

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:

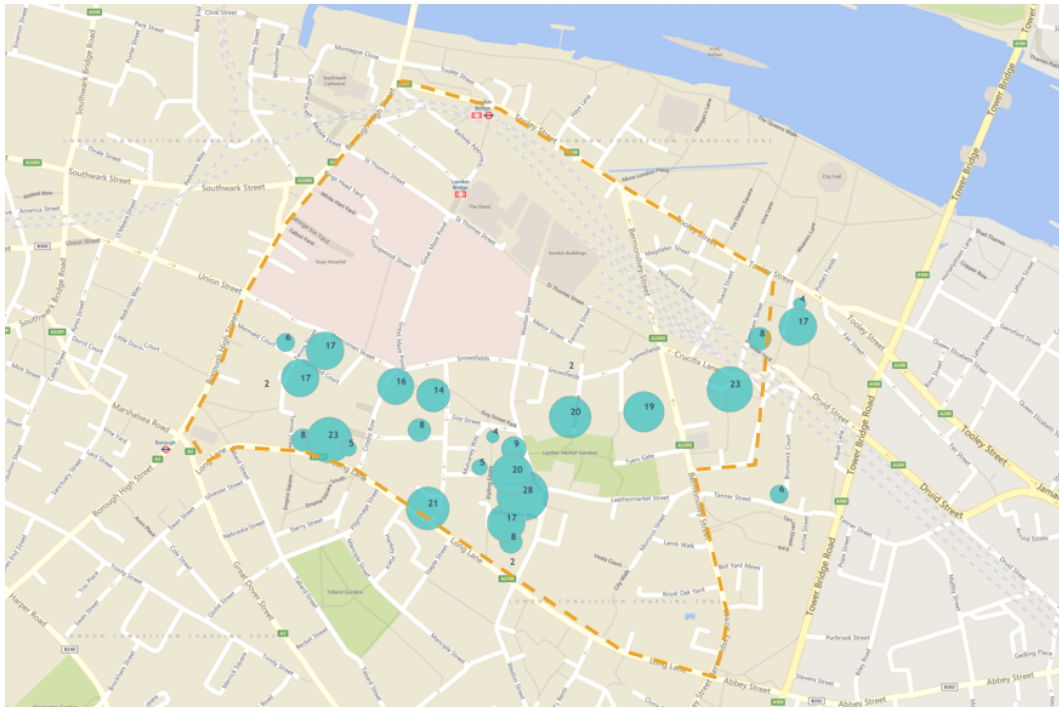
- **Area indicators:** these are intended to build an understanding of residents' perceptions and experiences in relation to the broad goal set out. We recognise that many external forces will be influencing how residents are faring, however we want to ensure that we understand if things are improving 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 on 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

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 and secure sums for 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

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.

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

Science Gallery
London
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

Involve local groups in the design of new public 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

Invest in estate improvement projects at Tabard North, Snowsfield, Leathermarket estates

MORE IDEAS PLEASE

Sector specific employment and enterprise 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.

Create all-life apprenticeships

Initiatives to reduce the gender pay gap

MORE IDEAS PLEASE

Can any new sports 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	Number of visits undertaken by local schools to cultural or education institutions around London Bridge. <i>Local defined as in or adjacent to the focus area.</i>	No baseline data		Every 2 years Schools monitoring
Apprenticeships	Number of apprenticeships created through the development and taken up by local young people <i>Local defined as Southwark residents.</i>	N/A		Every 2 years Council and partner monitoring

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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	Maintain	Every 5 years

		benchmark		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 and secure sums for 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
Sums secured for new council homes	Total amount of section 106 funding secured to construct new council homes	N/A		Annual

Investment in council estate improvement projects	£ invested through CIL, developer contributions, or other partners to upgrade and refurbish infrastructure and surroundings in local council estates <i>Local defined as in or adjacent to the focus area</i>	N/A		Annual
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 workspaces	Available affordable workspace 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 workspace 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

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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 greenspaces (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 <i>Local area defined as focus area</i>	N/A		Every 2 years Council and partner monitoring
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