



Old Kent Road Community Review Panel

Notes of Community Review Panel Annual Meeting

Monday 29 April 2024

Treasure House, 682 Old Kent Road, London SE15 1JF

Old Kent Road Community Review Panel attendees

Gurmeet Sian (chair)
Mohammed Bentaleb
David Stoker
Mike Levitt
Rahul Mani
Saidat Oketunde
Lin Vong

Tim Cutts	Senior Regeneration Manager, Old Kent Road
Deborah Denner	Director, Frame Projects
Yingli Tang	Panel Coordinator, Frame Projects

Apologies / report copied to

Colin Wilson	Head of Regeneration, Old Kent Road
Shelene Byer	
Julia Feeney	
James Glancy	
Margaret Higgins	
Madison Westwood	
Sydney Simms	
Aaron Mo	
Victoria Oluwables	
Sarah Osei	
Simon Donovan	
Rebecca Lefort	
David Stoker	

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Southwark presentation on affordable housing delivery

Tim Cutts gave a presentation updating the panel on progress with delivery of affordable housing in the Old Kent Road Area.

Between 2016 and 2023:

- 708 homes have been completed, of which 338 are affordable (47.7%)
- 1,825 homes are under construction, of which 1059 are affordable (58%)
- 800 homes are in the pipeline, of which 312 are affordable (39%)

Tim recapped on the definitions of affordable housing:

- Social rent housing: this is sometimes referred to as council housing and is rented at no more than 45% of market rents
- Intermediate housing / low-cost home ownership includes:
 - shared ownership – part owned part rented
 - shared equity – part owned, no rent to pay on unowned share
 - community land trusts – values capped by a fixed multiple of household income to remain affordable in perpetuity
 - discount market sale – at least 20% discount on market value
 - starter homes - at least 20% discount on market value
- Intermediate housing / discount market rent includes:
 - London Living Rent
 - or equivalent discounted market rent

Completed schemes include:

- 8 - 24 Sylvan Grove, SE15 1PE
- Varcoe Service Station, SE16 3DG
- 62 Hatcham Road and 134 - 140 Ilderton Road, SE15 1TW
- Rich Industrial Estate and Willow Walk, SE1 (Phase 1 & 2)
- 304 - 312 Lynton Road, SE1 5DD
- Ivy Church Lane Garages, 282 - 286 Old Kent Road, SE1 5UE
- 18 - 19 Crimscott Street, SE1 5TE

Schemes on site include:

- 180 Ilderton Road, SE15 1NT
- 233 - 247 Old Kent Road, SE1 5LU
- 2 Varcoe Road, SE16 3DG
- 49-53 Glengall Road, SE15 6NF
- 313-349 Ilderton Road, SE15 1NW
- Leathams, 227 - 255 Ilderton Road, SE15
- Carpetright, 651 - 657 Old Kent Road, SE15 1NQ
- 634 - 636 Old Kent Road, SE15 1JB
- 20 Crimscott Street, London, SE1 5TF



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- Tustin Estate, SE1 (Phase 1)
- The Ledbury Estate, SE15 (Phase 1)
- Rennie Estate, Galleywall Road, SE16 3PH
- Lindley Estate, 157-177 Commercial Way, London, SE15 1AU
- Salisbury Estate Car Park, Balfour Street, London SE17 1PA
- Aldi Site, 840 Old Kent Road, SE15 1JS
- Hireman Site, 14-22 Ossory Road, SE1 5AN

Full details of the number of homes provided by each of the schemes listed, and the amount of affordable housing is in the presentation, provided with this note.

Several student housing schemes are also approved, and either completed or under construction. Financial contributions have been negotiated in lieu of affordable housing for these schemes.

Public art proposals for a railway bridge at the southern end of Old Kent Road were presented. The artwork is inspired by fruit boxes, reflecting the area's various diaspora communities.

The proposed extension of the Bakerloo Line from Elephant and Castle to Lewisham is key to supporting the 20,000 new homes envisaged by the Old Kent Road Area Action Plan. Although funding for this is not confirmed, TfL and the Council intend to appoint designers for the Bakerloo Line extension.

TfL are proposing a segregated cycle lane on both sides of Old Kent Road, with junction improvements. Proposed developments need to go ahead for this to be implemented, because they are providing the space required at street level.

There is also a programme underway called School Streets, which involves shutting school roads around pick up and drop off.

As an interim transport improvement, Southwark Council is working with TfL on plans for a Bakerloo Line bus.

Future Community Review Panel meetings

Tim's presentation also included a list of schemes the panel is expected to review during 2024:

- Phase 3 Rich Estate (confirmed for May)
- Murdock St pocket park (June)
- Ilderton Road Wharf / Rollins Street (July)



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Group discussion

A group discussion was held to allow everyone at the meeting to identify what they thought had gone well, and less well, during the past year.

Positive points included:

- The panel thanked Gurmeet and Frame for taking the process seriously and managing it well.
- Getting to know local people who are passionate about making the Old Kent Road area the best it can be.
- Advising on the way schemes will impact on the community feels worthwhile.
- The panel appreciates seeing returning schemes, when it can see how developers have responded.
- Panel members find it satisfying to be able to contribute to developments that will make a difference to the area over the long term.
- Most developers seem genuinely interested in how they can add social value.
- The panel feel they are having an impact, which is important because they are giving up their time to participate.

Areas for improvement included:

- The panel would welcome opportunities to visit sites as a group in advance of reviews – this could help the group get to know each other better, but could be optional.
- A clearer understanding of the bigger picture would be helpful – Tim suggested a session on the Old Kent Road Area Action Plan (AAP)
- Brainstorming what the community needs development to deliver would be valuable.
- Gurmeet suggested panel members could have an informal discussion after the presentations, before going into the formal comments.
- Visiting completed development would allow for discussion of lessons learnt.
- On Council led developments, understanding the economics would be helpful – for example if some schemes require subsidy, and others create a surplus.
- Sometimes developers use jargon which is difficult to understand.
- More ‘you said, we did’ feedback would be appreciated.
- Training would be helpful to allow panel members to provide richer feedback.

Review meetings and practicalities

Developer presentations

- Concise presentations by applicant teams would allow more time for the panel to give its comments.
- A cap on the number of slides should be considered, and Frame can review presentations sent in advance of reviews, and ask for these to be reduced if too long.



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- Guidance could be given on presentations, to ensure they include: a site map with north arrow; statistics on the number of homes and % affordable; and a 3D drawing to show scale and massing.
- Drawings often appear 'sugar coated' and the panel questions whether completed schemes will achieve the quality shown.

Agendas and reports

- The panel felt that the agenda information sent in advance of reviews was useful and comprehensive.
- Relevant news articles could form part of the agenda information, to give context to the discussions.

Training and lessons learnt

- A site visit to completed schemes, could allow discussion of lessons that can be learnt for future development in the area.
- Gurmeet previously provided a training session on urban design and reading architectural drawings, and offered to record a video of this to be shared with panel members.
- The scope to allow a 10 min update on schemes previously reviewed at the start of each meeting was discussed.
- Urban Design Learning have a series of videos that can be viewed here: <https://www.urbandesignlearning.com/resources/bites>

Contract renewal

- Frame Projects will email panel members to check they are happy to remain on the panel.
- Post meeting note: panel contracts will be due for renewal in July 2024, and Frame Projects will contact members about this in June.

Chairing

- Panel members feel the meetings are well chaired, with Gurmeet giving everyone the opportunity to speak.
- Sometimes questions just need a yes or no answer / brief response – and there are times when the chair needs to stop lengthy answers.
- Gurmeet suggested time for the panel to discuss amongst themselves before going into the formal comments.
- Generally, feedback on Gurmeet's role as chair at the meeting was appreciative of his work, and the group agreed that they would like him to continue in his role.



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Actions for Community Development Panel members

- Frame will write to panel members in June to ask if they are happy to remain on the Community Review Panel.

Action for Group Chair

- Gurmeet to record video of training session on urban design principles and reading architectural drawings.
- When applicant teams give lengthy answers to simple questions, the chair should ask them to be concise.

Action for Southwark Council

- Southwark to consider opportunities for 'you said, we did' updates at the start of review meetings.
- Southwark to discuss potential panel training sessions with Frame, or s
- Southwark to consider arranging site visits to completed schemes to enable a 'lessons learnt' discussion to inform future development.

Actions for Frame Projects

- Frame to review notes sent to presenting teams in advance of reviews, and give clearer guidance on the need for concise presentations.
- Where applicants send presentations in advance of reviews, Frame will ask them to reduce the length if necessary.
- Opportunities to offer voluntary site visits in advance of reviews to be discussed with Southwark.

