



## MEETING NOTES

Subject:	Chambers Wharf Community Enhancement Fund walkabouts combined notes
Date and time:	<ul style="list-style-type: none"> <li>Thursday 4 November 2021, 10am-12pm</li> <li>Saturday 21 May 2022, 11am-1.30pm</li> </ul>
Location:	Around the Chambers Wharf site, Bermondsey
Hosts	Southwark Council and Tideway

### Thursday 4 November 2021, 10am-12pm

Attendees	
Patricia Brown – Independent Chair of Community Liaison Working Group	
Southwark Council / Tideway Project Team	Councillors / Residents
Dan Taylor, Southwark Council	Cllr Mann, Southwark Council
Jacqueline Christie, Southwark Council	10 x residents / community representatives
Richard Wells, Southwark Council	
Allen Summerskill, Tideway	
Emily Black, Tideway	
Martin Griffiths, CVB	

### Saturday 21 May 2022, 11am-1.30pm

Attendees	
Patricia Brown – Independent Chair of Community Liaison Working Group	
Southwark Council / Tideway Project Team	Residents
Catherine Brownell, Southwark Council	14 x residents / community representatives (some residents joined for parts of the session)
Jacqueline Christie, Southwark Council	
Allen Summerskill, Tideway	
Emily Black, Tideway	
Martin Griffiths, CVB	

### Overview

Under the Section 106 agreement with Southwark council, Tideway has provided over £6 million to invest in the local area, with £1 million specifically allocated for a Community Enhancement Fund to fund community driven projects around the Chambers Wharf area.

Officers from Southwark Council and Tideway have hosted two Community Enhancement Fund walkabouts with residents of the Chambers Wharf area. The purpose of the walkabouts is to give

residents the opportunity to suggest ideas which could benefit from the Community Enhancement Fund. Potential community project ideas that could benefit from this funding were discussed and are listed below.

The summary below is a combined set of notes from the two sessions.

As of 1 July 2022, approximately £600,000 remains unallocated of the overall fund of £1 million Community Enhancement Fund. In the most recent round of submissions (April 2021) three projects were successful in their application for funding:

- The Salmon Youth Centre - funding for various events
- Pollinator Friendly Rain Garden – environmental improvements to outside space
- Wilson Grove – additional planting to outside spaces

Following the walkabout, residents with community improvement ideas are encouraged to make an application to the Community Enhancement Fund.

Full details and the application form are available on Southwark Council's [website](#).

### **Discussion points, feedback and ideas raised by attendees**

#### **Local Estates - General Feedback**

##### **Comments from November 2021 walkabout**

- Community gardening / raised garden bedding
- Easy routing / wayfinding between green areas
- In-ground trampolines (sunken trampolines)
- Important to acknowledge spaces needed for teenagers
- Features for over 60s
- Carparks/parking bays with permeable flooring
- More security motion lighting
- Japanese Zen Gardens - Japanese Wheeler's Dwarf tree is a low growing compact evergreen
- More positive signage and messaging
- Welcoming entrances into communal play areas / gardens

##### **Additional comments from May 2022 walkabout**

- Community consultation and engagement is key to success of projects
- Residents keen to have projects that have a legacy impact
- Heritage interpretation / walking trail of the area could be interesting
- Anti-social behaviour and cleansing continues to be an issue across the area e.g. drinkers, dogs fouling, urination, rats, rubbish etc
- It was highlighted that the Community Enhancement Fund provides a fund that can enhance the area. Southwark Council is still responsible for maintaining and cleansing council-owned areas.

### **Planting and hedge improvements**

A photograph of an example of the planting and hedge improvements which has been completed outside Rudge House and Truman House is shown below.



### Comments from November 2021 walkabout

- Recent hedging projects were implemented to the edge of housing estates – this idea could be replicated across the area

### Additional comments from May 2022 walkabout

- Funding for further hedgerows in more sites was awarded by the Community Enhancement Panel (April 2021).
- The scheme wants to improve biodiversity, create a green divide between main roads and residential housing.
- It was noted that the implementation of hedgerows across the wider area and funding for more sites has been received positively by some residents.
- Some residents however noted concerns about the height of the hedgerows and questioned whether they attracted rats.
- Concerns were also raised about who maintains the hedgerows in the future.
- It was noted that planting can be used to make anti-social behaviour difficult
- Residents want engagement on locations of hedgerows

### Walking route between Ridge House and Tupman House

A photograph of the area is shown below.



### Comments from May 2022 walkabout

- Could be a good walking route through area
- Route could benefit from better lighting e.g. responsive lighting or uplighting in ground e.g. 'Light follows behavior'
- Bike shelter location and bin locations could be better situated
- Highlighted this route has previously experienced unsocial behaviour and improvements to this route could reduce this.

### Scott Lidgett Play area

A photograph of the Scott Lidgett Play Area is shown below.



### Comments from November 2021 walkabout

- Step free access required to the entrance
- Improve hedging / more trees / flower beds
- Gate through the ball court should be closed to stop people walking through
- Well-designed seating that avoids anti-social behaviour
- Space could be extended
- Floor of the play area could be changed
- Exercise equipment
- Sand play

### Additional comments from May 2022 walkabout

- Concerns regarding putting in hedges or visual barriers regarding safety concerns and the visibility of children
- The visibility of the corner site is key
- Concerns regarding maintenance costs
- Could have more bench areas for seating for parents and guardians
- Increased planting was a concern for hay fever sufferers
- The need for step free access was again highlighted as a concern

### Green area on corner of Scott Lidgett house

A photograph of the area outside Scott Lidgett House is shown below.



### Comments from November 2021 walkabout

No comments made

### Comments from May 2022 walkabout

- Fences make space in accessible
- Could it be used as a dedicated dog play park?
- Could more bins be provided.

### Area around Spenlow House including green area and basketball court

A photograph of the open space outside Spenlow House is shown below.



### Comments from November 2021 walkabout

- Area outside basketball court. Seating for guardians.
- Exercise equipment
- Fast growing forest on green space? Not all residents keen on trees due to security concerns
- One resident didn't want any more greenery, other residents stated the opposite
- Install gates to make area inviting / accessible to all

### Additional comments from May 2022 walkabout

- Area continues to be used for dog walking / fouling
- Rats are an issue in the area, rat boxes have been installed.
- Anti-social behaviour continues to be an issue especially when people are sitting and drinking in the area
- Residents bring down own chairs to be able to use the green space
- Smell from drains in houses. Concerns were raised that it could be linked to Tideway's works.

Tideway officers confirmed they are not impacting the existing sewer system as Tideway is still undertaking construction.

**Action** - newly planted trees outside Micawber House were not doing well, Southwark Council to raise with open spaces team.

**Action** - Southwark Council to follow-up with environmental team on rat issue and anti-social behaviour.

Post Meeting note - Southwark Council have raised issue with relevant teams at Southwark Council.

### **Wickfield Estate play area**

A photograph of the Wickfield Estate play area is shown below.



### **Comments from November 2021 walkabout**

- Change the fencing to make it more open
- Signing not welcoming
- Playground flooring needs improvement
- Play area design needs to work for all ages
- Improve lighting for all time play
- Permeable footpath flooring
- Children asked for zip wire in previous engagement exercise

### **Additional comments from May 2022 walkabout**

- Some residents asked for the tree in the area to be removed. Representative from Trees for Bermondsey disagreed due to good health and age of tree.
- It was noted that there are only two benches currently in play area there. Parents sit on walls outside flats. Could extra seats be provided?
- Need to find balance between needs of families using area and owners of adjacent properties

- Area needs to be designed to be used well
- Chalk drawings on pavements & crude images
- Maintenance remains an issue
- Need to make parks accessible to encourage walking
- Need to look at play holistically within wider area

### **Green space between Bevington Street and Spenlow House**

A photograph of the area is shown below.



### **Comments from November 2021 walkabout**

No comments made.

### **Comments from May 2022 walkabout**

- A proposal has been put forward to the Community Enhancement Fund, team presenting want to explain it to the community.
- It was noted that it would require planning application/cabinet approval from Southwark Council
- Use area to create social inclusion café / gallery / fruit & veg patch and nutrition bike (making smoothies by cycling)
- Look at partnership with existing organisations
- Team want to enhance social inclusion with a 'dialogue' café. Bring minority parts of the community together.
- Waterloo cafe is already operating where customers order using British sign language. This was also a partnership with local council
- Residents questioned location - a community hall has been proposed in another location & area already has a café.
- Questions were raised over whether it was right to remove green space.

### **Wrayburn green space**

A photograph of open space on the Wrayburn Estate (adjacent to Hartley House) is shown below.



### Comments from November 2021 walkabout

- More planting to add more colour
- More greening and hedging
- Planting and raise beds for community
- One resident stated we do not want more greening
- More entrances into green space to make it more inviting and accessible to all.

### Community hall / hub

- A new building was suggested at the corner of Chambers Street and Bevington Street for use as a community meeting place, and indoor play space.
- Empty space located on Jacobs House, owned by Peabody, could be opened
- Two other community halls in close proximity
- Some residents said they preferred retaining green space
- Could have more open structure eg pergola / bandstand with seating for families to use and be able to meet in all weathers

### Additional comments from May 2022 walkabout

- Community hub – it was raised that a feasibility study for a community hub was undertaken but no business case was included. Residents were concerned with the status of the feasibility study.

**Action** - Southwark Council to confirm status of feasibility study for proposed community hub.

Post meeting note – Southwark Council has written to resident regarding the status of the proposed community hub.

### Cherry Garden Thames Path improvements update

A photograph of the progress being made on the improvement work at Cherry Garden and the Thames Path is shown below.



Southwark Council provided an update on the ongoing work at Cherry Garden Thames Path. The mosaic is yet to be installed and there was some work on going with the benches. It was noted that £300,000 funding has been provided through the Tideway project Section 106 agreement. This funding is separate from the Tideway Section106 Community Enhancement Fund.

Some residents noted

- concerns regarding the level of consultation
- anti-social activity concerns

**Action** - Southwark Council to undertake an evaluation of the scheme one year after completion

**Action** - Southwark Council to look into an opening event once work completed.

### **Fountain Green Square green space and Thames River path**

A photograph of Fountain Green Square is shown below.



### **Comments from November 2021 walkabout**

- Better lighting/CCTV/motion security lights
- Restore fountain
- No further landscaping or greening were sought

- Security designed into the area especially behind the block in closed off corner, due to anti-social behaviour
- Evidence of drug use, and possible abandoned hire bike

**Action:** Southwark Council to follow up with housing team on security issues for Fountain Green Square

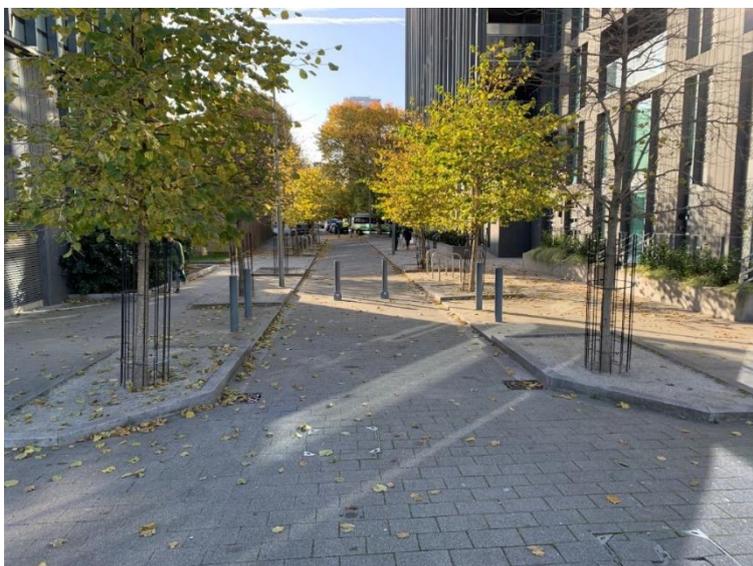
#### **Additional comments from May 2022 walkabout**

- A number of residents were concerned about the general upkeep of the area including bins, cleansing, new fencing, dog bins and general look of square needs updating
- Square needs longer lasting bollards

**Action** – Southwark Council are continuing to look at security concerns re anti-social behaviour along Thames Path on the northwest corner of the square. Tideway investigating whether they are able to assist under instruction from the council.

#### **Llewelyn Street - Road between blocks (Hartley House and Jacobs House)**

A photograph of Llewelyn Street is shown below.



#### **Comments from November 2021 walkabout**

- Area used by children to play and it can be easily supervised by parents
- Making it into a home zone a living street closed to traffic supporting the wider needs of residents
- Seating for families to eat out
- Improve the appearance
- Tree stumps for play
- Needs to stay safe as route used by cyclists

#### **Additional comments from May 2022 walkabout**

- The route through could be a good walking route through to Jamaica Road, joining to the route between Ridge House and Tupman House
- Greenery around trees could be added
- Southwark Council noted that the Council are looking at commercial options to go into the Peabody building ground floor room. It was noted that organisations will need to provide match funding

- It was noted that the room currently does not have an appropriate emergency exit, although it is believed that this issue is being addressed.

**Action** – Southwark Council to advertise opportunity for Peabody room widely and to provide more details when available to community groups

### **Peter Butler House Green play space**

A photograph of the open space outside Peter Butler House is shown below.



### **Comments from November 2021 walkabout**

- Exercise equipment
- Play equipment
- Hedging
- Planting

### **George Row play area – Section 106 improvements**

The improvements to the George Row Play area are funded by the Tideway Section 106 Agreement. This funding is separate from the Tideway Section 106 Community Enhancement Fund.

A photo of the George Row Play Area is shown below.

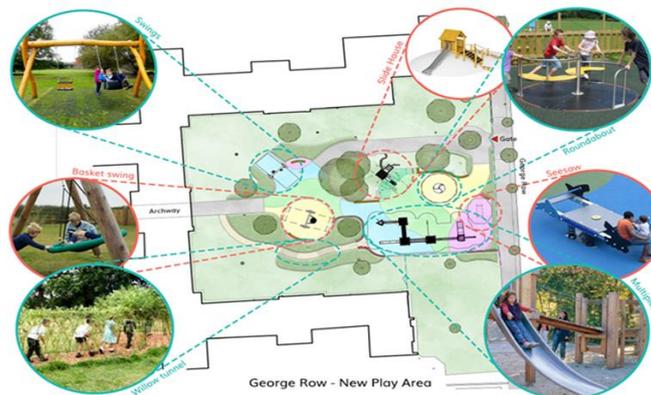


Southwark Council notified residents that work will be starting shortly on improvements to George Row play area

- Cage is being removed. Play equipment will be going in.
- There have been two meetings and public consultation.

**Action** – Southwark Council to provide more details

**Post Meeting note** – Southwark Council have spoken with resident who wanted more information. Letters have also been sent to residents about the work.



### Next Steps from both walkabouts

- Following the walkabout, residents are encouraged to make an application to the Community Enhancement Fund.
- Full details and the application form are available on Southwark Council's [website](#).
- Residents requested another walkabout
- Residents suggested the Community Enhancement Fund application process was looked at – could people provide a video entry? Could there be a surgery where people could get help with the application process?
- It was noted that there may be some panel members who may no longer want to be a part of the process.

**Action** - Southwark Council to review Community Enhancement Fund application form and process and review current panel membership

**Action** - Southwark Council / Tideway to arrange a future walkabout