



Old Kent Road Community Review Panel

Note of Community Review Panel Governance Meeting

Monday 15 September 2025 18.30 – 20.30

Tustin Estate TRA Residents Hall, Windermere Point, London SE15 1DY

Attendees

Gurmeet Sian	Old Kent Road Community Review Panel Chair
Shahid Ahmadi	Old Kent Road Community Review Panel
Seghen Ghezae	Old Kent Road Community Review Panel
Ollie Harvey	Old Kent Road Community Review Panel
Rebecca Lefort	Old Kent Road Community Review Panel
Mike Levitt	Old Kent Road Community Review Panel
Daniel Quinn	Old Kent Road Community Review Panel
Tim Cutts	Southwark Council
Colin Wilson	Southwark Council
Deborah Denner	Frame Projects
Kirsty McMullan	Frame Projects
Yingli Tang	Frame Projects

Apologies / note copied to

Shelene Byer	Old Kent Road Community Review Panel
Simon Donovan	Old Kent Road Community Review Panel
Margaret Higgins	Old Kent Road Community Review Panel
Aaron Mo	Old Kent Road Community Review Panel
Saidat Oketunde	Old Kent Road Community Review Panel
Victoria Oluwabless	Old Kent Road Community Review Panel
Sarah Osei	Old Kent Road Community Review Panel
Sydney Simms	Old Kent Road Community Review Panel

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Governance meeting summary

Southwark officers took the panel on site visits of two recently completed schemes in the Old Kent Road area: Loop Studio, a ground floor light industrial unit currently occupied by a small knitwear business; and Bermondsey Heights, a residential scheme completed in Spring 2025. The panel found it helpful to visit completed projects and see the reality of the design issues often discussed at review meetings.

Panel members expressed their reasons for joining the CRP, and their experiences as members so far – which were very positive.

Tim provided a high-level update on the Old Kent Road Area Action Plan, covering key initiatives such as the Bakerloo line extension plans, Superloop bus service, housing currently under construction, and improvements to local parks.

Since the last governance meeting (held 29 April 2024), the CRP reviewed eleven schemes, as follows:

- Rich Industrial Estate, second review (May 2024)
- Murdock Street Pocket Park, first review (June 2024)
- Ilderton Wharf, first review (July 2024)
- Leyton Square Park, first review (September 2024)
- 79-161 Ilderton Road, first review (November 2024)
- Bricklayer's Arms Masterplan, first review (December 2024)
- 2-22 Ossory Road and Credon House, first review (April 2025)
- Bermondsey Place, first review (May 2025)
- 77-81 Ilderton Road and 350-356 Old Kent Road, first review (June 2025)
- Ruby Triangle, first review (June 2025)
- Safestore Wevco Wharf, first review (July 2025)

Many of these schemes have now been submitted. Tim provided a few examples of the CRP's positive impact, where panel comments have been implemented:

- Ilderton Wharf – the proportion of social rented homes increased to 30 per cent, and the differences in the architectural quality for the private and affordable tenures were removed.
- Leyton Square Park – windows were added to activate the street, and the timber cladding was changed to a more robust brick treatment.
- 79-161 Ilderton Road – the architectural detailing and entrances were revised to be genuinely tenure blind across the scheme.
- Bricklayer's Arms Masterplan – management with Transport for London is currently under consideration.

Gurmeet then chaired a discussion with the panel, officers and Frame Projects about the panel's suggestions for improvement, and queries about the wider context, and recurring design and quality issues. Actions arising from this discussion are set out below:

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Southwark actions

Provide the panel with answers to specific queries relating to non-traditional housing typologies:

- Explain where, in Southwark Council's view, the increase in enquiries and applications for student accommodation and co-living schemes is coming from – i.e. is this commercially driven?
- Do officers have access to good post-occupancy data to assist in the determination of these schemes, particularly the newer co-living typology?
- If so, what does this data suggest is required in design terms to ensure that student accommodation and co-living schemes provide a high quality of life and do not create transient populations?

Provide the panel with answers to specific queries relating to small businesses and commercial/industrial spaces:

- Explain if and how Southwark Council can stipulate the terms of lease agreements for light industrial units, such as low rent incentives to ensure take up, and the fit-out requirements.
- Share any insights into whether the increase in self-storage schemes makes a meaningful contribution to local employment opportunities.
- Explain if there is a planning mechanism to prevent dark kitchens from occupying commercial units that could better contribute to the area as community space, or a use with active frontage.
- Outline the strategy for commercial parking provision in the area, especially for small business owners.

Chair actions

- Continue to chair the meetings in a manner that ensures the CRP has time and space to express its views unhindered by interruptions. This is highly valued by the panel.
- Run a short training session for the panel on how housing design and economics have been affected by the revised fire safety building regulations.

Frame Projects actions

- Continue to encourage applicants to bring physical models and visuals to review meetings. These are greatly appreciated by the panel.
- Ensure that the quantity of information in applicant presentations is manageable in the time available.
- Continue the panel recruitment/refresh to maintain diversity. Panel members enjoy the opportunity to meet people from different backgrounds and hear their insights on proposals.