Southwark Council
southwark.gov.uk

Old Kent Road Social Regeneration Charter

Summary and Illustrative Indicators

17 December 2019

OLD KENT ROAD

Social Regeneration Charter | Summary

A summary of our vision, goals, objectives and deliverables for the Old Kent Road 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

Our Vision

An Old Kent Road community is the best that London has to offer – an inclusive, diverse, sustainable, safe, healthy, engaged, economically productive and connected community – for today's and future generations.

Our Priorities

We have completed substantial background research, needs assessments and community engagement activities to better understand local people's hopes and ambitions for the changes proposed in the OKR area. These priorities were set out in the Old Kent Road Area Action Plan and include: Health and Wellbeing; Walking and Cycling; Green Spaces and Nature; Clean Air; Healthy Affordable Homes; Places to Connect; Jobs Training and Education; and Healthy Affordable Food.

In February 2019 the OKR community forum explored how developer contributions (Section 106) and the Community Infrastructure Levy (CIL) can help address local needs. We asked everyone to vote for their top priorities for spend in the Old Kent Road area. The top 3 were: (1) Parks, trees and green spaces (2) Safety and security (3) Youth facilities.

Arising from this work the top 3 priorities for spending local CIL included:

1. Encourage new businesses and support businesses to stay local and grow, in part to provide a wider range of opportunities for young people in the area
2. Invest in and around estates to improve people's safety and security and quality of the open spaces on our estates
3. The best place possible to grow up so we will invest in projects to improve outcomes for young people such as schools, children centres and youth activity

Our Goals

In line with our ambition to ensure regeneration works for all in order to reduce health, housing, social and economic inequalities, we have three overarching goals for the Old Kent Road area which are to ensure:

1. A healthy, connected and sustainable future for all
2. High quality homes and amenities for all
3. A vibrant local business and cultural economy that works for everyone

We have identified 10 promises to the Old Kent Road community in order to achieve these goals. For each promise, we have identified key deliverables and indicators to monitor our progress.

Tracking our progress

The regeneration of Old Kent Road will take place over almost two decades. In order to ensure that this major change works for everyone and that we improve the livelihood of existing and future generations, we will work differently and better with developers, local communities to ensure all activities are aligned to the ambitions and objectives of this charter and to achieve the shared outcomes.

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.

We will also track the 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

https://oldkentroad.org.uk/okrsrc/

Map of Old Kent Road

Our Promises

Goal 1
A healthy, connected and sustainable future for all

Promise 1 The Old Kent Road is the best place to grow up with a radically im-proved and expanded free-to-access educational, sports, culture and youth offer.

Promise 2 Double the acreage of open space so everyone has easily accessible, free-to-access open space and are within 400m proximity of open space linked by green routes for walking and cycling.

Promise 3 Improve air quality in the OKR by significantly reducing emissions to safe levels.

Promise 4. Everyone can be happy and successful as Old Kent Road is a healthy place to live, work and grow old with connected and cohesive communities.

Key deliverables

A new health hub to promote healthy and active lifestyles

Extending the Bakerloo line by delivering three new stations along the Old Kent Road

Reduce air pollution with better public transport, low emission fleet and zero car parking

Create three new parks and new neighbourhood green links between the parks

Creation of a new town centre with new activities for leisure, culture and play

Goal 2
High quality homes and amenities for all

Promise 5 Meet the entire registered housing need of the Old Kent Road area, creating a place where people get on well and can live safely.

Promise 6 Eliminate rogue landlords, and ensure all PRS homes are secure, have predictable rents and are fit for human habitation.

Promise 7 Drive huge investments into OKR estates turning them into some of the most prized spaces in the City.

Key deliverables

Building 20,000 new homes, including 5,000 Social Rented homes, 2,000 intermediate affordable homes and meet the entire registered housing need with a mix of sizes and densities

Integrate the Old Kent Road's historic and valued character into the new development

Goal 3
A vibrant local business and cultural economy that works for everyone

Promise 8 Create a Living Wage Neighbourhood with living wage and gender pay audits and plans to transition all businesses.

Promise 9 Expand the floor space of affordable workspace on the Old Kent Rd and offer first refusal on new employment space to existing businesses.

Promise 10 Create a full employment OKR with a fully occupied high street, creating 10,000 new jobs in the OKR area and contributing to 2500 new apprenticeships borough-wide.

Key deliverables

Expand existing primary schools and provide up to one new secondary and two new primary schools

Provide new employment space mixed with homes to improve on existing employment networks, which make Old Kent Road successful and create more jobs

Create a network of arts and cultural venues and creative workspaces for continuous learning and growth of the creative economy

OLD KENT ROAD

Social Regeneration Charter | Indicators

Goal 1: A healthy, connected and sustainable future for all

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
Promise 1 The Old Kent Road is the best place to grow up with a radically improved and expanded free-to-access educational, sports, culture and youth offer.	1.1 School readiness - % of pupils achieving a good level of development at age 5	OKR ward: 63.7% (London average is 62.2%	School readiness at or above the London average	Annually
	1.2 All Schools are OF-STED Good or Outstanding by 2030 2022.	14 schools in OKR opportunity area: 5 schools are outstanding 6 schools are good 2 requires improvement 1 hasn't been inspected yet	Expanded schools to meet demand and up to 2 new primary and 1 new secondary schools (depending on demographic need) All existing and new schools good or out-standing	Annually
	1.3 Percentage of children who are obese in Reception and Year 6	Childhood obesity in the OKR ward is 15.7% in Reception and 30% in Year 6. These are both higher than the South-wark averages of 12.3% and 26.1% respectively.	Child obesity levels at or below Southwark average	Annually
	1.4 Number of sport, leisure culture and community facilities	Number of new developments to include cultural/arts venues and/ or creative workspaces – 43 arts, culture, leisure and sports businesses currently (We Made That Survey 2019)	Net increase in facilities to be tracked	Annually
	1.5 Investment in youth facilities and programmes, with local youth clubs	Level of investment	Net increase in facilities to be tracked	Annually
	1.6 Satisfaction with facilities for children and young people	Percentage satisfied with facilities for children and young people	Increase	

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
	1.7 Young people feel safe in their area and there is a significant decrease in youth violence	Percentage of young people who feel safe in their area	Increase	
	1.8 Cradle to career reporting of youth issues			
Promise 2. Double the acreage of open space from 15 to 30 hectares so everyone has free-to-access, easily accessible open space and are within 400m proximity of open space linked by green routes for walking and cycling.	2.1 Access to park/ greenspace in a 5-minute walk from all properties	Currently being met Strategic cycle infrastructure in OKR Pedestrian level of comfort and compliance with the London Cycle Design Standards	All OKR residents within 400m (5 minute walk) of greenspace	Annually
	2.2 Number of new trees planted in the Old Kent Road Area	Data to be specified when development commences	Aim for a 100% increase in number of trees. Create an urban forest in the OKR	Annually
	2.3 Quantity of Open Space in hectares	15 hectares	30 hectares	Annually
	2.4 Quality of Open Space (maintenance, diversity in offering for different age groups, activities)	Below Average Quality and Value	Below Average Quality and Value	Annually
	2.5 New public space approved as part of regeneration (sqm)	30,294 sqm grand total of additional public space approved from 2015 to July 2019	Net increase	Annually
Promise 3. Improve air quality in the OKR by significantly reducing emissions to safe levels	3.1 Atmospheric emissions of air pollutants that have an impact on cardio vascular and respiratory health in the short and long term • Nitrogen Dioxide (NO2) • Particulate Matter (PM10 & PM2.5)	NO2 - 41 µg.m-^{3} PM10- 22 µgm-^{3} PM2.5 – not currently measured but will be available in Spring 2020.	By 2030: NO2 reduced emissions by 50% PM2.5 emissions reduced by 20% PM10 emissions reduced by 5% (2018 baseline) Currently meets national standard	Annually
	3.2 Air quality around schools and nurseries	11 out of 14 schools in the OKR opportunity area are above the EU limit value for NO_2	Recommendations from schools air quality audit are implemented. Pollutant levels around schools and nurseries significantly improved	Annually

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
	3.3 Extending the Bakerloo line	Awaiting decision from TfL	Extension completed by 2040	Annually
	3.4 Council leads on environmentally friendly and sustainable planning policy	To be developed internally	Low emission Council fleet used Reduced cars in OKR and only electric buses Local opportunities to walk and cycle promoted A zero car parking policy for local developments Carbon zero and Carbon negative land develop-ment within OKROA	Annually
Promise 4. Everyone can be happy and suc-cessful as Old Kent Road is a healthy place to live, work and grow old with connected and cohesive communities.	4.1 Increase life expectancy to exceed the London and National average	Females: 84.7 years (SWK average - 84.4 LDN average – 84.3) Male: 79.8 years (SWK average - 78.9 LDN average 80.5)	Life expectancy is at least the same as the London average for men and women	Annually
	4.2 A&E emergency attendances	Data to be obtained (from ward profiles)	Emergency attendances at least same as Southwark average	Annually
	4.3 Rate of requests for support to adult social care	708.1 per 100,000 population (SWK average = 601.2 per 100,000 population)	Rate of adult social care requests at least same as Southwark aver-age	Annually
	4.4 Children Living in households claiming out of work measures as an indicator of Child Poverty	22.6% in the Old Kent Road 18.5% in Southwark	Net reduction where 13.5% is the national aver-age	Annually
	4.5 Percentage of residents who agree that there are enough places in local area for meeting with friends, relatives and work colleagues	53% (from Ipsos Mori survey)	> 80%	Annually

Goal 2: High quality homes and amenities for all

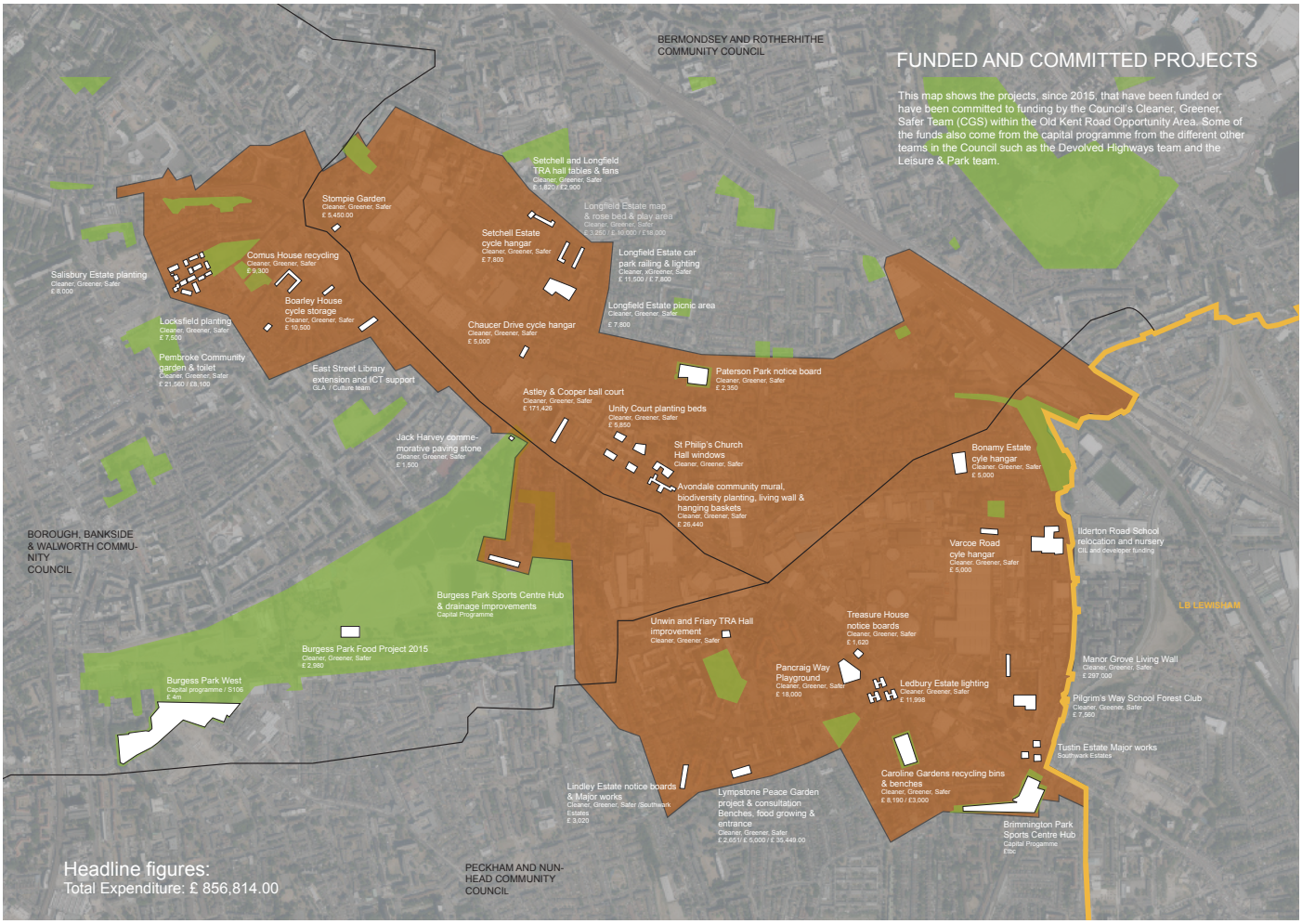
Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
Promise 5 Meet the entire registered housing need in the Old Kent Road area, creating a place where people get on well and can live safely.	5.1 Total (cumulative) number of new homes and affordable homes built in the Old Kent Road area	110 completed 705 under construction (latest update July 2019)	Build: • 20 000 new homes incl: • 5 000 social rented homes • 5,000 social rented homes • 2,000 intermediate af-fordable homes • The entire registered social and intermediate housing need	Annually
	5.2 Planning permission and completions of the following • New homes • Social Rented homes • Intermediate homes • Family homes – 3 &4 BR • Wheelchair homes	Grand total approved since July 2019: 6,057 This includes: 2,149 affordable homes 1,359 Social rented units 790 intermediate units 8,102 new homes approved or currently live planning applications	20,000 new homes incl: 5,000 social rented homes and 2,000 intermediate affordable homes	Annually
	5.3 Percentage of residents who say that the local area is a place where people get on well together	Baseline (Ipsos Mori): 69%	>90%	Annually
	5.4 Percentage of people who report feeling safe in local area in daytime/ after dark	Daytime: 93% After dark: 64% Crime Rate 115.24 per 1000 (similar to SWK rate of 115.4)	Daytime: >95% After dark: >90% Crime rate comparable to Southwark average	Annually
	5.5 Percentage of residents who feel satisfied with social interaction in their local area	Baseline (Ipsos Mori): 75%	100%	Annually

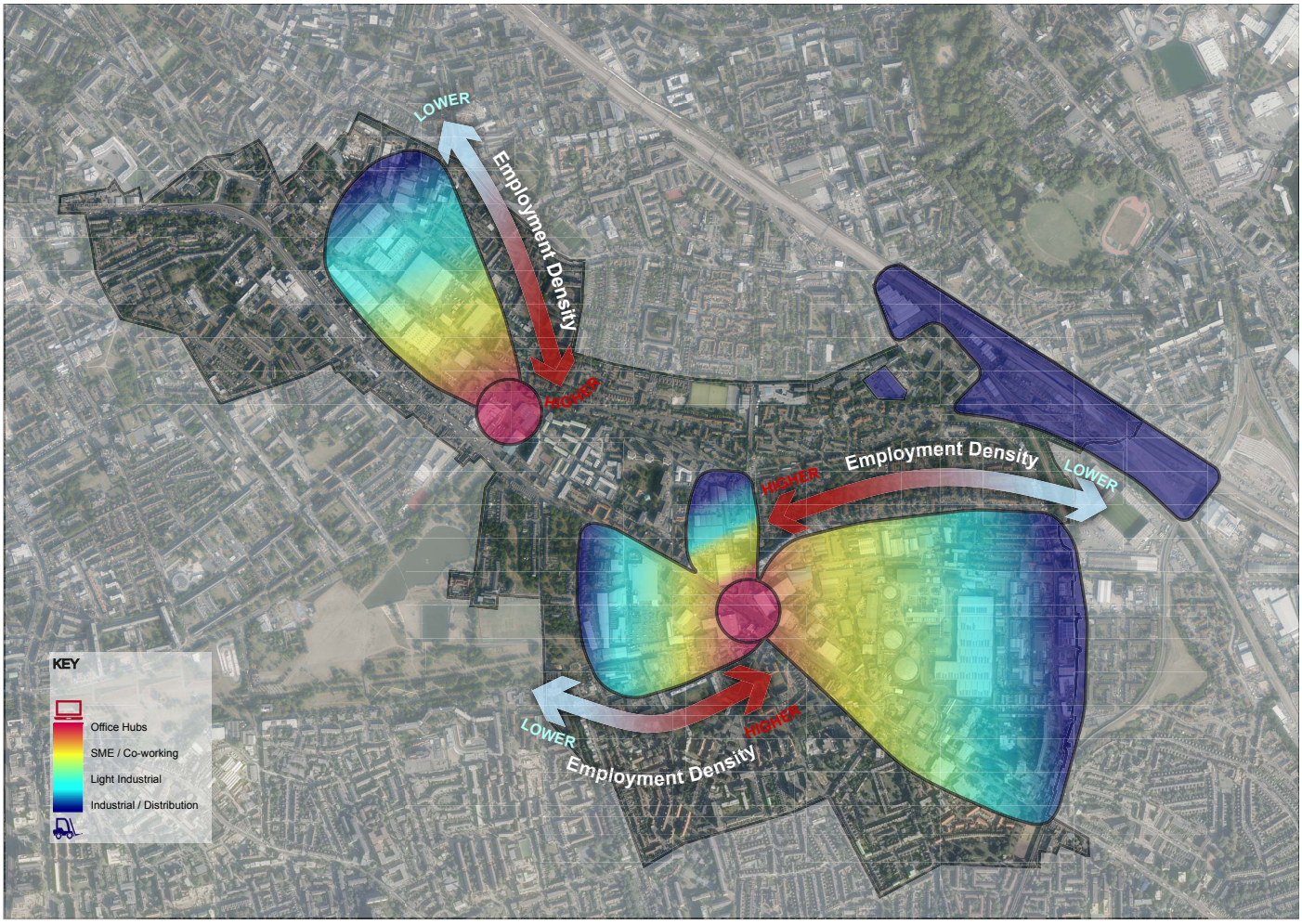
Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
Promise 6 Eliminate rogue landlords, and ensure all PRS homes are secure, have stable rents and are fit for human habitation in line with the Mayor's Charter. To reform private rented sec-tor tenancies.	6.1 Number of rogue landlord reported and listed on the GLA rogue landlord & agent checker	Data to be obtained Autumn 2019	Eliminate reporting in OKR area	Annually
	6.2 Number of licenses & housing act notices complied with.	Data to be obtained Autumn 2019	100%	Annually
	6.3 Number of homes in decent condition from PRS housing conditions survey	Data to be obtained Autumn 2019	All PRS homes in OKR are decent	Annually
Promise 7 Drive huge investments into OKR estates turning them into some of the most prized spaces in the City through sustained investment.	7.1 Annual investment in OKR council estates to upgrade and refurbish infrastructure and surroundings	Data to be obtained Autumn 2019	Cumulative investment	Annually
	7.2 Percentage of residents who say they are satisfied with their estate	Data to be obtained (residents' survey)	Increase	Annually

Goal 3: A vibrant local economy that works for everyone

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
Promise 8.Create a Living Wage Neighbourhood with living wage and gender pay audits and plans to transition all busi-nesses	8.1 Number of businesses who are living wage employers	144 (borough-wide)	TBD – depending on living wage neighbourhood criteria	Annually
	8.2 Number of businesses producing living wage and gender pay audits	Not currently available at local authority level		Annually
	8.3 Number of businesses signed up to the Mayor's Good Work Standard	11 (borough-wide)		Annually
Promise 9 Expand the floor space of affordable work-space on the Old Kent Rd and offer first refusal on new affordable employ-ment space to existing businesses.	9.1 Available affordable workspace in m squared	1500sqm (Space Studios)	Significant expansion in affordable workspace square meterage	Annually
	9.2 First refusal policy indicator on new business space	N/A (first refusal policy indicator tbd through consultation)	All current businesses offered first refusal on new workspace on OKR	

Promise	Measure/Indicator	Where are we now?	Where do we want to be?	Frequency of monitoring
Promise 10. Create a full employment OKR with a fully occupied high street, creating 10,000 new jobs in the OKR area and contributing to 2,500 new apprenticeships borough-wide	10.1 All young people and those who need to retrain receive the best education	811 (borough-wide)	2500 Apprenticeships borough wide	Annually
	10.2 Number of vacant units on the high street	Protected Shopping Frontages - 19% the OKR Opportunity Area - 11%	Both <5%	Annually
	10.3 Number of new jobs created in the OKR Area	9,500 jobs currently	10,000 new jobs to be created from new employers borough wide	Annually
	10.4 A wide diversity of local business that enables everyone to feel part of the community	Number of new developments to include cultural/arts venues and/or creative workspaces – 43 arts, culture, leisure and sports businesses currently (We Made That Survey)	Net increase in diversity	Annually


BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL
FUNDED AND COMMITTED PROJECTS
This map shows the projects, since 2015, that have been funded or have been committed to funding by the Council's Cleaner, Greener, Safer Team (CGS) within the Old Kent Road Opportunity Area. Some of the funds also come from the capital programme from the different other teams in the Council such as the Devolved Highways team and the Leisure & Park team.
Setchell and Longfield TRA hall tables & fans
Cleaner, Greener, Safer
£ 1,820 / £2,900
Stompie Garden
Cleaner, Greener, Safer
£ 5,450.00
Longfield Estate map & rose bed & play area
Cleaner, Greener, Safer
£ 3,250 / £ 10,000 / £18,000
Setchell Estate cycle hangar
Cleaner, Greener, Safer
£ 7,800
Salisbury Estate planting
Cleaner, Greener, Safer
£ 8,000
Cornus House recycling
Cleaner, Greener, Safer
£ 9,300
Longfield Estate car park railing & lighting
Cleaner, xGreener, Safer
£ 11,500 / £ 7,800
Boarley House cycle storage
Cleaner, Greener, Safer
£ 10,500
Longfield Estate picnic area
Cleaner, Greener, Safer
£ 7,800
Looksfield planting
Cleaner, Greener, Safer
£ 7,600
Chaucer Drive cycle hangar
Cleaner, Greener, Safer
£ 5,000
Pembroke Community garden & toilet
Cleaner, Greener, Safer
£ 21,560 / £9,100
East Street Library extension and ICT support
GLA / Culture team
Paterson Park notice board
Cleaner, Greener, Safer
£ 2,350
Astley & Cooper ball court
Cleaner, Greener, Safer
£ 171,426
Unity Court planting beds
Cleaner, Greener, Safer
£ 5,850
Jack Harvey comme-morative paving stone
Cleaner, Greener, Safer
£ 1,500
St Philip's Church Hall windows
Cleaner, Greener, Safer
Bonamy Estate cyle hangar
Cleaner, Greener, Safer
£ 5,000
Avondale community mural, biodiversity planting, living wall & hanging baskets
Cleaner, Greener, Safer
£ 26,440
BOROUGH, BANKSIDE & WALWORTH COMMU-NITY COUNCIL
Ilderton Road School relocation and nursery
CIL and developer funding
Varcoe Road cyle hangar
Cleaner, Greener, Safer
£ 5,000
LB LEWISHAM
Burgess Park Sports Centre Hub & drainage improvements
Capital Programme
Unwin and Friary TRA Hall improvement
Cleaner, Greener, Safer
Treasure House notice boards
Cleaner, Greener, Safer
£ 1,620
Burgess Park Food Project 2015
Cleaner, Greener, Safer
£ 2,260
Pancraig Way Playground
Cleaner, Greener, Safer
£ 18,000
Ledbury Estate lighting
Cleaner, Greener, Safer
£ 11,998
Manor Grove Living Wall
Cleaner, Greener, Safer
£ 297,000
Burgess Park West
Capital programme / S106
£ 4m
Pilgrim's Way School Forest Club
Cleaner, Greener, Safer
£ 7,560
Tustin Estate Major works
Southwark Estates
Caroline Gardens recycling bins & benches
Cleaner, Greener, Safer
£ 8,190 / £3,000
Lindley Estate notice boards &Major works
Cleaner, Greener, Safer (Southwark Estates
£ 3,020
Lympstone Peace Garden project & consultation Benches, food growing & entrance
Cleaner, Greener, Safer
£ 2,651/ £ 5,000 / £ 35,449.00
Brimmington Park Sports Centre Hub
Capital Progamme
Etbc
Headline figures:
Total Expenditure: £ 856,814.00
PECKHAM AND NUN-HEAD COMMUNITY COUNCIL


LOWER
Employment Density
HIGHER
HIGHER
Employment Density
LOWER
LOWER
HIGHER
Employment Density
KEY
Office Hubs
SME / Co-working
Light Industrial
Industrial / Distribution

Southwark Council
southwark.gov.uk

For further information please

- Look on our website http://www.oldkentroad.org.uk/
- Write to us at Planning Policy, FREEPOST SE1919/14 London SE1P 5LX.
- Email us at planningpolicy@southwark.gov.uk