

Matter 2 – The Spatial Strategy and Area Visions

Strategic Vision

2.1 Is the plan's vision for the borough overall justified and sufficiently clear? How has the vision for the area been informed by the Sustainability Appraisal/ IIA?

There is much to understand about the way the IIA has informed the Plan. The Council has provided no resource or learning opportunity so that the community can understand the IIA. A serious discussion of the IIA is needed at the oral hearing and it is requested that the Inspectors arrange for a seminar on the IIA as part of the examination process.

Development Targets and Spatial Strategy (Southwark's Places)

2.2 Does the plan provide clear, positively prepared and justified development targets for the Borough?

2.3 Are the locations identified for development, including the focus on the opportunity areas, the most appropriate locations? What alternative options were considered? What role has the IIA had in influencing the distribution of development across the 16 policy areas identified?

General Area Vision Questions

2.4 For each of the 16 individual area vision (AV) policies in the Plan, is the basis for the strategy for that area clear, positively prepared, justified and in general conformity with the London Plan (including the opportunity areas)?

2.5 Are the individual area vision policies sufficiently clear as to the overall scale of development envisaged over the plan period and how this will be delivered, including what needs to be delivered through allocations in the NSP, through policies and allocations in Area Action Plans and where appropriate through Neighbourhood Plans?

Neighbourhood planning should make a bigger contribution to development in Southwark. The position of LBS seems to be that neighbourhood plans have no role in areas where the Council wishes to see significant amounts of development. This is unsound and particularly detrimental in areas where there is no planning framework, such as London Bridge. It has thwarted local communities from having a meaningful input into the development of both the vision for the area and the identification of suitable sites.

Giving London Bridge as a case study, requests for a neighbourhood plan to extend to St Thomas Street led the Council to describe this as “a corporate business area” which “comprises mainly strategic sites” and any neighbourhood plan “would need to be business led”. Yet this area falls within Bermondsey Street Conservation Area and as the Area Vision points out has residential areas woven in.

AV.11 – London Bridge Area Vision

2.13 Is the vision consistent with NSP Policy P16 and the evidence base in relation to tall buildings, particularly in regards to the Shard?

What needs to be added to the vision?

The vision is dated and needs to take account of:

- The Social Life Study (baseline evidence) which sets out very clearly the needs of residents who live in the area.
- The experiences from planning applications that have come forward in the last 2 years and brought different visions for the area from residents and local councillors.
- The Climate Emergency which should impact on the approach taken to tall buildings (e.g. overshadowing and wind tunnel impacts)
- The different context (economically, socially and environmentally) arising from Covid-19

The most recent quarterly report from **RICS Q3 2020: UK Commercial Property Market Survey**, headlines: “Outlook deeply negative for retail and office rents, while industrials set to see a solid recovery”.

The summary states:

“The sector breakdown shows a net balance of -73% of contributors saw a continued drop in occupier demand for retail space, while the corresponding net balance for offices came in at -66%. With regards to the regional picture, sentiment on both the occupier and investment sides of the market is **altogether more downbeat across London** in comparison to the national average.

Business leaders in London are quoted as saying:

Adrian Macarty, Buckland Estates Lp, London – “There will be long term ramifications on both retail and office accommodation. The government’s understanding of both sectors is woefully short.”

Alexander Fischbaum, Afa Reim, London, “significant impact on the value of office towers. No point having an office which is impossible/too time consuming etc. to get to safely & efficiently.”

Andrew Jenkins, Ace Surveying Ltd, London, “Office demand will remain uncertain as Working From Home will continue to be the norm albeit 2-3 days per week.”

David Apperly, Apperly Estates Ltd., London “The biggest impact of Coronavirus will probably be long-term for office demand; rental growth is likely to be subdued for 10+ years.”

Gregory Mcgonigal, Ashdown Phillips, London, - “We are highly unlikely to return to anything like we were all experiencing in 2019 for at least 5 years and certain sectors will be

changed permanently. The pandemic has caused, and will continue to create, a seismic shift in the UK property sector.”

Howard Fertleman, WCC, London, “I believe that the only property market that will be stable over the next 18 months will be industrial. I believe that all other property sectors will take a negative hit in rents and capital values, with retail being hit the hardest.”

James, Everest ^ Maud, London “Commercial property needs to re-adjust and reset to a world that is now laser focused on health and wellbeing, and an increasingly digitised economy.”

Office space demand at London Bridge as elsewhere is very likely to be considerably less than in the Council’s evidence base. The vision and site allocations need to respond to this change in realities.

To be sound, the Vision needs to reduce the role of the CAZ factor, say more about the needs of residents who live in the area and make green space, biodiversity and the green economy much more significant.

The absence of a planning framework for London Bridge and the proposal that a neighbourhood plan fills this critical gap is covered in Matter 10.

Policy SP2 – Regeneration for All

2.16 Are there local areas for regeneration in Southwark to which Policy SP2 is specifically aimed at? Is the focus for regeneration in Borough broadly aligned with the London Plan opportunity areas, the strategic areas for regeneration (based on indices of deprivation) identified in the Intend to Publish London Plan 2019 or is it broader?

2.17 Will the policy be effective in securing sustainable regeneration in Southwark (social, economic and environmental), in a way which ensures existing communities, including businesses and community infrastructure, retain access to affordable accommodation, especially in fast changing areas of the Borough, consistent with paragraph 93 of the NPPF and PPG para 53-006-20190722? What is the role of social regeneration charters and is this appropriately reflected in Policy SP2?

See representation on SP2 at the Submission version Amended Policies. See further comment on Social Regeneration Charters in Matter 9 Issue 4.

The monitoring of the NSP must give a meaningful role to engagement with communities in order to secure Regeneration for All.

2.18 Does the Plan, including Policy SP2, provide sufficient safeguards to ensure that regeneration respects the character and heritage of the Borough?

2.19 Is there a role for Supplementary Planning Documents in supporting regeneration, including planning frameworks for opportunity areas or do existing and forthcoming Area Action Plans provide necessary detail for those areas of particular change in the Borough?

See comments made in relation to the London Bridge Area Vision and the absence of a planning framework.

Social Regeneration Indicators

Place and Health Improvement

Southwark Public Health Division, Place & Wellbeing

November 2018

 @lb_southwark  facebook.com/southwarkcouncil

Purpose of the indicators

- The Social Regeneration Indicators will sit alongside the Council Plan to monitor the high-level impact that our actions are having across the borough and the progress we are making in achieving our regeneration for all ambitions.
- These outcome measures will enable us to identify priorities and learn from our own progress. The findings will be used across the council and by partners to inform council activities, plan strategically for the future and influence others.

Developing and using the indicators

- These indicators have been developed in collaboration with colleagues from across the council to ensure that all key outcomes are included and they will be effective in influencing corporate priorities. Voluntary and community sector representatives were also engaged in the development process.
- The indicators will be shared on the council website and updated as new data becomes available. This will vary for each indicator depending on how and when data is collected and published. Wherever possible, these indicators will be segmented into outcomes for different population groups to understand the impact on inequalities.
- Cabinet will receive an update report on an annual basis so they can monitor the progress of the indicators.

Next Steps

- These indicators will be underpinned by area specific indicators for each major regeneration area to give a detailed picture at a local level and help monitor the impact of the social regeneration charters and place plans.
- In addition to the key indicators, it is important to understand peoples lived experiences of regeneration and how these are changing over time. We are exploring options for qualitative approaches to provide richer and more comprehensive insights into the impact of regeneration on our residents' lives.

A Healthier Life

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|----------------------------------------------------------------------------------------------------------------------------------|-----------|----------|----------|-----|-----------------------------------------------------------------|-------------------------------|-----------------------------------|
| Healthy life expectancy | | | | | | | |
| Male healthy life expectancy at birth | 61 years | 64 years | 63 years | ↑ | PHE wider determinants of health profile | 2014 - 16 | |
| Female healthy life expectancy at birth | 63 years | 64 years | 64 years | ↑ | PHE wider determinants of health profile | | |
| Healthy neighbourhoods index % of people who live in LSOAs which score in the poorest performing 20% on the AHAH index | 91% | 55% | 21% | ↓ | PHE wider determinants of health profile | 2016 | Y |
| Social isolation % of adult social care users who have as much social contact as they would like | 38% | 41% | 45% | ↑ | PHE wider determinants of health profile | 2016/17 | |
| Young people's emotional health Estimated % of 5-16 year olds with emotional disorders | 4% | 4% | 4% | ↓ | PHE children & young people's mental health & wellbeing profile | 2015 | Y |
| Physical activity % of adults who are physically inactive | 19.8% | 22.9% | 22.2 | ↓ | PHE Physical Activity Outcomes | November 2016 - November 2017 | Y |
| Childhood obesity % of Year 6 children who are overweight or obese | 43% | 39% | 34% | ↓ | PHE NCMP local authority profile | 2016/17 | |

A place to belong

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------|----------|----------------------|---------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|
| People who feel able to influence local decisions % of adults who feel they can personally influence decisions affecting their local area | Available Feb 2019 | Available Feb 2019 | 27% | ↑ | Community Life Survey (national) GLA Survey of Londoners (Local) Residents survey (ongoing) | 2016/17 (national) | |
| Local regeneration satisfaction % of residents who choose to stay in the local area when rehoused as part of an estate regeneration (Ayelsbury) | Available early 2019 | n/a | n/a | ↑ | Regeneration team | n/a | Y |
| % of residents who are rehoused in the local area (local lettings scheme- other areas of borough) | Available early 2019 | n/a | n/a | ↑ | Housing team | n/a | Y |
| Getting on well with neighbours % of adults who think their local area is a place where people from different backgrounds get on well together | Available Feb-19 | Available Feb-19 | 81% | ↑ | Community Life Survey (national) GLA Survey of Londoners (Local) Residents Survey (ongoing) | 2016/17 | Y |
| Social Mobility Index Ranks local authorities on the prospects of disadvantaged young people in each area | 13 th (out of 324) | n/a | n/a | Higher rank (1=best) | Social Mobility Commission | 2016 | |

A full employment borough

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------|-----|---------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|
| People who volunteer % of people who have done any forms of voluntary work in the last 12 months | Available Feb-19 | Available Feb-19 | 63% | ↑ | Community Life Survey (national) GLA Survey of Londoners (Local) Residents survey (ongoing) | 2016/17 (national) | |
| Working standards % of employees in Southwark paid below the LLW | 14% | 32% | n/a | ↓ | Trust for London | 2017/18 | Y |
| Employment rate % of residents employed | 78.5% | 74.2% | 75% | ↑ | NOMIS | 2017/18 | Y |
| Gender pay gap Employees Residents | 11.1% 8.4% | 16.7% 12.3% | 17.9% 17.9% | ↓ | ONS Annual Survey of Hours and Earnings (ASHE) | 2018 2018 | |
| Apprenticeships Number of Southwark Residents starting apprenticeships | 880 | n/a | n/a | ↑ | Department for Education | Q3 2017/18 | Y |
| Job Density the ratio of total jobs to population aged 16-64. | 1.29 | 0.99 | 0.84 | ↑ | ONS | 2016 | |

A safer community

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|-------------------------------------------------------------------------------------------------|----------------|--------|----------|-----|-------------------------|------------------|-----------------------------------|
| Perception of safety % of people who feel safe when out and about in their local area | Available 2019 | n/a | n/a | ↑ | Add to Residents Survey | n/a | Y |

A vibrant Southwark

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|--------------------------------------------------------------------------------------------------------|--------------------|--------------------|---------------|-----|---------------------------------------------------------------|------------------|-----------------------------------|
| Digital connectivity % of people who go online occasionally or more | Available Feb 2019 | Available Feb 2019 | Not available | ↑ | GLA survey of Londoners (18/19) | n/a | |
| Access to culture % of people who have participated in a cultural activity in the last month | Available Feb 2019 | Available Feb 2019 | Not available | ↑ | GLA survey of Londoners (18/19) Residents Survey (ongoing) | n/a | Y |
| Vibrant High Streets Number of vacant shop units in the borough | 195 | n/a | n/a | ↓ | Planning team | 2018 | |

A great start in life

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|--------------------------------------------------------------------------------------------------------------|-----------|--------|----------|-----|------------------------------------------|------------------|-----------------------------------|
| Child Poverty % of all children living in relative poverty | 24.6 | 18.8 | 16.8 | ↓ | PHE wider determinants of health profile | 2015 | Y |
| NEETs % of 16-17 year olds not in education, employment or training or whose activity is not known | 4% | 5% | 6% | ↓ | PHE wider determinants of health profile | 2016 | Y |
| Progress 8 Pupil progress between KS2 & KS4 relative to the England average | 0.31 | 0.22 | 0 | ↑ | DfE school performance | 2017 | Y |

A place to call home

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|----------|-----|--------------------------|------------------|-----------------------------------|
| Satisfaction with local area % of people who think that Southwark is changing for the better | 51% | | | ↑ | Residents Survey | 2016/17 | Y |
| Genuine housing affordability % of all new homes that are London living rent properties (gross) | To be collected on AMR going forward | | | ↑ | Annual Monitoring Report | 2016/17 | Y |
| % of all new homes that are social rent properties (gross) | 16.4% | | | ↑ | Annual Monitoring Report | | |
| Good Quality Housing % of homes meeting the decent homes standard? | 96.1% | | | ↑ | Tracked Internally | 2018/19- Q2 | |
| Housing affordability Ratio of median house price in borough to median annual earnings | 15.35 | 13.24 | 7.91 | ↓ | ONS | 2017 | |
| % of median monthly income spent on rent (lower quartile) | 67% | 72% (inner london) | 29% | | Trust for London | 2015/16 | |

A greener borough

| Proposed Social Regeneration Indicator | Southwark | London | National | Aim | Source | Most recent data | Raised in Southwark Conversation? |
|----------------------------------------------------------------------------------------------------|-----------------------|-------------------------|----------|-----|------------------------------------------|------------------|-----------------------------------|
| Air Quality Percentage of (permanent) monitoring sites per year above the 40µg.m-3 limit | 66% (10 out of 15) | n/a | n/a | ↓ | Southwark Annual Air Quality Report | 2017 | Y |
| PM2.5 level | 11.7 µg.m3 | 11.4µg.m3 | 9.3µg.m3 | ↓ | PHE wider determinants of health profile | 2016 | Y |
| Publicly accessible space Total publicly accessible open space per 1,000 population | 1.22 hectares | n/a | n/a | ↑ | Annual Monitoring Report | 2013 | Y |
| Movement % of residents doing at least two x10 minutes of active travel a day | 41% | 40% (Inner london) | n/a | ↑ | Movement plan indicators | 14/15- 16/17 | |
| Vehicle kilometres in given year (millions) | 695 km | 613km (inner london) | n/a | ↓ | | 2016 | |

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|------------------------------------|--------------------------------|---------------------------------------------------------------------------------|---------------------------------|
| Item No. 21. | Classification: Open | Date: 22 January 2019 | Meeting Name: Cabinet |
| Report title: | | Regeneration That Works For All Framework and Social Regeneration Indicators | |
| Ward(s) or groups affected: | | All | |
| From: | | Councillor Leo Pollak, Social Regeneration, Great Estates and New Council Homes | |

FOREWORD – COUNCILLOR LEO POLLAK, SOCIAL REGENERATION, GREAT ESTATES AND NEW COUNCIL HOMES

Where 'regeneration' had in some quarters become a dirty word, Southwark has sought to define more sharply the overall approach to managing change in the borough with a critical focus on ensuring that, in collaboration with the community, we are creating places that create new life opportunities, promotes wellbeing and reduces health economic and housing inequalities.

The priority given to the 'social regeneration' approach is to help maintain and underscore a renewed discipline that regeneration and development in our borough be shaped towards ensuring the benefits of new and income in the borough are reaching everyone, and that our diverse communities can gain confidence in their ability to shape, embrace and benefit from change in the borough.

This report sets out an update to the framework and process of how we achieve an approach to regeneration that works for all, as well as well as the means of monitoring the effects of change over time. It updates the core aims of the social regeneration approach to ensure we are taking a system-wide approach to promoting health and wellbeing; tackling gender, health, housing and economic inequalities; and placing a renewed emphasis on fostering meaningful pride of place as areas undergo change. It also sets places the collaboration with the community at its heart. To this end the new framework and process requires to be rooted in more intensive and multi-faceted consultation exercises, aided by the emerging Consultation Charter for developers setting a higher standards for how developers understand the area they're investing in, engage with communities and respond to community feedback.

As with the first social regeneration charter approved by cabinet in December for Canada Water, key core themes are established based on intensive socio-economic studies and consultation exercises, then laying the foundations for more detailed Place Plans that put into action a range of community investments. In practice, this approach will help ensure a stronger alignment of key institutions - from developers to the CCG to community groups - buying in to a positive common vision for an area. It will also ensure that we are securing additionality to the standard tariffs secured through the planning process.

We also publish here a new set of borough-wide social regeneration indicators, for residents, council and partners to track the health of the borough, on metrics ranging from physical and mental health, air quality, employment access, housing affordability and much else. Suitable local indicators will be drawn out for each social regeneration charter to assess local impacts and perceptions of change.

RECOMMENDATIONS

That the Cabinet:

1. Agree the *Regeneration That Works For All* Framework (Appendix 1) as Southwark's approach to social and inclusive regeneration.
2. Agree the Social Regeneration Indicators (Appendix 2) as the high-level indicators that will be used to monitor the impact of the social regeneration work across the borough.
3. Agree to request a report back in a twelve months time to provide an update on the Social Regeneration Indicators.

BACKGROUND INFORMATION

3. Southwark is a borough with a rich and proud history, strong communities and a great ability to transform and renew to improve the lives of our residents. It is also a place of growth, development and opportunity. The council's ambition, as expressed through the Council Plan, is of "a fairer future for all" where everyone can achieve their potential, and be more than the sum of our parts in a borough that they are proud of.
4. The ambition is underpinned by principles that guide everything that we do. These include making Southwark a place to be proud of and treating residents as if they were a valued member of our own family. It is this ambition and our fairer future values that provide the basis for developing a social regeneration policy framework.
5. Southwark adopted an initial Social Regeneration Framework in September 2017. It sets out three primary regeneration objectives:
 - A borough wide approach to improving the wellbeing of all current and future generations.
 - A One Council and partnership approach to ensure all our assets are used and aligned effectively to bring about improved wellbeing for people and places across Southwark.
 - Wellbeing as a primary outcome of all our work

Along with the framework, it was agreed that a set of high level outcome measures should be developed to monitor the impact of social regeneration and whether it is making a difference to people's everyday lives.

6. The Southwark Conversation informed the development of the social regeneration agenda. It found that the most important issues for us to tackle are: housing, public realm, transport, education, access to key services such as health and social care, and employment and training. Strengthening and supporting all communities to have pride in their neighbourhoods was also highlighted in the Southwark Conversation.

KEY ISSUES FOR CONSIDERATION

7. The social regeneration approach has a long history in Southwark, which has always been a place of visionary change. In the early twentieth century, Southwark was home to Ada and Alfred Salter, pioneering MPs who brought one of the first public health services to this corner of London. More recently, Southwark has led urban regeneration to boost local economic growth, revitalise neighbourhoods and create opportunities for all. Over the last two decades, Southwark has fallen from the twelfth most deprived borough in the UK to the forty first.
8. Working with residents, development partners and the community, Southwark is delivering exciting and complex regeneration schemes. This is helping to shape future neighbourhoods at Elephant and Castle, Aylesbury, Canada Water, Old Kent Road and the London Bridge Quarter among others.
9. Regeneration has brought thousands of new homes and jobs to the borough. Since 2010, Southwark has built more new homes than most London boroughs and has delivered among the highest number of affordable homes in the country. Regeneration has helped provide borough wide investment which would otherwise have been very difficult to achieve due to government cuts from Southwark's income. This investment has delivered improvements across the borough in transport facilities and environment improvements as well as wider benefits such as improved leisure centres, libraries, parks, community facilities, business space and healthcare facilities.
9. Southwark has improved across a range of well-being outcomes – more jobs and apprenticeships, improved educational attainment, 96% of homes classed “decent”, free gym and swim for residents at new and upgraded leisure centres and more libraries. This progress highlights the strong baseline upon which our approach to social regeneration is built. However, there is no room for complacency and there is more we can do to harness change to improve life chances and ensure that no one is left behind.
10. Our achievements created the conditions to agree an initial approach to social regeneration in September 2017 and to undertake the Southwark Conversation. The progress in the last year has prompted the development of a refreshed framework to provide a common vision to making regeneration work for everyone in Southwark. The Social Regeneration Indicators will enable us to monitor the impact of the framework, learn from our progress and be better informed to plan strategically for future social regeneration activities.

Regeneration That Works For All Framework

11. The initial Social Regeneration Framework outlined Southwark's commitment to aligning the social and physical aspects of regeneration to improve life opportunities for all. It commits to creating regeneration work for everyone with three primary objectives, as outlined in paragraph 5.
12. The updated *Regeneration That Works For All Framework* (appendix 1) builds on this to incorporate our progress and learning from the past year to develop our ambitions going forward.
13. Our approach to ensuring that regeneration works for everyone aims to create new life opportunities, promote wellbeing and reduce inequalities. It is about

harnessing change so that people have better lives in stronger communities. The *Regeneration That Works For All* Framework identifies three aims:

- **Improving life opportunities, good health and wellbeing and pride of place for all:** Priorities include making the social aspects of regeneration central to our built environment programmes, taking a system wide approach to health and wellbeing, creating pride of place for all our communities and creating cohesive neighbourhoods.
- **Investing in communities:** Priorities include creating employment opportunities, investing in community resources and infrastructure, developing inclusive and sustainable local services and shops, enabling the benefits of regeneration to extend beyond a geographically defined area and collaborating with the community in creating and protecting places.
- **Reducing inequalities:** Priorities include investing in prevention and tackling the wider determinants of inequality, taking a targeted approach to strengthen support for the disadvantaged and vulnerable and creating welcoming and safe neighbourhoods.

17. This revised framework is shaping the development of a number of documents that will be used to embed our social regeneration principles throughout the council and facilitate implementation at a local level. Social Regeneration Charters set out the policy context, vision and priorities for each regeneration area. Social Regeneration Place Plans sit underneath each Social Regeneration Charter and detail how the charter's vision will be implemented. They will include community investment commitments, developer commitments, council commitments and partner commitments. Area specific indicators will help monitor the impact that the charter and place plans are having.
18. The framework ambitions will guide all our regeneration work but will need to be delivered in a flexible way. For example, the principles and visions of the local social regeneration charters will reflect the demographics, needs and aspirations of the local community. The place plans will vary on a locality basis depending on the features of each area and its regeneration process.

Social Regeneration Indicators

19. The Social Regeneration Indicators (Appendix 2) sit alongside the *Regeneration That Works For All* Framework and the Council Plan to assist in monitoring the impact that change and regeneration is having across the borough and within localities. The findings will be used to understand the impact of our regeneration programmes, learn from our own progress, inform council policies and projects, plan strategically for the future and influence others.
20. Our approach to ensuring regeneration works for everyone is multi-disciplinary, requiring effective partnership working, integrated approaches to problem solving and strong involvement of local communities. A single, borough-wide indicator set will help to focus our attention on what is important and demonstrate how we are working collaboratively. These indicators are aligned to the Council Plan and cover a number of key issues, including health and wellbeing, employment, housing, satisfaction with local area and air quality.
21. The indicators were developed in collaboration with colleagues from across the council. Community and voluntary representatives were also engaged in the process.

22. A set of principles have guided the development of this set of indicators:
- Build on existing plans, strategies & indicators in the borough - Outcome measures should draw on existing work and areas of good practice and reflect local partner aspirations.
 - Measure differential impacts - Where possible, measurement should allow for outcomes to be reported for different population groups to determine the state of inequalities.
 - Ensure balance between objective and subjective indicators - Perceptions of local communities about the impacts and benefits of regeneration are a key component of the outcomes measures as we seek to understand whether residents feel that social regeneration is working for them.
23. These indicators will be shared with residents via the council website so they can track the state of social regeneration in Southwark and see how it affects our health and wellbeing and reduces inequalities. Cabinet will receive an update report on progress of the indicators on an annual basis. Some of the indicators are collected nationally, some locally and some subjective measures will be added to the resident's survey. We will aim to provide benchmark data where available.
24. Area specific indicators will also be developed to assist in monitoring the progress of the social regeneration charters and place plans. These indicators will be used to understand the impact that regeneration activities are having at a local level and help identify future actions.
25. In addition to the key indicators, it is important to understand peoples' lived experiences of regeneration and how these are changing over time. While periodic surveys can provide some of these insights, there are richer and more comprehensive insights to be obtained from using qualitative approaches using key informant interview, participant observation, focus group interviews etc. These have already been successfully used in the Old Kent Road and Canada Water regeneration sites and there will be opportunities to develop and promote these approaches to complement the use of the indicators in the future.

Community impact statement

26. The *Regeneration That Works For All* Framework puts people and communities at the centre of everything we do. We have used the outcomes of the Southwark Conversation, the largest engagement exercise ever undertaken by the council, to shape the Council's social regeneration ambitions.
27. Community collaboration is a focus of our social regeneration approach. This approach will ensure that we work with communities to co-identify priorities and co-design solutions. We will create and provide opportunities to identify local needs and voice their aspirations and concerns at every step of the process. We will use innovative methods to engage and proactively seek out groups we do not often hear from to ensure the views of all our residents and communities are considered. Our regeneration plans will be shaped and updated to reflect what is said, heard and learned from the community. This will help us create places and spaces that are inclusive, accessible and welcoming for all our communities.
28. NICE guidance endorses community engagement as a strategy for health improvement. Local government and their partners have important roles in creating safe and supportive places, fostering resilience and enabling individuals

and communities to take more control of their health and lives. The development of a social regeneration policy framework is built upon these considerations.

Policy implications

29. The framework has been partly designed from a review of literature of social regeneration and the common principles underpinning it. The updated framework is also developed from a capture of work already underway across council services and the learning from our social regeneration work so far. This includes lessons from previous major regeneration programmes in the borough, what we have learnt from the Southwark Conversation and the development of the social regeneration charters that are already underway.
30. Policies attached to the New Southwark Plan (NSP) will ensure physical change goes hand in hand with positive social change. It is proposed in the NSP that development should contribute towards social regeneration by enhancing the health and wellbeing of residents. The *Regeneration That Works For All* Framework and the indicators are informed and aligned to the Council Plan 2018, and will align with key strategies to improve well-being such as Southwark's Housing Strategy, Air Quality Strategy, Cultural Strategy, Economic Wellbeing Strategy, Voluntary & Community Sector Strategy and plans around youth and play.

Resource implications

31. This report proposes an updated strategic approach to ensuring regeneration works for everyone. It will be used to influence council policies, projects and activities and guide delivery of shorter time milestones in the new Council Plan. Resources for those projects will be delivered within planned budgets. There is no specific resource implication attached to the Framework itself. As the Framework is implemented there may be consequential impacts on how resources are planned and these will be presented to cabinet as required.

Legal implications

32. In the exercise of its functions, the council is subject to the public sector equality duty, in section 149 Equality Act 2010. Social regeneration is about creating opportunities, promoting wellbeing and reducing inequalities so people can achieve their potential. The Framework and consequential work will be delivered with regard given to the objectives described in section 149.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy (NBC/20181218)

33. This report asks cabinet to:
 - (a) agree the *Regeneration That Works For All* Framework (Appendix 1) as Southwark's approach to social regeneration, ensuring regeneration works for everyone.
 - (b) agree the Social Regeneration Indicators (Appendix 2) as the high-level indicators that will be used to monitor the impact of the social regeneration work across the borough.

34. As it is a decision on a matter that affects more than one portfolio area, it is appropriate for the decision to be taken by cabinet in accordance with Part 3D of the council's constitution.
35. Local authorities in England were until 2015 subject to a requirement to produce a "sustainable community strategy" for promoting and improving the economic, social and environmental well-being of its area and contributing to the achievement of sustainable development. This accompanied a general power to do anything the council considered likely to achieve these objectives, which in 2012 was itself revoked, in relation to local authorities in England, and replaced by the "general power of competence" giving councils the power to do any thing that individuals generally may do. Councils also retain their subsidiary power under section 111 Local Government Act 1972 to do anything calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.
36. In 2012 local authorities in England were made subject to a duty to take such steps as they considered appropriate to for improving the health of people in their areas (section 2A National Health Service Act 2006, as amended). The summary of the aims of the emerging framework (at paragraph 17) states that health and well-being is at the centre of the council's developing approach to social regeneration. It can be said therefore that a development and adoption of the framework is directed at facilitating, and/or is conducive or incidental to, the fulfilment of council's duty in this area.
37. Paragraph 32 of the report refers to the public sector equality duty in section 149 Equality Act 2010. This requires the council, in the exercise of all its functions, to have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The duty will apply throughout the development of the policy framework.

Strategic Director of Finance and Governance (FC18/028)

38. This report requests cabinet to agree the proposed Social Regeneration Framework (Appendix 1) and agree the Social Regeneration Indicators (Appendix 2). Full details are contained within the main body of the report.
39. The Strategic Director of Finance and Governance notes that there are no immediate financial implications arising from this report.
40. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------|
| Social Regeneration – Emerging Framework and Next Steps | Public Health 160 Tooley Street London SE1 2QH | Jin Lim Jin.lim@southwark.gov.uk |
| Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s70939/Report%20Social%20Regeneration%20Emerging%20Framework%20and%20Next%20Steps.pdf | | |
| Report: Southwark Conversation – Additional Analyses and Dissemination | Public Health 160 Tooley Street London SE1 2QH | Jin Lim Jin.lim@southwark.gov.uk |
| Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s76579/Report%20Southwark%20Conversation%20Additional%20Analyses%20and%20Dissemination.pdf | | |

APPENDICES

| No. | Title |
|------------|----------------------------------------------------------------------------------|
| Appendix 1 | Regeneration That Works For All: An Approach to Social Regeneration in Southwark |
| Appendix 2 | Social Regeneration Indicators |

AUDIT TRAIL

| | | |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------|
| Cabinet Member | Councillor Leo Pollak, Social Regeneration, Great Estates and New Homes | |
| Lead Officer | Kevin Fenton, Strategic Director of Place and Wellbeing | |
| Report Author | Tizzy Keller, Public Health Policy Officer (social regeneration) | |
| Version | Final | |
| Dated | 14 January 2019 | |
| Key Decision? | Yes | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Director of Law and Democracy | Y | Y |
| Strategic Director of Finance and Governance | Y | Y |
| Cabinet Member | Y | Y |
| Date final report sent to Constitutional Team | 14 January 2019 | |