

# CHAMBERS WHARF S106 COMMUNITY ENHANCEMENT FUND

July 2021

Author: Jacqueline Christie



# INTRODUCTION

- Southwark Council and Thames Water have agreed upon a S.106 Legal Agreement, as part of the Chambers Wharf Worksite Development.
- Under this agreement Thames Water have agreed to fund a number of projects in the local area surrounding the Chambers Wharf site.
- The section 106 agreement funds two programmes (1) a set of agreed infrastructure projects and (2) a community fund
- One of the projects in this agreement is the 'Community Enhancement Fund'. It totals at £1million and is managed by Southwark Council.
- The Community Enhancement Fund exists to provide specific measures to benefit the local community affected by the construction activities associated with the development at Chambers Wharf.

# PROGRAMME (1)

## INFRASTRUCTURE PROJECTS

# INFRASTRUCTURE PROJECTS

The total spend is **£5,385,000** which includes indexation which is paid annually and allocated to funds received.

Projects	Update	Amount
Chambers Street footpath	Minor works has been carried out. Agreement with the engineers to wait until construction is complete.	£150,000
NCN4 Riverside quiet-way(renamed cycleway 4)	Highways scheme open September 2020.	£250,000
Safer routes to school	Programme completed.	£100,000
Jamaica Road crossing	Programme completed.	£300,000
Lower Road Gyratory	Design works ongoing.	£250,000
	<b>Total</b>	<b>£1,050.000</b>

# CYCLEWAY 4

Tower Bridge to Lower Rd section opened at the end of September 2020. There is now a continuous 2km bidirectional cycle lane and key improvements for pedestrians. Cost **£250,000**



# JAMAICA ROAD CROSSING

Tideway helped fund the Jamaica Road Gyratory projects which has now been completed **£300,000**



Lower road gyratory on going **£250.000**

Chambers Wharf footpath work to be completed **£150,000**

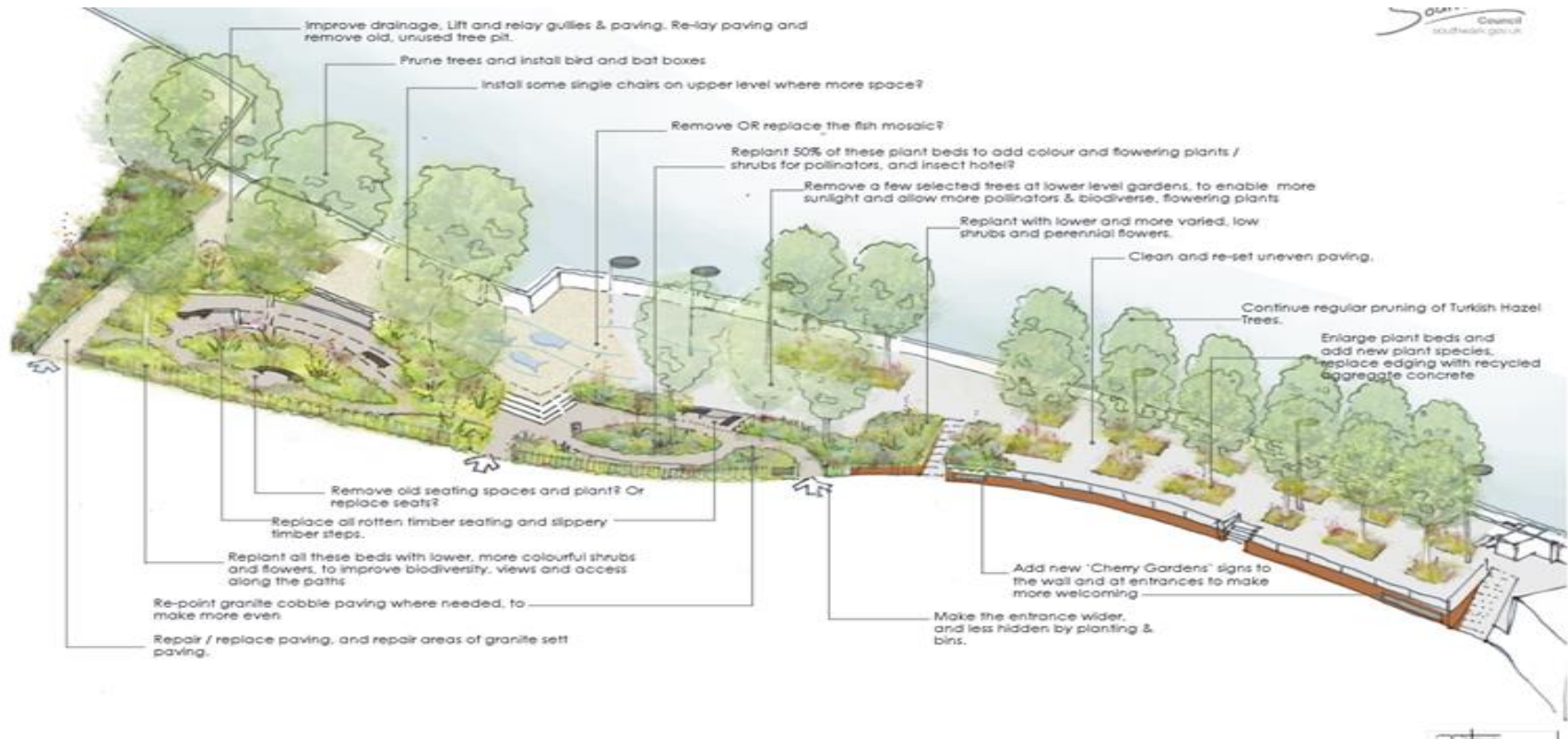
# SCHOOLS & STAFF

Projects	Update	Amount
Riverside Primary	Payable annually (7 years). A release report was approved by the committee on the 16 July 2018. Included all funding received and future funding. Paid directly to schools by Southwark education department.	£1,664,000
St Joseph's Primary		£350,000
St Michaels Secondary		£760,000
Monitoring Officer	Payable annually (7 years).	£400,000
Indexation	Payable annually and allocated to funds received	£261,000
	<b>Total Amount</b>	<b>£3,435,000</b>



# THAMES PATH LANDSCAPING IMPROVEMENTS

The consultations programme has now been completed for this project and the final design are now being approved. The cost of the project is **£300.000**, and work is due to begins on site end of the year.





# GEORGE ROW PLAY SPACE FINAL DESIGN

This project is managed by Southwark cleaner greener safer team. The final consultation has now been completed and tenders will go out in August 2021. Work is due to start on the site by the end of the year. The cost for the project **£400.000.**



A Short film about the project and design options

<https://youtu.be/jMBupqMkpD4>

# PLAY SPACE FOR TEENS

Play space teens consultations programme has been completed and the final design now approved. Funding for this is **£200,000**.



Copperfield House Play



George Row Ball Court



Pickwick House Play



Figure 2: Existing play provision and open spaces with the potential for new play within the Section 106 area (within red boundary)

## 2.3 Potential new sites for play

It is important that a new play strategy not only addresses any gaps in current play provision relating to its play value but also with regard to its distribution and location. Furthermore, it is desirable for a new play strategy to actively seek improvement opportunities with the aim of enhancing the playable qualities throughout the project area. There is a large cross-over here with the Environmental Improvements project, and the consultancy teams have closely collaborated to ensure both projects address this last point as effectively as possible.

Several site visits were made on different days and times throughout

the project area, and undertook a desktop mapping exercise to identify a number of potential sites that could accommodate new playful features of differing degrees. The mapping exercise was aided by guidance from Play England (2009) on different types of play provision and their catchment areas, in order to see which parts of the project area were lacking in nearby provision, for reference the map is included in Appendix A. The new sites identified were discussed with the Project Board and were shown to the public during the first phase of consultation to gather local feedback on the viability of any new proposals. The potential new sites are indicated in Figure 2.

# PROGRAMME (2)

## THE COMMUNITY FUND

# RED ZONE

- As part of the Development Consent Order, issued for the Thames Tideway Tunnel Project, a stipulated red line adverse impact area was set out for the Chambers Wharf worksite.
- The red line area is where the Community Enhancement Fund money must be spent, in order to mitigate the harm from the site, and improve the lives of local residents.
- Applications are allowed which are based outside of the red line area, on the strict basis that local residents from within the red line area can benefit from the project.



The map displays the Bermondsey area in London, bounded by the River Thames to the north and east. A red line outlines a specific area of interest, which includes the Moated Manor House of King Edward III, St Michael's Catholic College, and the St James' CE Primary School. The map shows various streets, including Bermondsey Wall W, Bermondsey Wall E, and the A200 road. Key landmarks and businesses are marked, such as the City Cruise Office, The Angel, and the Cantinho da Maya. The map also shows the River Thames and the Tower Bridge in the background.

REMINDE ME LATER

REVIEW

# WHO CAN SUBMIT A COMMUNITY PROPOSAL?

The S.106 Legal Agreement states who can submit a proposal:

- Any local resident's organisation
- Any local business organisation
- Any of the local schools
- Local individuals and/or organisations

# DECISION MAKING AND VOTING

The S.106 legal agreement outlines the decision making on proposals is to be carried out. There is a legal process which has been set out, in summary :

- Proposals will be determined by a vote amongst the representative members of the Community Liaison Working Group and key stakeholders.
- Each representative shall have one single vote on a proposal.
- To be successful an application must receive a simple majority in support upon a private ballot.
- No member shall in the event of a tied vote, have a casting vote.
- 2 New stakeholders have joined the panel



# S.106 COMMUNITY PANEL MEMBERS

- This community initiative panel members are made up from the local residents.
- These panel members have either been nominated by their blocks, or have stood forward for selection.
- This enables the panel to have great local knowledge and allows them to fully understand the scope and impacts of each individual project.
- Southwark Council, Tideway and the local schools all also have a position on the panel.
- Each panel member must sign a 'Code of Conduct' document which ensures full accountability and respect to the process. Breach of these terms, could result in expulsion from the panel.

# COMMUNITY APPLICATION OVERVIEW

- To date there have been 5 separate voting events.
- A total of 36 applications have been submitted by local residents.
- 27 applications were approved, with 9 being refused.
- The approved projects that have not completed are at different stages due to Covid restrictions.

# S106 COMMUNITY PROJECT SPEND

<b>Voting event</b>	<b>Year</b>	<b>Number of Projects</b>	<b>Total spend</b>
1	2017	7	£78,100
2	2018	3	£57,400
3	2019	6	£134,824
4	2020	6	£22,995,
5	2021	5	£41,012.41
<b>Total</b>		<b>27</b>	<b>£334,331.41</b>

# VOTING EVENT 1 – 2017

In this round seven projects were approved by the panel members. Two projects did not complete due to sponsors deciding not to proceed, and one did not receive approval from the local residents on the estate..

Four projects have completed and met their targets .

- 1) Felton Hall Parents and Toddlers group completed.
- 2) Community Event Wade Hall project was a success and 60+ attended.
- 3) Community Master plan was developed and three schemes proposed. presented to the panel but not supported.
- 4) Wrayburn Path was abandoned as some residents were opposed to the proposal.
- 5) Play Spaces – Community Masterplan project in the final design stage.

# FELTON HALL PARENT AND TODDLERS PRE-SCHOOL CLUB 2017

- 1) The pre-school was in a dire position, as it had lost all funding and was due to close.
- 2) Many children would have been seriously impacted by its closure.
- 3) Parents of children who attended the club, put an application in for funding to ensure that the club continues to remain open.
- 4) Their bid allow the club to remain open for 1 year.

# FELTON HALL PARENT AND TODDLERS PRE-SCHOOL CLUB 2017

## The Pre-School Club... some numbers

- ◆ About **50 Babies & Toddlers** are coming regularly on a **weekly basis**
- ◆ About **45 Parents & Carers** are attending each week
- ◆ The club is open **38 weeks a year**
- ◆ Total of **117 sessions a year**
- ◆ 2 First Aid trained & qualified Staff members plus olunteers



# VOTING EVENT 2 – 2018

This year 3 projects were approved and successfully completed.

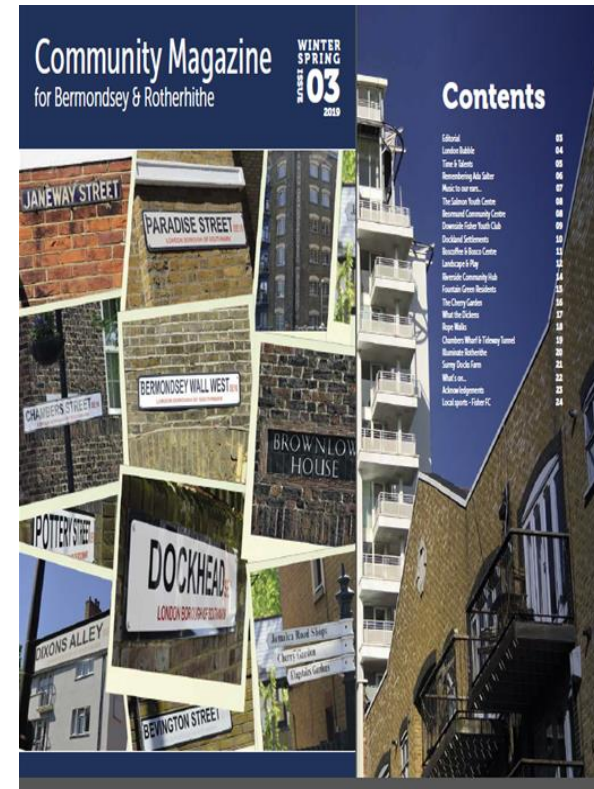
- 1) Community magazine produced and circulated.
- 2) Bermondsey Community Nursery. Funding for the new equipment to site for affected children and their nursery friends. Also provide a stay and play for children from the targeted area.
- 3) Community Hall A proposal and business plan completed for a community hub on behalf of Cherry Gardens Development T&RA



# COMMUNITY MAGAZINE 2018

- Hard copies (all 4,500 of the magazine) are distributed to all households, schools, youth organisations and businesses in the local area.
- It reaches St Saviours Dock/Mill St to the Brunel Museum with Jamaica Road as the southerly boundary, with households and flats around Old Jamaica Road/St James Church/the Greg PH also included as close neighbours.

# COMMUNITY MAGAZINE 2018



# BERMONDSEY COMMUNITY NURSERY 2018

- Children attending BCN: 56 total.
- Fully funded children: 21
- Vulnerable children: 7 (5 of which are fully funded)
- BCN Children living in the Chambers Wharf affected area: 11 total.
- Fully funded children: 6
- 1 of those fully funded is also vulnerable

# BERMONDSEY COMMUNITY NURSERY 2018

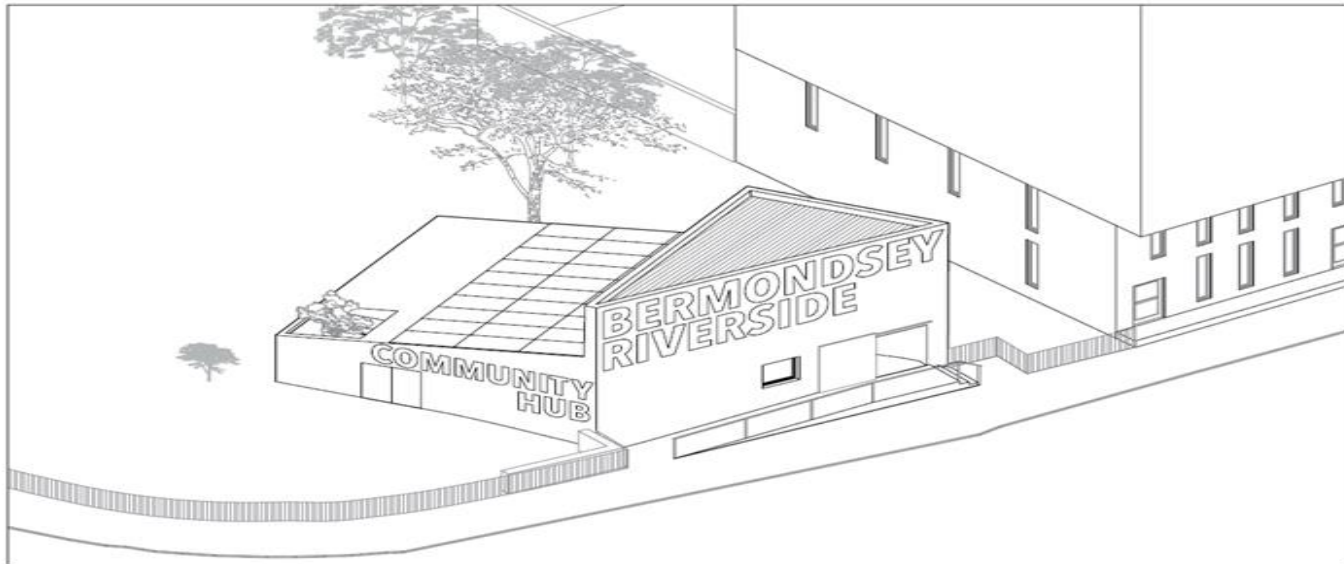
Works was completed to the nursery in Shad Thames and support of the children in the local area to attend.



# BERMONDSEY RIVERSIDE COMMUNITY HUB 2018

AOC architecture were appointed in March 2017 to identify local needs and explore whether there were appropriate facilities to meet these needs. The proposal has been developed by AOC working with an evolving group of local residents, the Bermondsey Riverside Community Hub Development Group. The report contains proposal statements and designs and two consultations findings.

**Birdseye from Chambers Street (north east)**

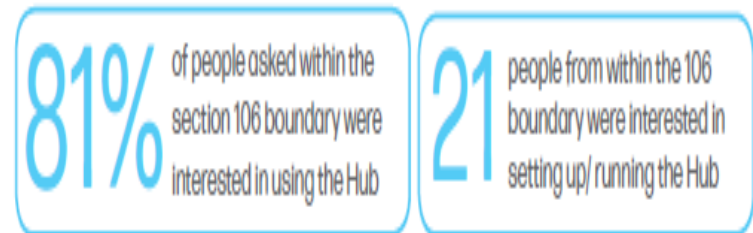
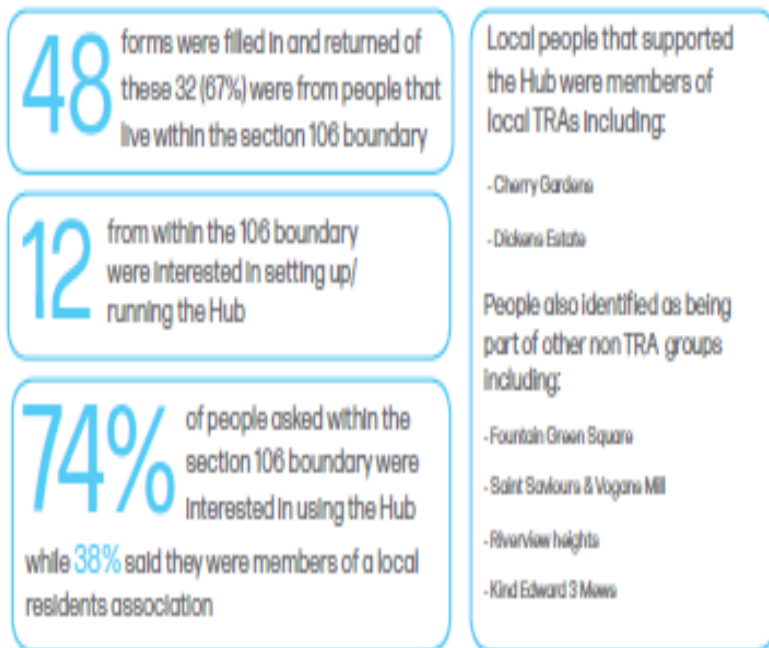


# BERMONDSEY RIVERSIDE COMMUNITY HUB 2018

Two public consultations have been held and findings presented in a report in June 2019.

## Feedback 1

## Feedback 2



# VOTING EVENT 3 – 2019

This year six projects were approved and five have completed and met their target.

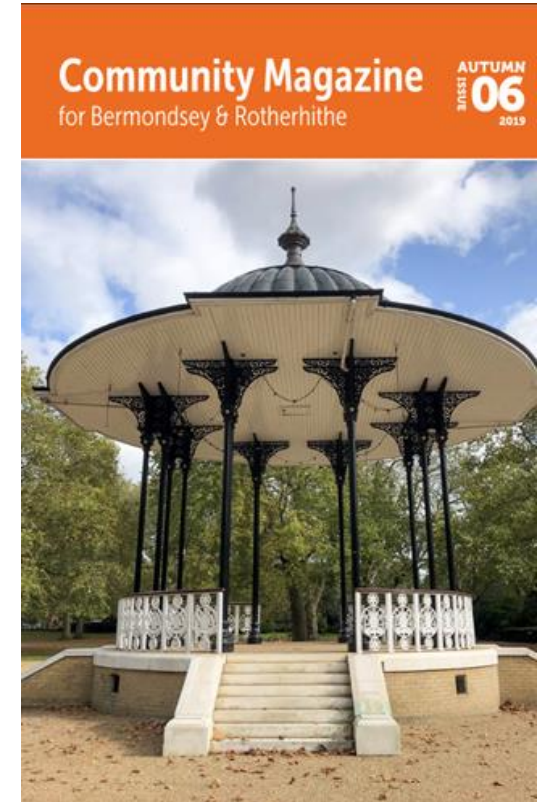
- 1) Community Magazine continuation of the local community magazine and increasing its reach and size.
- 2) Dickens Day Estate Day, the day was designed to bring together various groups of people who call the Dickens Estate their home, to engender a feeling of community between all those who share the space.
- 3) Challenge yourself Summer Tennis Club (carried over to 2020).
- 4) Mayflower Mudlarks escorted school events held on foreshore
- 5) Felton hall nursery continue to support the local community young children to offer services to local families.
- 6) Downside Fisher boiler replacement the works have been completed to relocate and replace the boiler.



# COMMUNITY MAGAZINE 2019

- The July edition was a special 'bumper' edition and had for the first time 28 pages! The main focus of the summer edition was to 'signpost' residents, especially those with families, to places they could visit during the six week school holiday.
- This edition included organisations who offered free activities or discounts and reductions, for families on low incomes getting the best discounts for local residents

# COMMUNITY MAGAZINE 2019



# DICKENS ESTATE DAY 2019

A very successful event completed with a good turnout.



# MUDLARKS FORESHORE EDUCATIONAL TRIPS 2019

- Successful project was completed, action now is to make further enquires using contact and registered details.
- Confirmation will be sought for this project to go ahead and plan the school trips onto the foreshore as agreed by panel.



# Mudlarks Foreshore Educational Trips 2019



Thames Larker and Year 5's from St Joseph's Gomm Road

Thames Larker clears the foreshore of rubbish before each trip and sets up a table with some of his finds to demonstrate the variety of exciting historical objects that can be found 'eyes only'.

The children then set off with their friends and teachers to search the foreshore and show objects for Thames Larker to identify.

# FELTON HALL NURSERY 2019

- On-going support to the nursery. However there are some issues as some considered that this is really being run by St Josephs School and they should be funding.
- New frontage sign has now been design and placed in front of building to inform the local community.
- Tideway funding has contributed to the new sensory room and refurbishment.
- Attendance and numbers have increased with 80 parents and cares attending each week including 50 from the affected area. Many more adults now appreciate the social values of the club and the welcoming nature of staff and members.

# VOTING EVENT 4 - 2020

This voting event was postponed due to coronavirus pandemic.

Voting eventually took place via email and six projects were approved.

- 1) Challenge yourself Summer Tennis Club carried over from last year went ahead with reduced numbers.
- 2) Little Acorn Nursery Outdoor play and garden equipment.
- 3) Community Magazine, an edition of the magazine was produce and then suspended due to Covid ( produce using alternative funds)

## **Applications on hold due to Covid restrictions**

- 4) Dickens Estate Day (Wade Hall)
- 5) Mudlarks Foreshore event
- 6) Southwark Park Brownies



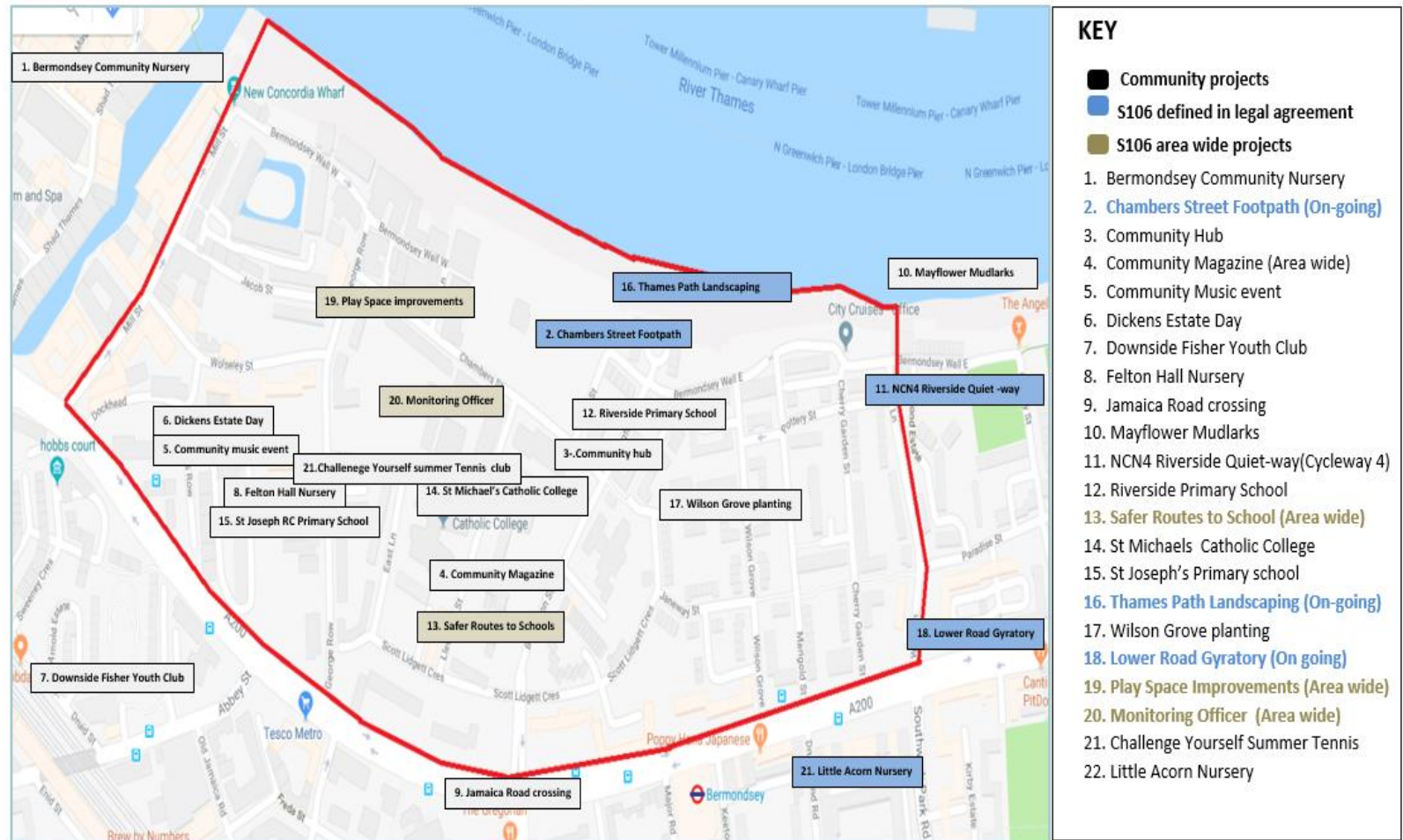
# VOTING EVENT 5 - 2021

## (During lockdown)

This year four projects were approved and are now waiting for the lockdown restrictions to be lifted to proceed.

- 1) Challenge Yourself Summer Tennis club
- 2) Parkers Row Communal Garden Project
- 3) Self Defence Classes in Wade Hall and Cherry gardens
- 4) Bermondsey Riverside Soft Play

# COMPLETED S106 PROJECTS 2021



These Community Enhancement Funded projects have been approved since the signed S106 legal obligation was agreed with Thames Tideway in 2014.

The total spend to date is now at **£334,331.41**. Applications for the end of 2021 projects are now currently open to be considered by S106 panel members.