Summary and Illustrative Indicators

Southwark Council
March 2020
Borough and Bankside
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.

New Southwark Plan Vision
We want to continue to consolidate Borough and Bankside as a thriving and mixed use part of central London; an international destination for business headquarters, local enterprise, tourism and transportation that is entwined with historic communities with local services, interesting open spaces and excellent public realm that enthuses people to use the entire area

Charter Vision
To protect and enhance the unique and special identity of Borough and Bankside with a focus on developing the rich heritage and culture of the area, whilst continuing to build the social capital of a diverse and resilient community with projects which develop greening and wellbeing.

Our Goals and Priorities
Bankside and The Borough has experienced waves of redevelopment over the last two decades which have included the opening of the Globe Theatre (1997), arrival of the Jubilee Line extension (1999), the creation of the Millennium Bridge and the opening of Tate Modern (2000), and the completion of Thameslink works to Blackfriars station and Borough Market (2012). A further wave of development is now anticipated with the planned construction of Borough Yards, Bankside Yards, 18 Blackfriars, Southwark tube over station development, Landmark Court, 1-5 Paris Gardens, 25 Lavington Street, Blackfriars Crown Court, 133 Park Street, and 185 Park Street.

This area has a wealth of stakeholder organisations whose history dates back to 1106, and includes in age order Southwark Cathedral (1106), United St Saviours (1541), Southwark Charities (1603), Blackfriars Settlement (1887), Coin Street Community Builders (1984), Living Bankside (1997), Bankside Open Spaces Trust (2000), and Better Bankside (2005). The development of these community, business and amenity organisations organically over time has created a rich seam of knowledge and research about the physical, social and economic make up of the area. A first step in the process to create a charter has been to organise a “road show” with ward councillors to meet each of the partners, in order develop a library of research.
documents for the area and to discuss four themes where partnership working and expenditure of Community Infrastructure Levy (CIL) could unlock further improvements to the well being and life chances of residents:

1. Maximise our social capital by harnessing community energy to integrate people and organisations through shared amenities and affordable housing
2. Celebrate our unique heritage and culture with careful visitor management
3. Build resilience by improving greening, and air quality
4. Focus on well being through healthier lifestyles and active travel

In line with our ambition to ensure regeneration works for all in order to reduce health, housing, social and economic inequalities, 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.

**Our Promises**

**Promise 1.** Coordinate facilities and organisations to create a richly integrated social capital programme  
**Promise 2.** Build and secure sums for more council homes and invest in estate improvement plans  
**Promise 3.** Invest in heritage projects and programmes that reflect local pride in the history of the area  
**Promise 4.** Invest in projects and programmes which enhance visitor management.  
**Promise 5.** Invest in greening of streets, estates, parks and public buildings  
**Promise 6.** Improve the environment and air quality across the area  
**Promise 7.** Invest in projects and programmes which promote well being including sports development, and food growing.  
**Promise 8.** Invest in sustainable transport initiatives to encourage active lifestyles

**Our Library**

Over the past few decades significant changes have taken place in the Borough and Bankside area and a significant body of research has been developed by the council and partner organisations which has been deposited in a virtual library which can be used to create a baseline.

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 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, 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 Borough and Bankside Ward
### Our Promises

**Goal 1.** Maximise our social capital by harnessing community energy to integrate people and organisations through shared amenities and affordable housing

**Promise 1.** Coordinate facilities and organisations to create a richly integrated social capital programme

**Promise 2.** Build and secure sums for more council homes and invest in estate improvement plans

**Potential projects**
- Build and integrate the capacity of community organisations across the area to create a joined up programme of events, enrichment activities, training, and employment opportunities.
- Cultural engagement and programming to develop pride of place, and celebrate history such as The Great Get Together, Living Bankside events Blackfriars Stories.
- Create charity hub for key Southwark charities on Blackfriars Road as part of new almshouse development
- Commission an audit, database and potential coordinator for community spaces

**Goal 2.** Celebrate our unique heritage and culture with careful visitor management

**Promise 3.** Invest in heritage projects and programmes that reflect local pride in the history of the area

**Promise 4.** Invest in projects and programmes which enhance visitor management.

**Potential projects**
- Interpretation projects and programmes which foster community pride and improve the visitor experience, such as the recently completed Winchester Palace Gardens or the Inns and Yards of Borough High Street.
- 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.
- Replicate best practice developed by the Borough Market Environments group where a charter has been developed to protect independent retail.

**Goal 3.** Build resilience by improving greening and air quality

**Promise 5.** Invest in greening of streets, estates, parks and public buildings

**Promise 6.** Improve the environment and air quality across the area

**Potential projects**
- Create a shared consolidation centre for the area with use of cargo bikes for last mile deliveries
- Create greening and traffic calming in our streets building on the work of the Bankside Urban Forest, Low Line and a number of urban design studies.
- Blackfriars Bridge unloved and not very exciting. 2021 is centenary. Could do a project to enhance/celebrate Southwark Bridge.

**Goal 4.** Focus on well being through healthier lifestyles and active travel

**Promise 7.** Invest in projects and programmes which promote well being including sports development, and food growing.

**Promise 8.** Invest in sustainable transport initiatives to encourage active lifestyles

**Potential projects**
- Complete the Marlborough Sports Garden with front steps and pavilion
- New health centre at Blackfriars Medical Centre
- Build on existing greening and food growing projects such as the Edible estates project
- Pro-active measures to create wider accessibility to cycling
- Develop well being programmes offered by Blackfriars Settlement, Bankside Open Spaces Trust and Coin Street.
- Potential to create low traffic neighbourhood with
which include Mint Street Park building, 56 Southwark Bridge Road, Blackfriars Settlement, Bankside Community Space, One Blackfriars, Haberdashers school sports facilities. Better Bankside has Bankside Venues, possibility of creating similar sort of database which is accessible to community.

Develop projects like the ORB space which provides a range of interesting touch points for people from all walks of life to mix.

Develop projects like the Faces of Bankside and beyond project which is recording and displaying 1000 faces.

Build new council homes and invest in estate improvement 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.

MORE IDEAS PLEASE

Invest in streetscape and heritage of Borough High Street

Potential tourist info kiosk with café at which generates local fund for wardens

Improvements to the disabled accessibility of streets and amenities

MORE IDEAS PLEASE

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

Involve local groups in the design of new public spaces to ensure they are inclusive for all micro-communities.

MORE IDEAS PLEASE

Potential for Play Streets concept although noted not so many children in this area.

MORE IDEAS PLEASE

measures similar to the Tranquil Triangle by using modal filters to reduce rat running.
Borough and Bankside
Social Regeneration Charter | Indicators
## Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Detail</th>
<th>Where are we now?</th>
<th>Where do we want to be?</th>
<th>Frequency &amp; method of monitoring</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Performance indicators</strong></td>
<td></td>
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<tr>
<td><strong>Promise 1. Coordinate facilities and organisations to create a richly integrated social capital programme</strong></td>
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<tr>
<td><strong>Investment in community spaces</strong></td>
<td>£ invested in existing and new community spaces in the local area through CIL contributions, local developers or other partners</td>
<td>N/A</td>
<td></td>
<td>Every 5 years Partner and council monitoring</td>
</tr>
<tr>
<td><strong>Investment in social capital programmes</strong></td>
<td>£ invested in existing and new social capital programmes by council, businesses and partners</td>
<td>N/A</td>
<td></td>
<td>Every 5 years Partner and council monitoring</td>
</tr>
<tr>
<td><strong>Promise 2. Build and secure sums for more council homes and invest in estate improvement plans</strong></td>
<td></td>
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<tr>
<td><strong>Delivery of new homes</strong></td>
<td>Total number of new social rent homes built in the local area</td>
<td>1060 existing council homes of which 703 are rented and 357 are leasehold.</td>
<td>Increase</td>
<td>Annual</td>
</tr>
<tr>
<td><strong>Sums secured for new council homes</strong></td>
<td>Total amount of section 106 funding secured to construct new council homes</td>
<td>N/A</td>
<td></td>
<td>Annual</td>
</tr>
<tr>
<td><strong>Investment in council estate improvement projects</strong></td>
<td>£ invested through CIL, developer contributions, or other partners to upgrade and refurbish infrastructure and surroundings in local council estates</td>
<td>N/A</td>
<td></td>
<td>Annual</td>
</tr>
<tr>
<td><strong>Satisfaction with condition of estates</strong></td>
<td>% respondents who are satisfied with condition of their estate</td>
<td>No baseline data</td>
<td></td>
<td>Every 5 years Local estates residents survey</td>
</tr>
<tr>
<td><strong>Promise 3. Invest in heritage projects and programmes that reflect local pride in the history of the area</strong></td>
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</tr>
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<td><strong>Investment in heritage projects</strong></td>
<td>£ invested in existing and new heritage projects in the local area through CIL contributions, local developers or other partners</td>
<td>N/A</td>
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<td>Every 5 years Partner and council monitoring</td>
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<td><strong>Promise 4. Invest in projects and programmes which enhance visitor management.</strong></td>
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</tr>
<tr>
<td><strong>Investment in visitor management projects</strong></td>
<td>£ invested in existing and new heritage projects in the local area through CIL contributions, local developers or other partners</td>
<td>N/A</td>
<td></td>
<td>Every 5 years Partner and council monitoring</td>
</tr>
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<td><strong>Promise 5. Invest in greening of streets, estates, parks and public buildings</strong></td>
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<td><strong>Investment in existing and greening</strong></td>
<td>£ invested in existing and greening in the local area through CIL contributions, local developers or other partners</td>
<td>Green infrastructure audit, commissioned in 2012</td>
<td>Additional 5% of green infrastructure across the area by 2030</td>
<td>Every 5 years Partner and council monitoring</td>
</tr>
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<td><strong>Promise 6. Improve the environment and air quality across the area</strong></td>
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<tr>
<td><strong>Air quality</strong></td>
<td>Air pollution levels in the local area. Atmospheric emissions of: • Nitrogen Dioxide (NO2) • Particulate Matter (PM10 &amp; PM2.5)</td>
<td>Assessment ongoing</td>
<td>By 2030: NO2 reduced emissions by 50% PM2.5 emissions reduced by 20% PM10 emissions reduced by 5%</td>
<td>Every 5 years Council monitoring</td>
</tr>
<tr>
<td><strong>Tree planting</strong></td>
<td>Number of new trees planted in the local area</td>
<td>N/A</td>
<td></td>
<td>Every 5 years Council and partner monitoring</td>
</tr>
<tr>
<td><strong>Promise 7. Invest in projects and programmes which promote well being including sports development, and food growing.</strong></td>
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<tr>
<td><strong>Investment in sports facilities and activities</strong></td>
<td>£ invested in sports facilities and activities in the local area through CIL contributions, local developers or other partners</td>
<td>N/A</td>
<td></td>
<td>Every 5 years Partner and council monitoring</td>
</tr>
<tr>
<td><strong>Childhood obesity</strong></td>
<td>Levels of childhood obesity in ward</td>
<td>Excess weight in reception classes 2015-16 to 2017-18 = 23.4% (Southwark average 25.7%) Excess weight in year 6 2015-16 to 2017-18 = 37.7% (Southwark average 41.6%)</td>
<td>Reduce</td>
<td>Every 5 years Southwark Public Health Division</td>
</tr>
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<tr>
<td>Obesity in reception 2015-16 to 2017-18 = 11.4% (Southwark average 12.3%) Obesity in year 6 2015-16 to 2017-18 = 25.4% (Southwark average 26.1%)</td>
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</tbody>
</table>

Promise 8. Invest in sustainable transport initiatives to encourage active lifestyles

| Investment in sports facilities and activities | £ invested in sustainable transport projects and activities in the local area through CIL contributions, local developers or other partners | N/A | Every 5 years Partner and council monitoring |