

Future Neighbourhoods 2030 application May 2021

1. Neighbourhood

DESCRIPTION

Enter a brief description of the neighbourhood your Future Neighbourhood Strategy will address. Outline the rationale for identifying this location.

Located to the south of Old Kent Road, our Future Neighbourhood is bounded by Old Kent Road, Queens Rd, Pomeroy St and Peckham Hill St (Figures 1-3).

It is a mixed area with a population of around 17,000. Old Kent Road and Queens Rd have a high street character with a mix of commercial spaces, shops and faith premises. Industrial businesses are clustered around the railway viaduct to the east and Bianca and Latona Roads to the west (Figures 4-8).

The majority of residents in the neighbourhood are council tenants, living on several large estates (Figure 11).

The Old Kent Road is a designated Opportunity Area. Both Peckham and Old Kent Road are experiencing significant levels of growth, with 20,000 new homes expected in the Old Kent Road over the next 20 years and 10,000 new jobs.

However, sandwiched between the Old Kent Road and Peckham, our Future Neighbourhood has high levels of deprivation, with a number of the LSOAs falling within the 10% and 20% most deprived in the country (see Figure 12).

It experiences significant health inequalities (Figure 13), including very high levels of obesity (30%-40% of reception aged children are overweight or obese – see Figure 14). Mental ill health is a growing issue across the borough. Over 47,000 people are currently experiencing a common mental disorder.

Our Sport and Physical Activity strategy indicates that 65% of residents in the borough would like to do more sport. Just over 40% of males compared to 28% of females participate in sport for at least 30 minutes per week. Residents from BAME backgrounds can be up to 13% less likely to meet physical activity guidelines.

30% of children said they would like to cycle to school but only 4% currently do. Parents and children's concern about injury is a major contribution to physical activity (Figure 14). Children in 10% most deprived wards are 4 times more likely to be hit by a car. Fewer than 25% of residents in the neighbourhood engage in 20 minutes of active travel every day (Figure 16).

Due to a high proportion of flatted developments, high levels of deprivation and high child densities, the need for open space in the neighbourhood is very high (Figure 17). However, there is relatively little open space, the largest being Brimington Park, Bird in Bush Park and Leyton Square.

Air quality is very poor (Figure 20) and the neighbourhood is very vulnerable to climate change (Figure 18). As well as the arterial roads, gas central heating is a major contributor to poor air quality.

The council estates are gas heated and energy consumption rates are very high (Figure 19). While average consumption would be around 12,000kWh per home per year, our estates generally perform poorly, including an average of 18,750kWh per home in the Brimington estate and nearly 24,000kWh per home on the Bells Gardens estate resulting in high levels of fuel poverty.

2. Future Neighbourhood 2030 Strategy

AREA-BASED STRATEGY

Briefly outline your proposed approach to the development of the Future Neighbourhood Strategy and explain how this will help deliver the four overarching objectives of the Green New Deal mission

In 2019 Southwark declared a Climate Emergency and set a target of becoming carbon neutral by 2030. Our strategy will explore how that target can be delivered at a neighbourhood level to ensure that Old Kent Road becomes a zero carbon neighbourhood.

It will build on the Mayor's Green New Deal Mission as well as Southwark's Climate Change strategy, Movement Plan, Sport and Physical Activity strategy and the draft Old Kent Road Area Action Plan (AAP) to address climate change as well as a number of structural inequalities in the Old Kent Road neighbourhood, as set out in section 2.

To address these challenges we will build on existing work and GLA funded programmes in the neighbourhood. These include:

- Our strategy will complement our plan to build a district heat network in the neighbourhood. The sports hub in Brimington Park will be an exemplar retrofit project which tests and demonstrates carbon saving technologies, including a heat pump, PVs, a green roof and rainwater harvesting. This project will provide an opportunity to create new local skills pathways and highlight local gaps in green skills provision that will help shape our longer-term strategic response to the rising demand for green skills under Southwark and the GLA's shared Green New Deal ambitions.
- Building on the open spaces strategy in the Old Kent Road AAP to deliver greening and biodiversity improvements at the two largest open spaces, Brimington Park and Bird in Bush Park.

- Taking forward the Old Kent Road integrated water management strategy which seeks to reduce surface water run-off using sustainable measures.
- Improving access to sports facilities and participation rates by increasing the number of pitches at Brimington Park, refurbishing the sports hub, providing new facilities for young people at Leyton Square and exploring a refurbishment of the BMX track at Bird-in-Bush park.
- Building on our work with TfL to redesign the Old Kent Road, we will use the strategy to deliver part of the new Peckham-Rotherhithe cycle route and help make cycling and walking the number one travel choice locally.
- Identify projects to improve recycling rates on council estates and build on existing initiatives such as the Peckham Pantry to strengthen the circular economy.

People are at the heart of work the council is doing around Old Kent Road. Our strategy will build on consultation in the neighbourhood which has already taken place and empower our communities to play a role in shaping and managing services in the area. This would include:

- Establishing a steering group for the Brimington Park sports hub, comprising local clubs and voluntary organisations to help ensure that the project meets its objectives.
- Using our community review panel to help shape the strategy.
- Working with the Southwark Young Advisors to help engage young people.
- Harnessing the social value being delivered through large council contracts, taking a more targeted approach to benefits such as apprentices, mentoring, paid resident researchers etc.
- Working collaboratively with key partners in the private and voluntary sectors, such as Veolia, Pecan and parks Friends groups to help deliver our strategy.

Our strategy will be evidence based building on our existing understanding of the neighbourhood developed internally and through other local organisations.

Our Phase 1 project is shovel ready and deliverable by 2022. While projects will be delivered during 2022-2024, our strategy will also focus on the impacts these projects will be expected to have over the period up to 2030. We will develop a set of indicators, to estimate the impact of projects, help prioritisation in Phase 2 and monitor over time. This will build on the Equity Framework we are developing through our Movement Plan.

We will produce best practice and lessons learned, publicising these through means such as the Old Kent Road website and focus on tools and changes which can be replicable in Southwark and elsewhere.

Briefly describe how your area-based strategy will address the five themes of the Future Neighbourhood 2030 programme.

Our strategy for the Old Kent Road neighbourhood will address the five themes in the following way:

Retrofitting of homes, commercial and public buildings

Our Phase 1 project focuses on Brimington Park and includes a retrofit of the existing sports hub building, including installation of an air source heat pump/connection to DHN, PVs, rainwater harvesting and a green roof.

In Phase 2 we will explore retrofit measures on homes both in council and private ownership. This include retrofitting measures on 31 privately owned (freehold) homes on the Tustin estate, including removal of gas heating and its replacement by either heat pumps or connection to the DHN.

Creating a decarbonised, smart and integrated energy system

The council is planning to extend an existing district heating network which utilises waste heat from SELCHP. The network currently provides heat to around 2,700 homes, saving 9,000t of CO₂ pa. Working with the operator, Veolia, the council is aiming to extend the network to supply heat to around 1,400 existing homes in the neighbourhood, as well as new development. Building on the proposed DHN our strategy will provide complementary measures that would reduce heat demand and reduce carbon emissions, including:

- The installation of heat metering on council estates, which has been proven to reduce demand elsewhere
- The installation of an air source heat pump in the Brimington estate boilerhouse to provide a back-up in the DHN, replacing gas boilers and reducing emissions.

Improving air quality and creating zero emission zones

The council is working on a number of projects which aim to reduce emissions from transport and improving air quality and encouraging active and sustainable modes of travel. Ongoing projects include:

- A much improved pedestrian crossing between the Tustin estate and Brimington Park, as part of TfL's Healthy Streets proposal and public realm improvements around the railway bridge.
- Provision of 25 electric charging points including 4 rapid charging points in the consented redevelopment of the Aldi super;
- Car free development in new homes.
- Experimental road closures and pavement widening outside schools.
- Air quality study and monitoring on Tustin estate redevelopment considering best practice for minimising pollution during the construction process.
- A resident led behaviour change pilot on the Tustin estate, helping people reduce their carbon footprint.

Our Future Neighbourhoods strategy will seek to build on these:

- Our Phase 1 project delivers the first part of the proposed Rotherhithe Peckham cycle route between Surrey Quays and Queens Rd. In phase 2 there is the potential to extend this to Queens Road and Bridgehouse Meadows, providing a link to the new overground station on Surrey Canal Road.
- We would like to explore the potential for a cycle hub and cargo bikes/consolidated deliveries, looking to work local businesses on the high street and along the railway viaduct.

Climate adapted, resilient, and green neighbourhoods

Through our strategy we will look to deliver the emerging open spaces strategy in the AAP and our Sport and Physical Activity Strategy with the potential for a number of improvements including

- Our Phase 1 proposal comprising a new sports hub at Brimington Park, including the removal of 1,350sqm of hardstanding, greening and biodiversity and SuDs.
- Potential Phase 2 projects including improvements to Bird-in-Bush Park (a refurbishment of the BMX track for younger riders) and a new green community building in Leyton Sq to deliver services for older children and young people.

Zero waste, circular economy

We will work with the council waste team, as well as voluntary organisations to:

- Identify improvements in waste storage on council estates to improve recycling rates. The council does not currently collect food waste from flatted estates.
- Build on the work of organisations such as Pecan, whose Peckham Pantry scheme redistributes surplus stock from supermarkets.

How will your area-based strategy align with other existing or planned borough-wide plans and strategies? Highlight how you will ensure that delivery of the future neighbourhood is embedded in future plans and strategies through to 2030.

Our approach in the Old Kent Road neighbourhood is grounded in the council's Climate Change Strategy. The strategy is aiming for carbon neutrality by 2030, identifying both individual and borough actions which can help deliver that ambition and which include the work underway to expand the DHN. Integral to the strategy is the fact that Southwark's communities are disproportionately affected, with certain groups and neighbourhoods more vulnerable to the impacts climate change. The

strategy puts engagement at the heart of our response with the need to work closely with local communities to prepare an action plan.

Our approach is also consistent with our Movement Plan which is structured around the themes of people, place and experience. Reducing traffic is the key way to improve people's experience on our streets, reducing pollution and making healthy choices the first choice by getting more people walking and cycling.

It also aligns with our Sport and Physical Activity strategy and Playing Pitch strategy which are focused on increasing participation in sports and encouraging more regular physical activity and narrowing gaps in participation, particularly among females and in BAME communities.

Our Air Quality Strategy and Action Plan seeks to reduce emissions from buildings and transport, through a range of measures which include planning powers and through interventions such as school road closures.

At a neighbourhood level, these strategies come together through the Old Kent Road AAP. The AAP vision notes that the Old Kent Road has the highest proportion of children and young people in the borough and that working with young people to ensure their needs are met is crucial. It also notes that the primary purpose of the plan will be the delivery of tangible direct benefits to existing communities, which include improved housing, schools, parks, leisure and jobs.

The climate emergency is at the forefront of the AAP, requiring new development to be net zero carbon and supporting a wider range of measures including retrofitting existing buildings and taking a people centred approach to movement. One of the key themes of the AAP is the idea of the Greener Belt, a network of green spaces connecting Pimlico with Rotherhithe, which provide valuable green lungs as well as being an integral part of the way people move in the area. The AAP seeks to increase the amount of open space in the area and improve existing spaces including Brimington Park, Leyton Sq and Bird in Bush Park.

The Future Neighbourhood is located across AAP sub areas 3 and 4 which provide an indicative masterplan and a parks and recreation strategy. The "Connecting Communities" sections provide a visual representation of the way in which the plan can bring people together, literally connecting communities through the network of parks, through community organisations such as churches, schools and shops.

**How will you build on existing action already underway in the neighbourhood?
Provide links to existing projects where appropriate.**

There is a significant amount of work underway in the neighbourhood. The DHN should reduce CO2 by circa 400,000t over 30 years. We are preparing an application for capital funding through the HNIP programme. Completion is anticipated in 2024 and the DHN would connect to around 1,480 council homes in the neighbourhood. Our phase 1 project would enable a connection to the DHN. Further projects to be explored through Phase 2 include heat metering, retrofit of private homes on the Tustin estate and installation of heat pumps as back up.

Our Movement Plan focuses on reducing traffic and promoting healthy travel choices. Several projects are underway to help deliver this including street closures and pavement widening at schools. Our Phase 1 project implements the first part of the planned Peckham-Rotherhithe route and Phase 2 projects will explore the potential to extend this to Queens Rd and the new Surrey Canal station.

The largest parks in the area, Brimington, Leyton Sq and Bird-in-Bush have been identified for investment. Our plan for Brimington Park is underway (Section 4). The play facilities in Leyton Sq were upgraded in 2018 and £139k has been allocated to undertake feasibility for new indoor provision for older children. Our local CIL programme has highlighted the potential to upgrade the BMX track in Bird in Bush.

Improving air quality is a priority and we have recently commissioned an air quality strategy for the AAP area, assessing the impact of development and potential mitigation. A more focused study of air quality impacts in the construction process has been commissioned on the Tustin Estate.

The GLA has funded an integrated water management strategy which seeks to attenuate run-off to greenfield rates. The strategy which combines on-site measures with contributions towards off-site storage is believed to be the first in London. As well as shaping new developments in the neighbourhood these principles are an important part of our Phase 1 plan.

COMMUNITY ENGAGEMENT

How will you engage with local communities to design this strategy to ensure that project elements are relevant to and deliver positive outcomes for the local community?

We will build on engagement with local people, voluntary sector organisations and businesses that we have undertaken around the Old Kent Road. This could include:

- Engagement with tenant and residents associations. The Tustin, Ledbury, Friary and Unwin estates have very active associations, including residents project groups set up to focus on regeneration and new homes.
- Liaising with individual groups of residents, such as residents of Canal Grove cottages with whom we are funding a retrofit project.
- Engagement with particular interest groups such as Southwark Pensioners, who have taken an interest in the Old Kent Road.
- We have an excellent relationship with the Southwark Young Advisors. The SYA have facilitated a number of events and workshops with young people with us.
- Using our Development Consultation Charter to encourage more effective engagement with local communities in the preparation of planning applications.
- Using our website to make people aware of what is happening and publicising opportunities for local people eg. apprenticeships <https://oldkentroad.org.uk/>
- Digital tools such as Commonplace which we have used to facilitate wider conversations about project ideas for local CIL.

- Reporting and providing feedback on consultation, for example through a 'You said, we did' publication <https://oldkentroad.org.uk/wp-content/uploads/OKRConsultation0219.pdf>

To help build longer lasting impacts our strategy will explore ways in which we can empower local people and voluntary sector organisations to play a more active role in shaping regeneration in their neighbourhood. This will incorporate:

- Our Old Kent Road Community Review Panel. The 12 member panel meets monthly and its role is to advise the council on design and social value of planning applications and council strategies. As well as equipping panel members with the skills to assess planning proposals, the longer term aspiration is for the panel to become self-governing, with panel members having a role in selecting the chair and shaping its future role.
- Our physical consultation hub at 231 Old Kent Road. The council launched 231 in April 2019 with an exhibition entitled Museum of Us. Curated by the NLA it brought together local stories, exhibits and photos to celebrate the past and present of the Old Kent Road. The SYA will shortly be moving into a permanent space in the building and will become the managers of the space, learning valuable skills while also being empowered to provide day to day staffing for the consultation hub.
- We will involve local people, post completion of projects to ensure we deliver the desired outcomes. We will establish a site steering group for Brimington Park with local clubs, organisations and residents to discuss outcomes and the collective actions that will be necessary to accelerate positive change from the development. The group will contribute to the monitoring and evaluation of the site performance and regularly review progress.

How will you support groups with less experience of engagement, vulnerable groups, and those worst impacted by environmental factors in the neighbourhood to feed into the development of the Future Neighbourhood?

In 2019 we agreed a Social Regeneration Charter for the Old Kent Road area. https://consultations.southwark.gov.uk/planning-and-regeneration/okrsocial-regeneration-charter/supporting_documents/OKR_Social_Regeneration_Charter.pdf. The charter is seeking to ensure that regeneration is adding social value and that local communities and businesses benefit from the changes happening around them.

We are increasingly looking at larger contracts in the borough to deliver social value locally. In the Old Kent Road these contracts are delivering a range of benefits including apprentices, paid internships, local researchers, school workshops, mentoring and gardening. We are keen to take a more proactive role on coordinating this activity, enabling more targeted interventions, encouraging take up and building more trust in the process.

We are undertaking an audit of this activity and will use our Future Neighbourhoods strategy to explore how we harness this energy and activity to benefit groups which have less experience of consultation. There is also an opportunity to monitor and report on this work, ensuring that we promote it better to build a more

comprehensive picture of outcomes across the area. Too often in other council regeneration projects, the social value added in the process is not reported on and outcomes are not known.

We are also aware that we need to address issues associated with representation. In response to the death of George Floyd and the injustice and racism experience by BAME communities in this country Southwark has initiated a proactive approach to addressing these issues called Southwark Stands Together. In reviewing processes and outcomes associated with representation in the public realm we are trialling new ways of working, with the aim of ensuring that those practices and consultants with whom we work are more representative of the borough and that the outcomes delivered are representative. Examples of this include:

- Our Future High Streets funded public realm improvements including public art at the railway bridge. To deliver the project we are planning to work with NLA undertake an open competition to procure an artist to work with the local community in designing the project.
- In procuring an architectural team for prepare a design for the Currys PC World and B&M sites we have sought a collaboration with smaller and BAME led practices to try and open a pathway into larger contracts for small practices.
- We have provided training in the plan making and development process to the Old Kent Road CRP to help make use of members' informal local networks to achieve a wider engagement.
- Using the SYA network to engage with young people, which has included a series of workshops and round table events which have tapped into their informal networks.

Our strategy will build on this work to ensure that through consultation and our procurement process we deliver outcomes which benefit and represent our local communities.

PARTNERSHIPS

Outline the partners, local authority departments and networks you would work with to co-design and deliver the Future Neighbourhood. State whether these are confirmed or expected partnerships.

In developing and implementing our Future Neighbourhoods 2030 strategy we will work with partners inside and outside the council. This work includes:

Decarbonisation and smart energy: The feasibility work for the DHN was funded by the GLA, procured by the council's Old Kent Road planning and regeneration team and managed jointly with the lead for districting heating within the council's Housing department. An extension to the study was part funded by Veolia who are the key delivery partner. The council has taken legal advice on procurement and envisage making a Deed of Variation to the existing heat contract with Veolia, with construction commencing in 2022 and completing in 2024.

Construction and ongoing maintenance of the Brimington park sports hub, including the green roof, will generate work for green economy workers and generate new skills in sustainable building maintenance. We will connect all contractors to Southwark Works, the council's local employment support and brokerage service, to encourage local employment.

All new development in the area is requiring to meet local training, apprentices and jobs targets both during the construction stage and in the completed development and enforced through s106 obligations. We are already working with local skills providers through the Southwark Skills Partnership to build up the local reskilling/upskilling offer in 'green skills' such as heat pump installations and energy efficiency retrofits. Our Phase 1 project will provide an opportunity to create new local skills pathways, also to highlight local gaps in green skills provision that will help shape our longer-term strategic response to the rising demand for green skills under Southwark and the GLA's shared Green New Deal ambitions.

Climate adapted green neighbourhoods: The proposal for Brimington Park will be delivered by the council's Parks and Leisure Department. A site steering group will be formed with interested local football clubs including community clubs, organisations and residents to ensure wider outcomes are delivered. The parks' Friends groups play are an important partner in delivering our aspirations for our parks. Officers have been developing a dialogue with Friends of Leyton Square to consider the proposed facility for young people and the way in which the Friends would be involved in helping steer and manage the project, during the planning stage and once completed.

The council's Flood Risk team will also be involved in advising on SUDs at Brimington Park. The Flood Risk team worked closely with the Old Kent Road team, Thames Water, the Environment Agency and the GLA Climate Change team in establishing the wider Old Kent Road water management strategy. The council is continuing to work with Thames Water to model and monitor the impact of new development in the area.

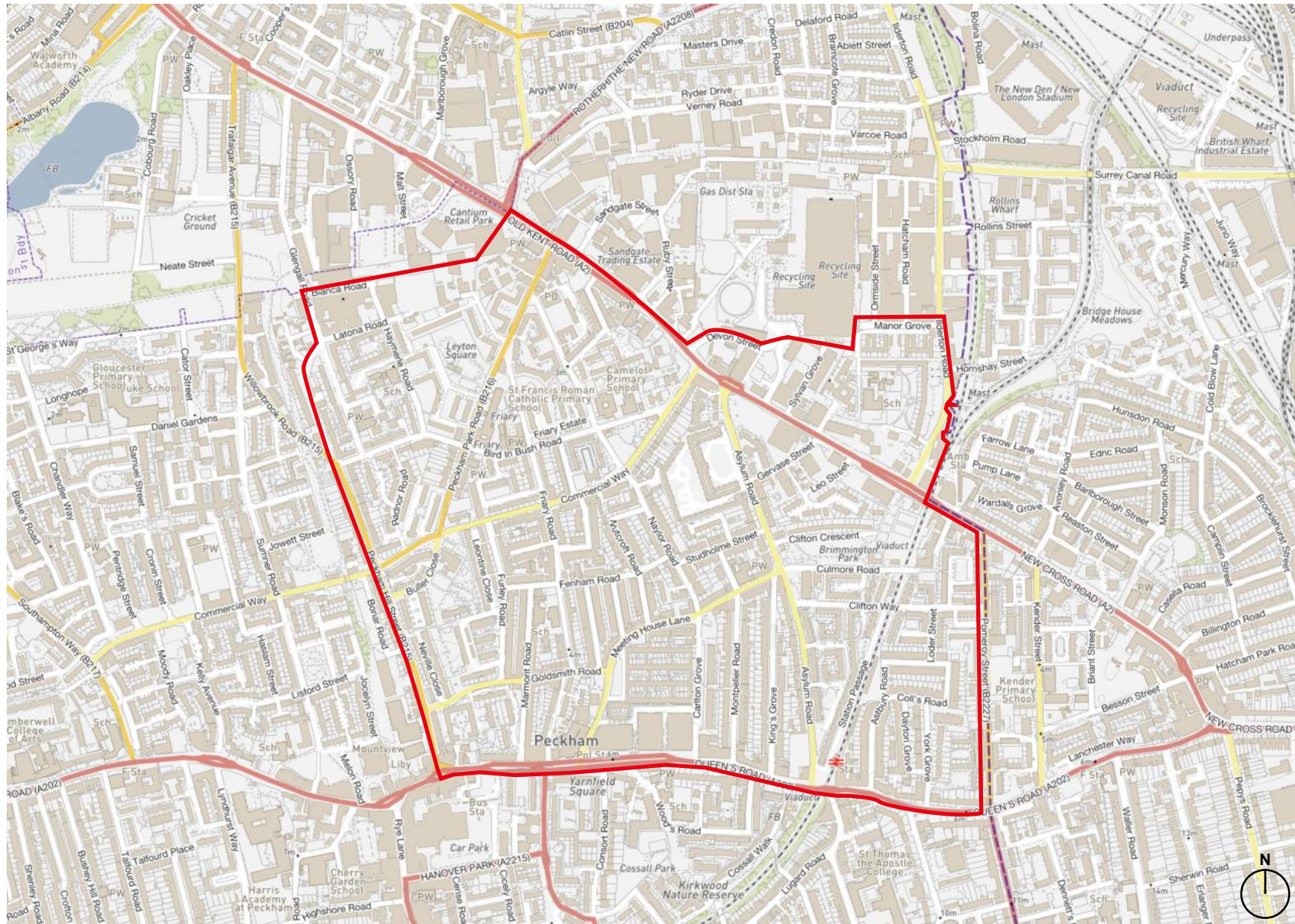
Improving air quality and creating zero emissions zones: The Movement Plan and new cycle links are being progressed by Southwark's Transport Policy team, working closely with Southwark Highways. The Rotherhithe-Peckham route has been developed with TfL and will form part of London's strategic cycle network. Likewise the council is working with TfL on the Healthy Streets plan for the Old Kent Road and work is underway to progress the delivery of the first elements of this using Future High Streets funding.

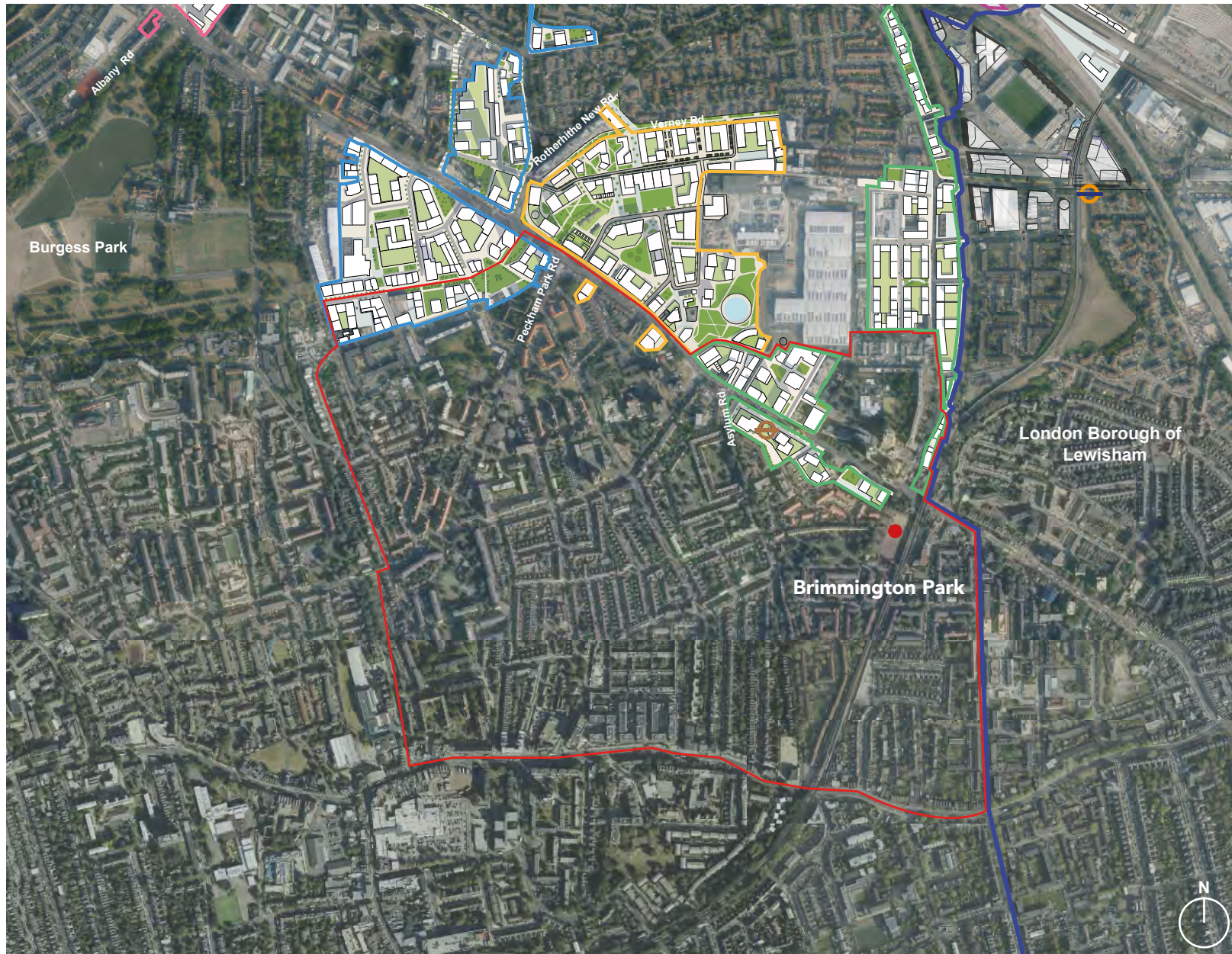
Zero waste and the circular economy: The Old Kent Road planning and regeneration team is working with the council's Waste management team to review opportunities for improving recycling rates and waste food collection on council estates. We are also working with Pecan who manage the Peckham Pantry foodbank scheme. In October 2020, Pecan opened the Peckham Pantry in three council owned subsidised shop units on Peckham Park Road and currently serve around 1,000 customers in the area, which a business model which is looking to scale up to around 1,800.

OLD KENT ROAD

Bid Boundary







OLD KENT ROAD

Photos



Lindley Estate



Bird-in-Bush Park and Ledbury Estate



Acorn Estate



Railway Arches running from Queens Road to Brimington Park



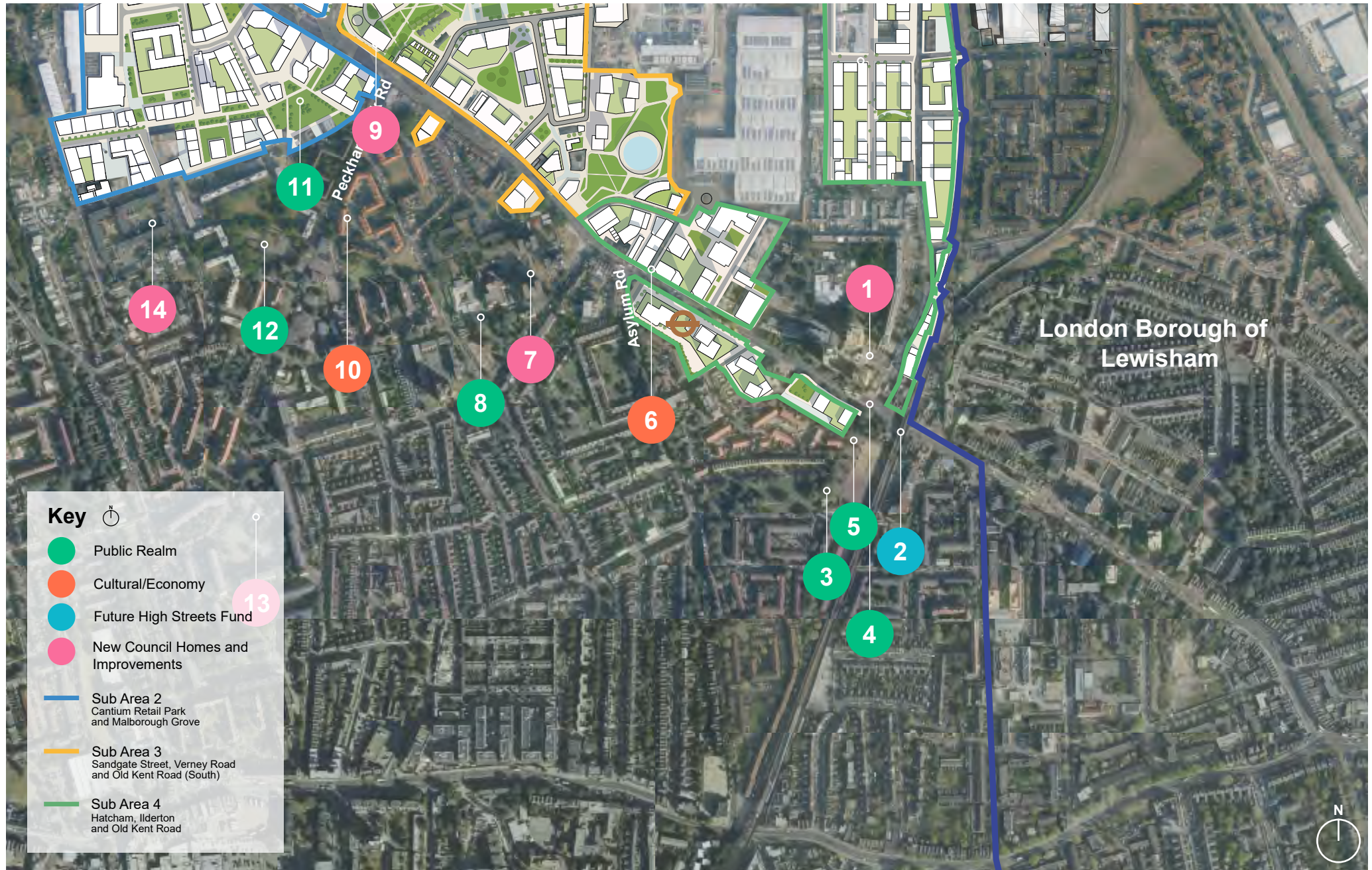
Brimington Estate



View of Ledbury Estate from Brimington



Old Kent Road (South end)





3 Peckham to Rotherhithe Cycle Route



11 Frensham Street Park







OLD KENT ROAD

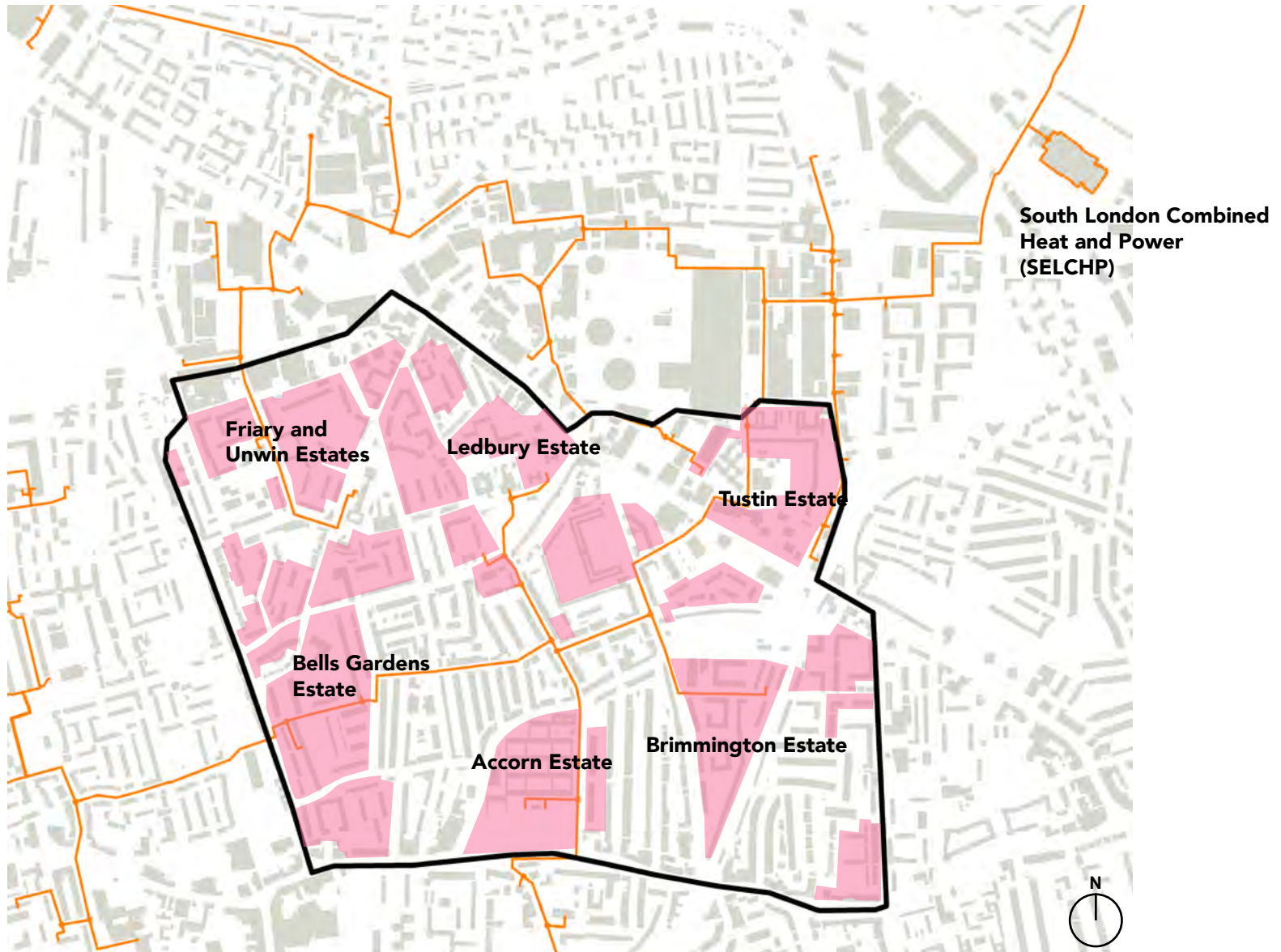
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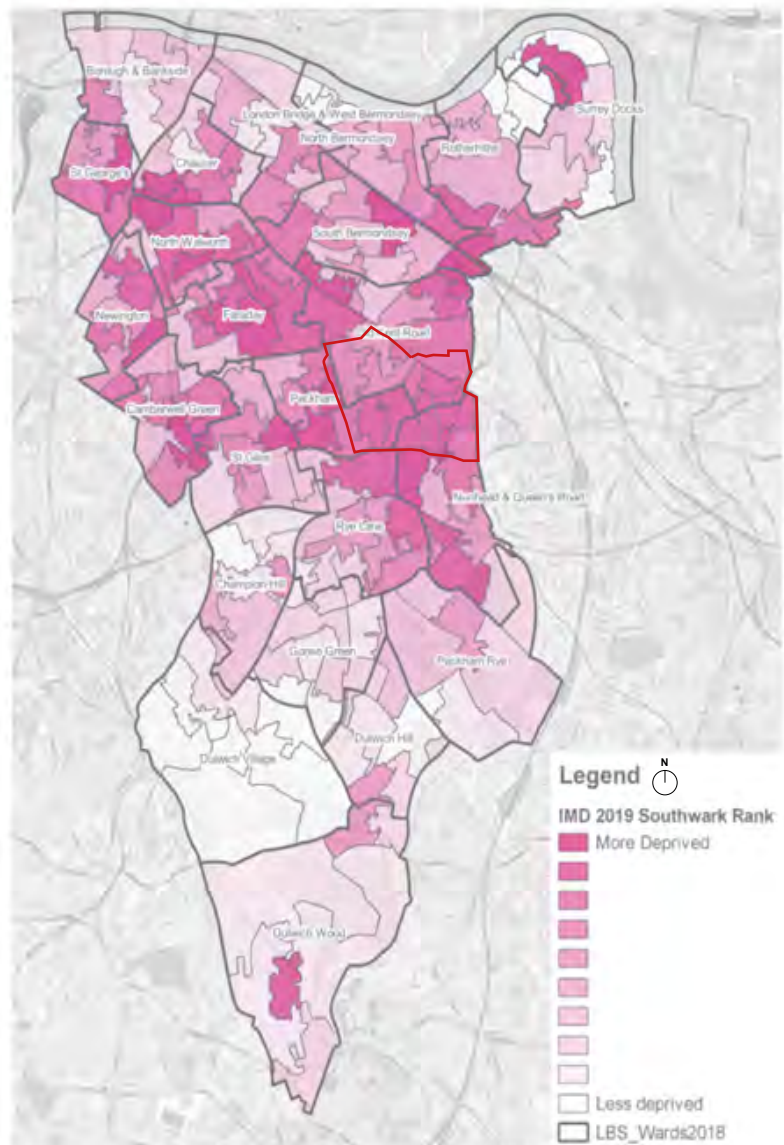
May 2021

**Brimmington Park
Illustrative Masterplan**

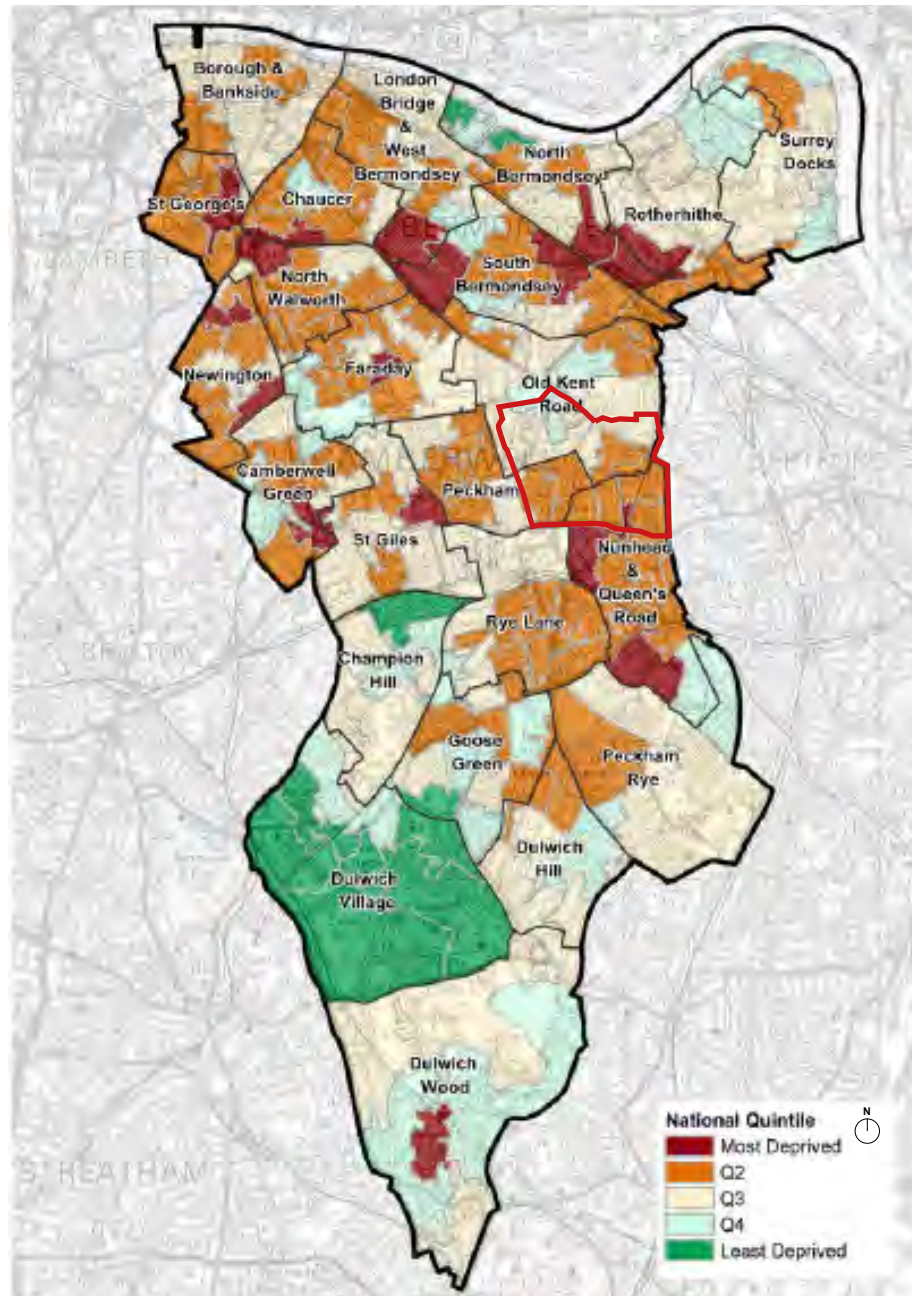


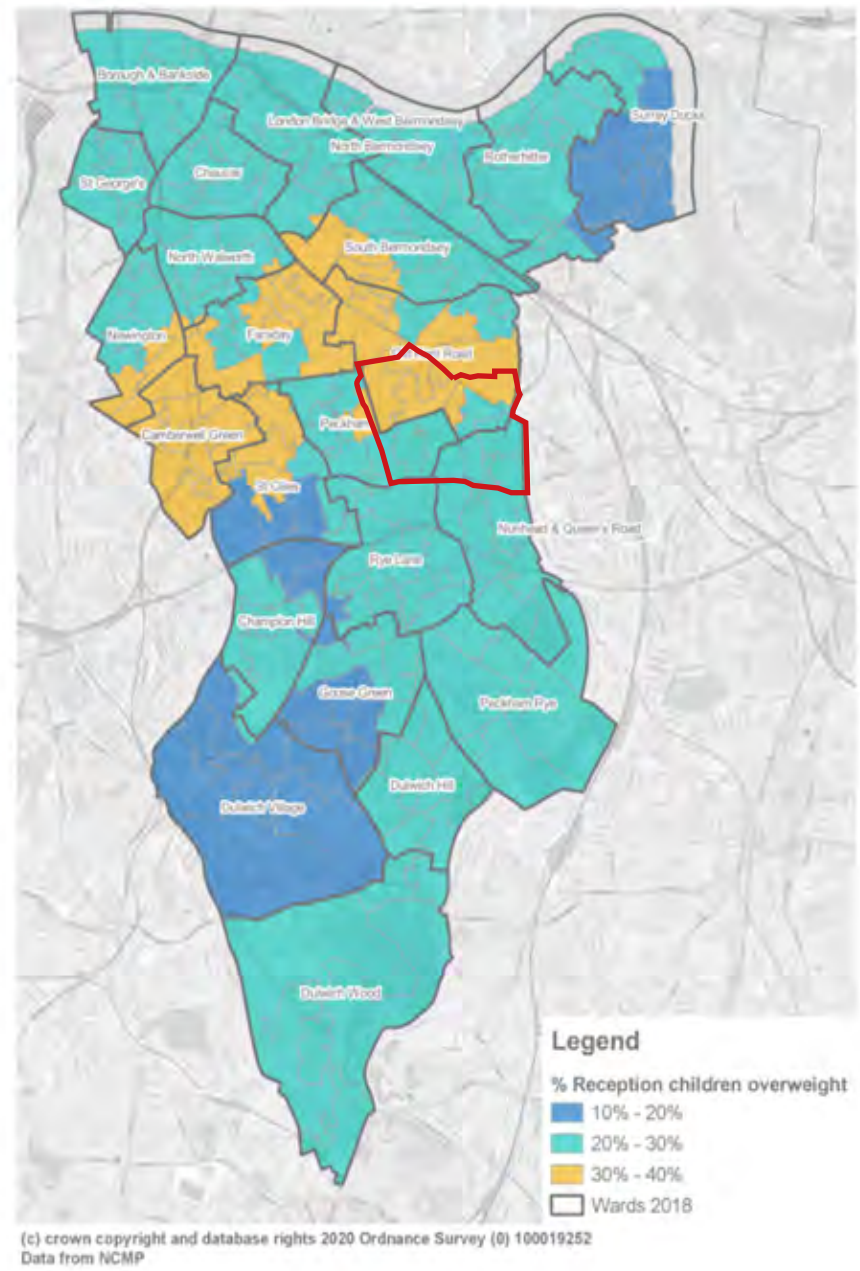


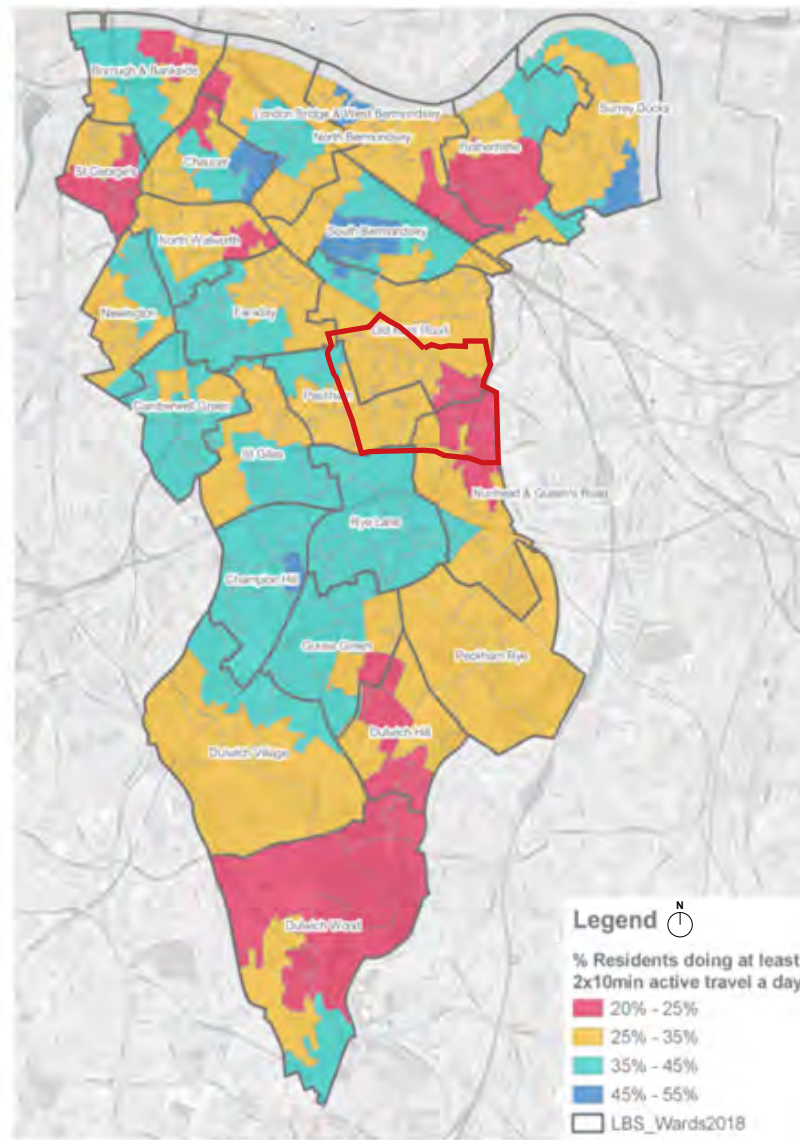




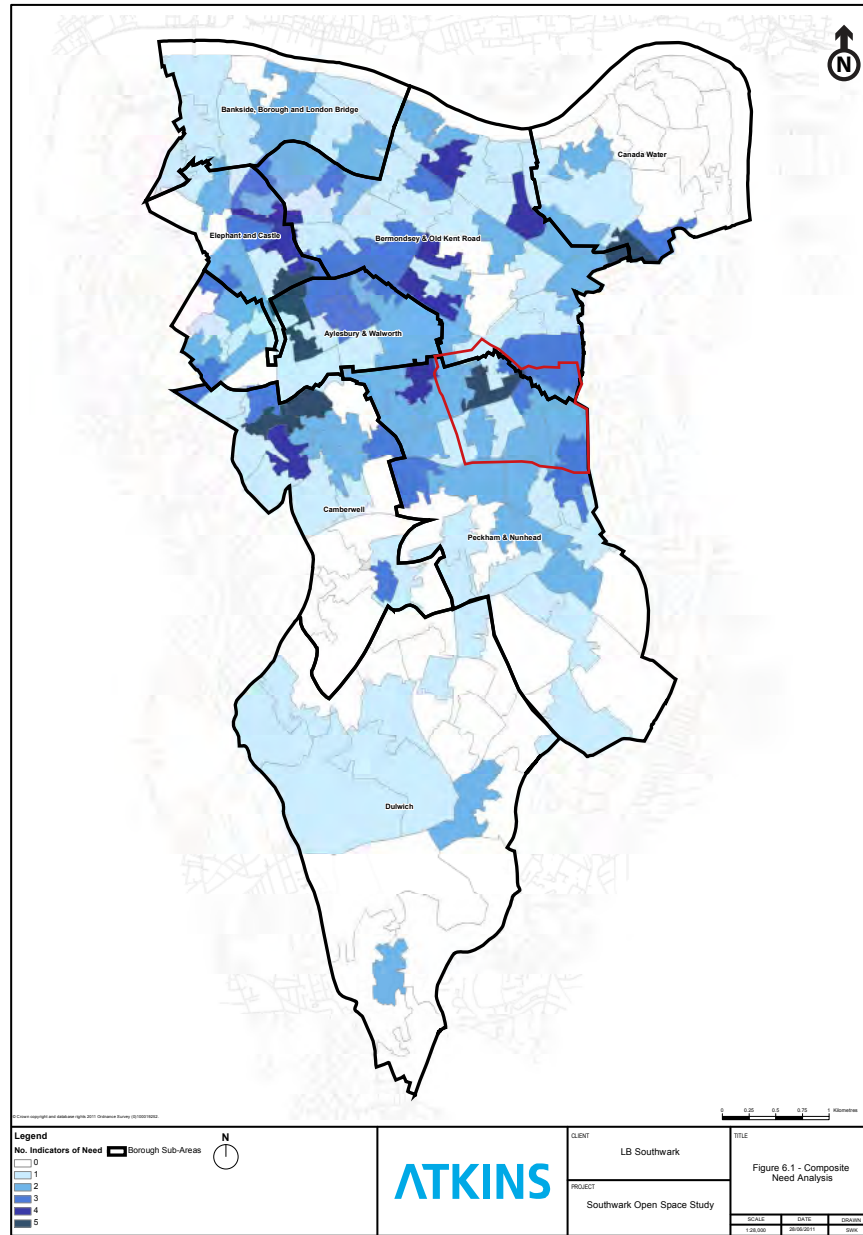
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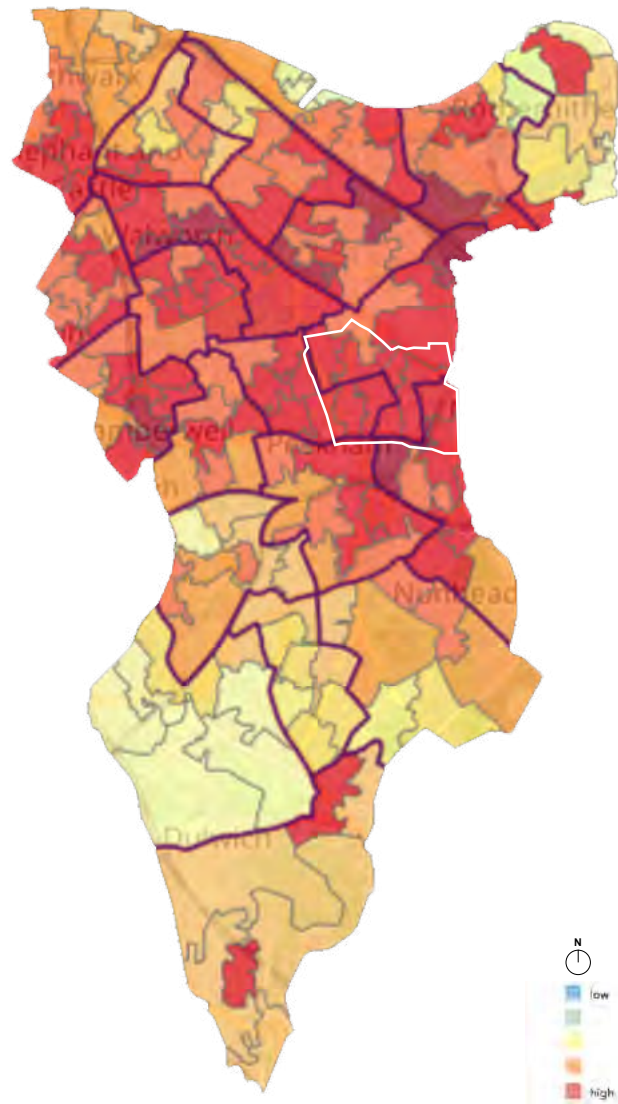




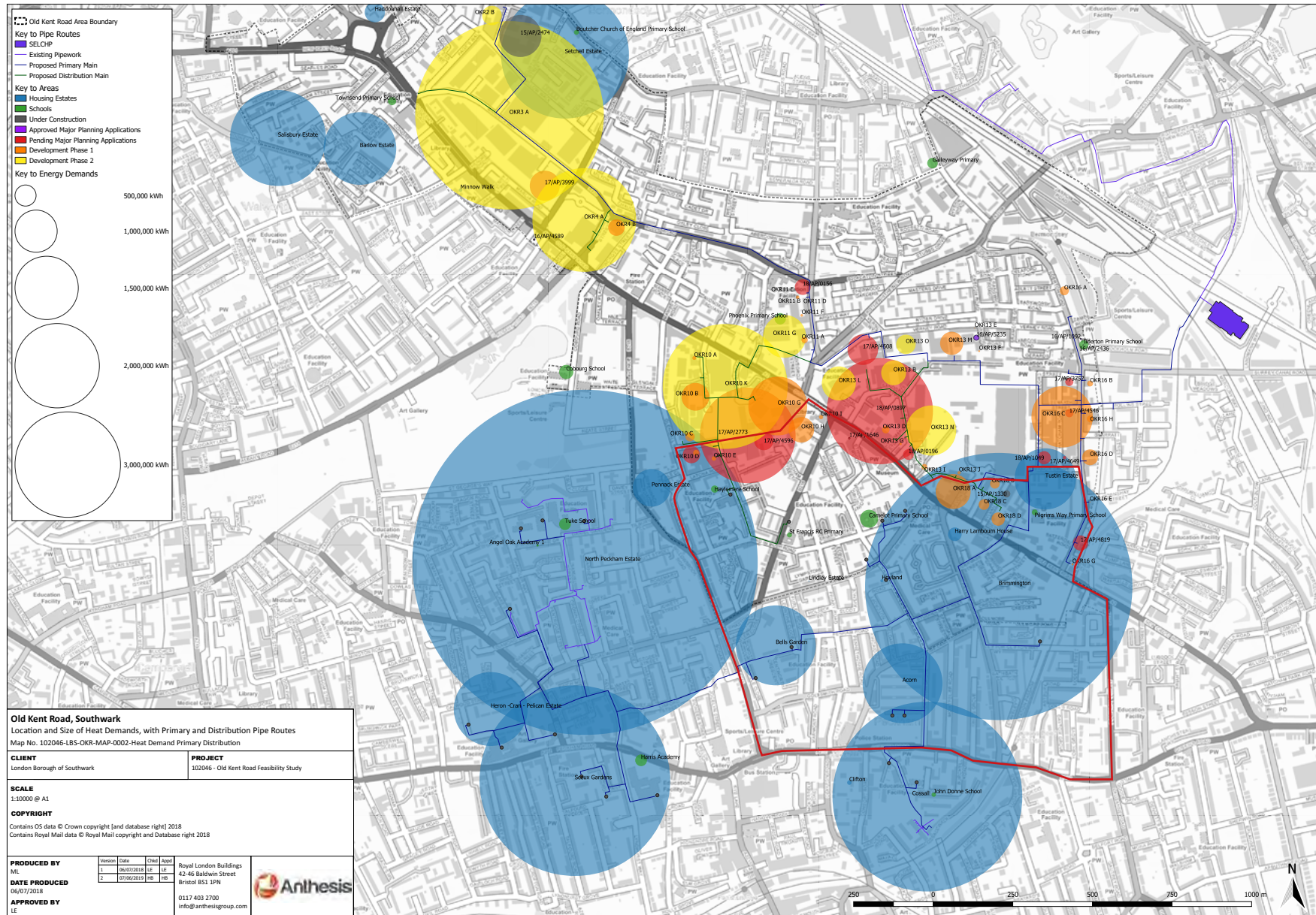


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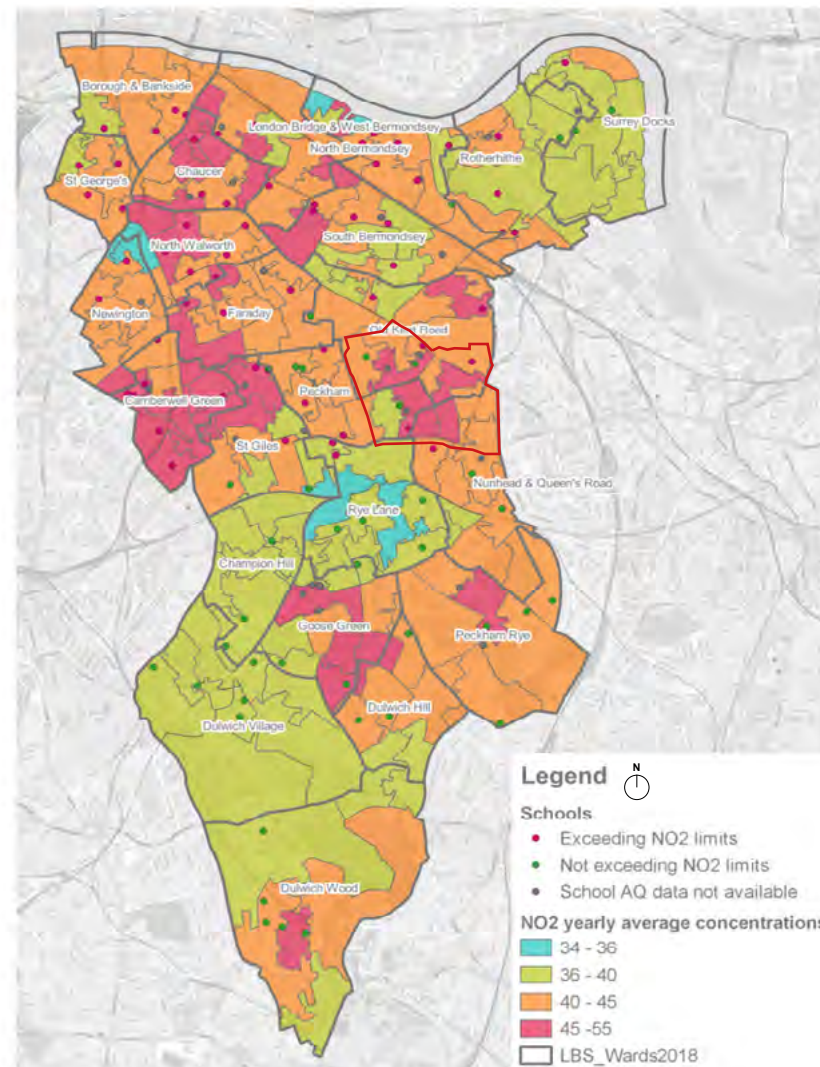




Reference:
Greater London Authority and Bloomberg Associates



NO2 yearly average concentrations



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Data from GLA LAEI 2016