

SOUTHWARK LAND COMMISSION BRIEFING PACK: CONTEXT

FINAL
FEBRUARY 2023

prd

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Introduction

This is a Briefing Pack for the Southwark Land Commission (SLC).

It has been produced by PRD to support the effective orientation of both SLC Members and wider stakeholders about the context in which the SLC is being convened.

This pack introduces:

- Southwark Council's aspirations for the Land Commission and the broader strategic context within which these aspirations sit.
- An overview of land use in Southwark and key observations about the borough and its communities.
- An introduction to other Land Commissions.
- If you have any questions or want to know more, please contact Malavika Krishnan malavika.krishnan@prdemail.co.uk part of the consultant at PRD.



**SOUTHWARK COUNCIL'S
ASPIRATIONS FOR THE LAND
COMMISSION & ITS STRATEGIC
CONTEXT**

SOUTHWARK COUNCIL DELIVERY PLAN 2022 – 2026 / SOUTHWARK 2030

The Council Delivery Plan sets out the priorities and commitments to the people of Southwark until 2026. It is an action plan, which will drive the work of the entire council and focus the resource and time to ensure a **fairer, greener, and safer** borough for all of Southwark's residents.

The plan is set out into the following themes:

- Transforming our borough
- A thriving and inclusive economy
- A healthy environment
- Quality, affordable homes
- Keeping you safe
- Investing in communities
- Supporting families

These themes will describe how to answer the big questions such as tackling the rising cost of living, building more council homes, reducing carbon emissions, creating new jobs and opportunities, and protecting the borough's mental & physical health.

The plan also sets out how to get the basics right; supporting young people to succeed at school, ensuring older people are cared for, keeping the streets clean and ensuring homes and neighbourhoods are safe and well looked after.

The plan aims to make Southwark a borough where everyone can participate, supported by a council that is rooted in the communities it serves. At the heart of the

approach, there will be commitments to empower communities to shape the places they live in and make decisions about the issues which affect their lives; to close the gap in life chances that holds so many people back; and to create thriving and sustainable neighbourhoods.

The commitment to deliver a Land Commission sits under one of the key themes of the Council Delivery Plan (namely “A healthy environment”), with the explicit commitment to ‘Deliver a Land Commission to identify how more land in Southwark can be freed up for public good, including quality green space, food growing, active travel and genuinely affordable housing’.

More information about the Delivery Plan can be found [here](#).

In addition to the land commission, the council will work together with the people and organisations of the borough to develop a renewed **2030 Vision for Southwark**, setting out the long-term change to collectively work to deliver over the decade ahead. From creating more good jobs, to making Southwark net zero, to ensuring local people have the support they need to live healthy, fulfilling lives.

Southwark 2030 is a separate initiative running in parallel to the Southwark Land Commission, and these are complementary to each other.

It brings together local people, community groups,

businesses, and public services to share their ambitions and hopes, to deliver the very best, and overcome any barriers.

From local engagement undertaken over the years, it is evident that the residents care about clean air; green spaces; good quality homes that local people can afford; safer streets and estates; opportunities for people young and old to thrive; and about their local neighbourhood being a great place to live. [Here](#), you can find further information Southwark 2030.

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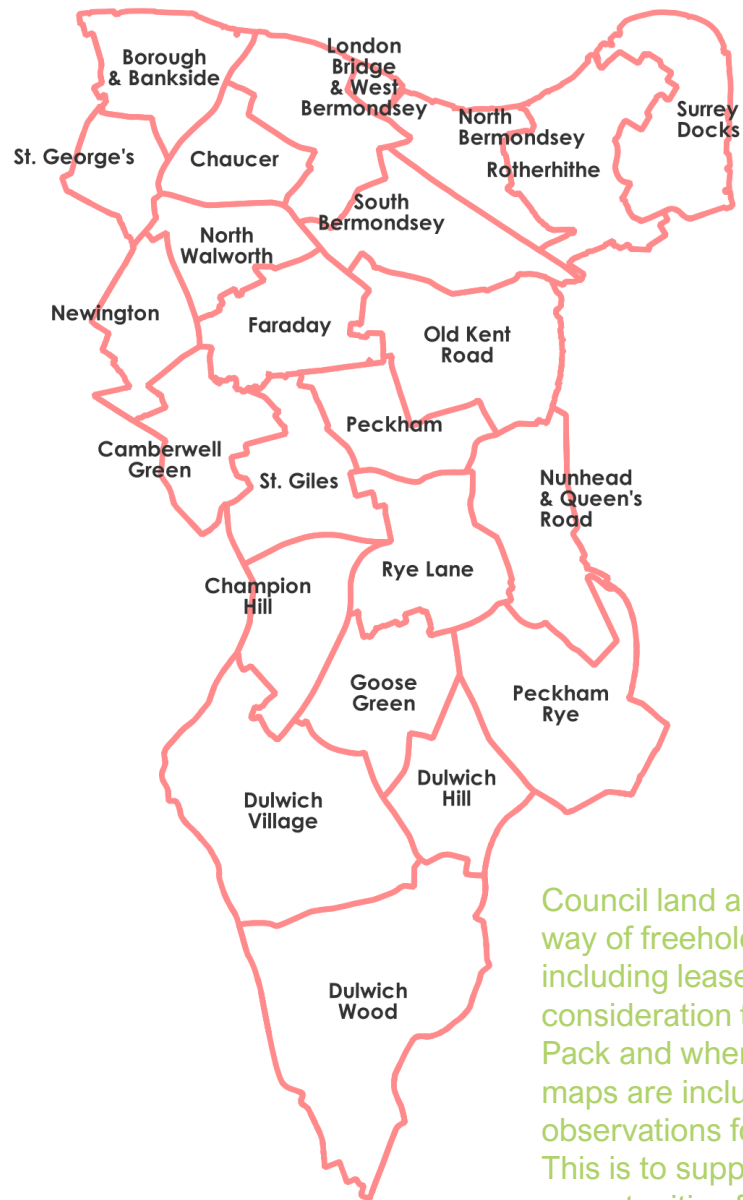
LAND USE IN SOUTHWARK AND KEY OBSERVATIONS ABOUT THE BOROUGH AND ITS COMMUNITIES

Land in Southwark

The London Borough of Southwark covers an area of 28.85 km² and is home to a resident population of 307,637 (2021). Southwark is organised into 23 wards and the Council’s Local Plan has established a central activities zone in Borough & Bankside, London Bridge and Elephant and Castle (St. George’s and Chaucer). Other opportunity areas include, Old Kent Road, Canada Water (Rotherhithe) and Action areas in Peckham & Nunhead and Ayelsbury (Faraday). More information can be found here, [Southwark Plan 2022 \(adopted\)](#).

Council-owned land accounts for around 36% of the borough’s land area. The Council’s use of land and assets must reflect its broad aims and commitments to Southwark’s communities as well as delivering much needed income to support services that residents need. Furthermore, its important to note that uses of Council land include uses like parks, waste facilities and affordable housing which are essential to the community.

However, the Council recognises that it must pioneer and lead in embracing the recommendations of the Land Commission will make, but that other landlords will be encouraged to follow.



Council land and asset ownership (by way of freeholds only and not including leased land) is a key consideration throughout this Briefing Pack and where available, comparison maps are included which isolate observations for Council-owned land. This is to support discussion about opportunities for the Council to act and to lead change by example.

OVERVIEW

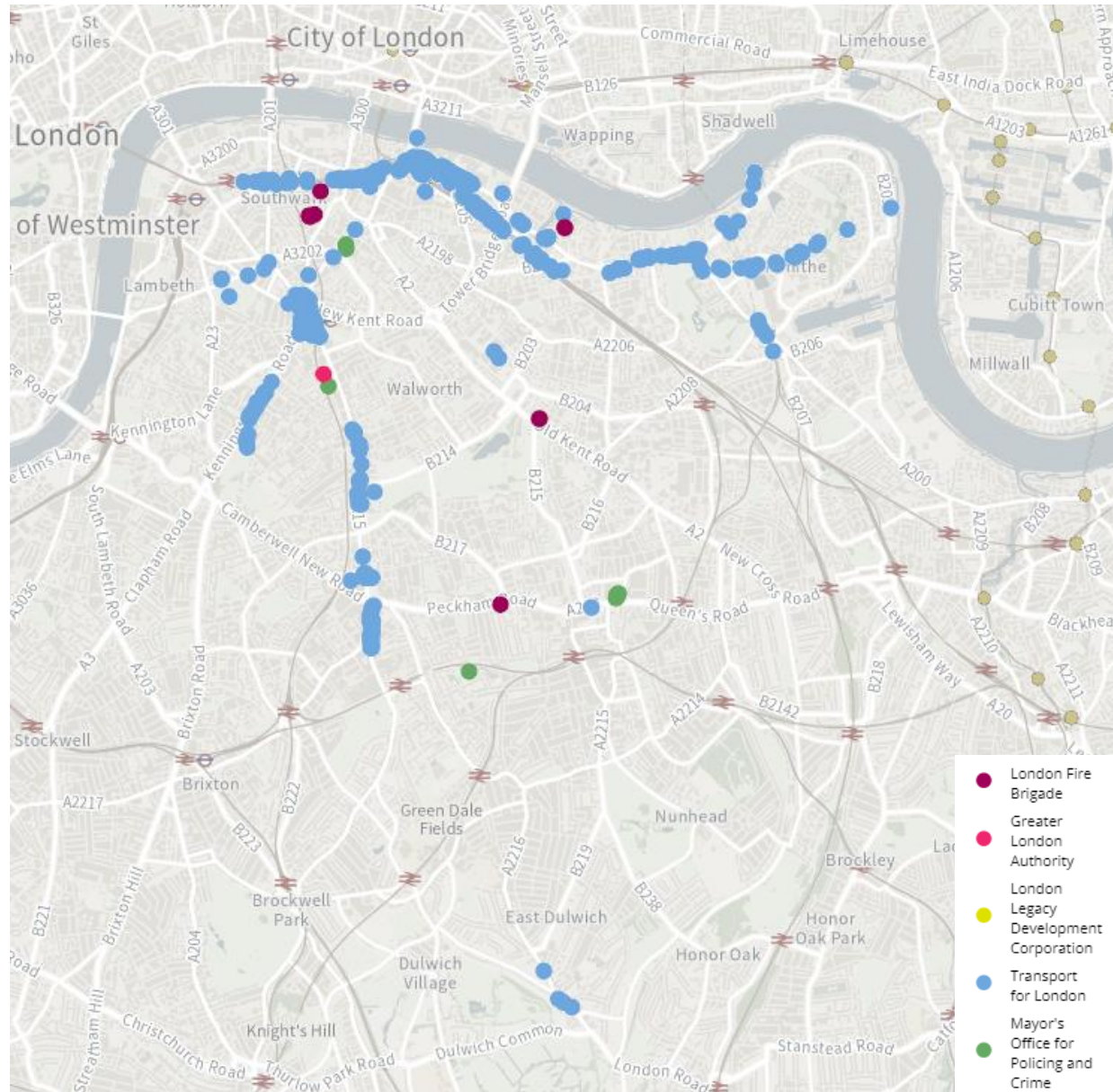
Wider public land ownership in Southwark

Based on the Map of publicly owned land from Mayor of London (image to the right), there is a spread of significant land ownerships across public sector landlords.

Further to public ownership, significant private, institutional and other ownerships are to be found in Southwark.

There is currently varying levels of publicly accessible and shareable information available about land ownership in the borough and a key opportunity exists for the Land Commission to consider how this information could be usefully packaged and communicated to public users.

The impetus for action must be lead by Southwark Council but other land owners should be strongly encouraged to commit to follow suit in order to increase the opportunities for positive change.



Source: Land Registry under delegated authority from the Controller of HMSO and © Crown copyright material. Sourced from apps.london.gov.uk/public-land/

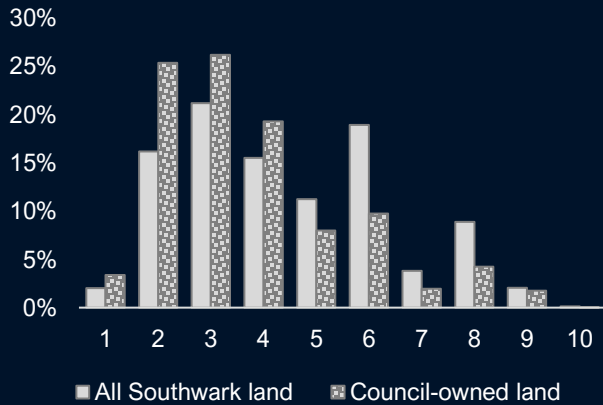
OBSERVATIONS ABOUT LAND USE, THE BOROUGH & COMMUNITIES

Land & deprivation

Council-owned land falls within areas of deprivation in higher proportions than for other land across the borough.

This underlines the importance of prioritising affordability and inclusivity of access in how the Council uses its land.

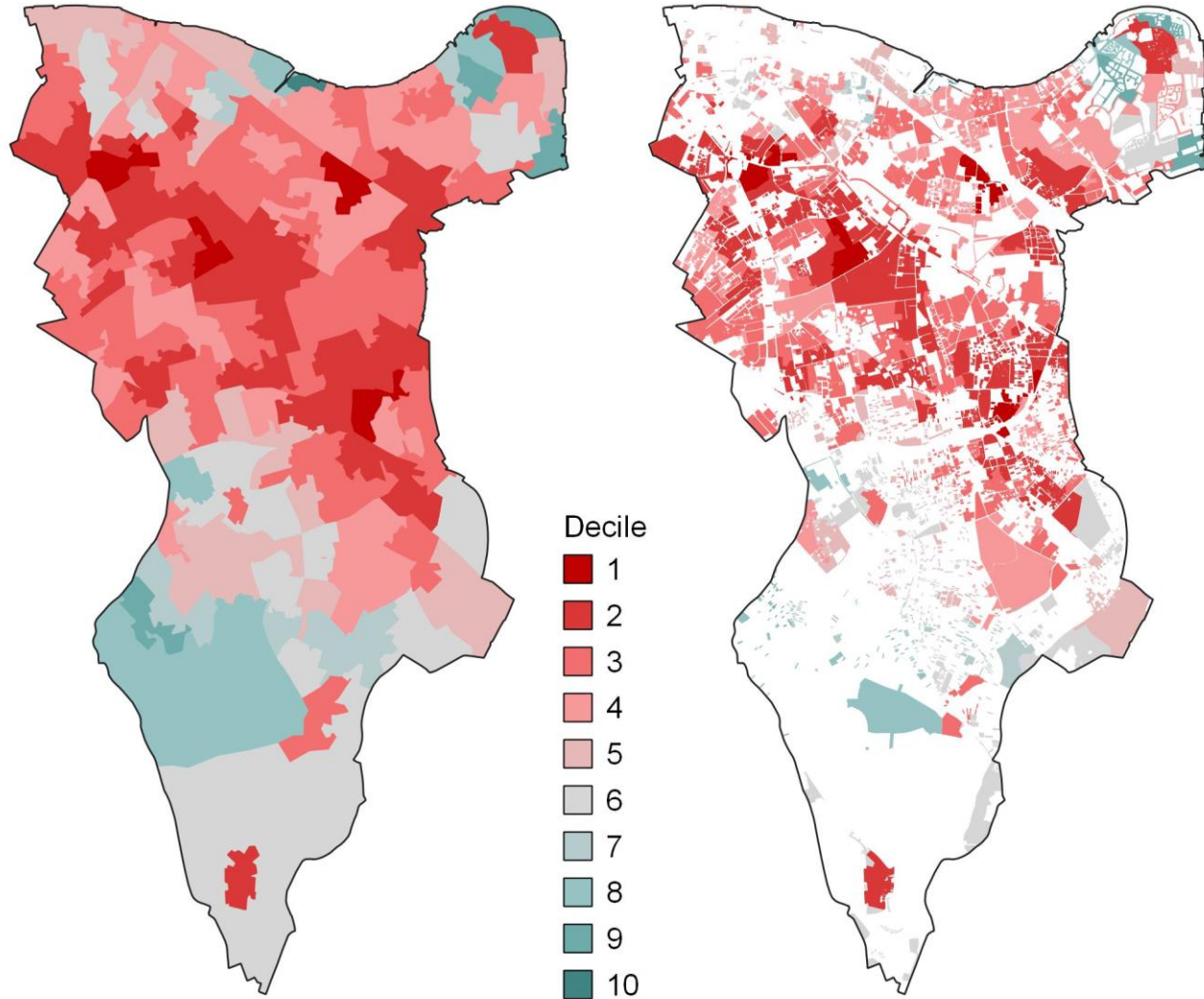
Proportion of land per IMD decile
(1 = 10% most deprived;
10 = 10% least deprived)



Indices of multiple deprivation (overall)

All Southwark

Council land & assets





THEME ONE

GENUINELY AFFORDABLE HOUSING

THEME 1:
GENUINELY AFFORDABLE HOUSING
Local house price change

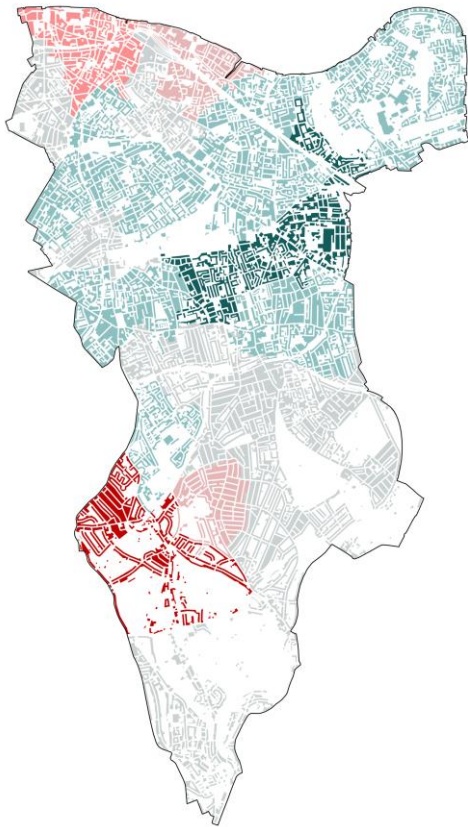
On average, house prices in Southwark are more expensive than London as a whole, driven by pockets of expensive housing in London Bridge and Southwark.

There is a large variation in house price, with housing in Old Kent Road and south of Burgess Park over £1,000,000

cheaper than that in Dulwich.

House prices have increased in line with the London average. The greatest increase has been in the price of houses (84%-86% increase), with flats and maisonettes increasing in price by 64%.

HPSSA, Land Registry

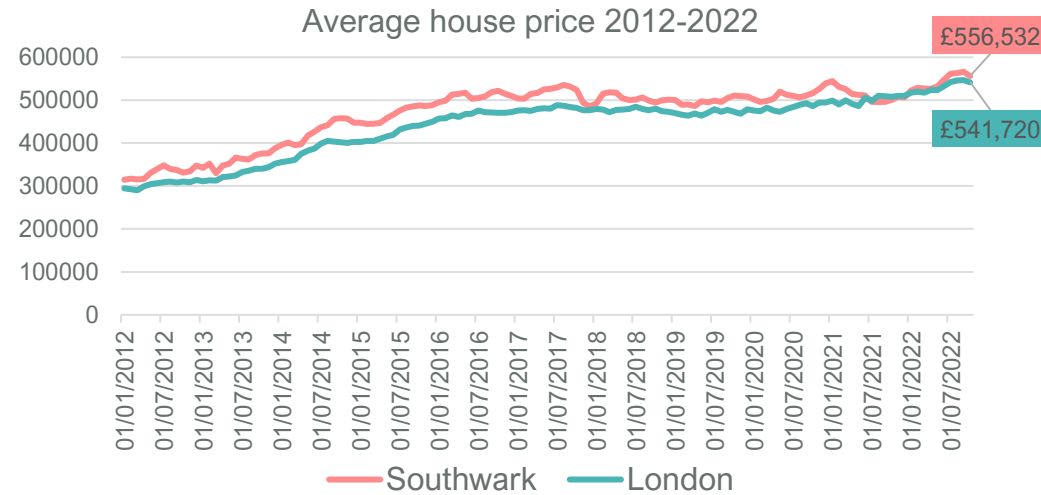


77% increase in house prices 2012-2022
London average 79%

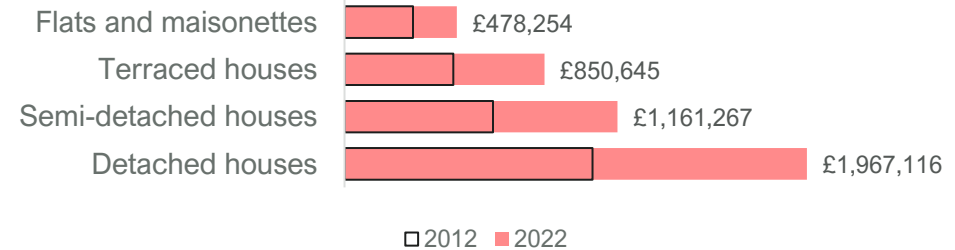
Mean house price June 2022 (£)

- 200,000 - 400,000
- 400,001 - 600,000
- 600,001 - 800,000
- 800,001 - 1,000,000
- 1,000,001 - 1,200,000
- 1,200,001 - 1,400,000
- 1,400,001 - 1,600,000

MSOA average: **£612,572**



House price by property type



*HPSSA house price information for small areas is not comparable over time. We can only see change over time at borough level.

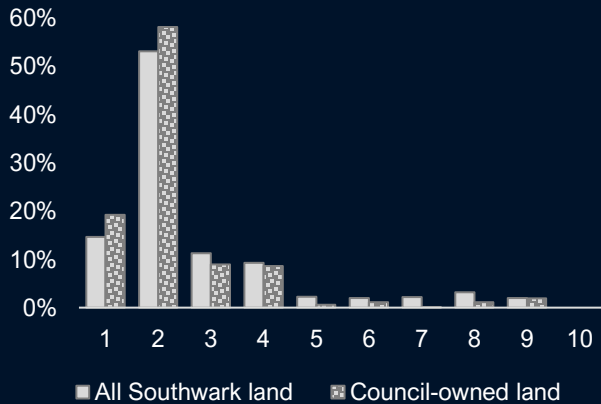
THEME 1:
GENUINELY AFFORDABLE HOUSING

Barriers to Housing and Services

Many Southwark residents face extreme challenges in accessing affordable housing and services. This is especially pronounced around Old Kent Road, an area with minimal Southwark land ownership.

The Council is embarking on programmes of land assembly and acquisition in areas like Old Kent Road to tackle this and removing barriers to service access must be considered alongside genuinely affordable housing in new development.

Proportion of land per Housing decile
(1 = 10% most deprived;
10 = 10% least deprived)

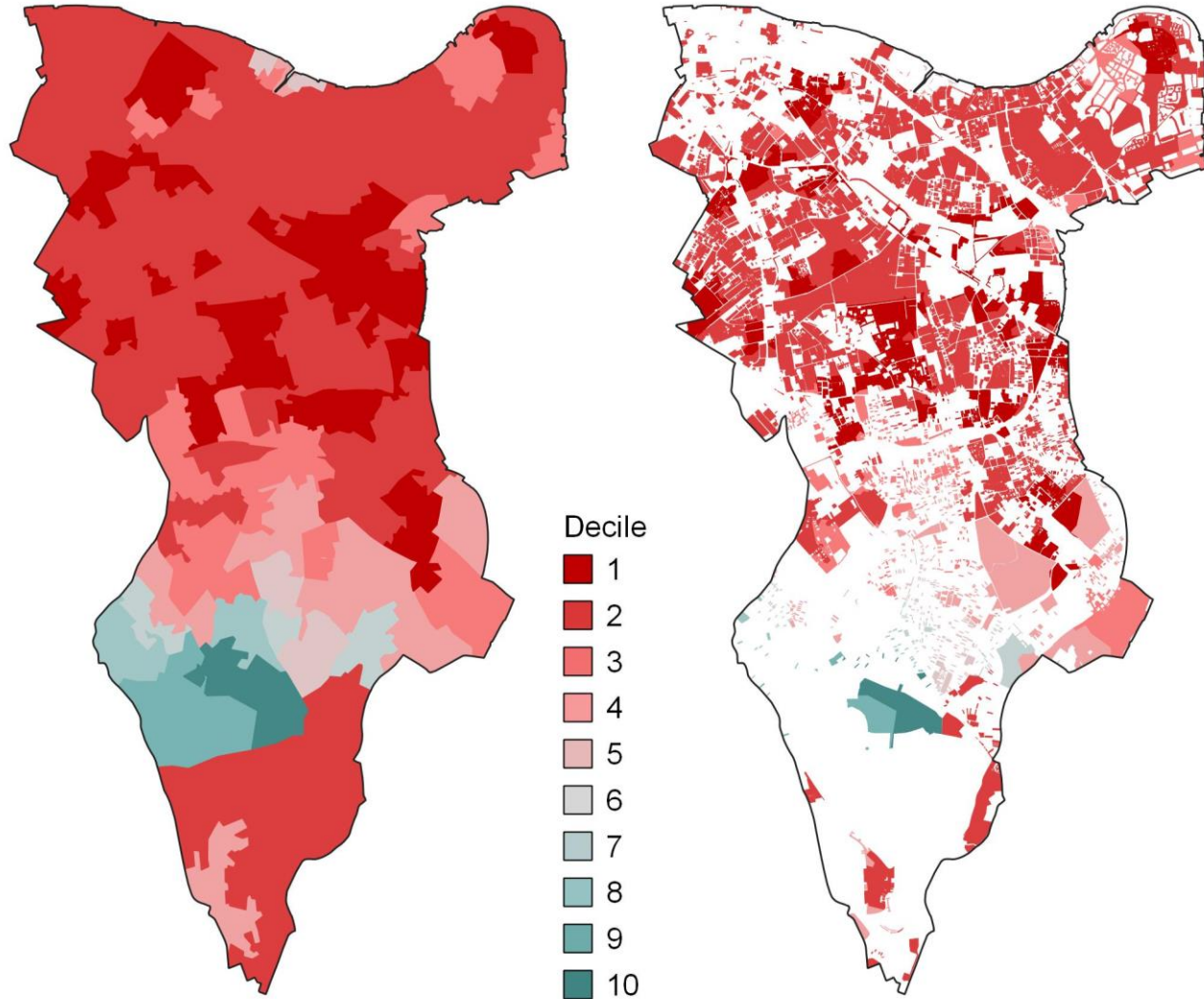


Source: Indices of Multiple Deprivation 2019, Barriers to Housing indicator

Barriers to Housing & Services (IMD)

All Southwark

Council land & assets



The IMD Barriers to Housing and Services Domain measures geographical barriers (the physical proximity of housing services) and financial barriers (such as affordability).

THEME 1:
GENUINELY AFFORDABLE HOUSING

Southwark performs well for the delivery of new affordable homes in the context of London

The GLA's 'Affordable Housing Monitor 2022' is an annual report by the London Assembly Housing Committee. The Monitor examines the delivery of affordable housing in London and tracks the Mayor's progress against his commitments. This report will focus on the Mayor's delivery under the 2016-23 Affordable Homes Programme (AHP) to date, in particular for the year April 2021-March 2022. The primary

source of data is the Greater London Authority's (GLA) Housing starts and completions figures.

It is important to recognise that affordability as defined by the GLA does not reflect Southwark's view of what is genuinely affordable and Southwark's Local Plan sets more stringent parameters for affordability.

Measure	Count	Rank in London
Net additional dwellings (all tenures) 2021-22	20,543	4th
Affordable housing starts 2021-22	2,090	1st
Affordable housing starts 2016-17 to 2021/22	6,225	4th
Affordable housing completions 2016-17 to 2021/22	2,214	5th
Social and London Affordable Rent starts 2016-17 to 2021/22	3,109	1st
Affordable housing starts 2016-17 to 2021/22 % social and London Affordable Rent	49.9%	4th
Housing starts per 100k population 2016-17 to 2021/22	1,956	5th



THEME 2

ACTIVE TRAVEL

THEME 2:
ACTIVE TRAVEL

Sustainable travel

In Southwark council's climate action plan, one of the key focus themes is on active and sustainable travel. The Council wants all residents to have greener ways of getting around the borough. This means improved public transport links, more cycle lanes and priority routes for pedestrians.

Since 2019, the Council has had 7.25km increase in cycle routes and has installed more cycle hangers with another 500 due for completion this year.

You can find more on active and sustainable actions from Southwark council, [here](#).

Southwark's streets support over a quarter of a million motor vehicle trips every day.

88% of traffic on Southwark's streets is cars and taxis. The remaining 12% is buses, vans and larger vehicles.

4 out of 10 households in Southwark have access to a car. Of these, only 22% use it as their main mode of transport

The 20% most deprived neighbourhoods experience higher air pollution levels than the least deprived ones.

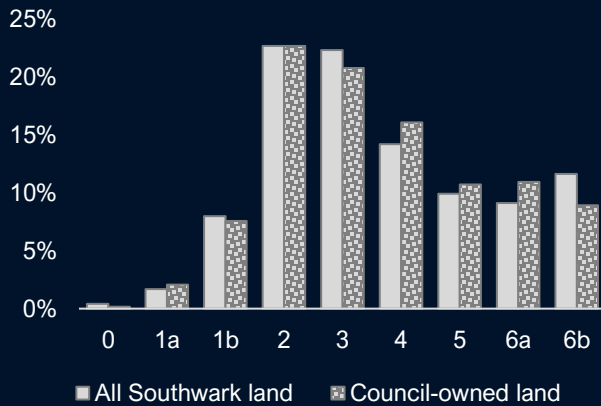
THEME 2:
ACTIVE TRAVEL

Accessibility to public transport

Council-owned land is broadly representative of public transport accessibility levels across the borough. However, some council-owned areas with particularly poor public transport access (e.g. the southeast, Rotherhithe, Old Kent Road) align with areas in higher deprivation deciles.

Providing active travel options is especially important where public transport accessibility is poor and where this intersects with high deprivation.

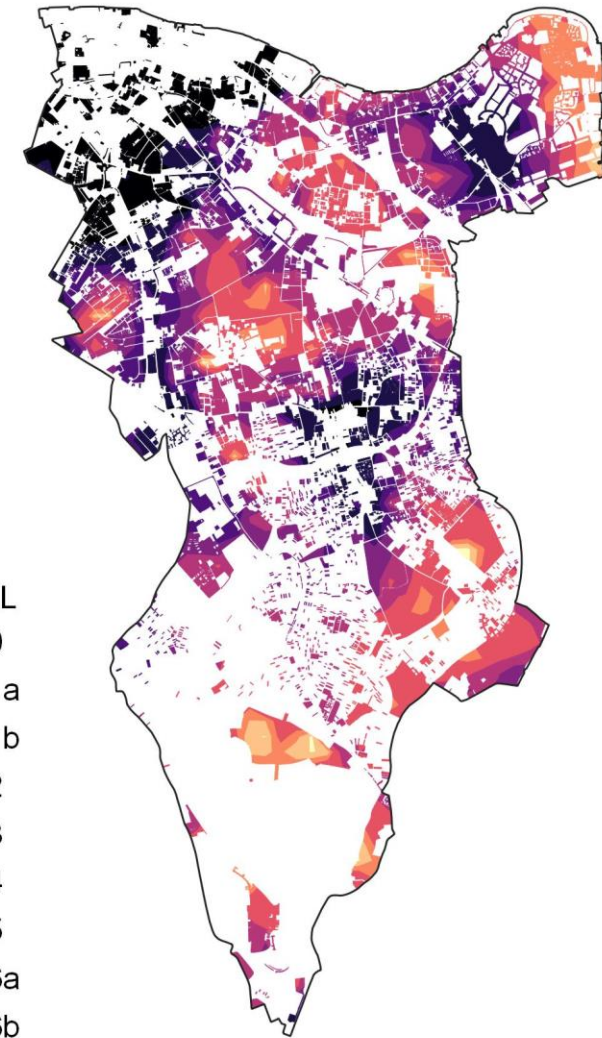
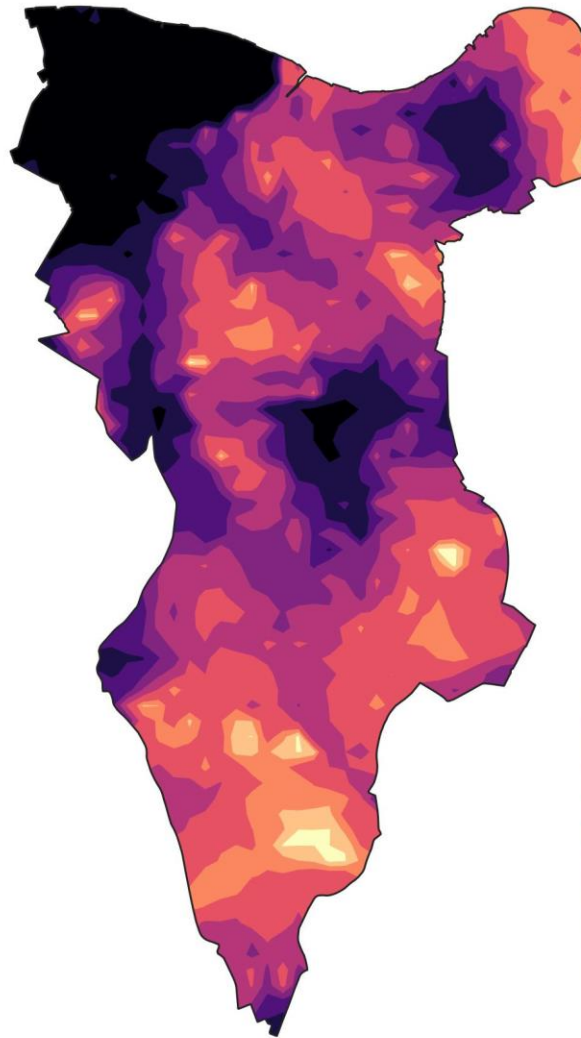
Proportion of land per PTAL
(0 = worst access;
6b = best access)



Public transport accessibility levels (PTAL)

All Southwark

Council land & assets





THEME 3

COMMUNITY USES

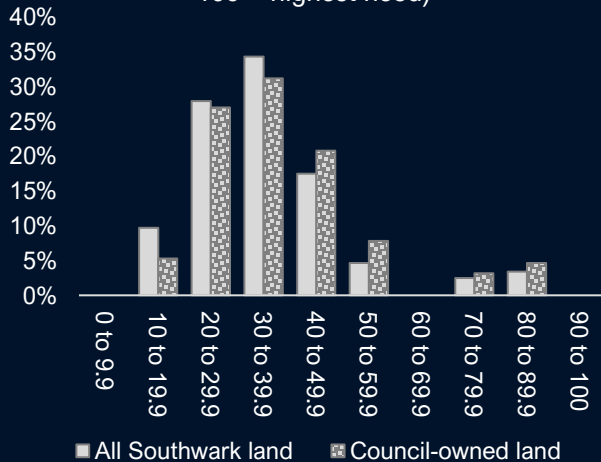
THEME 3:
COMMUNITY USES

Community needs index

By one measure from the Urban Health Index, residents appear to have their community needs met throughout most of the borough. However, council-owned land falls within areas that have more pressing community needs (score groups 60+) in slightly higher proportions than land across the borough.

Ongoing engagement and collaboration with Southwark’s vibrant and active Voluntary & Community Sector about the use of land and assets is a priority for the Council.

Proportion of land per community needs score group
(0 = lowest need;
100 = highest need)

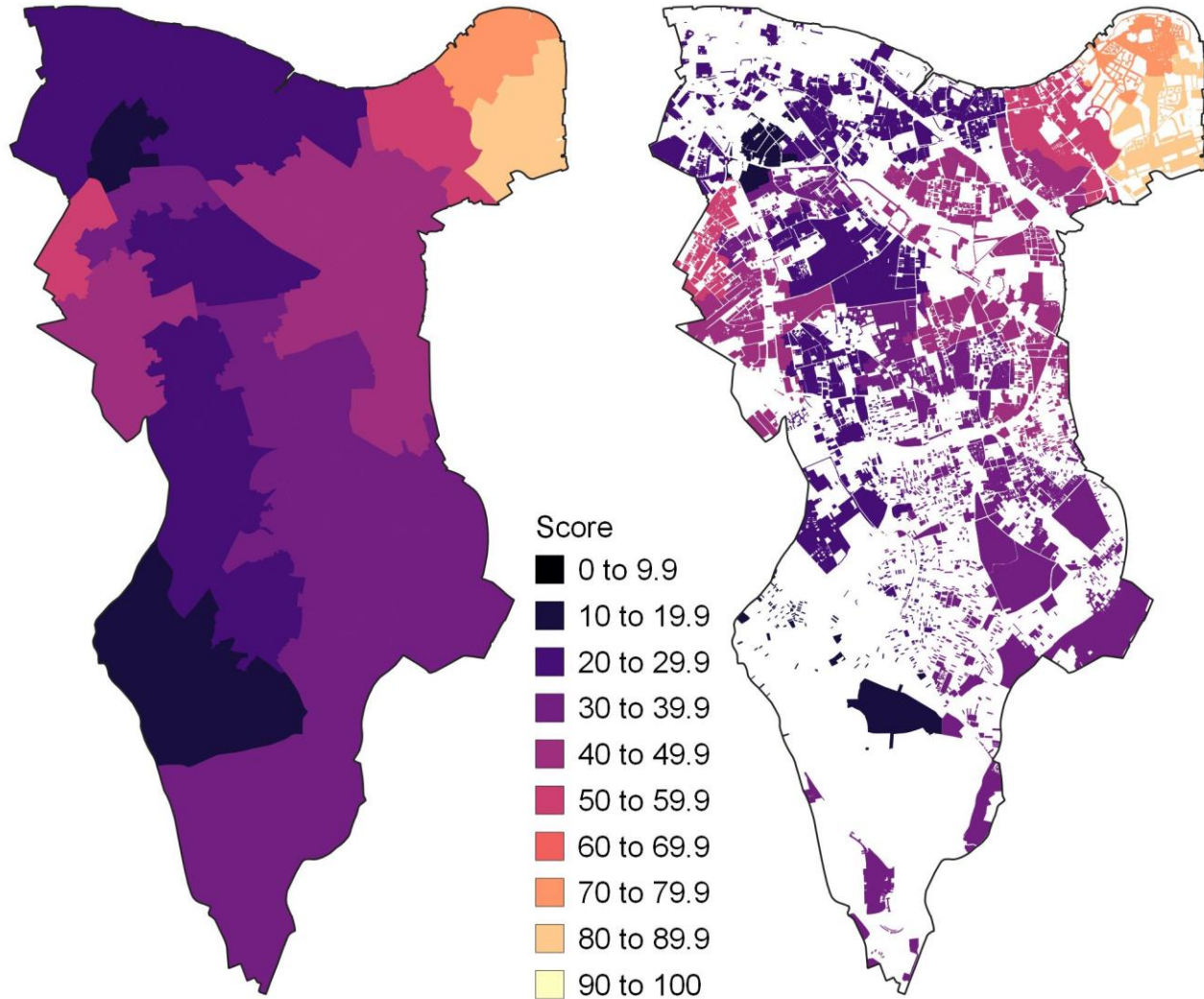


Source: Urban Health Index (UHI) for Lambeth and Southwark

Community needs score

All Southwark

Council land & assets



The Community Needs Index identifies areas experiencing poor community and civic infrastructure, relative isolation and low levels of participation in community life.

THEME 3:
COMMUNITY USES

Participation & connectedness

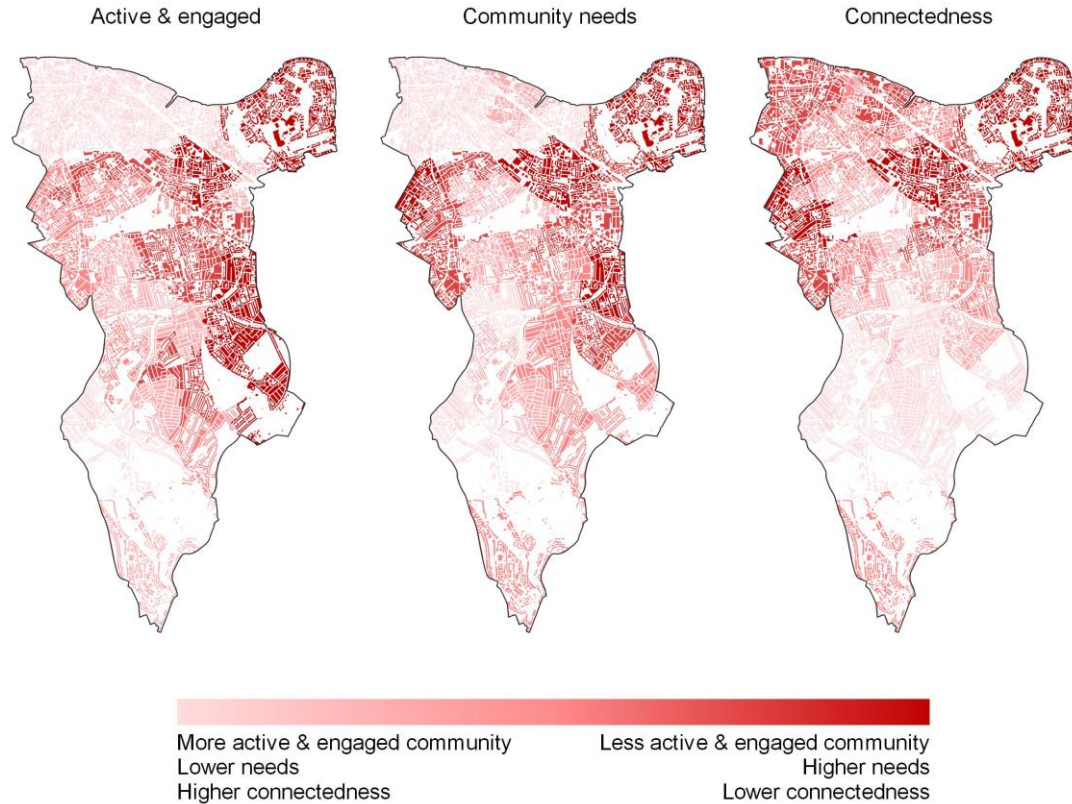
Southwark is one of the stronger-performing boroughs within the London Civic Strength index, indicating relatively high overall levels of 'democratic engagement'.

However, this may not be felt or experienced equally throughout the borough. Data from the Urban Health Index, covering Southwark and Lambeth, finds areas within Southwark where inclusiveness may be lower.

The areas with less active and engaged communities and with higher community needs tend to track with areas of higher deprivation.

Lack of connectedness is felt most strongly in the north of the borough.

Urban Health Index inclusiveness data





THEME 4
FOOD

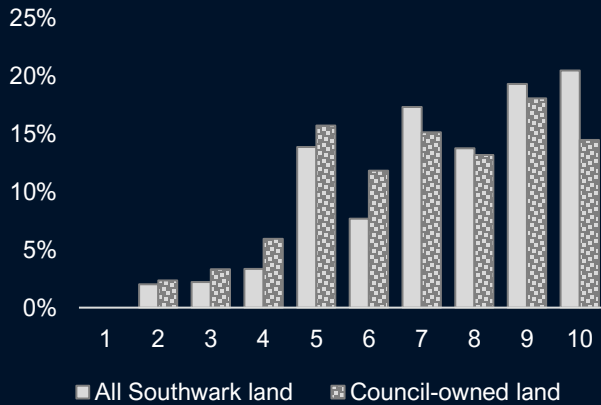
THEME 4:
FOOD GROWING

Inequality in food security

Accessibility to cheap, healthy and sustainable sources of food is not consistent across the borough, with some significant pockets of inequality.

Using council land for food growing and supporting other neighbourhood-level solutions in hotspots with high vulnerability to cost of living increases like Walworth, Nunhead/Peckham, Old Kent Road, and Sydenham Hill could benefit residents who do not currently benefit from fair access. Food growing is to be a key consideration for the Land Commission.

Proportion of land per food priority decile
(1 = 10% highest priority;
10 = 10% lowest priority)

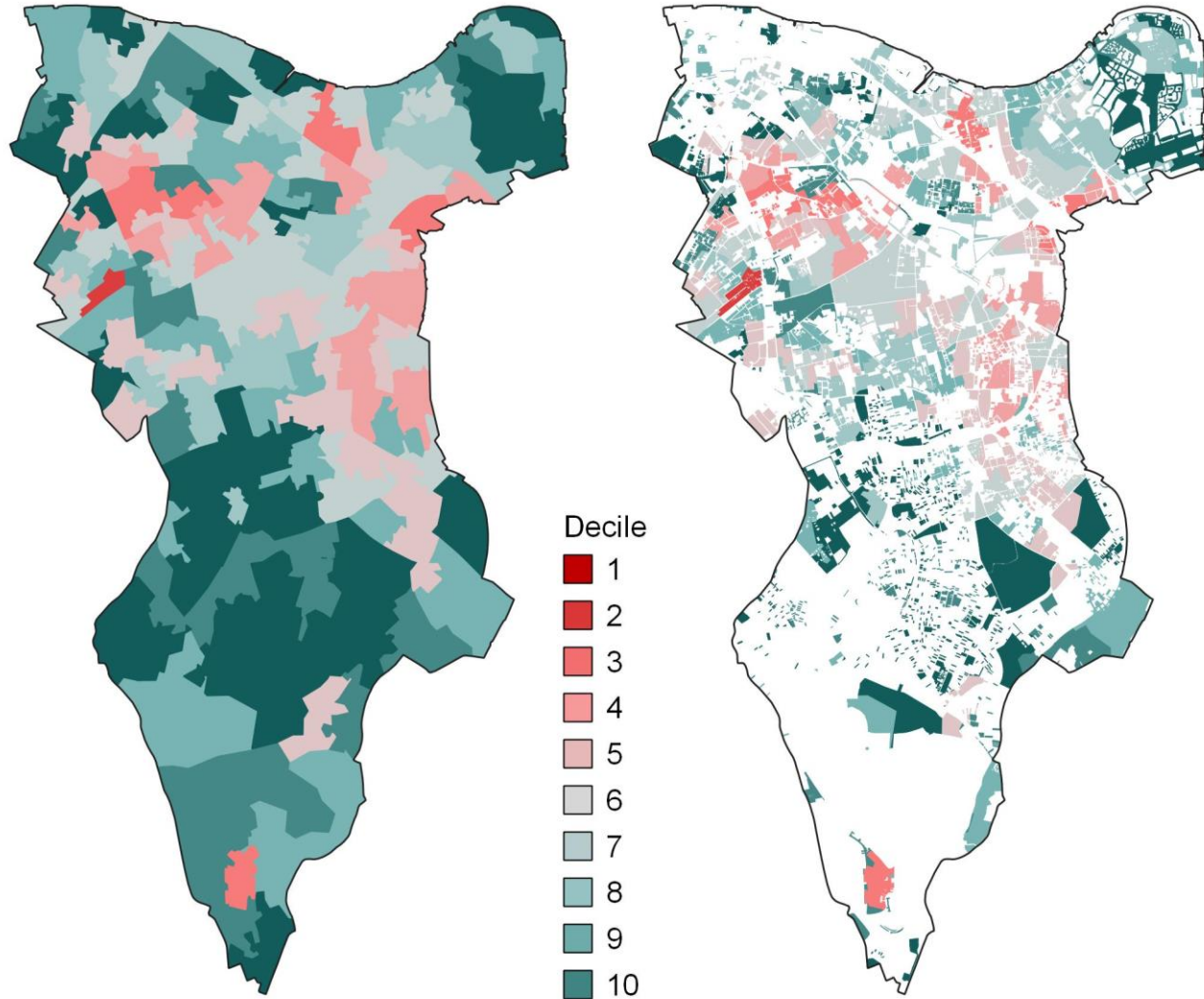


Source: The data for this research have been provided by the Consumer Data Research Centre (CDRC), an ESRC Data Investment. Funding references ES/L011840/1; ES/L011891/1.

Food priority index

All Southwark

Council land & assets



The Priority Places for Food Index identifies neighbourhoods that are most vulnerable to increases in the cost of living and which have a lack of accessibility to cheap, healthy, and sustainable sources of food.

THEME 4:
FOOD GROWING

Food security & health

Basic borough-wide health indicators find higher levels of food insecurity in Southwark than the London average. Consumer Data Research Centre information on 'e-food' deserts—places where residents lack access to fresh groceries, both in terms of physical shops and ability to order online—suggests Old Kent Road, Walworth, parts of Peckham and Nunhead, and Sydenham Hill may have food-insecure households. These areas also tend to have lower median incomes.

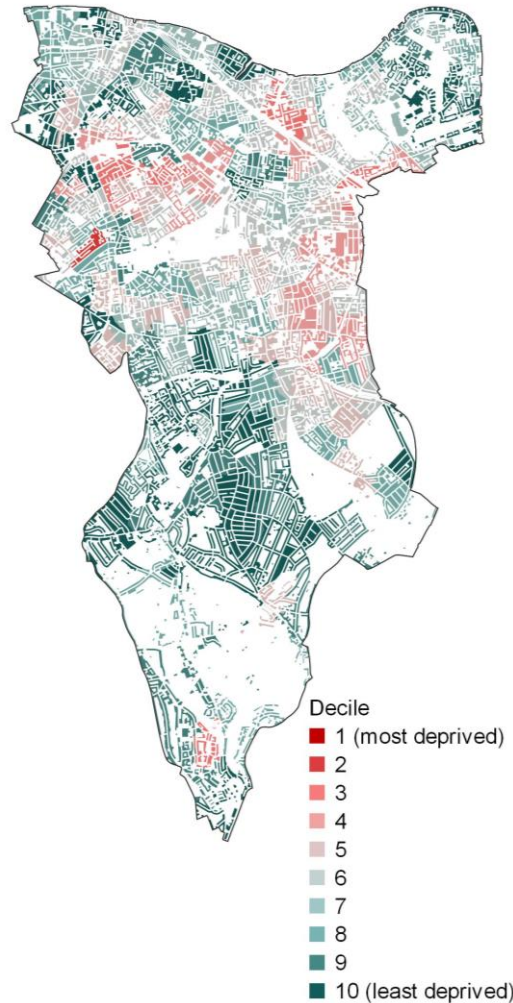
Data from the GLA suggests that as of 2019, 1/4 of Southwark residents, or 75,000 people, had low food security; this number may have increased since the pandemic.

This risks pushing residents to less healthy and more expensive but easily accessible options (e.g. takeaways). Southwark's relatively high rate of childhood obesity may reflect such a scenario.

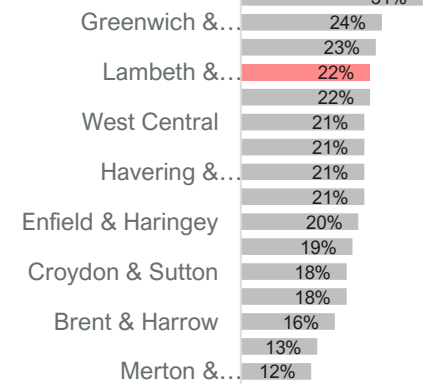
Social Life's research found that food insecurity was a significant challenge for residents during the pandemic with 6% of interviewees receiving free food deliveries at least weekly. Albrighton Community Centre reported a 25% increase in Community Fridge usage in the second lockdown compared to the first, with nearly half of users from the Latin American community (only 1% of users during the first lockdown).

Source: E-food desert data from Consumer Data Research Centre, 2020; food security from Survey of Londoners; obesity from Public Health England; GLA data cited on

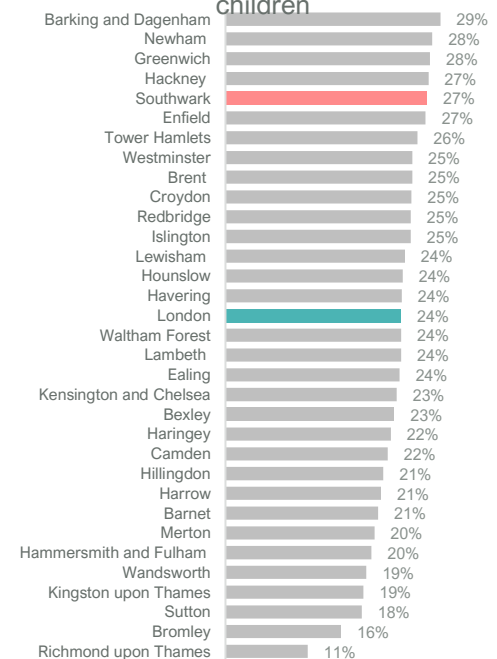
'E-food' deserts



Adults living in low or very low food security



Obese/very obese Year 6 children





THEME 5

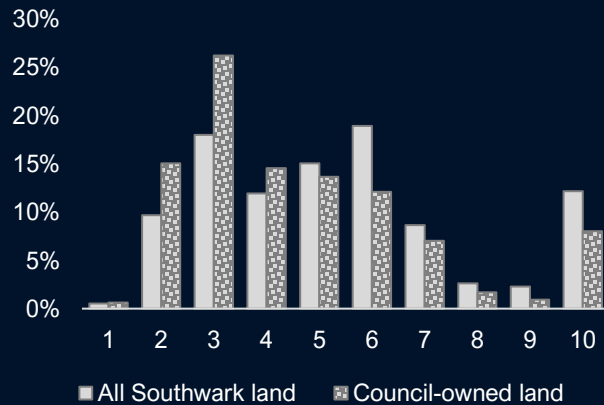
LOCAL ECONOMY

THEME 5:
LOCAL ECONOMY

Economic activity and opportunity

Council-owned land falls within areas of employment deprivation in higher proportions than land across the borough. 70% of council-owned land is within the 50% most deprived areas compared to 55% of all Southwark land.

Proportion of land per Employment decile
(1 = 10% most deprived;
10 = 10% least deprived)

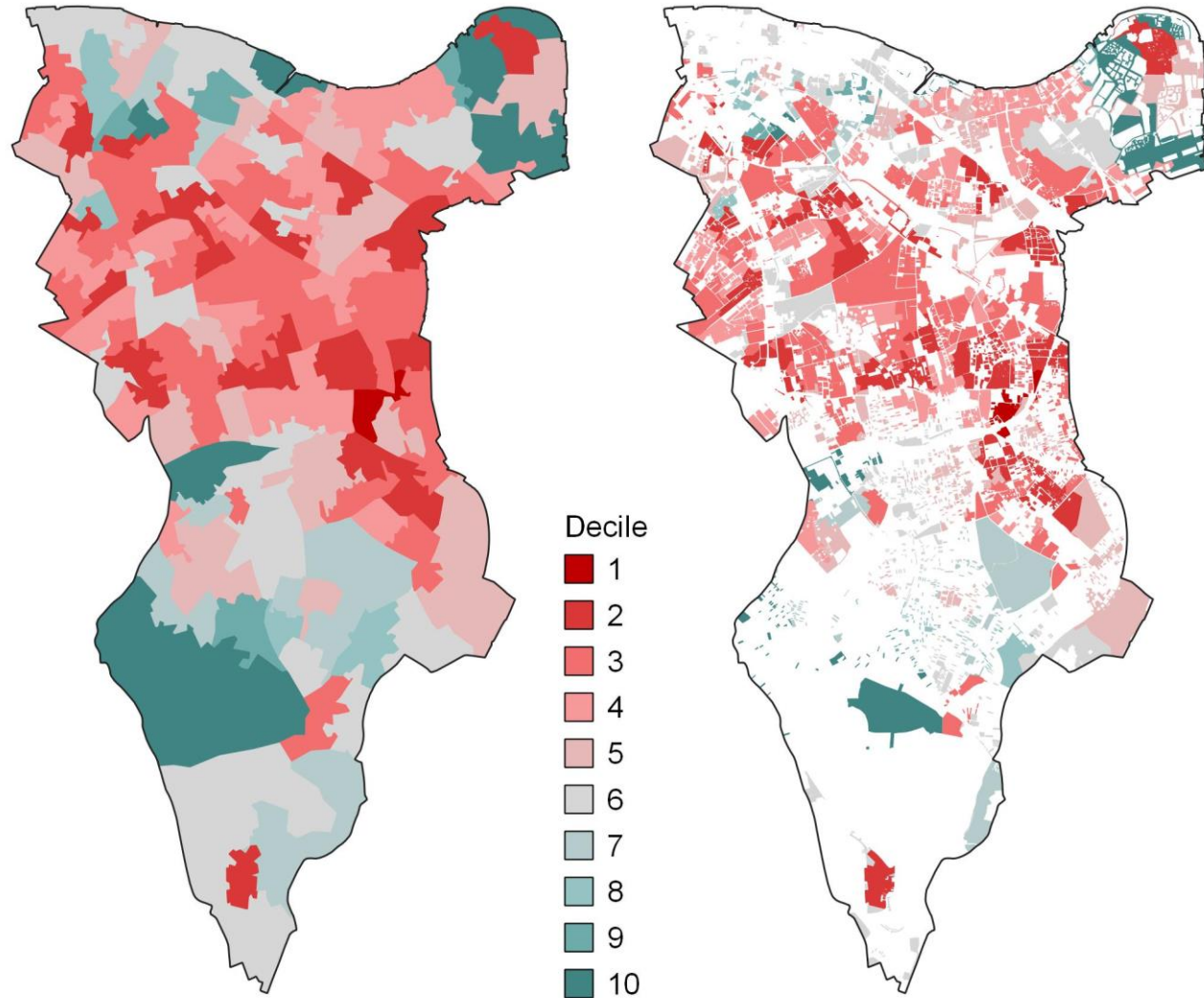


Source: Indices of Multiple Deprivation 2019, Barriers to Housing indicator

Employment deprivation (IMD)

All Southwark

Council land & assets



The IMD Employment Deprivation Domain measures the proportion of the working age population in an area involuntarily excluded from the labour market.

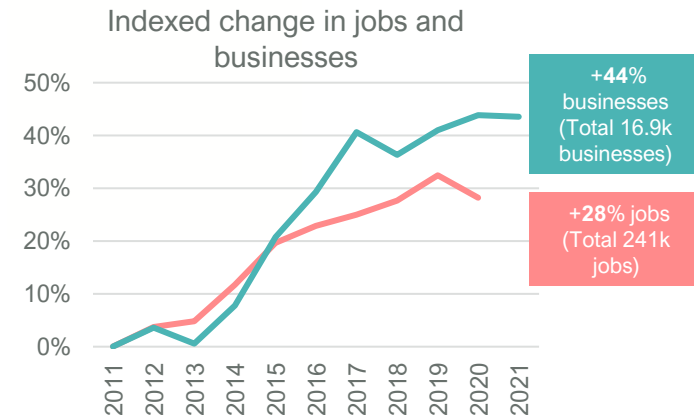
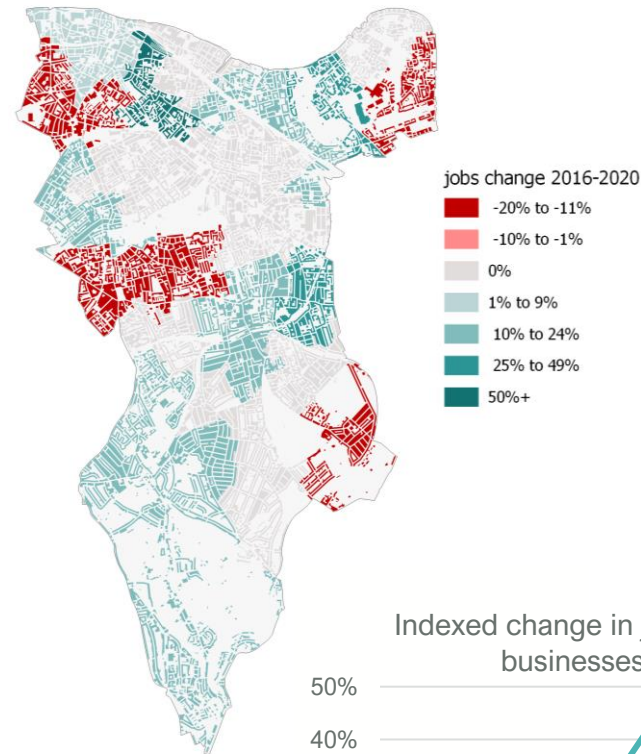
THEME 5:
LOCAL ECONOMY

Jobs & business growth

Following the recession in 2009, jobs and businesses experienced low levels of growth for two years. It is uncertain whether this pattern will be repeated once the country starts emerging from Covid-19, given the fundamental differences in the origins and effect of the two crises.

Southwark's jobs and business growth generally increased steadily from 2013. Flatlining business counts in 2020/21 and declining job counts from 2019 to 2020 coincide with Covid-19.

The spatial distribution of jobs growth is highly uneven across the borough. The London Bridge area experienced the greatest increase in jobs from 2016 to 2020, at 50% to 60%. Areas of Camberwell, Nunhead/Brockley borders, Elephant & Castle and Surrey Quays have actually experienced declines in the number of jobs. However, aside from E&C, these areas had relatively low numbers of jobs to start with.



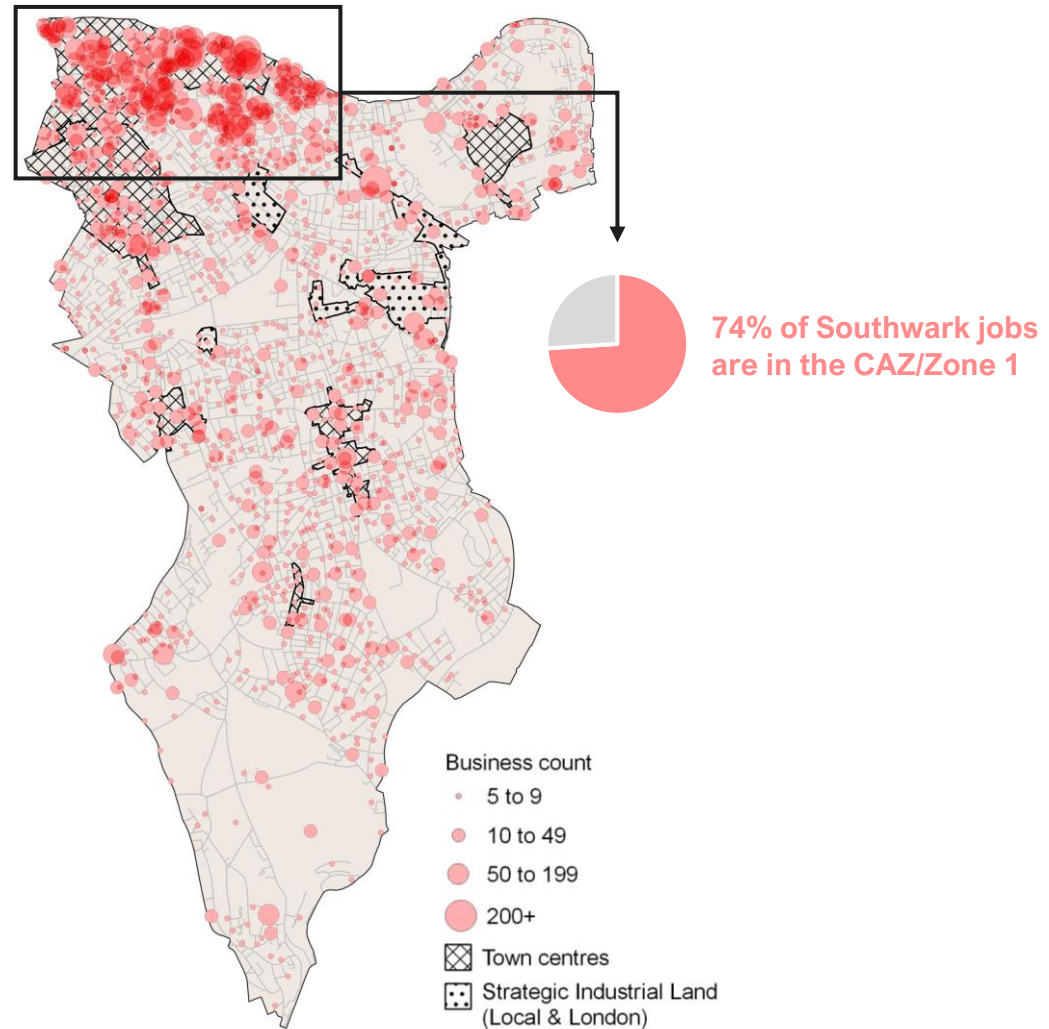
THEME 5:
LOCAL ECONOMY

Distribution of jobs & businesses

Southwark's areas within London's central activities zone are home to a significant proportion of the borough's businesses and jobs.

74% of jobs in Southwark are located in central London MSOAs, including Elephant & Castle and Southwark St George's (Southwark 002, 003, 004, 006, 009, 034).

Excluding Elephant & Castle and Southwark St George's (Southwark 002, 003, 004, 006), the CAZ parts of Southwark hold 65% of the borough's jobs.



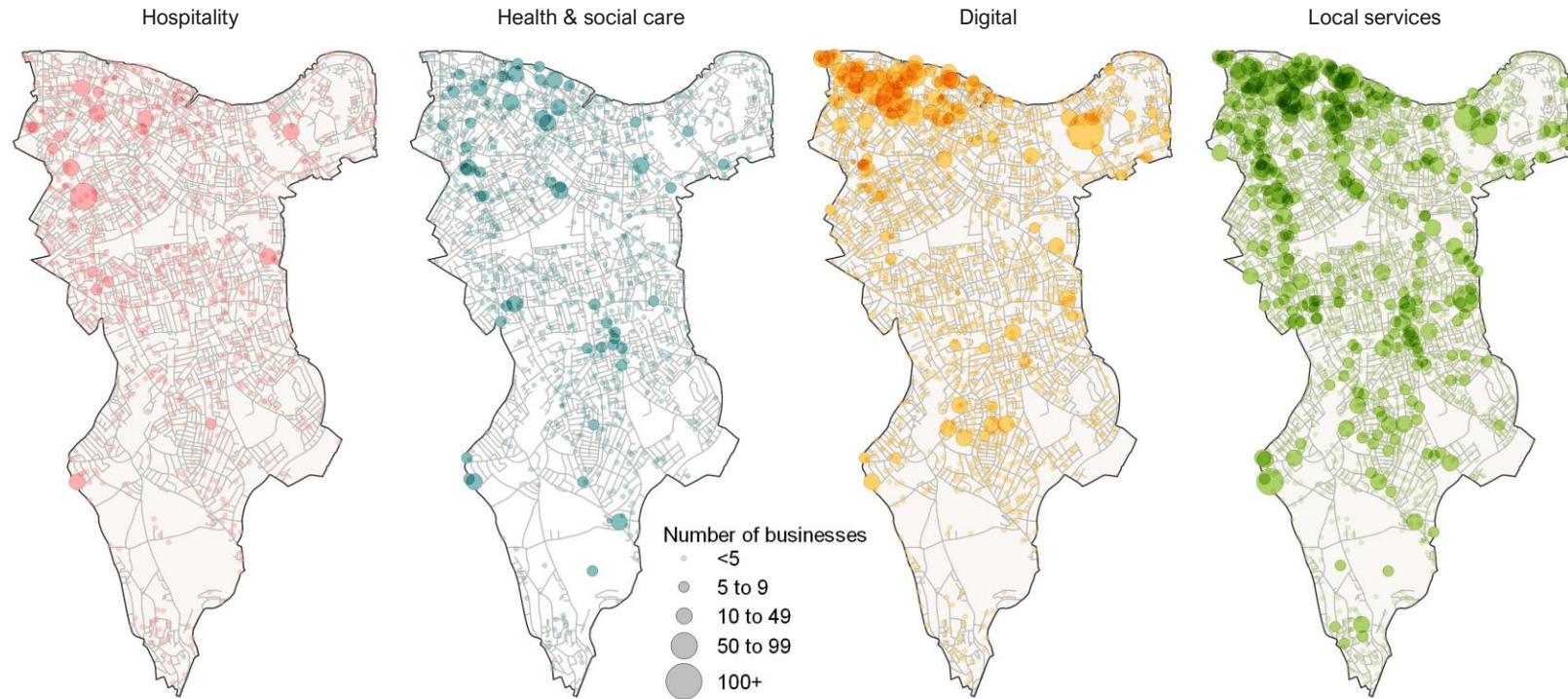
THEME 5:
LOCAL ECONOMY

Distribution of Skills Strategy focus sectors (businesses)

Source: Companies House, Dec 2020

Most sectors identified in Southwark's skills strategy tend to have their businesses somewhat more evenly distributed throughout the borough than all registered businesses. Digital businesses are likely to cluster in the CAZ, though there appears to be secondary clusters of registrations in Rotherhithe and East Dulwich (businesses may

only be registered and not operate there, however). Hospitality, health & social care, and local services tend to cluster around high streets. Note that while health & social care appears throughout the borough, the related but more R&D focused 'life sciences' subsector is clustered in the CAZ (not pictured below).



n.b. Green activities are also a focal point, but do not have neatly corresponding SIC codes like the above sectors

THEME 5:
LOCAL ECONOMY

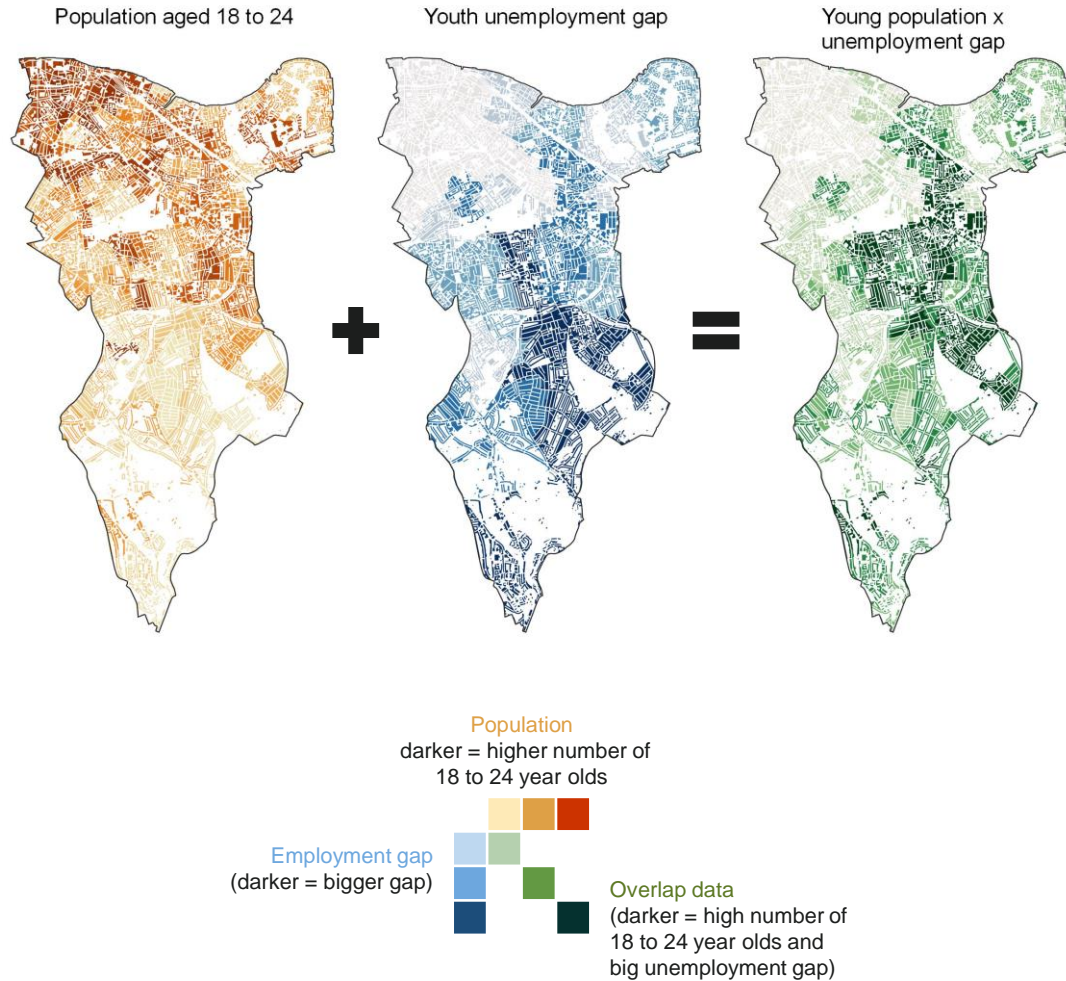
Employment opportunities

There are relatively high numbers of young people aged 18 to 24 in the north half of borough, some of whom are likely affiliated with local universities (LSBU, UAL, KCL).

Data from the Urban Health Index reveals a high 'youth unemployment gap'—the gap between the proportion of jobseeker allowance and universal credit claimants aged 18 to 24 and those aged 16 to 64—around parts of North Peckham, Peckham Rye, Nunhead, and Sydenham Hill.

The confluence of high counts of young people and a high youth unemployment gap appears to affect North Peckham and Nunhead in particular—areas that tend to have relatively low household income.

Peckham respondents to a recent survey of Southwark residents felt that a lack of opportunities for career progression for young people led to them becoming victims of knife crime, grooming and gang activity.



THEME 5:
LOCAL ECONOMY

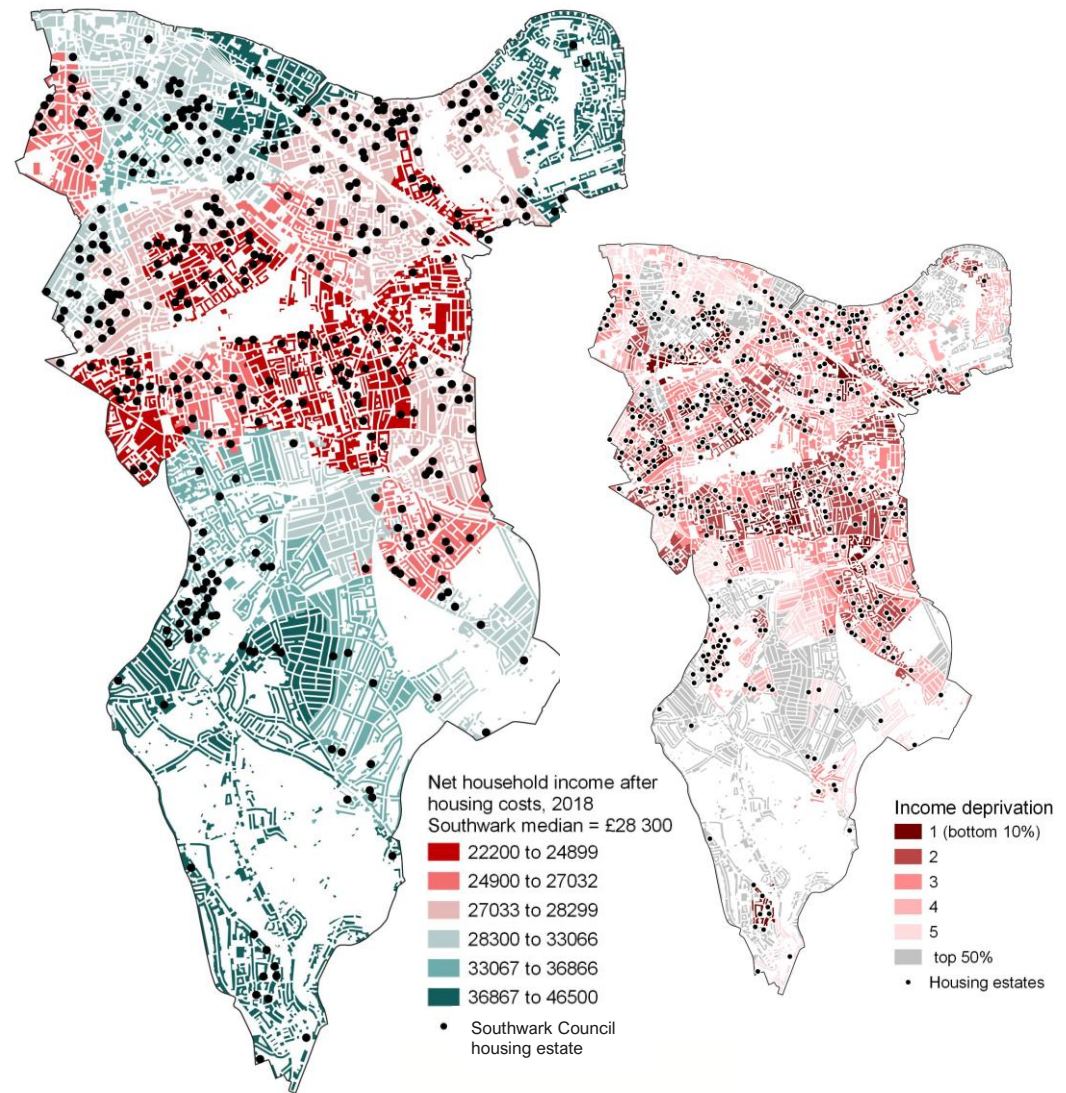
Fair: Wages & income

Areas where households earn below Southwark's net median income (after housing costs) are concentrated around Camberwell, North Peckham, Walworth, and Old Kent Road.

Reviewing deprivation data (data at LSOA instead of MSOA level) highlights additional pockets of low income around Elephant & Castle, Rotherhithe, and Kingswood Estate.

Places with low net median income have experienced an influx of young professional residents over the last decade who bring potentially higher earning power.

Increasing inequality across Southwark and among neighbours is a real possibility, particularly given how different demographics have experienced economic changes due to Covid-19.



THEME 5:
LOCAL ECONOMY

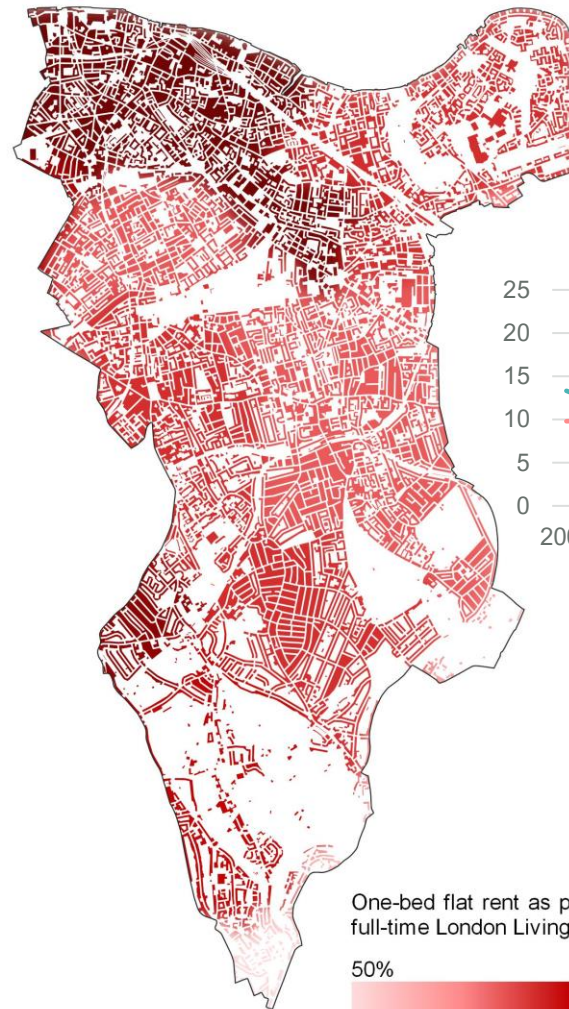
Fair: London Living Wage

Around 10% (24k) of Southwark's jobs pay less than London Living Wage. This is better than the London average and a positive start.

While it is not known how many Southwark residents earn below LLW (the count relates only to jobs in Southwark), a single-income household relying solely on a full-time London Living Wage could not comfortably afford their own privately-rented one-bedroom flat anywhere in Southwark.

Fringe areas of the borough (near New Cross, Crystal Palace) have lower rents, but would still comprise more than 50% of gross earnings on LLW.

Extensive social rented housing waiting lists mean many low income earners and households will be in the private rented sector, whether in 'standard' accommodation, house shares, or houses of multiple occupation.



Source: LLW graph from Employees earning below the London Living Wage (LLW), ONS, 2021 data from [ONS](#); London Living Wage full-time salary calculated based on current LLW of £10.85 on a 37.5 day work week; rent price data from London rent prices, January to December 2020, ONS

THEME 5:
LOCAL ECONOMY

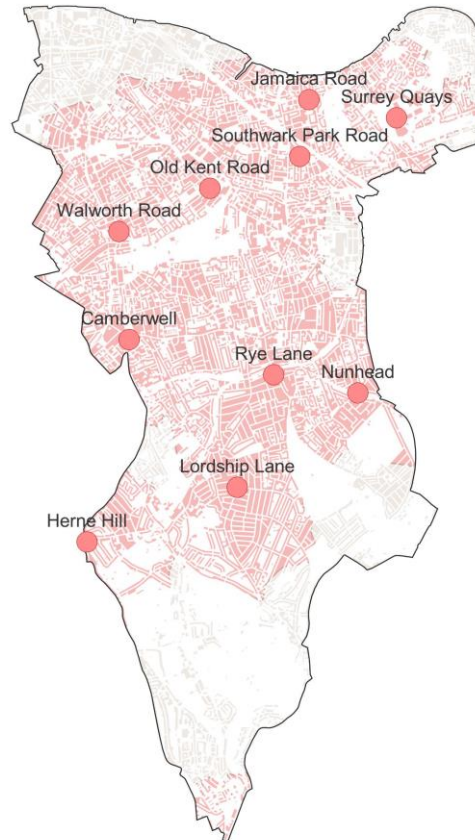
Fair: Access to high streets & essential services

Many residents have access to a high street or town centre within a 15 minute walk. Some areas in south of borough and along borough fringes lack access. These 'cut off' areas tend to rank high to middle on various deprivation indices.

Whether a high street provides daily basics is another issue. The pandemic clearly illustrated the importance of easy access to 'essential services'—day-to-day local amenities such as fresh food and chemists—but a host of other amenities contribute to residents' daily needs and wellbeing: libraries and community spaces, banks, post offices, cafes, salons, and more. 'Essential services' are part of the foundational economy discussed on p 10, but for this topic we use 'essential services' to specify those located on or very near high streets.

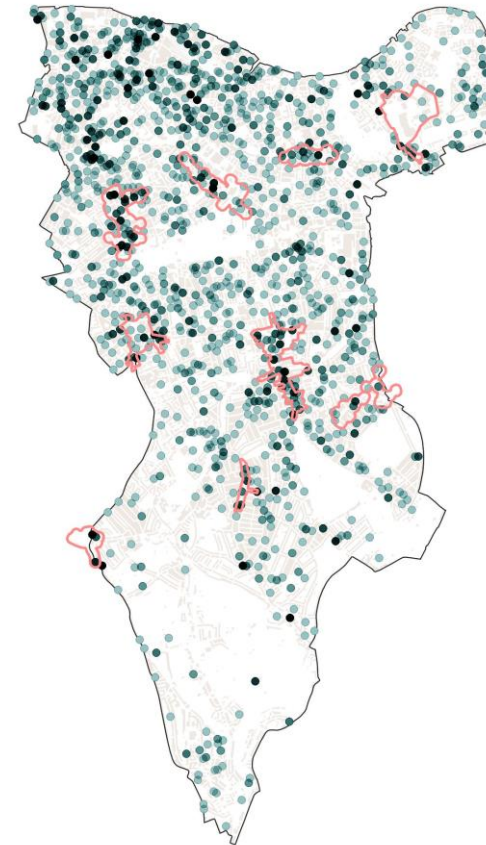
Southwark's residents need these amenities. But there is a tension to address in the outsize economic and social function of these amenities against the low pay and low security that workers in essential services tend to experience.

Areas within a 15 minute walk of a high street or town centre



15-minute walk from a high street or town centre, average walking speed for able-bodied adult (15 min = 1250 m)

Foundational economy & high streets



Density of amenities
Lower Higher

THEME 5:
LOCAL ECONOMY

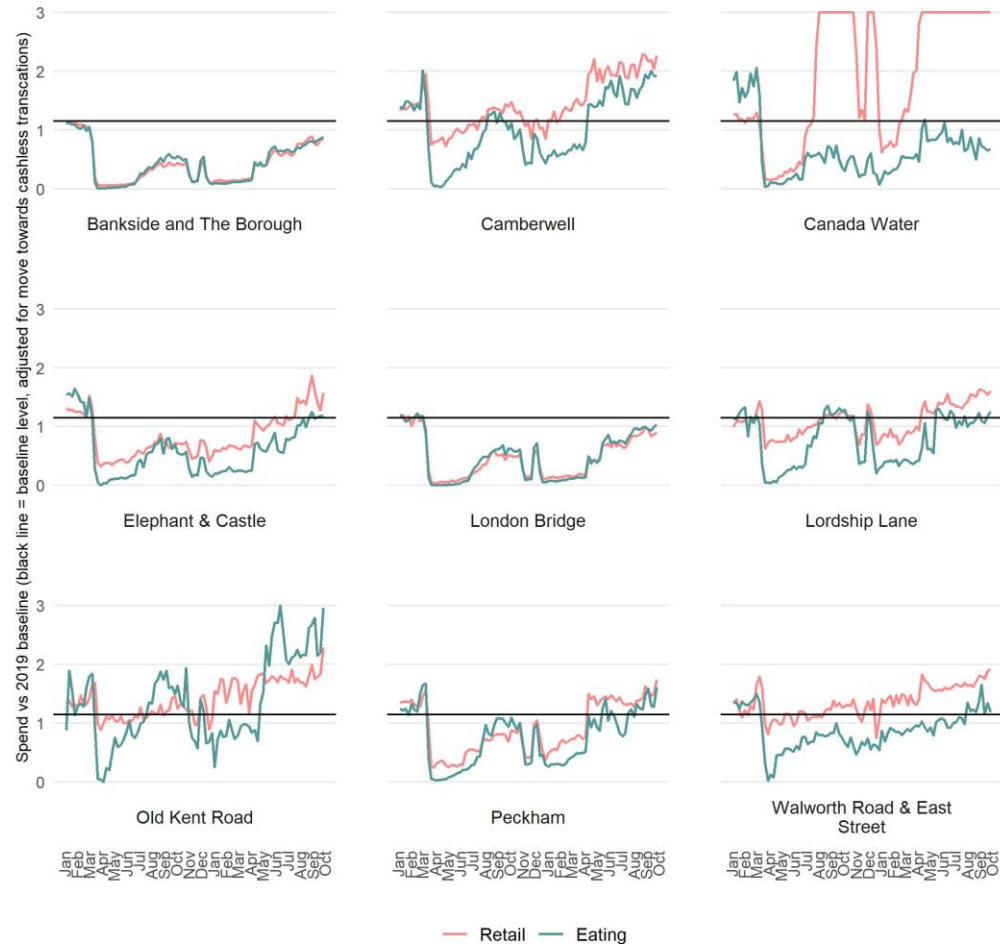
Resilient: High streets

Commercial areas within the Central Activities Zone have been harder hit by and slower to recover from Covid-19 lockdowns (this is the case in non-Southwark CAZ areas as well.).

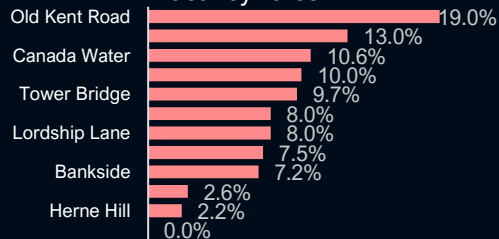
Camberwell, Walworth, and Old Kent Road had broadly resilient retail spending throughout lockdowns, which could indicate a relatively high presence of essential services allowed to stay open during lockdowns. However, this may not be captured equally among businesses. For example, in the Southwark Social Life Survey, traders in Camberwell reported they were still struggling with the effects of lockdown in 2021, despite above-average spending in the area.

Beyond Covid-19, persistent vacancies may affect vibrancy and diversity of offer, while ongoing moves towards online shopping and high streets as places for socialising and activities other than spending will mean high streets need to adapt to changing use levels and patterns.

Year-on-year high street transactions



Vacancy rates



Source: GLA Datastore, Mastercard Retail Location Insights; vacancy data provided by LB Southwark

THEME 5:
LOCAL ECONOMY

Fair: Essential amenities by town centre

Southwark's town centres appear to offer a range of 'essential' amenities, meaning most residents will have access to a selection of day-to-day basics within a 15-minute walk.

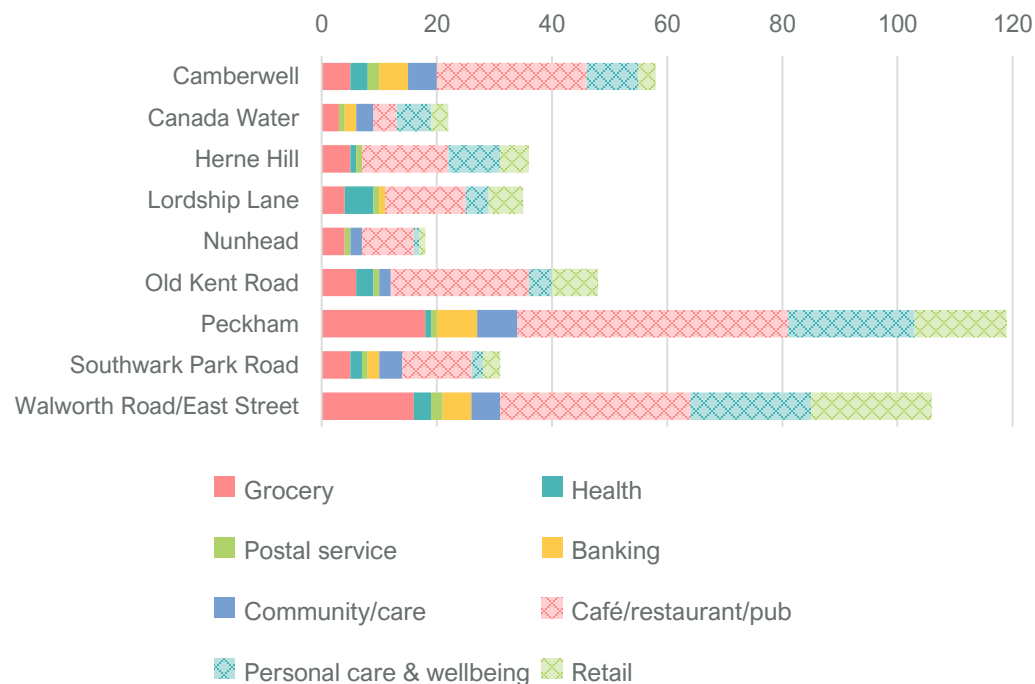
However, on top of high streets simply providing daily basics is the matter of diversity and choice among them. For example, a wide selection of high-end food stores may not cater to lower-income residents. The scope of amenities needs to meet needs for the high street and residents to flourish.

This is partly illustrated by a recent survey of Southwark residents, which found people around Old Kent Road would like to see more amenities locally, including banks, shops, pharmacies and pubs.

Services associated with maintenance and repair (e.g. for homes, personal electronics, and household items) tend to be registered at addresses all throughout the borough rather than within high streets specifically, which may be a mix of individuals using their home as their registered address or companies operating out of non-town centre commercial units (e.g. railway arches, small industrial estates).

Source: Companies House, December 2020. Note that this is a quick estimate only; the grocery category in particular is likely undercounting as chains (e.g. Tesco) are registered to an address outside of Southwark, not within these town centres

Essential amenities by town centre estimate



Notes

- Grocery: supermarkets, other food stores, bakeries, butchers, fishmongers
- Health: dentists, GPs, chemists
- Community/care: libraries, childcare, veterinarians, community centres
- Personal care & wellbeing: gyms & fitness, grooming & salons
- Café/pub/restaurant: licenced/unlicenced, as well as takeaways
- Retail: DIY stores, clothing, footwear, opticians, market stalls, beverages, off-licences, opticians



CLIMATE CHALLENGES

SOUTHWARK COUNCIL'S CLIMATE ACTION PLAN

Southwark Council declared a Climate Emergency in 2019 and set 2030 as their target date to get to carbon neutral, based on the stark warning issued by the Intergovernmental Panel on Climate Change (IPCC) in 2018.

Government data indicates carbon emissions in Southwark reduced by around 40% between 2005 and 2018. The council has also already met its target to half its operational council emissions by 2022 and is now going further including renewable electricity in schools and communal areas of housing estates from 2022. Now we need to end Southwark's contribution to climate change by 2030.

Southwark council has agreed on an ambitious plan of action to tackle climate emergency. [The strategy for a carbon neutral Southwark by 2030](#) sets out how the council wants to do this together,

working with local communities, with businesses, with schools, hospitals, and other groups in Southwark to protect the borough and planet. It is a plan that aims to ensure everyone is empowered to play their part to create a fairer and a more sustainable future.

The action plan is split into 5 themes:

- Greener buildings
- Active and sustainable travel
- Renewable energy
- Thriving natural environment
- A circular economy with green jobs

[The Land Commission is invited to consider the use of land with regard to both the climate challenge and also to fair access to green space for residents.](#)

Open spaces, parks and trees are vital components for addressing borough's climate challenges and biodiversity. They

enhance the quality of life for both children and adults. According to the council's 2020 survey, 19.9% of borough has canopy cover.

“Southwark’s commitment to meeting the challenge of the climate emergency opens enormous opportunity for the borough, its residents and businesses. The decisions we take have the potential to deliver wider benefits, improving the quality of homes, reducing air pollution, improving health and creating good quality green jobs” – Strategy for a carbon neutral Southwark (2021)

To learn more on the council's climate action plan, click [here](#).

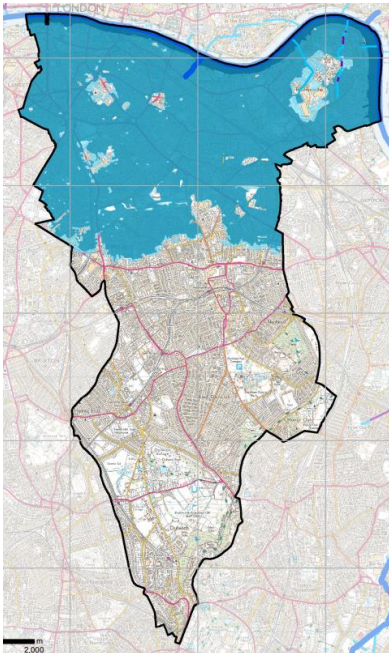
Climate & business resilience

Parts of Southwark are at risk of different types of flooding. Camberwell, North Peckham, and Herne Hill are at risk of surface water flooding, while the north half of the borough, where the is at risk of groundwater and fluvial flooding. This puts a large proportion of the borough's businesses at risk of disrupted operations and potentially substantial costs to emerging from a

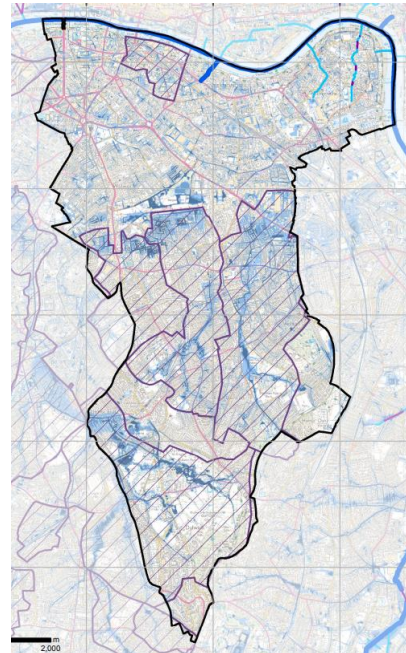
flood event. One estimate is that around £200bn worth of property in London is at risk from tidal flooding; given Southwark's extensive river edge, the financial implications of a flood could be significant.

Source: [Southwark Strategic Flood Risk Assessment](#)

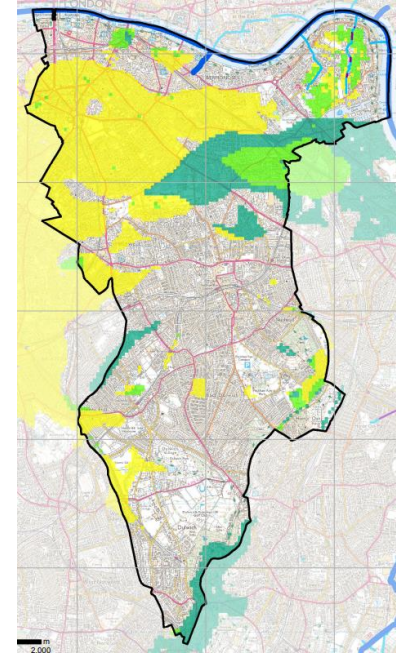
River/sea flood risk (blue areas)



Surface water flood risk (blue areas)



Groundwater flood risk at surface (yellow areas)

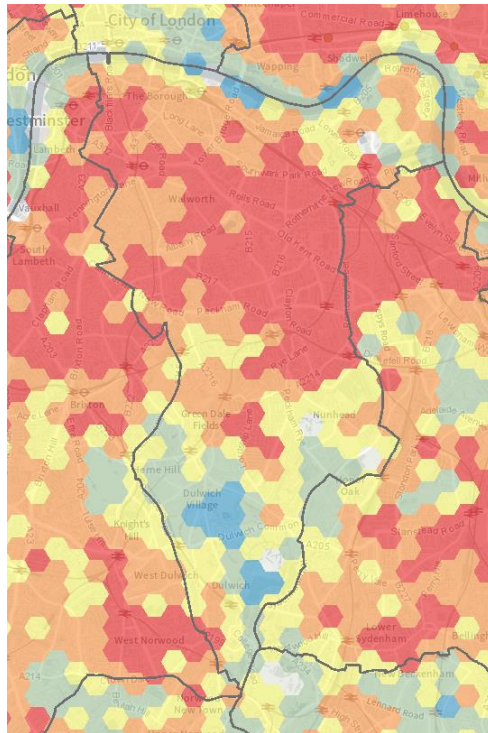


Climate & community resilience

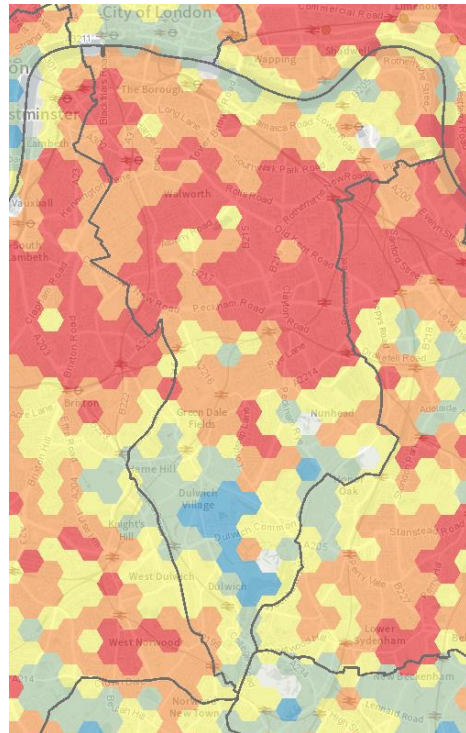
GLA research indicates that Southwark's climate vulnerability is especially high in its 'central belt' (red areas on maps). In these places, people are likely to have 'exposure to climate impacts like flooding or heatwaves, and to personal and social factors that affect their ability to cope with and respond to extreme events'.

Source: [GLA Climate Risk Metrics](#)

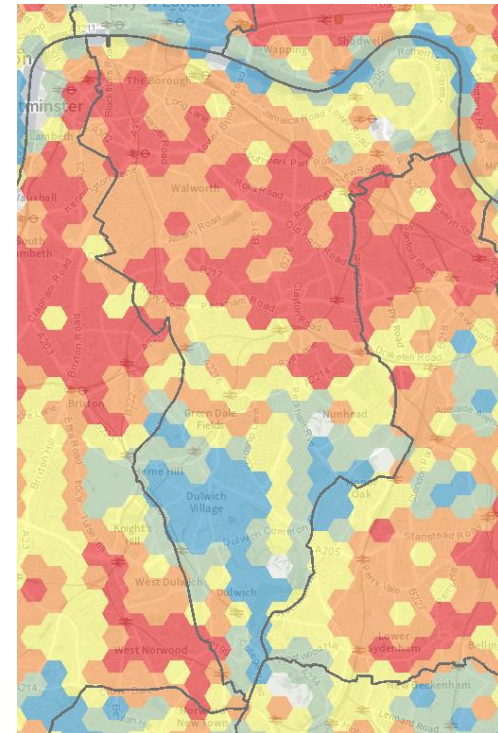
Overall climate risk



Heat risk



Flood risk



4

OTHER LAND COMMISSIONS

Land Commissions

Southwark is the first London Borough to convene a Land Commission and indeed the first in Southern England.

There are very few Land Commissions up and running at present and those that are already established (Liverpool and Scotland) are markedly different to each other in structure, focus of prioritisation and approach.

Southwark's approach must be similarly bespoke to the local area, its needs, strengths and challenges and to the tapestry of land ownership, use and influence in the borough.

As noted earlier, much of the borough is already developed and re-use of assets and spaces must be considered in Southwark alongside redevelopment of land.

The Scottish Land Commission

Source: :Scottish Land Commission

The Scottish Land Commission is driving a programme of land reform spanning both urban and rural land, to create a Scotland where land is owned and used in ways that are fair, responsible, and productive.

Scottish Land Commission is a public body established on 1 April 2017 by the Land Reform (Scotland) Act 2016 and wholly funded by the Scottish Government.

Scottish Land Commission is a non-departmental public body, set up in April 2017 by the Land Reform (Scotland) Act 2016 (the Act). Board is made up of five Land Commissioners and one Tenant Farming Commissioner, all appointed by Scottish Ministers and supported by a small team of core staff. The Land Commissioners' and Tenant Farming Commissioner's statutory functions are set out in the Act.

The core priorities of the commission include, implement changes in practice – land rights, support community land ownership, fiscal reforms, review opportunities, advice

Scottish govt – land rights, land use strategy, engage communities and review progress.

They are focussed on three major outcomes:

1) Reforming land rights - repopulating rural areas, providing land for housing and infrastructure, economic recovery and renewal, community wealth building and community land ownership.

2) Embedding responsible land ownership and use - empowering communities and promoting human rights, supporting changes to the way land is used in the move towards a net zero economy. It underpins the benefits that

communities and the economy will gain from an effective balance of land rights and responsibilities.

3) Reforming land markets - green and inclusive growth, a just transition to a net zero economy, rural and urban regeneration and infrastructure delivery.



OTHER LAND COMMISSIONS

Liverpool City Region Land Commission

Source: Centre for Local Economic Strategies (CLES)

The Liverpool Land Commission is England's first land commission focussed on community wealth building. It was launched in September 2020, at the initiative of Metro Mayor Steve Rotheram. Facilitated by the Centre for Local Economic Strategies (CLES), the Commission gathered together thirteen experts on democratic land reform, ranging from activists involved in

community land trusts, makerspaces and social enterprise incubation to academics and national planning policy reformers and international campaigners for the commons.

The Liverpool City Region Land Commission consisted of thirteen experts on democratic land reform, ranging from activists involved in community land trusts, makerspaces and social enterprise incubation to academics and national planning policy reformers and international campaigners for the commons.

The work of the Liverpool City Region Land Commission was funded by

the Liverpool City Region Combined Authority. The commission, which had its first meeting (September '20) was coordinated by the Combined Authority in collaboration with Centre for Local Economic Strategies (CLES). Commissioners participated in four online meetings, over the course of September - November 2020 and the final report was drafted by CLES based on the output of the meetings.

The aim of the meetings were to develop creative approaches to use land in the region, for example through innovative processes and ownership models (e.g. Community Land Trusts and Public-Commons Partnerships).

The final report of the commission, 'Our Land' was published by CLES on 6th July 2021. You can read the report [here](#).



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