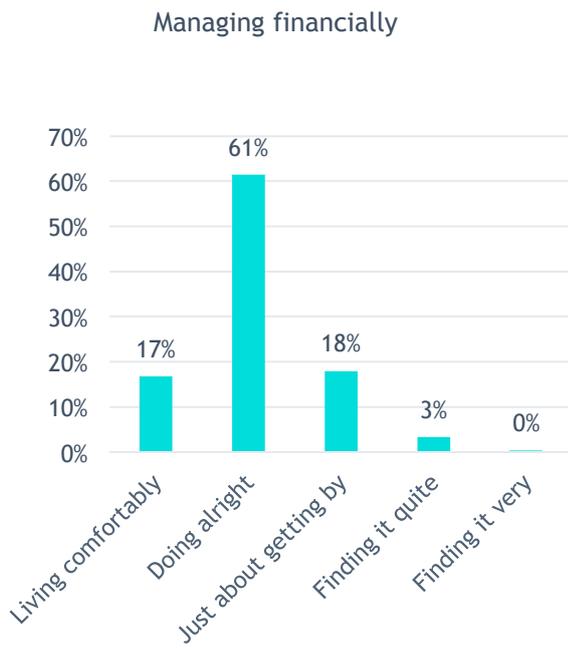
3. Work location by borough



4. Travel to work

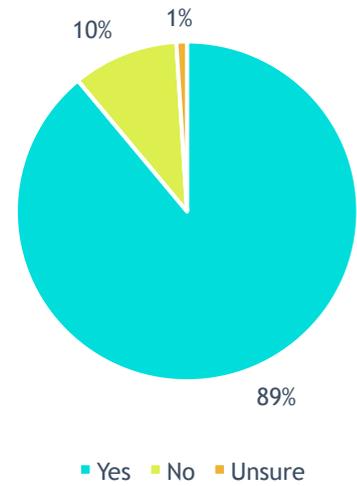


5. Financial wellbeing



N: 328

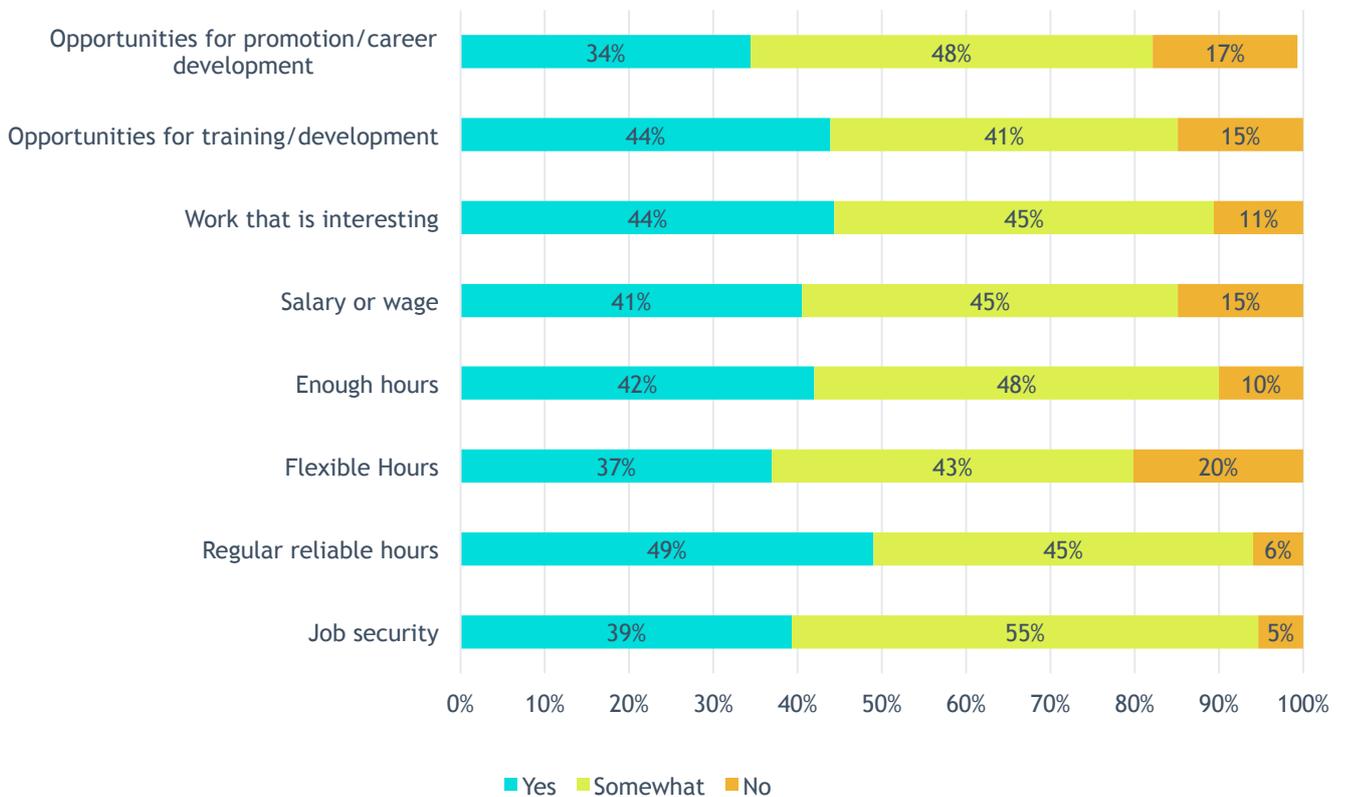
Earnings above the Living Wage



N: 142

6. Quality of work

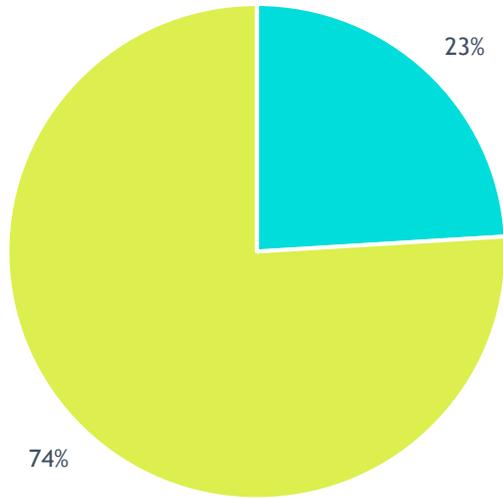
Does your work offer you what you want in terms of...



N: 148-151

7. Accessing employment, or better work

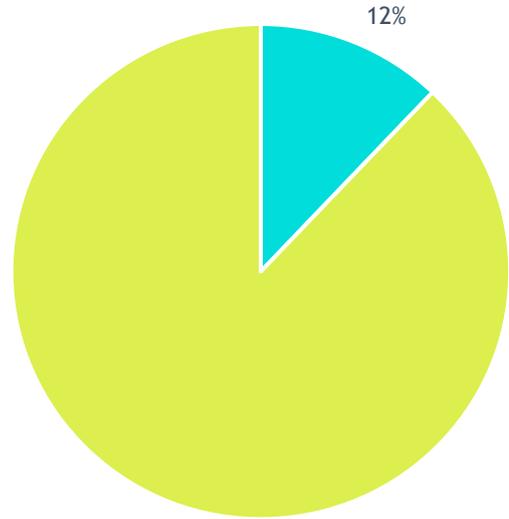
If in work, would you like to access better work?



■ Yes ■ No

N: 151

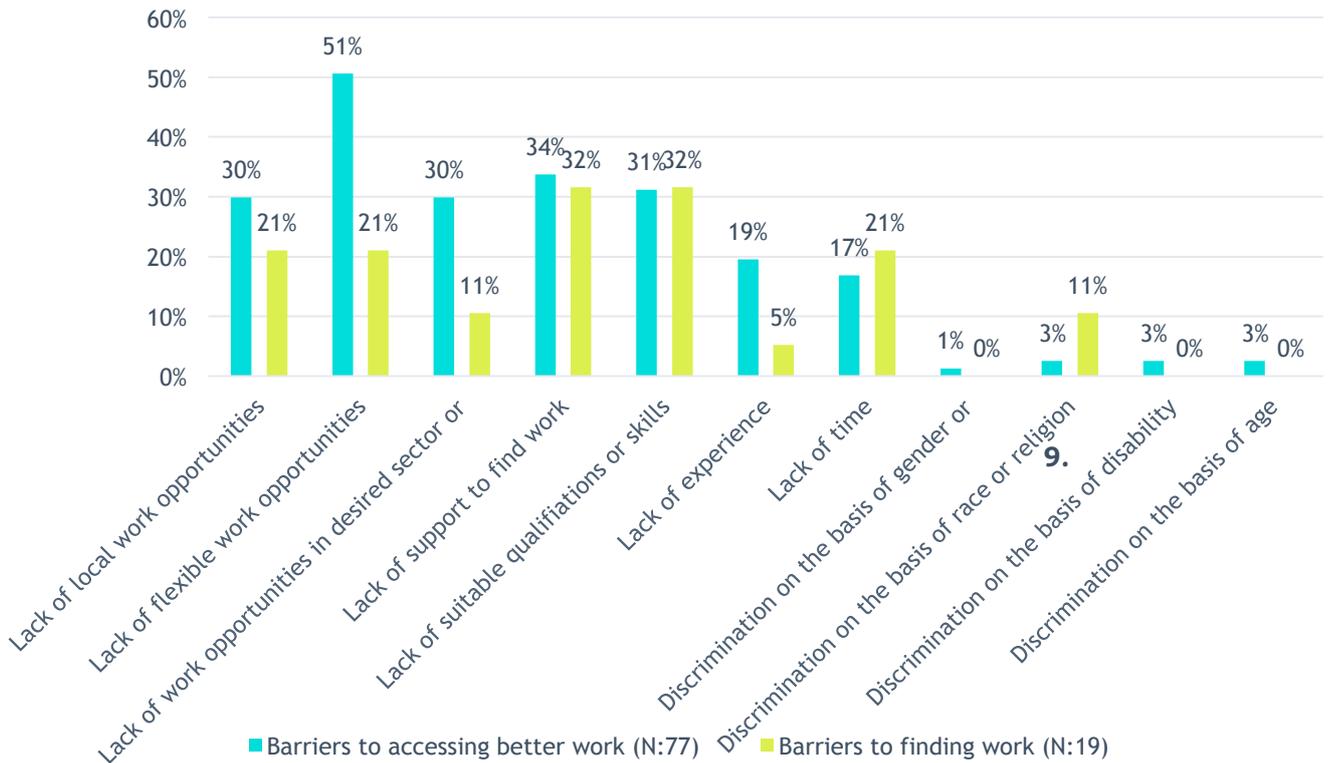
If not in work, would you like to access paid work?



■ Yes ■ No

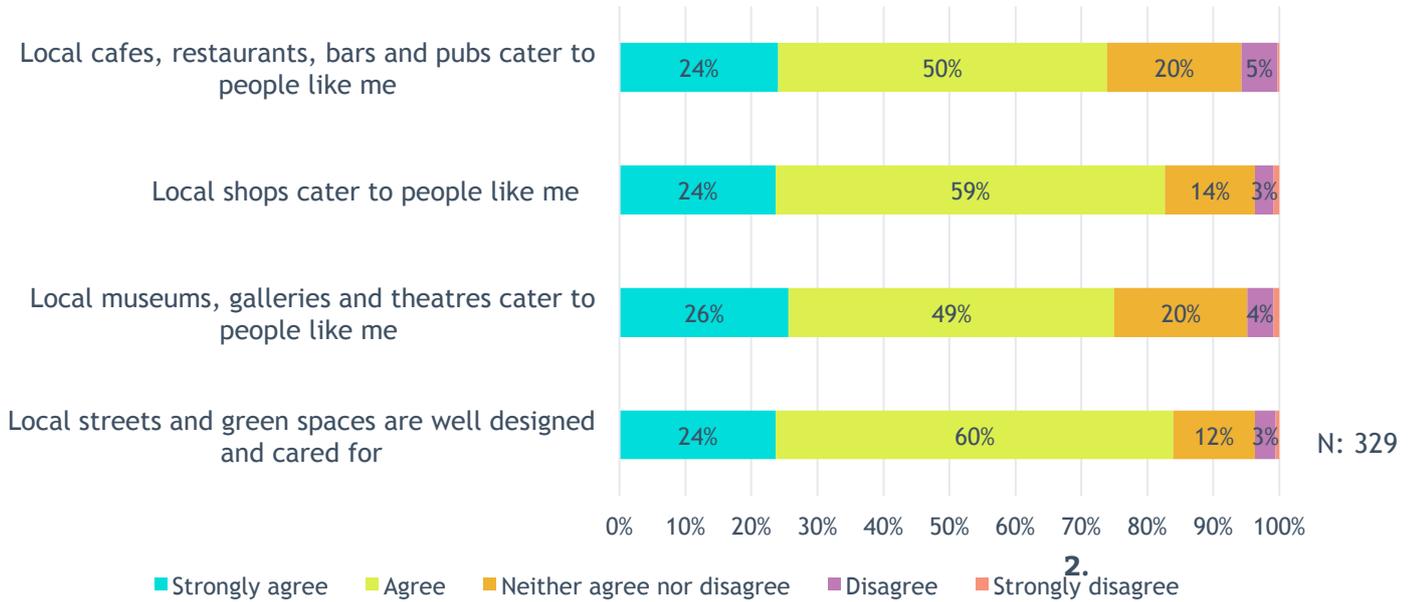
N: 157

8. Barriers to finding work or better work

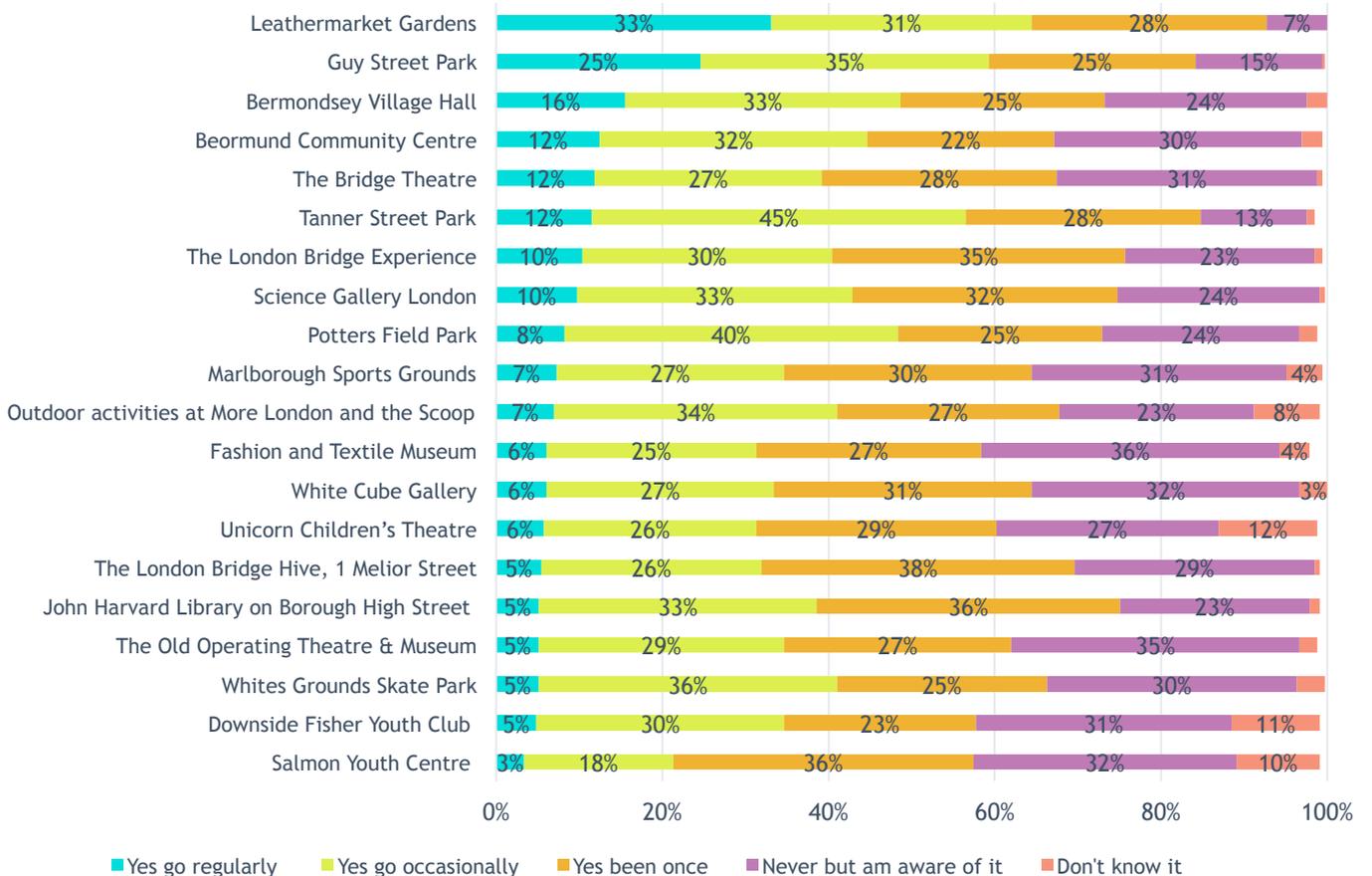


Services & facilities

1. Perceptions of local amenities



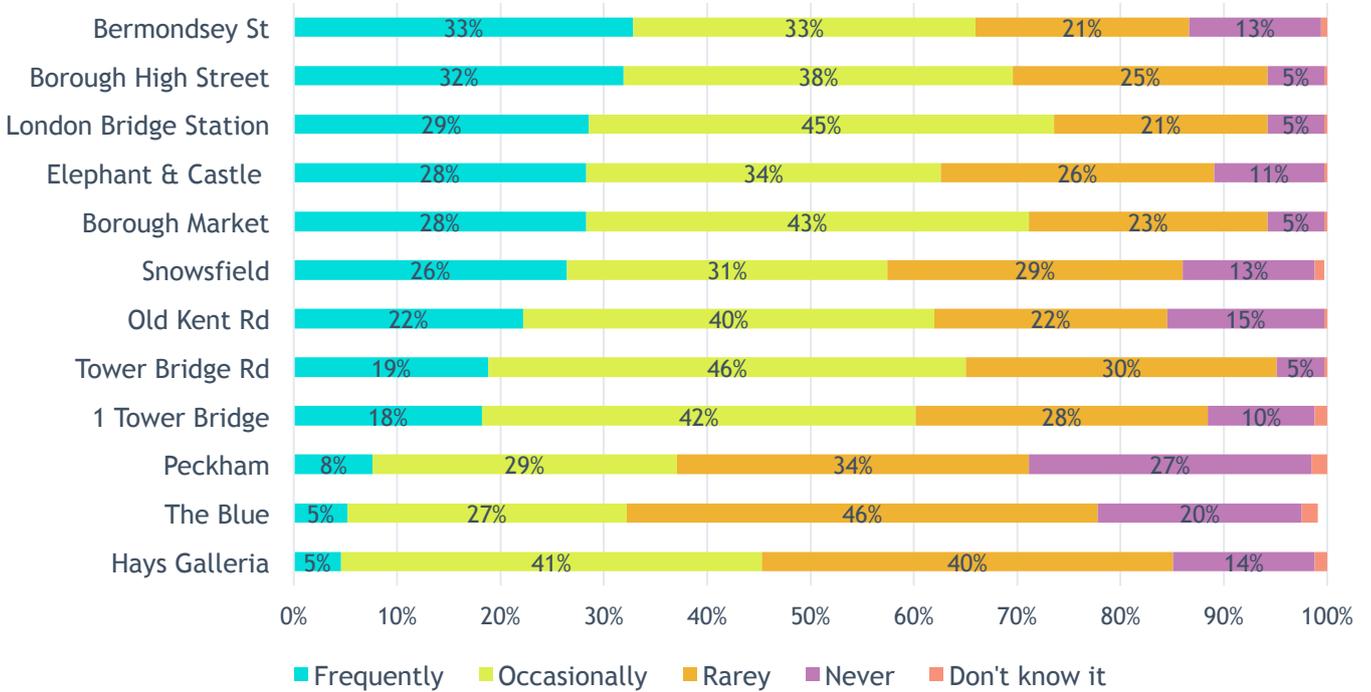
2. Awareness and use of local amenities



N: 329

3. Use of shops

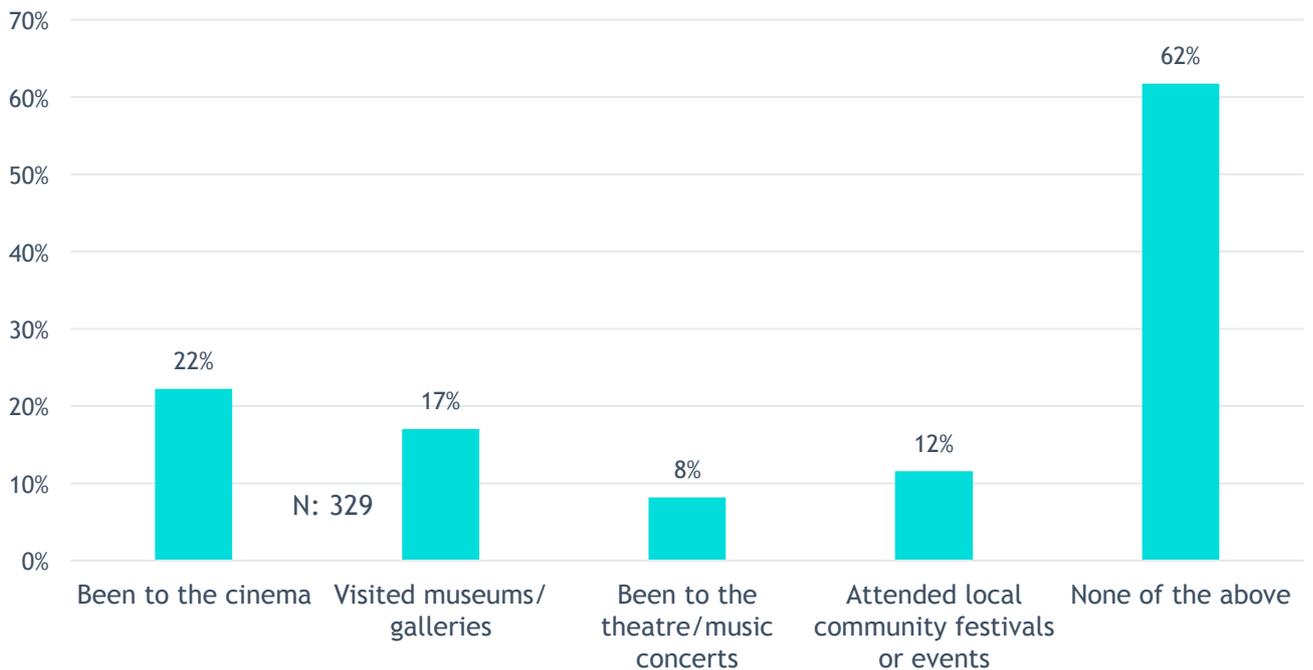
How often do you use businesses in the following places?



N: 329

4. Access to culture

What cultural activities have you participated in during the past month?



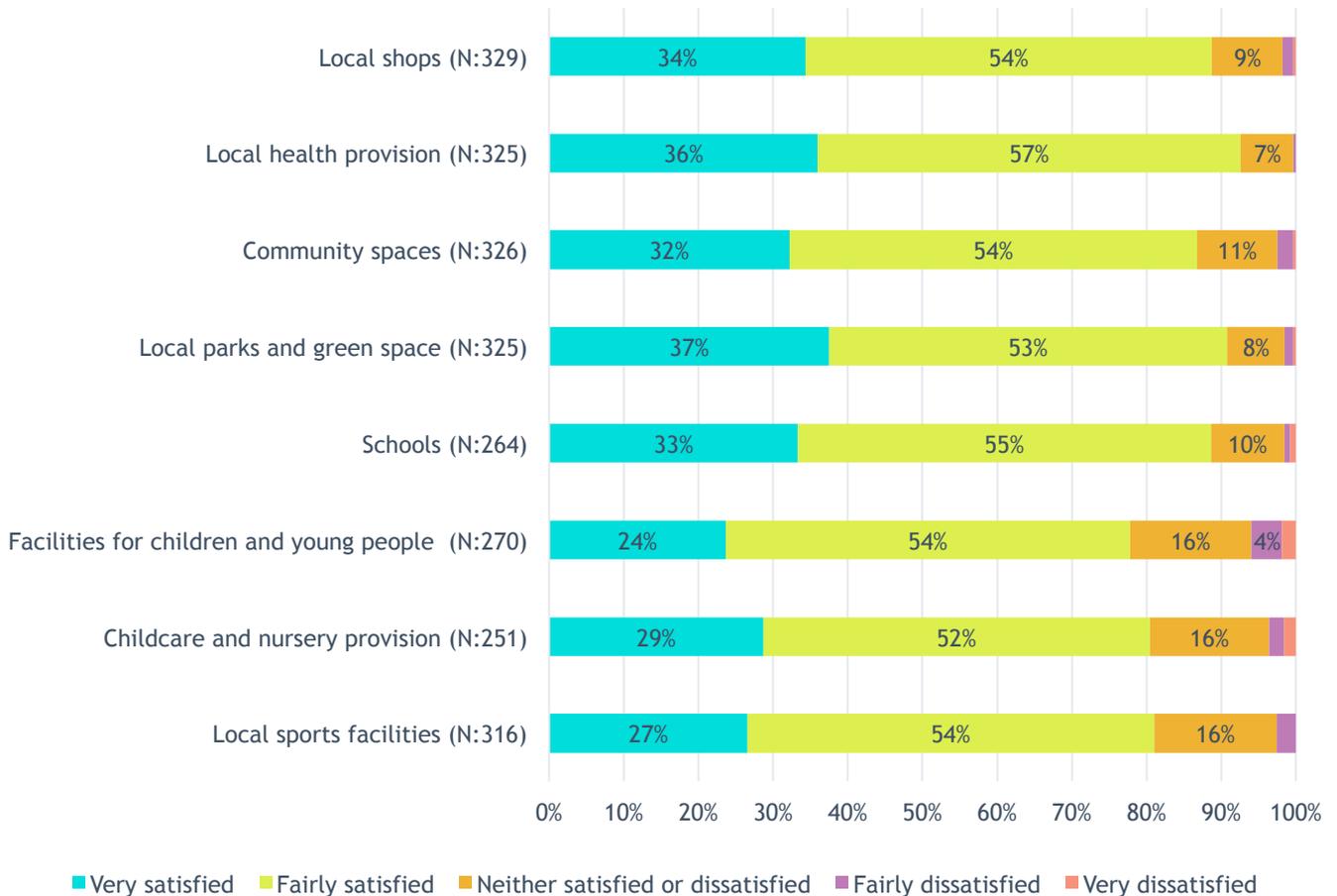
5. Businesses

What kind of businesses would you like to see more of in the area?

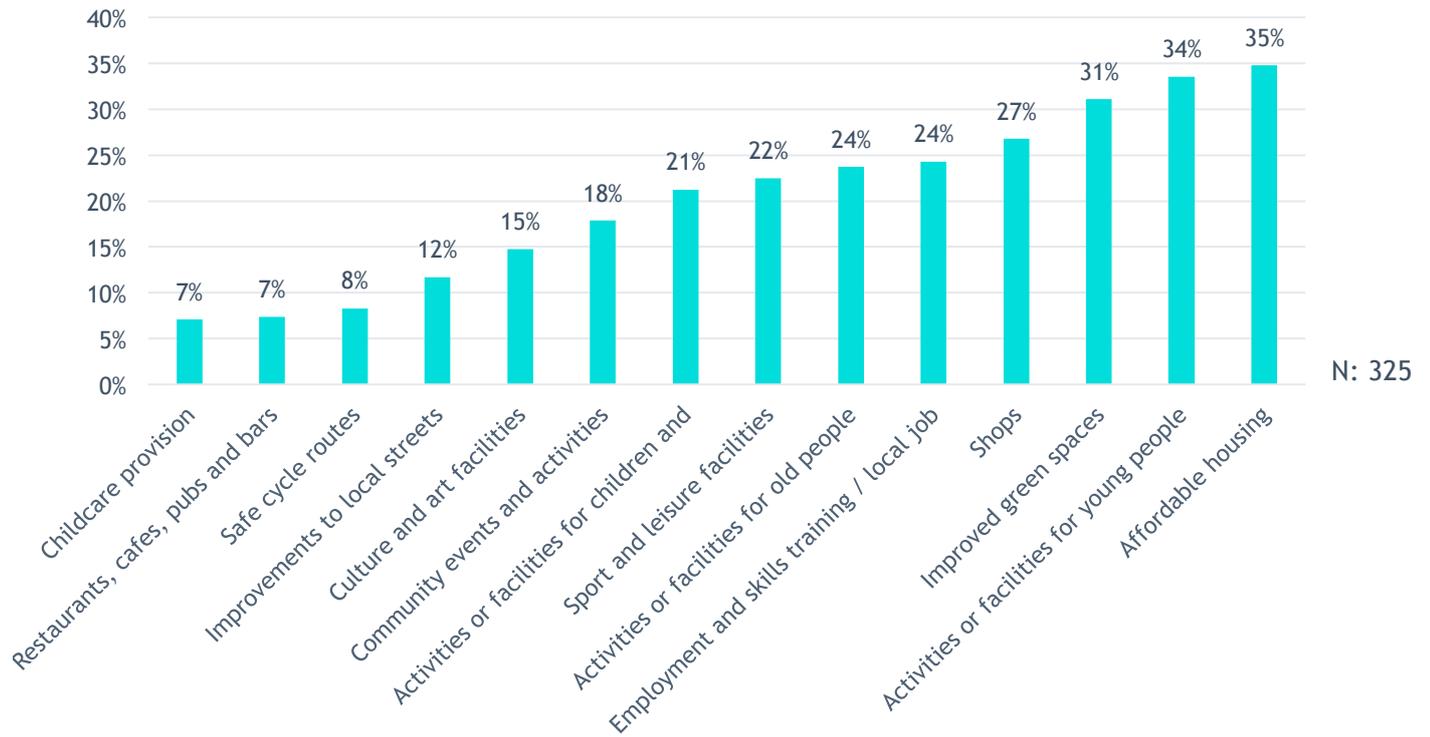


N: 327

6. Satisfaction with local facilities

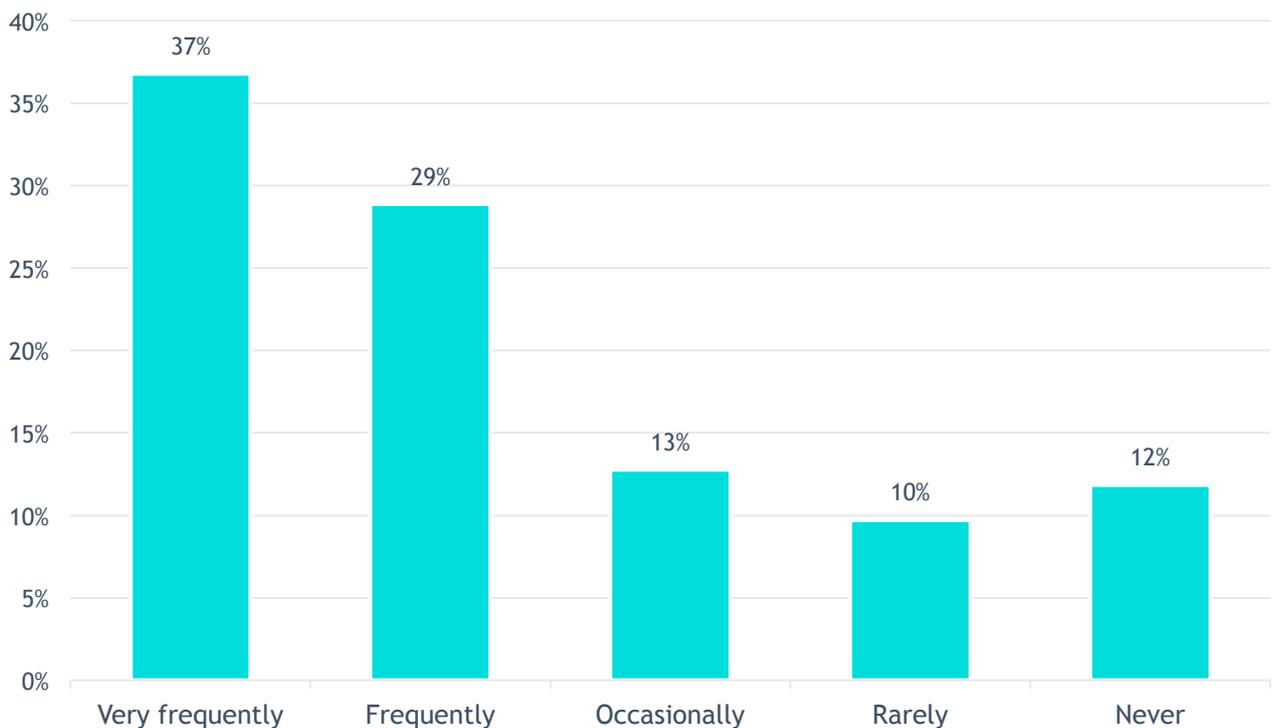


7. What would you like to see more of in the area?



8. Digital connectivity

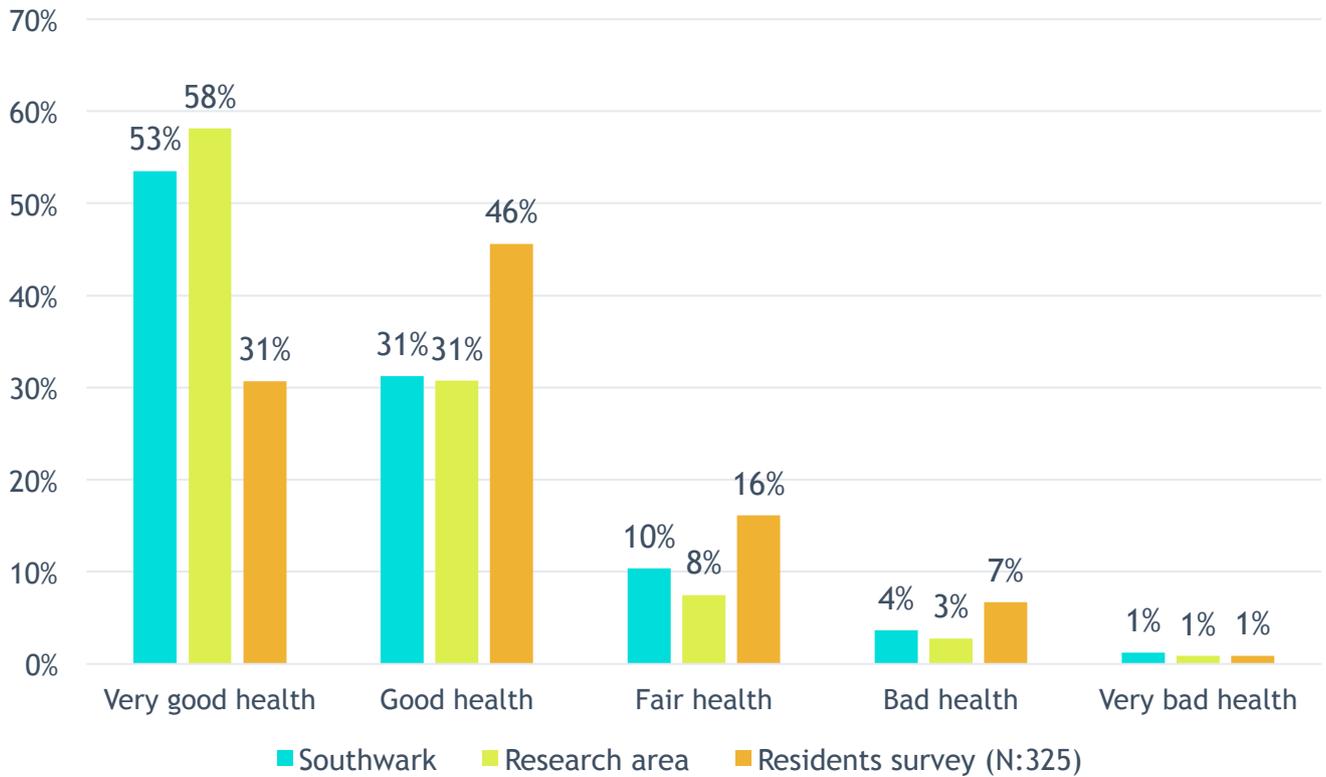
How often do you go online?



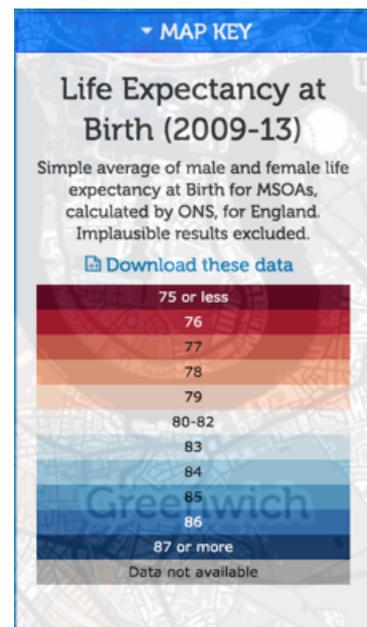
N: 329

Health & Wellbeing

1. General health



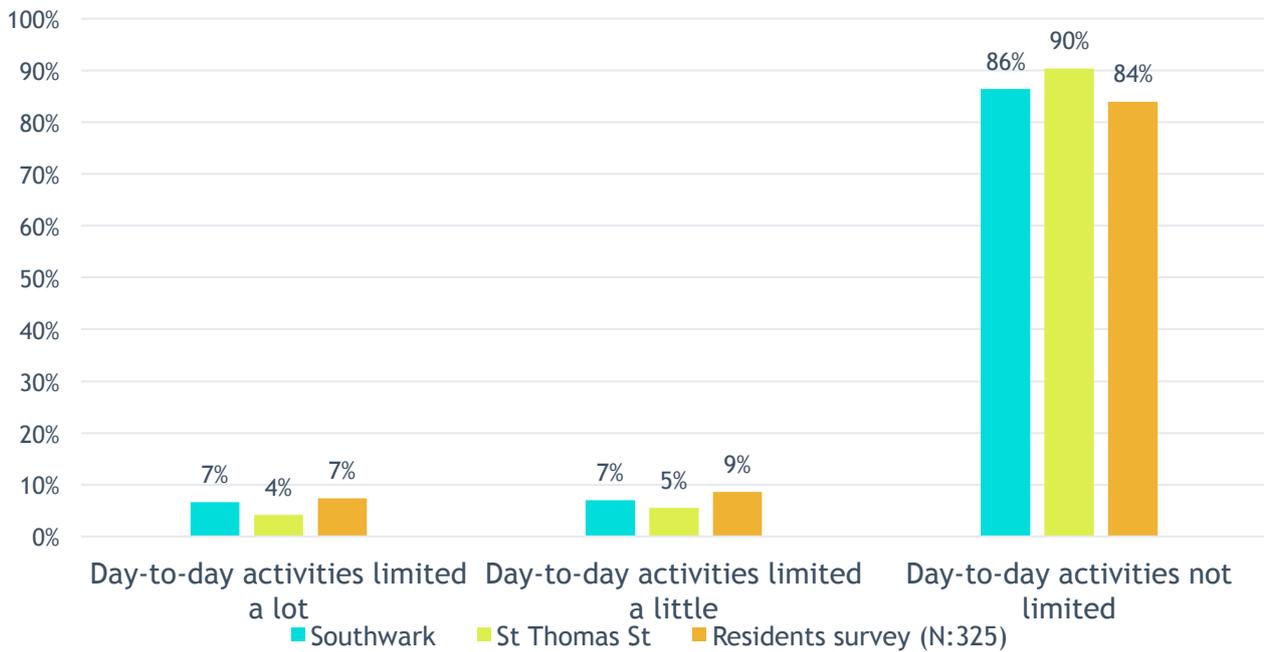
2. Life expectancy



Life expectancy at birth (2009-2013 at MSOA level)
 Source: ONS, map accessed at <https://maps.cdrc.ac.uk>

3. Disability

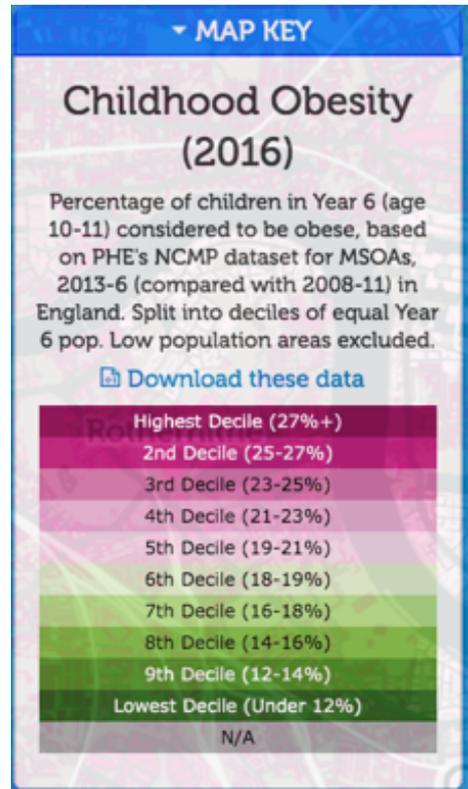
To what extent are your day-to-day activities limited by a long-term health condition or disability?



4. Childhood obesity

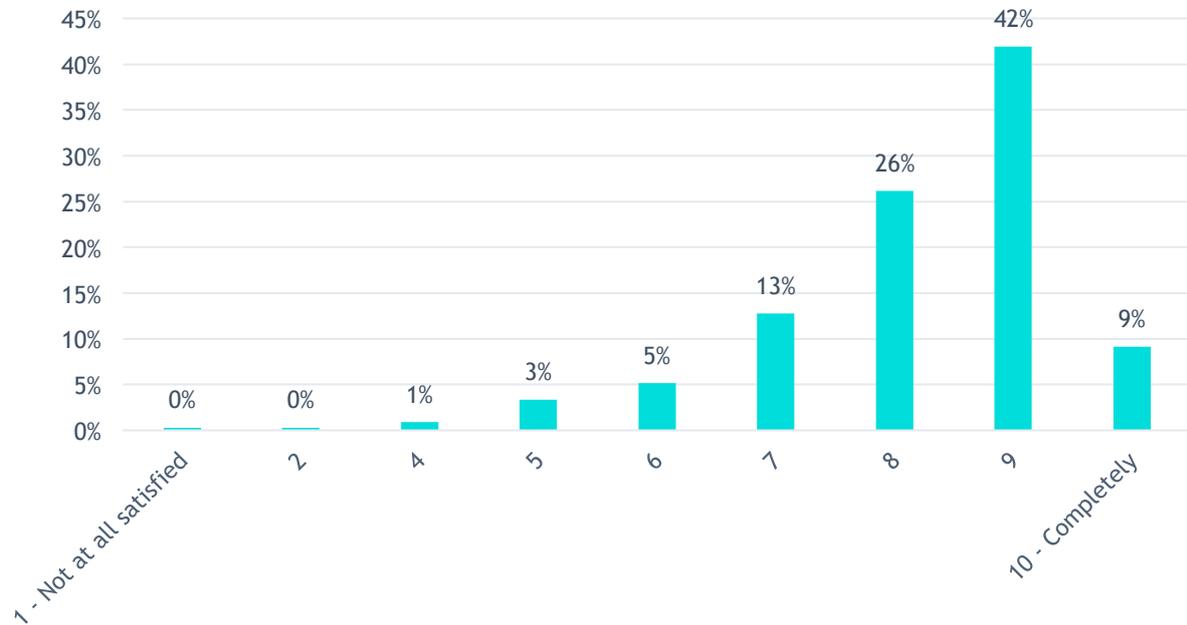


Childhood obesity in Year 6 (2016 at MSOA level)
 Source: PHE NCMP dataset 2013-2016, map accessed at <https://maps.cdrc.ac.uk>



5. Life satisfaction

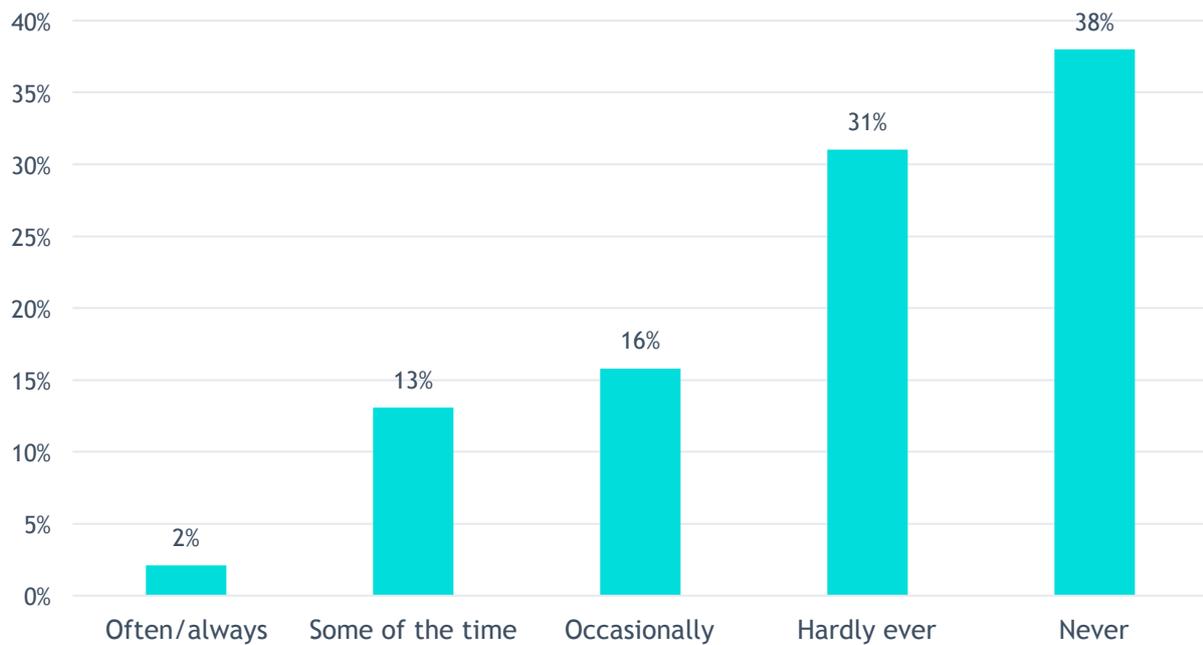
Overall, how satisfied are you with your life nowadays?



N: 329

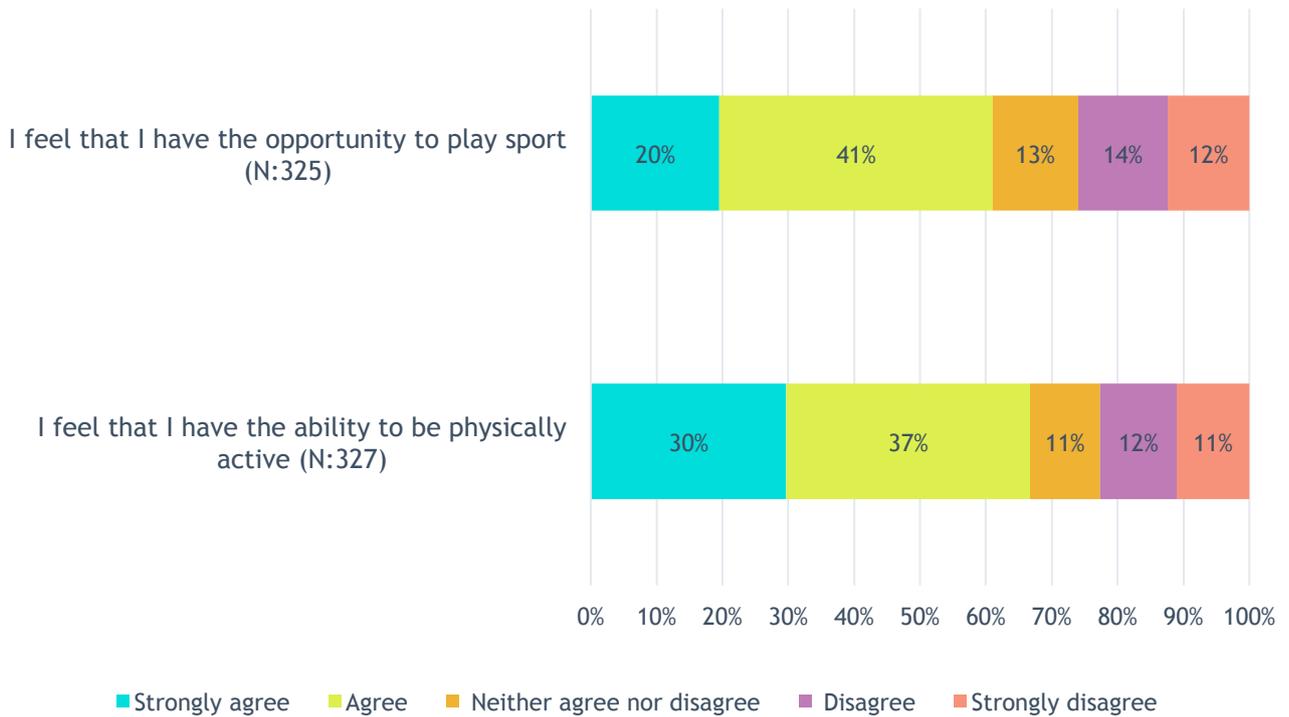
6. Loneliness

How often do you feel lonely?

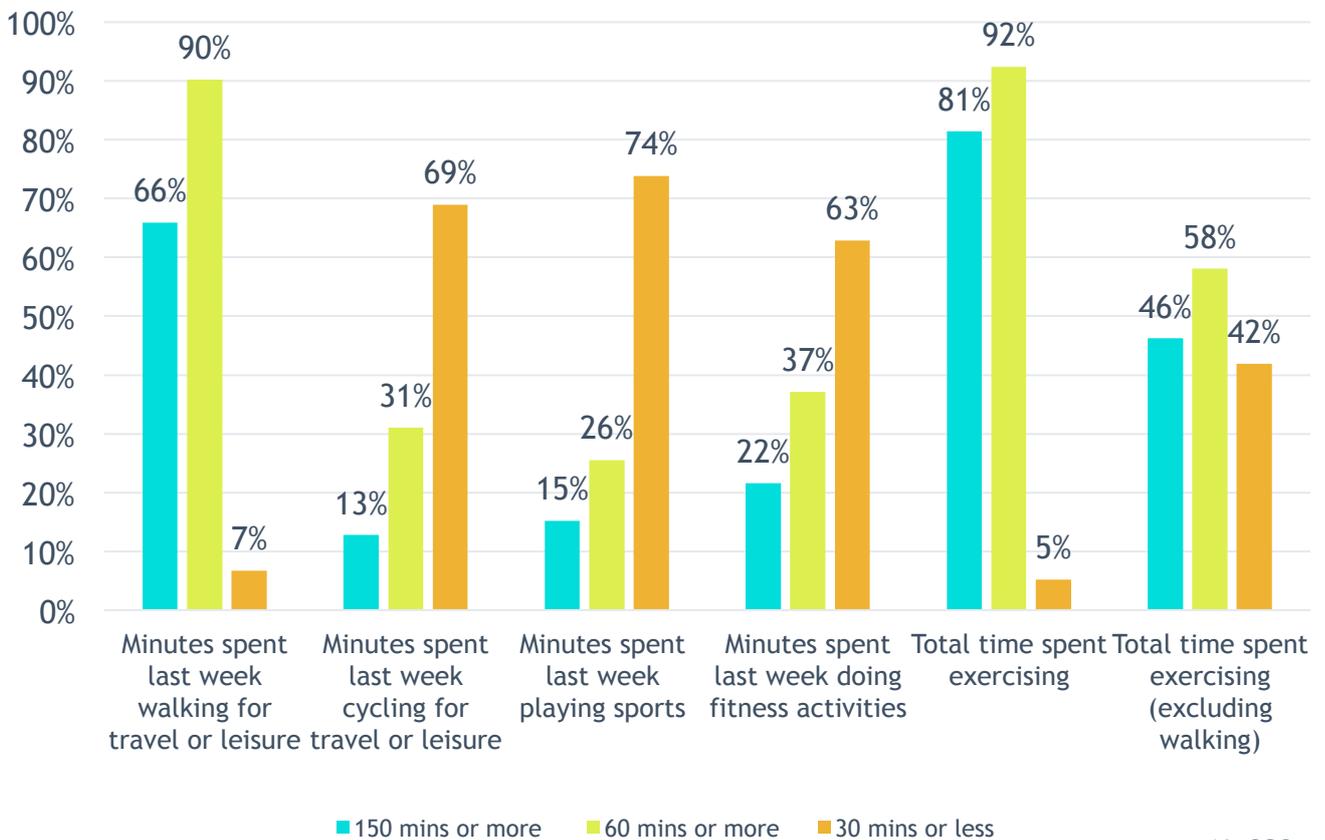


N: 329

7. Sport and physical activity



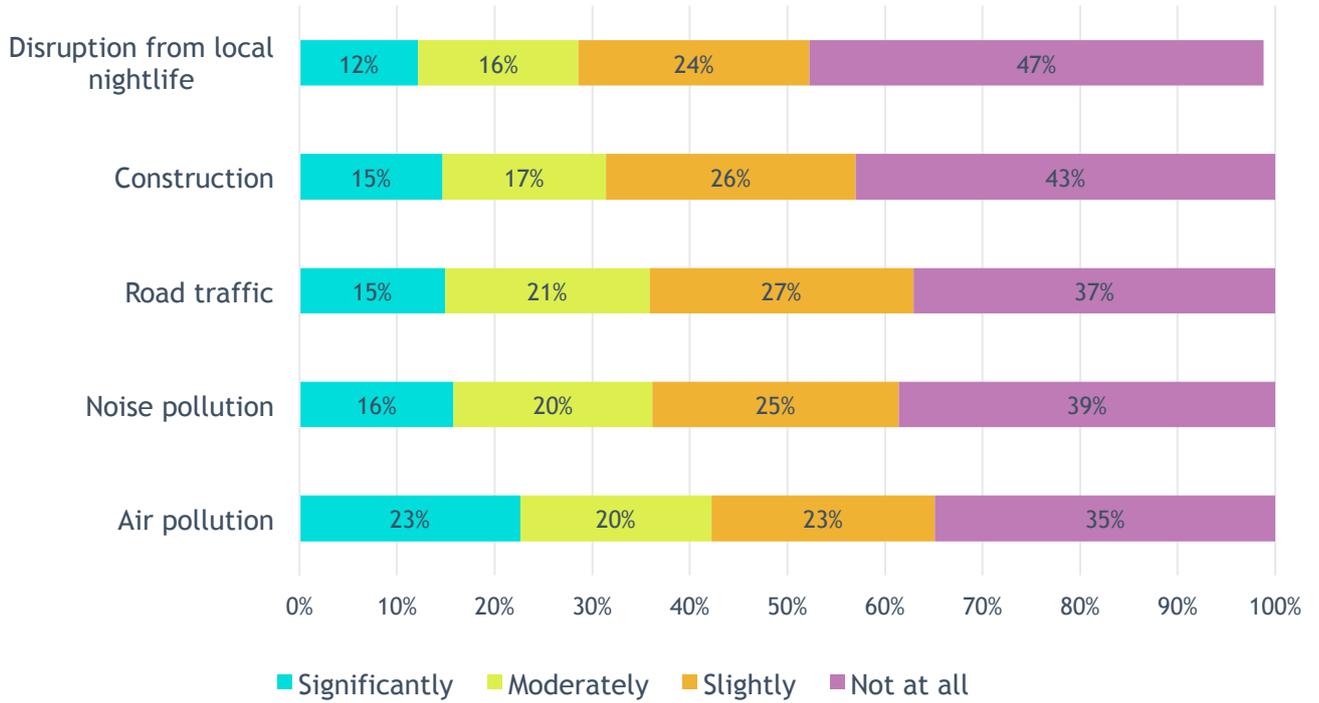
8. Time spent doing physical activity



N: 329

9. Impact of local environmental factors

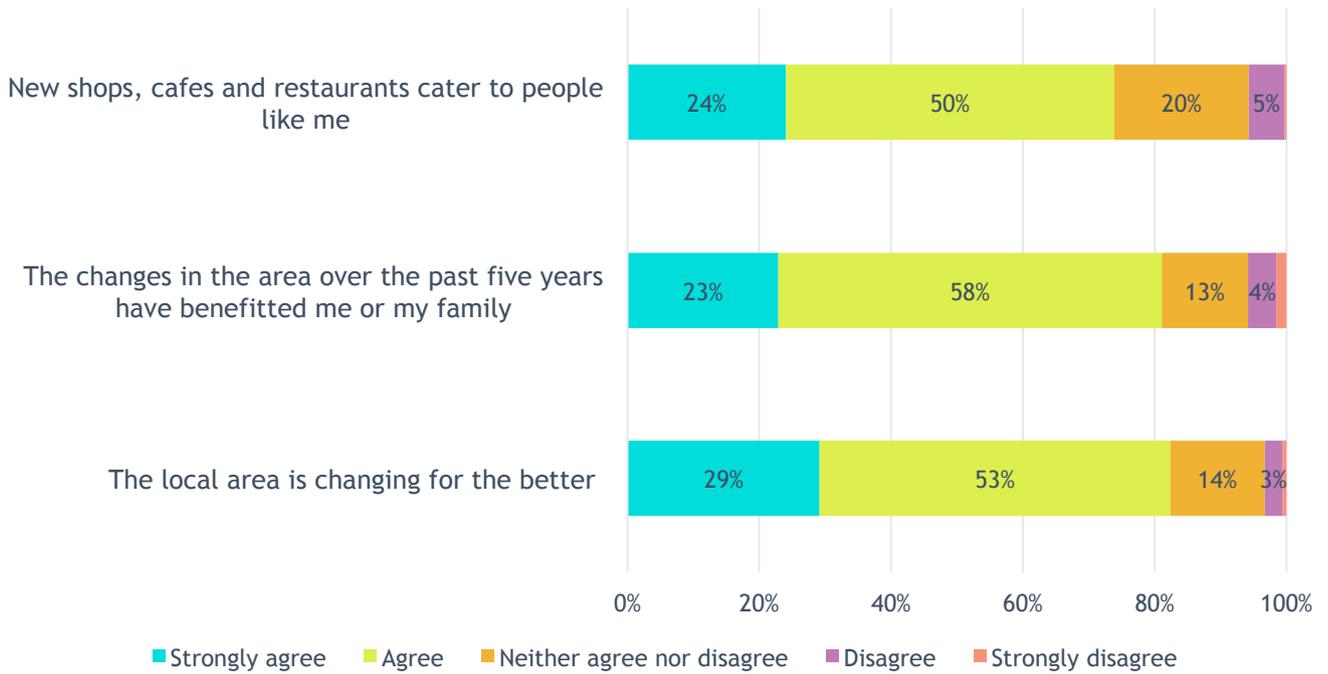
To what extent do the following factors in the local area impact on your health and wellbeing?



N: 327-329

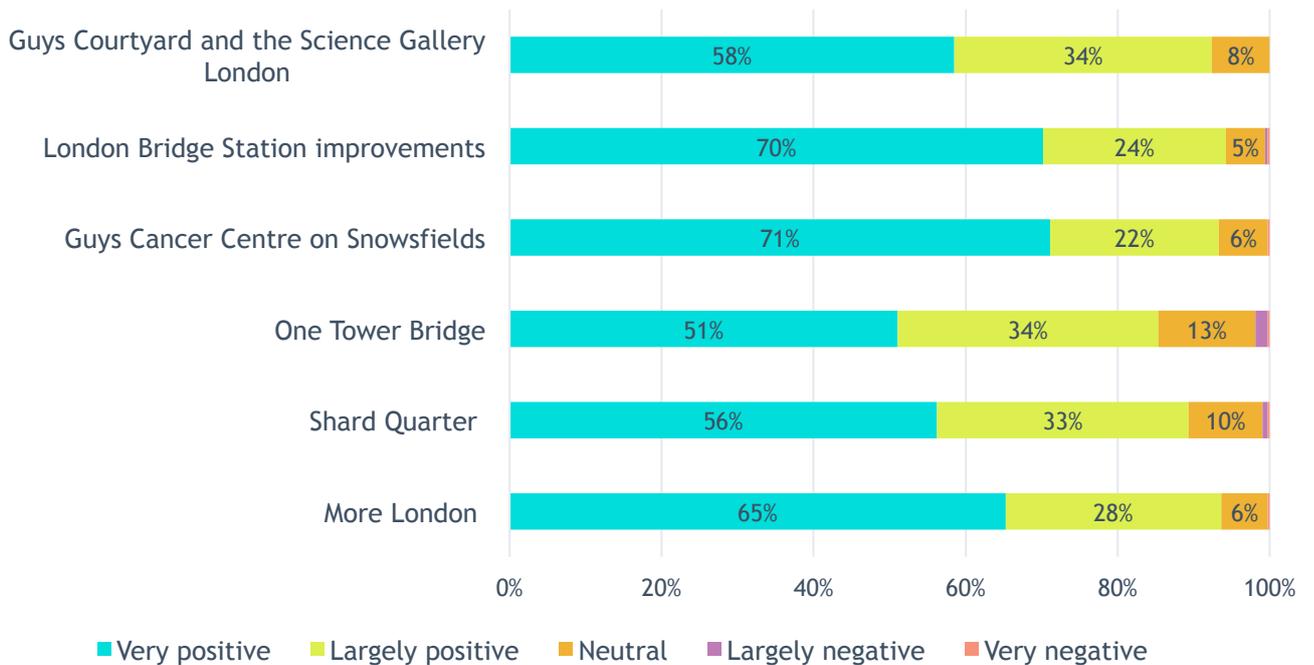
Change in the area

1. Perceptions of change



2. Attitudes to previous developments

What do you think about the following changes that have taken place in the local area?

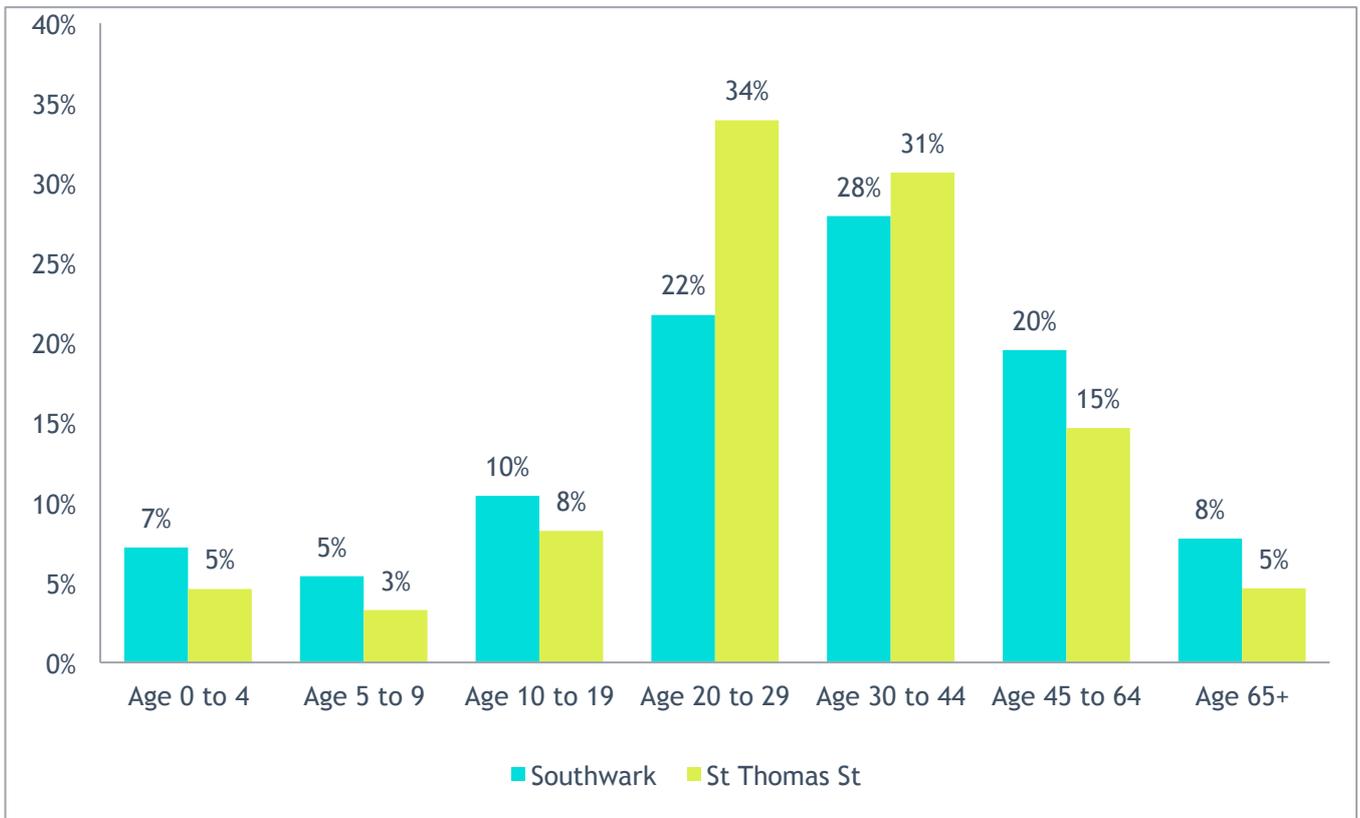


N: 329

Appendix 2

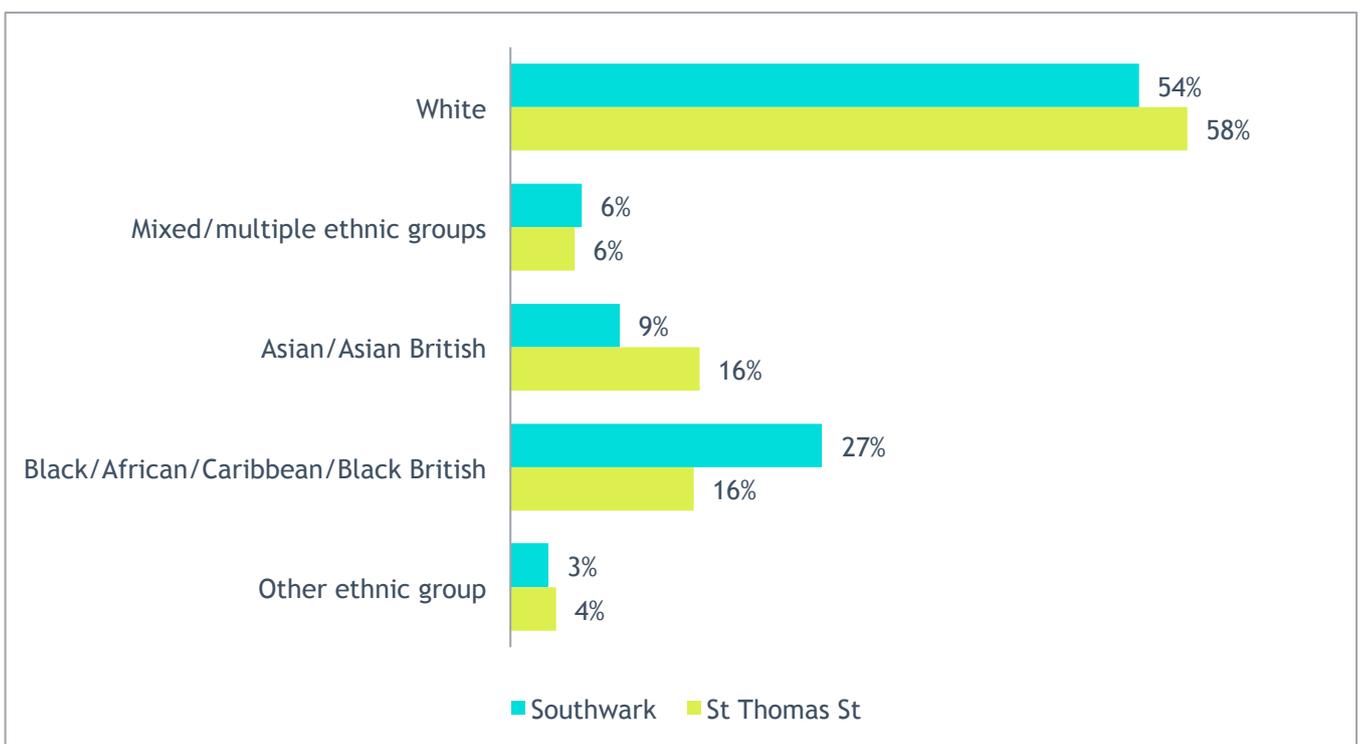
St Thomas Street Data Profile

1. Population: age



Source: Census 2011

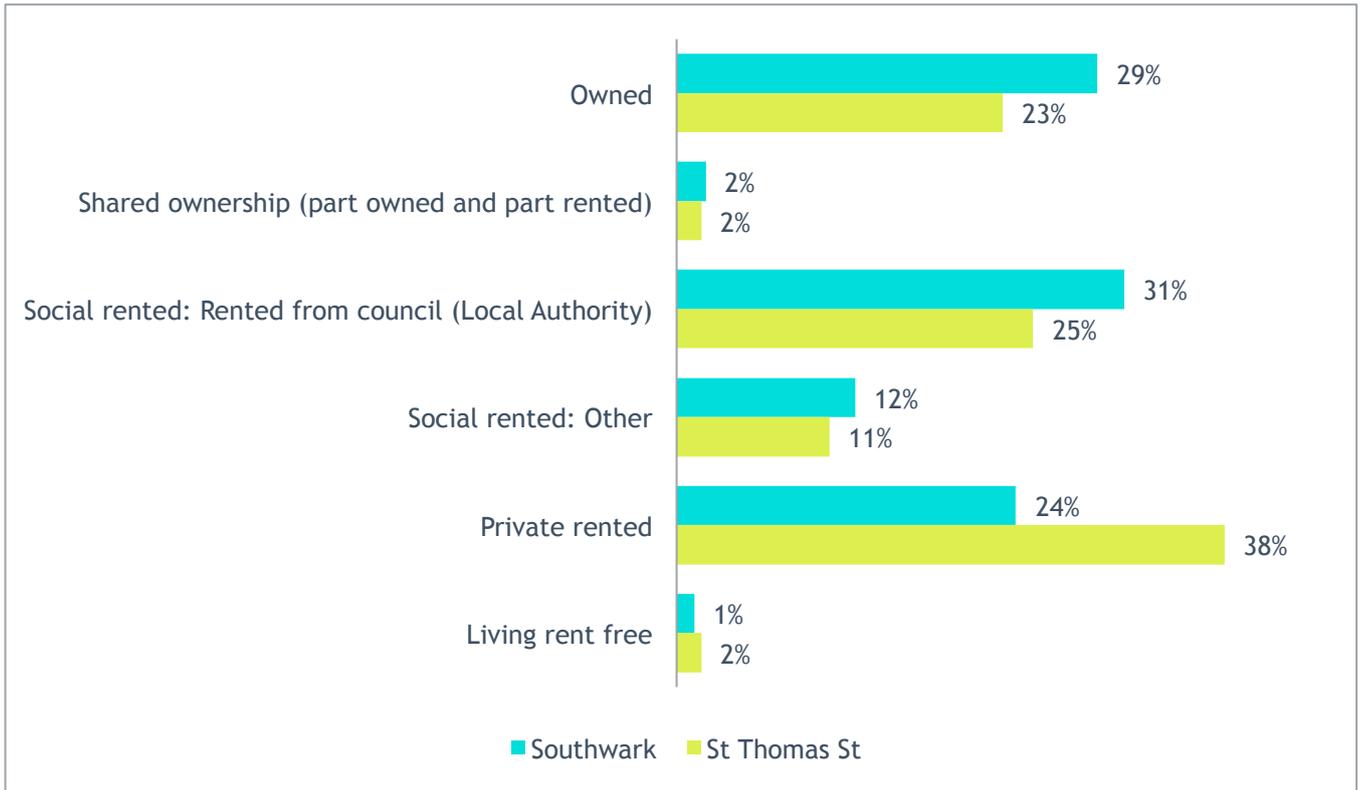
2. Population: ethnicity



NB: Black minority ethnic predominantly Black African background in St Thomas Street (10.8%)

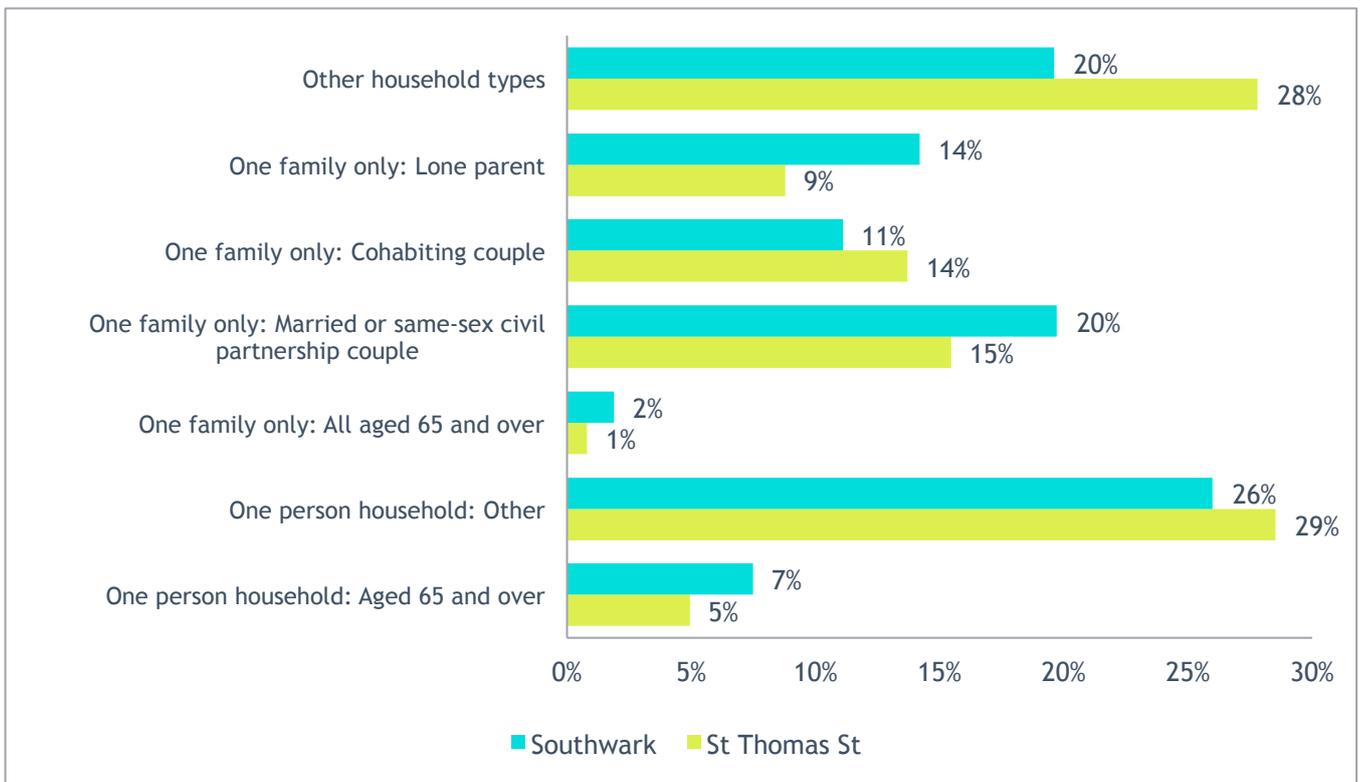
Source: Census 2011

3. Population: tenure



Source: Census 2011

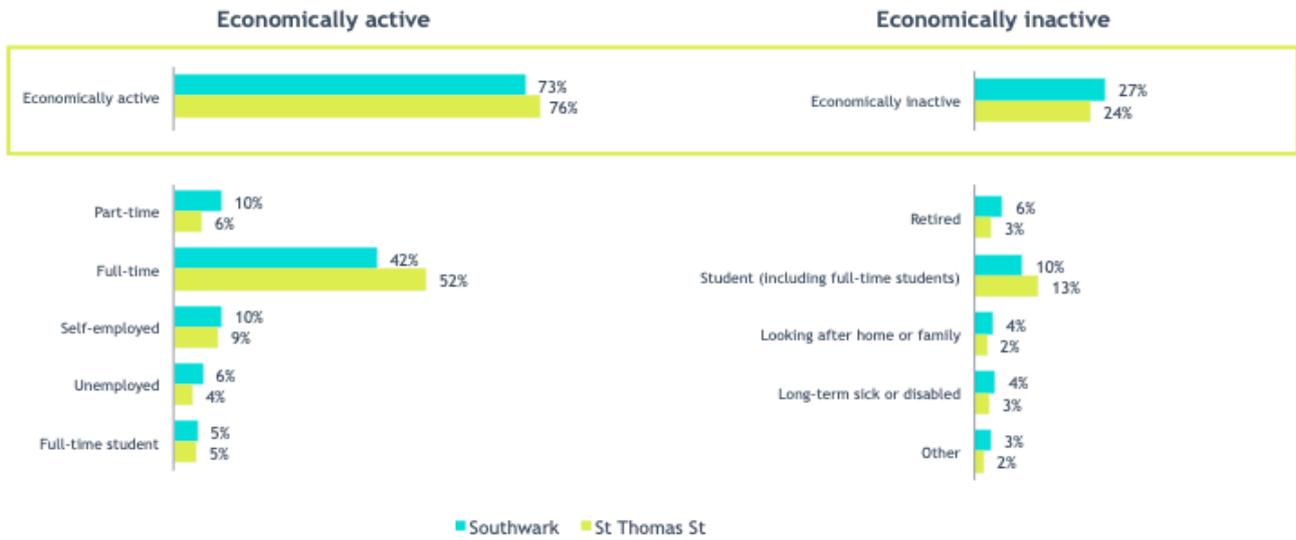
4. Population: household composition



NB: In St Thomas Street, the majority of cohabiting couples have no children (11.4%); married or same-sex partnership couples are more evenly split, 7.5% have no children and 6.5% with dependent children

Source: Census 2011

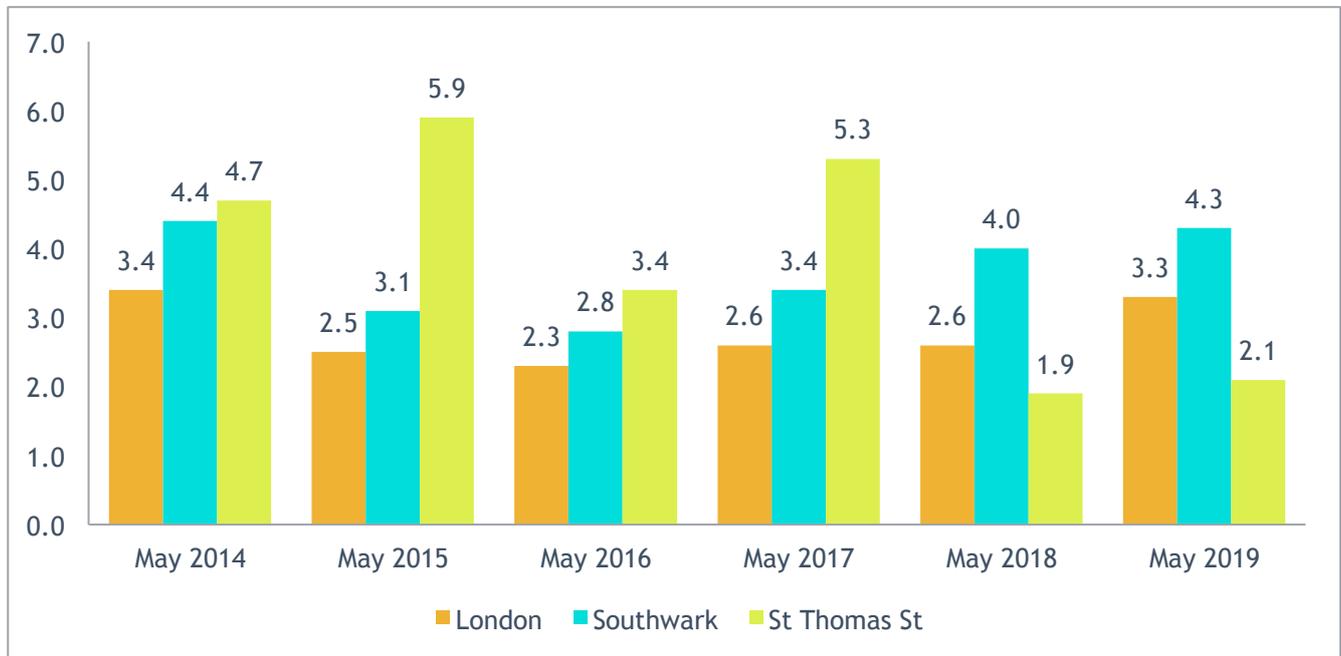
5. Economic activity (all residents aged 16 to 74)



NB: Southwark: n = 224,551
St Thomas Street: n = 4,631

Source: Census 2011

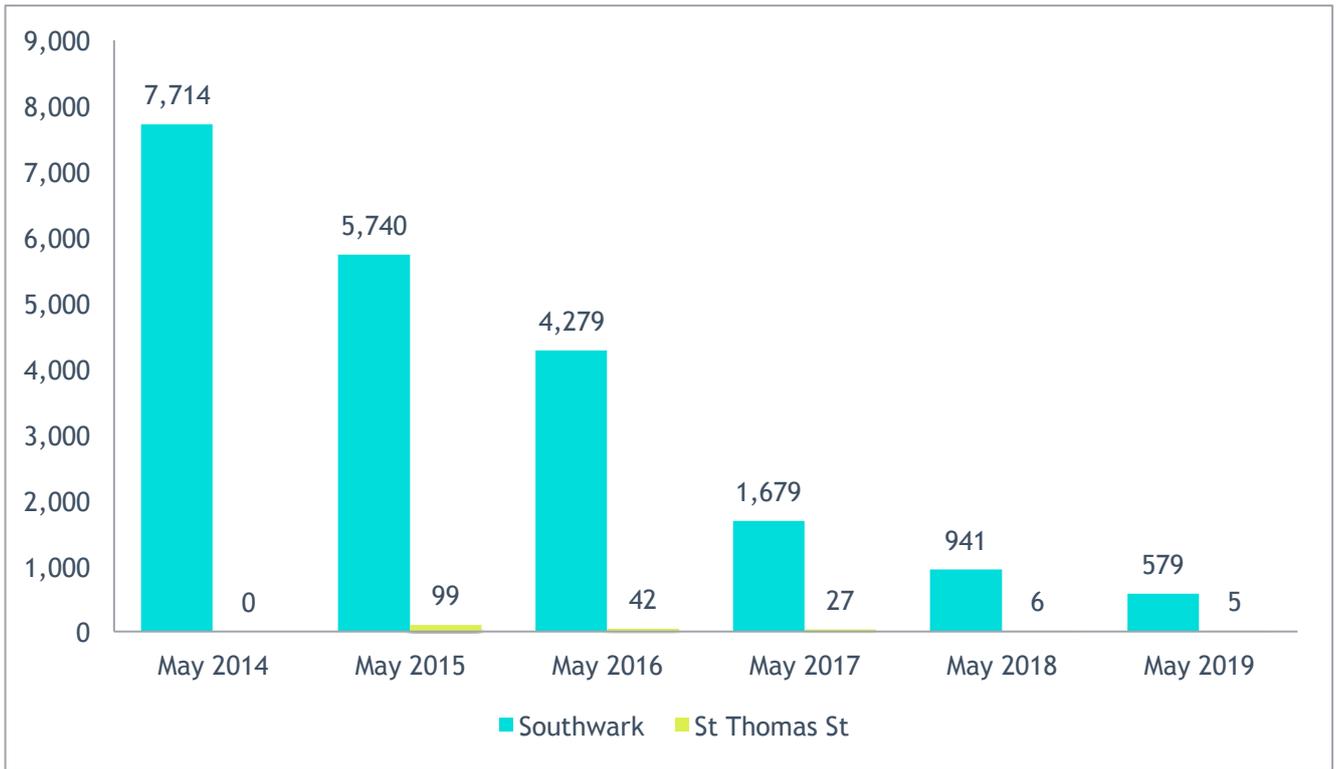
6. Employment: claimant numbers as proportion of economically active residents age 16+



NB: Claimant Count is defined as the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work. LSOA level was used for this analysis.
Nomis explainer: "Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise."

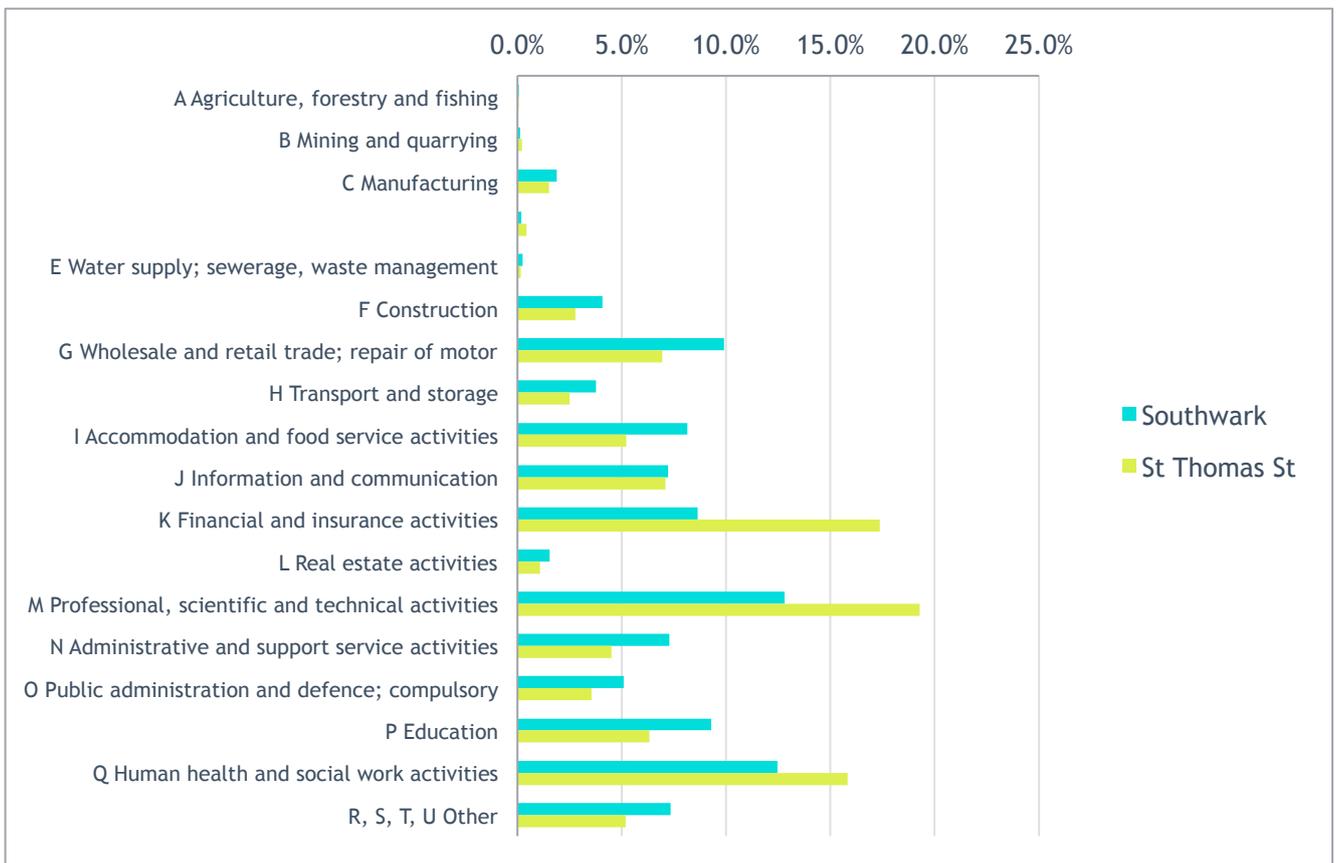
Source: JSA published on Nomis; Universal Credit published by DWP May 2019

7. Employment: Job-Seeker Allowance (total claimants)



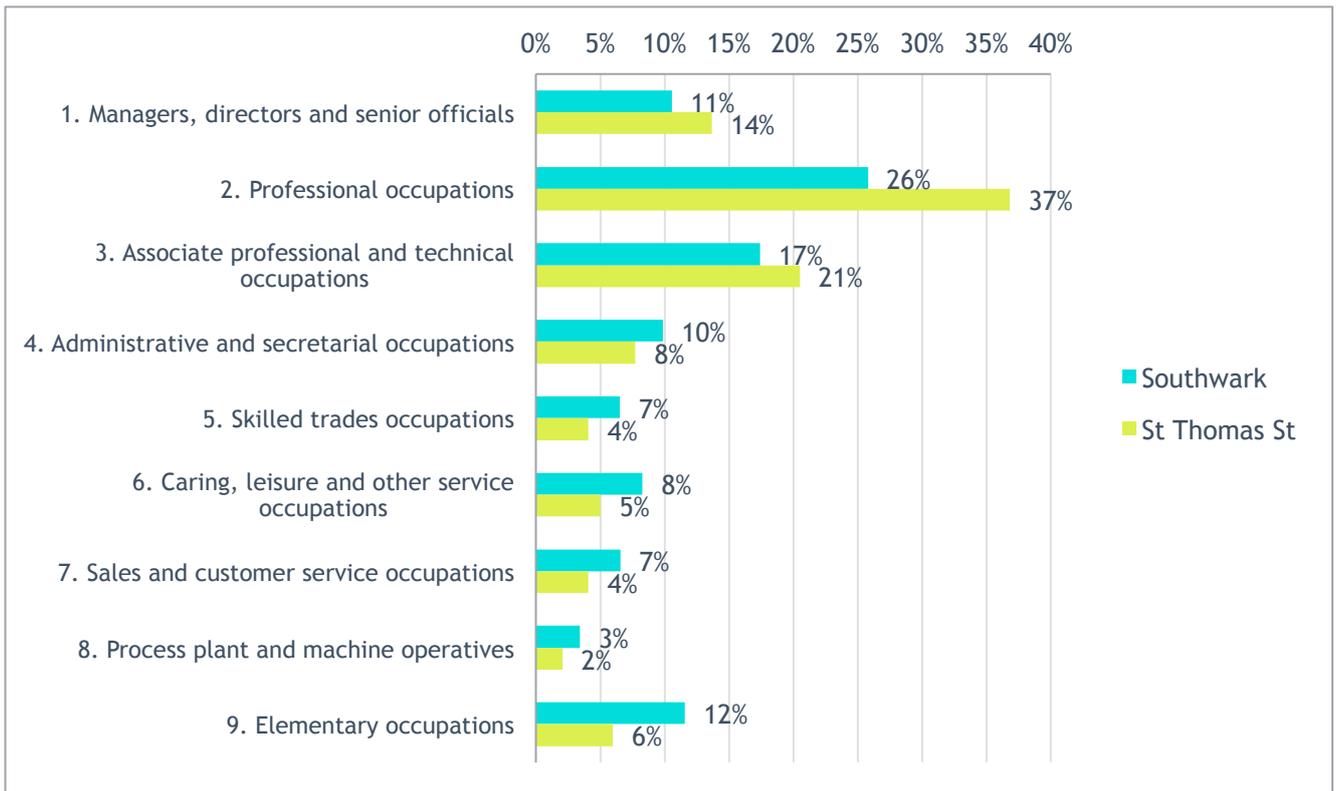
Source: Nomis May 2019

8. Employment industry



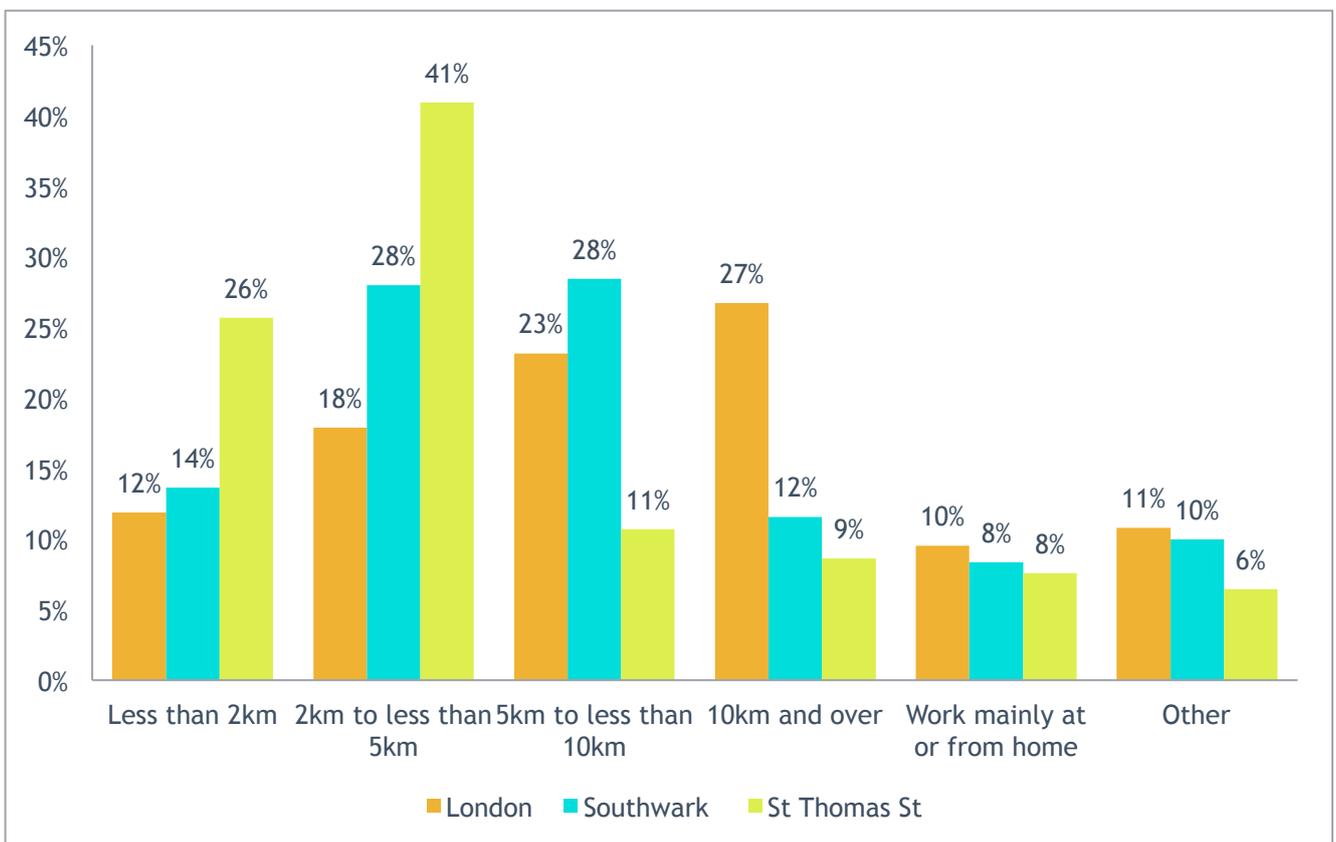
Source: Census 2011

9. Employment: occupation type



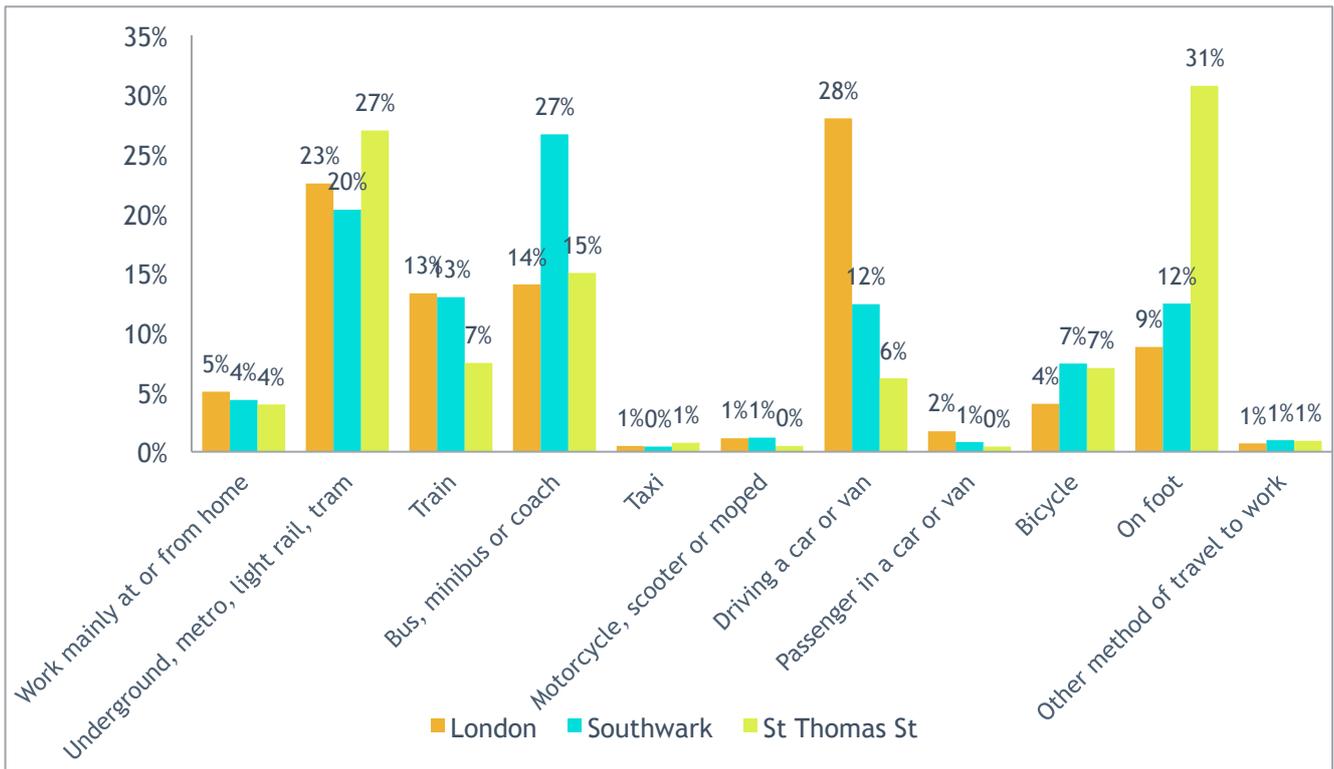
Source: Census 2011

10. Distance travelled to work



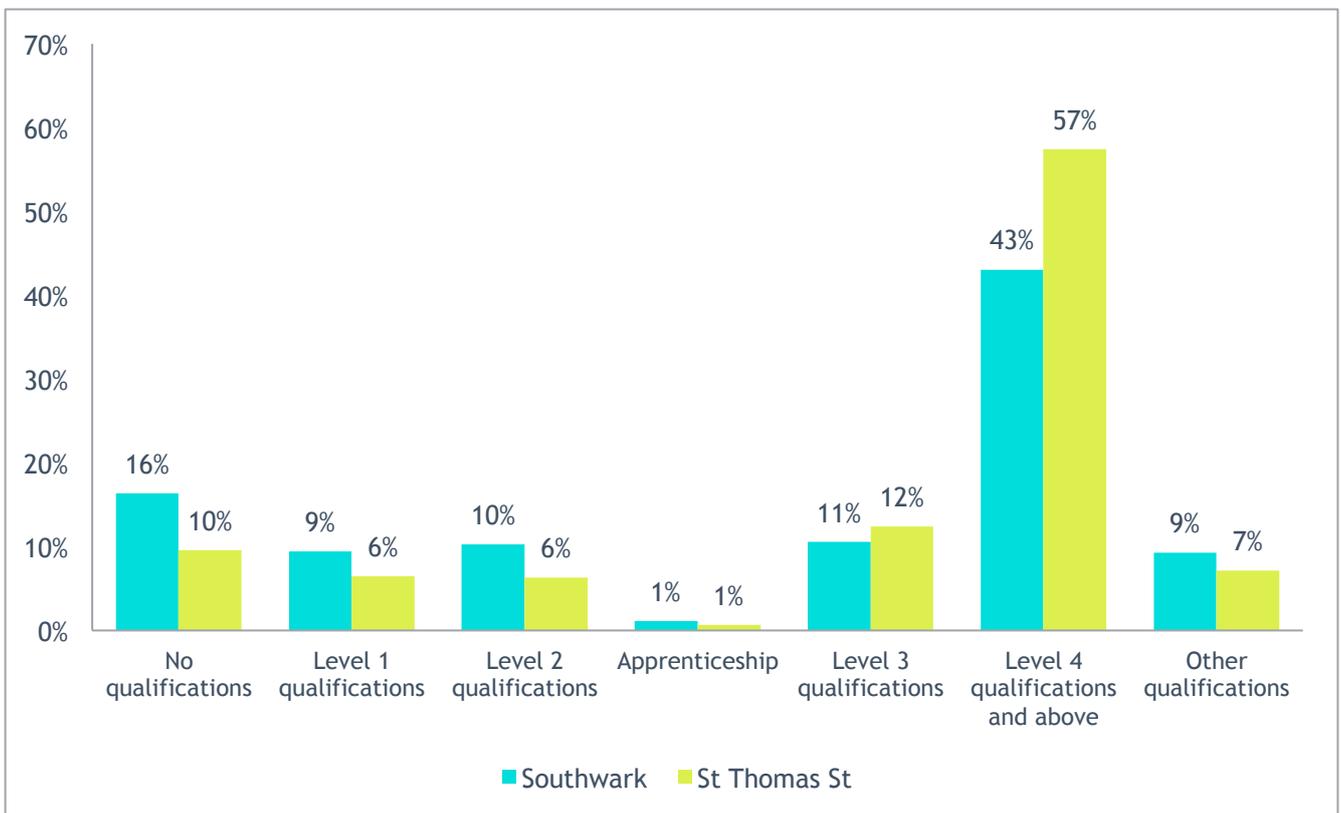
Source: Census 2011

11. Method of travel to work



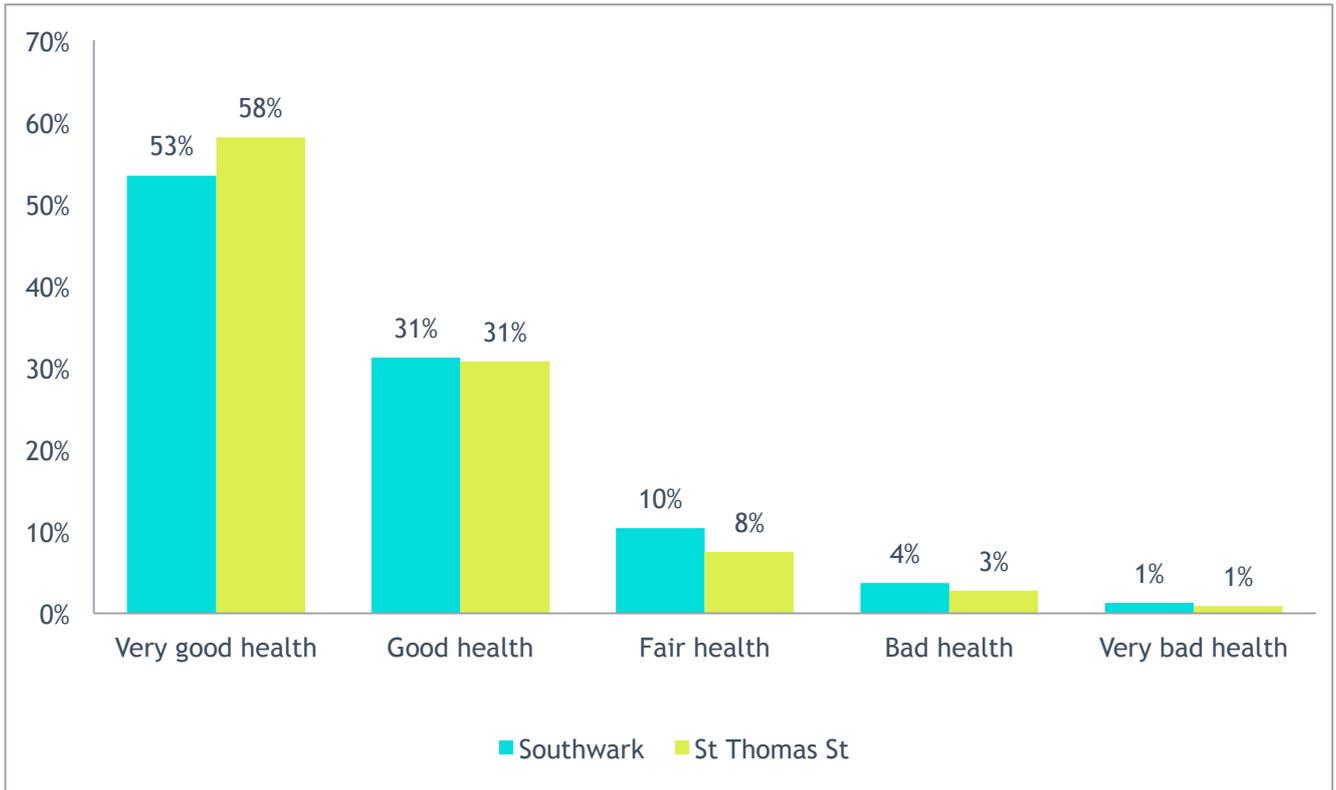
Source: Census 2011

12. Education and skills: qualification levels



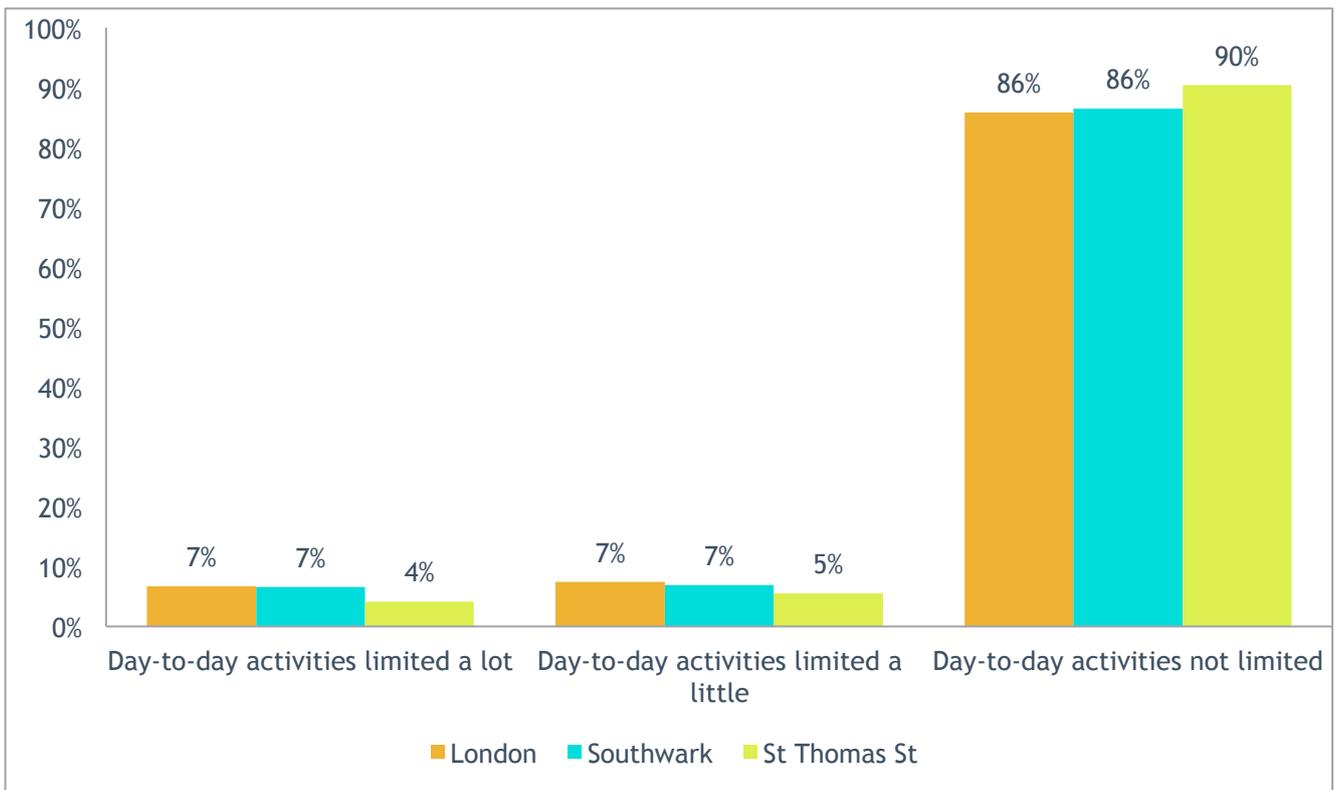
Source: Census 2011

13. Health: general health



Source: Census 2011

14. Health: long-term health problem or disability



Source: Census 2011

Appendix 3

St Thomas Street: summary of JMB report on overcrowding

Name of Estate	Main problems identified	JMB's proposed solutions	Potential for new homes
Tyers Estate	<ul style="list-style-type: none"> - Parking issues (thoroughfare of vans) - Lack of green spaces - Poorly designed/organised rubbish collection/bins - Non-residents congregating in stairwells and communal balconies - Lack of overall maintenance 	<ul style="list-style-type: none"> - Re-organise parking, allocate a service space for vans - Preserve existing trees and green areas and add new areas of planting - Additional new landscaping to organise the estate and provide separation from parking - Planting/landscaping also to stop the flow of vehicles through the estate - Move refuse stores to the edge of the estates and make them accessible from the streets - Reconsider security doors with access panels for buildings - Re-paint stairwells and communal areas - Update the internal and external lighting to LEDs 	<ul style="list-style-type: none"> - No potential for new homes on the Estate identified
Whites Grounds Estate	<ul style="list-style-type: none"> - Parking issues (thoroughfare of vans) - Lack of green spaces - Poorly designed/organised rubbish collection/bins - Non-residents congregating in stairwells and communal balconies - Lack of overall maintenance 	<ul style="list-style-type: none"> - Re-organise parking, allocated a service space for vans - Preserve existing trees and green areas and add new areas of planting - Additional new landscaping to organise the estate and provide separation from parking - Reconsider security doors with access panels for buildings - Re-paint stairwells and communal areas - Update the internal and external lighting to LED lights 	<ul style="list-style-type: none"> - A site between two blocks on Whites Grounds could provide six new homes. This could be a building incorporating bins and bikes with some new homes above
Snowfields Estate	<ul style="list-style-type: none"> - Lack of overall maintenance 	<ul style="list-style-type: none"> - Re-paint stairwells and communal areas - Update the internal and 	<ul style="list-style-type: none"> - A site at Snowfields could provide 5

		external lighting to LED lights	new homes
<u>Kipling Estate</u>	<ul style="list-style-type: none"> - Improved and reorganised parking - Bins not used correctly; benefit from a roof - Not all buildings have lifts - Some flats not adequately sound proofed - Some flats have low levels of natural light - Not all flats have outdoor spaces 	<ul style="list-style-type: none"> - Reorganise parking to make it more efficient and to provide more green spaces - Reorganise the refuse strategy 	<ul style="list-style-type: none"> - Areas of the estates have the potential to provide more new homes - In Kipling, Lockyer, Crosby Row and Hamilton Square up to 200 new homes could be created
<u>Lockyer Estate</u>	<ul style="list-style-type: none"> - Improved and reorganised parking - Bins not used correctly; benefit from a roof - Not all buildings have lifts - Some flats not adequately sound proofed - Some flats have low levels of natural light - Not all flats have outdoor spaces 	<ul style="list-style-type: none"> - Reorganise parking to make it more efficient and to provide more green spaces - Reorganise the refuse strategy 	<ul style="list-style-type: none"> - Areas of the estates have the potential to provide more new homes - In Kipling, Lockyer, Crosby Row and Hamilton Square up to 200 new homes could be created
<u>Crosby Row</u>	<ul style="list-style-type: none"> - Improved and reorganised parking - Bins not used correctly; benefit from a roof - Not all buildings have lifts - Some flats not adequately sound proofed - Some flats have low levels of natural light - Not all flats have outdoor spaces 	<ul style="list-style-type: none"> - Reorganise parking to make it more efficient and to provide more green spaces - Reorganise the refuse strategy 	<ul style="list-style-type: none"> - Areas of the estates have the potential to provide more new homes - In Kipling, Lockyer, Crosby Row and Hamilton Square up to 200 new homes could be created
<u>Hamilton Square</u>	<ul style="list-style-type: none"> - Bottom level flats have poor natural light - Ramps are used for rough sleeping - Narrow routes through the estate creates blind spots and is potentially unsafe in areas 	<ul style="list-style-type: none"> - Improve natural light to the existing Hamilton Square buildings by introducing new, lighter materials which would help reflect light into the darker areas - Gates and a key fob system could be introduced to 	<ul style="list-style-type: none"> - Hamilton Square residents could move into new homes that could be built where the JMB head office is at the moment

	<ul style="list-style-type: none"> - Improved and reorganised parking 	<ul style="list-style-type: none"> - control access to the alleyway - Re-organise the refuse strategy 	<ul style="list-style-type: none"> - This would then allow Hamilton Square to be redeveloped with modern, well-lit homes - In Kipling, Lockyer, Crosby Row and Hamilton Square up to 200 new homes could be created
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About Social Life

Social Life is an independent research organisation created by the Young Foundation in 2012, to become a specialist centre of research and innovation about the social life of communities. Our work is about understanding how people's day-to-day experience of local places is shaped by the built environment - housing, public spaces, parks and local high streets - and how change, through regeneration, new development or small improvements to public spaces, affects the social fabric, opportunities and wellbeing of local areas.

www.social-life.co

Report commissioned by Southwark Council in partnership with Team London Bridge.

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