

SE1

WISHES
YOU A
MERRY CHRISTMAS

**bumper
issue**

THE COMMUNITY NEWSPAPER FOR NORTH SOUTHWARK AND WATERLOO

NO. 59 DEC/JAN 80/81 10p

HOMELESS AT CHRISTMAS DAY CENTRE THREATENED

SE1 Meetings: January 12th & 22nd
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A unique project helping homeless people in SE 1 is itself threatened with homelessness.

North Lambeth Day Centre, a unique project helping the homeless in SE 1, is itself threatened with homelessness.

The Regional Health Authority intends to sell off the old hospital at Waterloo roundabout whose basement is given over to the project.

Mr.Danny Levine, director of the North Lambeth Day Centre said:

"Since the Regional Health Authority has not applied for permission to change the use of the hospital, it appears they must be selling it for private medicine. Yet the Area Health Authority, which supposedly opposes private medicine has approved the sale. We are relying on Lambeth Councillors who are members of the authority to oppose the sale."

Ironically, the eviction date has been set for December 23rd - just two days before Christmas. This is the season when such bodies as the Regional Health Authority - mindful of the plight in which the Virgin Mary found herself 2,000 years ago - traditionally make a show of helping the homeless.

Mr.Levine has approached the Authority to ask them how much the value of the hospital would be reduced

were it sold with the project still in occupation but they refuse even to discuss the matter.

Mr.Levine described the eviction date as totally unrealistic, and went on to say:

The building is being sold, probably for a private hospital, and the money just does not exist to replace the project's premises, either here or elsewhere in North Lambeth. The desire to obtain the maximum commercial price for the building could spell the end of a project which will serve 2000 single homeless people this year." - the numbers are increasing as unemployment rises and council house building cutbacks increase - especially more young people are becoming homeless!

Mr Levine was speaking on the eve of publication of a report, "A Place of Change", which describes the work of the North Lambeth Day Centre between March 1977 and March 1980. During that period over 3500 people used the Centre more than 24,000 times.

The NLDC caters for men and women of all ages who are sleeping rough on the streets or in derelict buildings, who are in common lodging houses, reception centres or other kinds of insecure or unstable accommodation.

**CONTINUED ON PAGE TWELVE



Members attend a group in Pottery - just one of the activities at NLDC.

UNION SHORT-CIRCUITS LABOUR DEMOCRACY

BERMONDSEY LABOUR PARTY MEMBERS ARE UP IN ARMS over alleged infiltration of the Party by the right-wing electrician's union, the EETPU.

They fear a bid to grab control of the Party and dictate the choice of a new MP when Bob Mellish retires. In the past few weeks the Party has been flooded by eleven new affiliations from EETPU head office in the name of branches from all over London - though apparently without the consent or knowledge of some of the branches concerned.

Amongst those nominated are three well-known right-wing

Southwark Councillors: housing chairman Charles Sawyer who is a housing officer with Lewisham Council, Frank Brean who runs a chemist shop in Peckham, and Joe Lees.

The Bermondsey Party recently received a letter purporting to come from the London Electrical Engineering Staff Association (EESA) Branch of the EETPU requesting affiliation and the appointment of a delegate - Mr.Charles Sawyer - to the Party's General Management Committee which selects the M.P.

**CONTINUED ON PAGE NINE, COLUMN ONE



Christmas

Through The

Eyes of a Child

Spread throughout this issue of SE1 are Christmas pictures drawn by pupils of Friars School, Webber Street, SE1.

Senior Citizen's Party



The Colombo Street Sports & Community Centre are repeating their Christmas Party for about 200 senior citizens in Waterloo and North Southwark, which last year was a great success. If it is to be as good, if not better this year, when a bit of light relief for o.a.p.s is needed more than ever, volunteers are needed to help out on the day and set up the hall before hand.

The party is to be held on 20th December at the Centre, and any offers of help and donations of non-perishable food would be greatly appreciated. Contact Jim or Bob on 261 1658, or drop in and see them during the week.

WATERLOO AMENITIES

WISH ALL THEIR FRIENDS
A HAPPY CHRISTMAS AND A PROSPEROUS NEW YEAR.
FORTHCOMING ATTRACTIONS:

FRIDAY 23RD JANUARY at 7.30pm: CABARET ACT

BILLY BURDEN & LESTER FERGUSON

AND IN FEBRUARY (date to be decided on)

"Sound of Music"

ALSO: ADVENTURE PLAYGROUND GROUP'S
CARTOON SHOW FOR CHILDREN:
December 13th: Check with
Waterloo Action Centre for details.

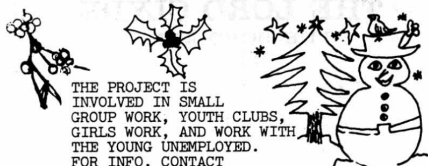
In conjunction with Lambeth Amenities.

WATERLOO ACTION CENTRE, 14 BAYLIS RD., SE 1 - 261 1404

PICKWICK YOUTH & COMMUNITY CENTRE

at 1 RUSHWORTH STREET, S.E.1.
(Corner Pocock Street)

SENDS SEASONAL GREETINGS to all LOCAL RESIDENTS MEMBERS and FRIENDS



THE PROJECT IS
INVOLVED IN SMALL
GROUP WORK, YOUTH CLUBS,
GIRLS WORK, AND WORK WITH
THE YOUNG UNEMPLOYED.
FOR INFO. CONTACT
GEOFF OR STELLA - 633 0383

ALBERT FC SENDS XMAS GREETINGS 2 SEL.



We are now well into the season having played 7 league games of which we have won 4 and drawn 3 and although we are not top of our division we are next best. The top spot being occupied by St. Georges.

On 2 November we played old cup rivals, Marlborough, and after a goalless first half in which Albert did all the attacking we deservedly went into the lead early in the second half through a goal by Barry Fitzsimons. Then after several near misses John Terrey scored making it 2 - nil. For some reason the team seemed to slacken and Marlborough took advantage of this forcing goalkeeper Ray Woodcock to pull off a string of fine saves. But the pressure paid off for Marlborough and they managed to score twice making the final score 2-2.

The next game was against Pace F.C. of whom we knew nothing except that St Georges beat them 2-0. We managed to put 12 past them in a display of football that was at times breathtaking.

Our next game against

Dacre Park was entirely different. Again playing against a weak team we failed to take full advantage and although having 90% of the game we only won 3-1. This was particularly disappointing as St Georges had put 18 goals past them 2 weeks previously.

Our next game was an Intermediate Cup tie against Lewisham Athletic at Blackheath. Albert got off to a fine start playing some good attacking football and it was not surprising that we took the lead midway through the first half when Fitzsimons scored from a corner. The start of the second half was disastrous as Albert made 2 blunders in defence in the first 10 minutes allowing Lewisham to take a 2-1 lead. The team's heads dropped when Lewisham increased their lead to 3-1. There was a glimmer of hope when Steve Doyle scored for Albert but they had left it too late to stage any comeback. Another setback was the discovery afterwards that Dean Scott had cracked a bone in his ankle. So ended our Cup bid -

now we must concentrate all our efforts on winning our division.

I am pleased to announce that the Club is holding a CHRISTMAS DISCO at PARIS GARDENS SOCIAL CLUB on 20th DECEMBER. Tickets priced £2.50 are obtainable from the Prince Albert. The buffet is free and I suggest that people wanting tickets should buy them straight away as only a limited number are on sale.

Finally the players and myself would like to wish all SEL readers a very happy Christmas and prosperous New Year.

S. Ellerington
Manager/Secretary



Merry Xmas and a Healthy New Year

from
**WATERLOO
HEALTH
PROJECT**

WOMENS HEALTH GROUP: 3rd Thursday
in the month at 7.30pm at W.A.C.

RELAXATION & EXERCISE CLASS:
Morley College, Fridays
10.30 - 12.00 noon.

CHILDRENS HEALTH CLUB: every
Wednesday, 4.00pm at No.4
Santley House.

YOGA CLASS at Colombo Street Sports
Centre: Beginners Tuesdays 6.15-
8.00pm
Intermediate Wednesdays
6.30 - 8.00

ANTE-NATAL CLUB: every Monday, 2pm
at Barley Mow Clinic, Frazier St.

WATERLOO ACTION CENTRE, 14 BAYLIS RD., SE 1 - 261 1404

Support Your Local Shop

OPEN UNTIL 8pm MONDAY-FRIDAY,
7pm SATURDAY,
1pm SUNDAY.

- fresh milk daily
- frozen foods
- all groceries & provisions
- newspapers
- confectioners & tobacconists
- hot snacks, rolls and sandwiches

Merry Christmas
from Glyn & Lynne (TOMS)

To All 137 Southwark Bridge Road, SE1



MELODY MAKER SITE- HOMES OR PARKS?

It was revealed at a meeting at the Colombo Street Centre on 27th November that there were 3 year old plans for housing on the site to be shortly vacated by Melody Maker, but that Southwark Council reckon that there is no money available for this. The site is now zoned as open space, which is obviously cheaper, and with road closures in Hatfields and Paris Gardens, this could link up the Hatfields Play area with Christchurch Gardens and Colombo St. Sports Centre.

However, these proposals could cause problems with traffic diverted along Roupell St from Hatfields, in the view of local residents. However, Southwark Council have not studied the affects of these proposed road closures.

The associated developments on the rest of the site, owned by a property development company, shortly to be vacated by IPC (at the rear of Dorset House) are also controversial. They would provide less light industry space and more offices than are on the site at present. This is against local planning guidelines, and would mean few jobs would be created for local people. So it is not clear whether the advantage of new open space would balance the lack of jobs and traffic problems, and the missed opportunity of more local housing. There may not be any money to lay out the open space, anyway!

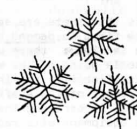
MUSIC IN LAMBETH

There will be a concert by the Lambeth Orchestra conducted by David Paul Cathcart, on Saturday 13th December, at Holy Trinity Church, Clapham Common:

Rossini Overtures: Thieving Magpie; Semiramide;
William Tell; Italian Girl in Algiers.

Verdi Overtures:
I Vespri Siciliani
Force of Destiny
and Preludes:
Acts 1 & 3 Traviata.

Tickets £1.30.



AQUINAS STREET

There is an empty site behind the houses on the south side of Aquinas St (off Stamford St). This land is public land, owned by the GLC and they may be thinking of selling it. Some local residents have already suggested family housing on the site.

Plans have been drawn up for 13 homes and can be seen at the Waterloo Action Centre, 14 Baylis Road. These houses would be a co-operative and for local people in need.

Perhaps you have other ideas for the land? If you do then drop a note into the Action Centre. A steering group of representatives of local tenants and residents organisations has been formed. When more suggestions have been received a leaflet will be sent to all local people and a public meeting arranged.

Have your say now - don't wait for a developer to grab it and put something there that you don't want.

Southwark Planners Do It AGAIN!

Members of Community Panels (the Council's Consultation committees with the "community") have recently received the latest "Draft Written Statement" on the North Southwark District Plan. The lucky ones have had ten days to read, understand and consult with their organisations over this 192 page document with 4 maps before being expected to discuss it with the Council. Others received it only TWO DAYS before the meeting because the postmen had difficulty getting it through their letterboxes!

This is yet another chapter in the farce of what Southwark's Planning Department calls consultation. Angry Cathedral Community Panel representatives voted to defer discussion until January because they hadn't had enough time to consider this great lump of tree. But the Community Panel discussion isn't supposed

to be formal consultation - that doesn't take place until next April. The Cathedral Panel also demanded a longer period of consultation at that time. The 6 weeks allowed to make formal representations to the then "amended draft" is again totally inadequate for groups to meet, discuss and respond to the plan.

Tenants Associations and other organisations in North Southwark have spent a lot of time and energy drawing up their views on the plan during the last four years only for them to be ignored by decisions like the offices on Hay's Wharf as well as by the council's various reports on the plan. This latest development is another episode in that disgusting history.

IN THE DOCK

On Nov 3 Bob ("we'll work with anybody who's got money") Maxwell, S'wark's Director of Development held a Press preview on the developers' latest proposal for Surrey Docks.

Meanwhile S'wark Trades Council set up a Counter-Exhibition on the floor below in the same Hall. It was announced upstairs by a shower of leaflets from community representatives.

Political?!

The Trades Council exhibition was originally refused space because it was 'political'. (The developers' exhibition wasn't!)

Later the Council told 'SEL' this wasn't true - there simply wasn't a spare room.

It was this that turned out to be not true and after phone calls from 2 councillors the Trades Council were allowed in.

The developers' proposals largely consist of hypermarkets, offices, trade marts and hotels along with some industry, housing and leisure facilities to appease the local population. ASDA, the one exception, includes Science and Technology Parks, a Polytechnic and other educational establishments.

Devastating report

Joint Docklands Action Group have published a devastating report analysing the developers' own report on the proposals.

The developers admit that the huge shopping centres will decimate existing local shopping centres - one estimated that ONE THIRD of the trade of local shops would be taken away.

Also, the GLC admits that the traffic generated by the proposals will cause intolerable congestion in surrounding roads.

A big question mark hangs over whether the schemes are financially sound. One developer is honest enough to admit that their scheme is not viable without the Jubilee Line which has now been cut as well as the hated Southern Relief Road. Previous private development proposals such as Trammel Crow have hit the rocks and there's every chance the present "Gang of Four's" scheme will do the same.

**North Southwark
Community Development Group**

**'REJECT THE COUNCIL'S LOCAL PLAN
OPTIONS REPORT'**

LET US PLAN OUR AREA

Chairperson Ted Bowman Secretary Sue Murray

**72nd N & C
LAMBETH
SCOUT GROUP**

WISH
SEASONAL GREETINGS
TO ALL OUR FRIENDS

Headquarters at:
39 CORNWALL RD SE1
928 2675

SOUTH BANK

SE1 TAKES A LOOK AT
WHAT SANTA HAS IN HIS
SACK FOR THE RIVERSIDE

1. EFFRA

This former gasworks site was bought by the Government's Property Services Agency which planned to house up to 7,000 civil servants in a massive office complex. Michael Heseltine chose it as the first piece of government owned land he wished to sell. Earlier this year it was sold to a Mr Ronald Lyons acting on behalf of an Arab-owned company called Arunbridge. During the 1974 property collapse Mr Lyons had gone bankrupt leaving behind him debts of some £52 million. Arunbridge formed a special company called Effra to develop the site and this company recently submitted a planning application to Lambeth Council for two office blocks, one of 12 storeys and the other of 21 storeys, with 400,000 square feet of offices, 144 private flats, shops, squash courts and a swimming pool. The application is still being considered by Lambeth Council. Meanwhile, a fortnight ago, the Commons Public Accounts Committee found that the Government had lost £4.1 million through its involvement in this site.

2. GREEN GIANT

Land Securities, the country's biggest property company, bought this 2.6 acre site some 20 years ago. At the height of the 1973 property boom it was worth several million pounds but in 1977, doubtful that permission would ever be given for a large commercial development, Land Securities offered it to the "highest bidder over £1m". It was snapped up at a phenomenally low price (£408,000) by European Ferries whose boss is Tory MP Keith Wickenden. He commissioned architect Abbott Howard to design a 500 foot tower of tinted glass containing 370,000 square feet of offices as well as exhibition and shopping space and private flats. With the exception of the architectural profession, the scheme attracted loud and widespread hostility during last year's public inquiry. The 'Green Giant' was refused planning permission at the same time as the Coin Street decision was announced. Michael Heseltine had bowed to public pressure and found it "too massive and overbearing". Lambeth Council is currently preparing a Design Brief for the site and European Ferries are still interested.

3. IMCO

A 250,000 square foot office headquarters for the Inter-Governmental Maritime Consultative Organisation (supposedly related to the United Nations) is currently rising where once stood Doulton House - one of the few interesting buildings on the Albert Embankment. The project is being supervised by the Government's Property Services Agency.

4. BELVEDERE RD CAR PARK

Eyebrows were raised a couple of weeks ago when Lambeth Council received a planning application from Samuel Properties to build 200 private flats, a restaurant and shops on the car park site between the Jubilee Park and Hungerford Railway Bridge. The site is owned by the GLC. The application is currently being examined by both Lambeth Council and the GLC. For County Hall it poses a problem: since the GLC has opposed public housing on the Coin Street sites, how can it justify allowing private flats on this nearby site? - both sites being on the riverside, near Waterloo Station and in GLC ownership.

5. IBM

In 1975 Reuters was given permission to build a 240,000 square foot office headquarters on this former DAILY MAIL printing works site. In addition they were to provide shops, a restaurant and 22 flats for local authority use as 'planning gain'. However, they never developed the site and sold it to IBM (the computer firm) in 1979. IBM managed to increase the amount of office floorspace to 300,000 square feet while dropping the flats, restaurant and shops from the scheme. Not for the first time the illusory nature of 'planning gains' was demonstrated. IBM's headquarters are now under construction.

6. COIN ST AREA

In July this year Michael Heseltine rejected all the office schemes and

IN FEBRUARY THIS YEAR THE GOVERNMENT'S OWN PROPERTY ADVISORY GROUP (A COMMITTEE OF ESTATE AGENTS & FINANCIERS) PUBLISHED A REPORT SAYING THAT THERE WAS LITTLE NEED FOR FRESH OFFICE DEVELOPMENT. THE REPORT WAS WIDELY SEEN AS CONFIRMING THE PIONEERING EVIDENCE PRODUCED FOR THE COIN STREET PUBLIC INQUIRY BY THE ASSOCIATION OF WATERLOO GROUPS AND THE COIN STREET ACTION GROUP. SINCE THEN A NUMBER OF INDEPENDENT RESEARCHERS HAVE REACHED THE SAME CONCLUSION: BY THE 1990s WE WILL HAVE MANY MORE OFFICES IN CENTRAL LONDON THAN FIRMS TO FILL THEM. BUT DESPITE THIS, AS THE ARTICLE ON THIS PAGE SHOWS, THERE ARE MORE PROPERTY SPECULATORS THAN EVER BEFORE TRYING TO GET PLANNING PERMISSIONS FOR VAST NEW OFFICE BLOCKS ON THE SOUTH BANK. WHY?

The answer is that there are several different types of 'demand' for offices. The first is demand by firms employing office workers. Here the evidence is clear: there will be an overall reduction in the number of people doing office work because of the economic recession and, more significantly, the introduction of 'chip' technology which is expected to reduce office staffing by 20% over the next 10-15 years; microfilming of records and the reduction in the size of computers and other office equipment will reduce office floorspace needs; and the decentralisation of office operations will mean that demand for offices in Central London will fall faster than elsewhere. (Firms have been moving their office operations to the suburbs partly because rent and rates are cheaper but, more significantly because of the difficulty of persuading enough staff to commute in. This difficulty will increase as transport costs rise and workers have greater opportunities to find employment in suburban offices. 'Electronic mail' will make it easier to carry out office operations from suburban locations).

But if there will be less demand from firms, there is still considerable demand from those who profit from the development process: architects, surveyors, valuers, building firms and the 'developers' who co-ordinate these people. These people can get lucrative contracts even if the end-product is not needed. Also there are the land-owners who can find the value of their land increased five-fold overnight as a result of an office planning permission. The reason these people can profit even if a development remains empty is that normally they do not gamble with their own money but pass - via Pension Funds and Insurance companies. These large financial institutions are behind nearly all major office developments and at present they have more money than they know what to do with. Thus, in 1978, they had some £7½ billion to invest (£ assets worth £70 billion). With such phenomenal amounts of money they could have prevented the slump in British manufacturing industry but they are seeking more lucrative (so they think) investment in property and overseas. It is this pressure from funds seeking property schemes that is fuelling the current rash of office applications for the South Bank and other 'city fringe' areas such as Spitalfields. And with the Secretary of State (Michael Heseltine) and the Leader of the GLC (Horace Cutler) both being millionaires from property development it is not hard to understand why the speculators are so busy now - even though we need them less than ever.

all the housing schemes considered during the six-month Public Inquiry last year. Widely seen as one of the most important town planning inquiries ever to be held in this country, the Coin Street Inquiry produced evidence that may well change the direction of development

in London. However, as far as the 16-acre Coin Street sites are concerned Heseltine's decision was very vague: he wanted a 'comprehensively planned development involving a mixture of land uses, including commercial and residential development and leisure facilities... a substantial residential component among the mix of uses is essential to restore the area's vitality and strengthen the local community'. The key question about the balance between the various uses was not answered and is likely to be fought out at another Public Inquiry. Meanwhile, the GLC Tories are trying to sell off the publicly owned land before next May's County Hall elections: two of the competing office speculators have formed a joint company (Greycoat Commercial Ltd) and are preparing a slightly scaled-down office scheme (1.1 million square feet of offices rather than 1.3 million square feet); Lambeth Council are carrying out studies and consultations to allow it to prepare a comprehensive planning brief for all the sites; and the Association of Waterloo Groups is also preparing a new planning application. One encouraging sign is the ever increasing support being offered to the local community from 'outside' organisations and individuals. Clearly this is one fight the property speculators are going to regret ever starting.

7. KING'S REACH

In 1969 the Secretary of State approved the 'Kings Reach development' after a Public Inquiry during which IPC had claimed it needed to regroup its operations around its "Dorset House Headquarters". Permission was given on condition that the IPC tower was not occupied until the private flats and the hotel had been completed. However, the following year this condition was waived

- the 'hotel' remains a vacant shell to this day. In 1978 the GLC gave permission to Sea Containers to convert 106,000 square feet of this shell into offices on condition that they did not occupy their new headquarters until the rest of the building was ready for use as a hotel. A few months later this condition was waived against the off-icers' advice after Sandy Sandford (GLC Committee Chairman) had met with the President of Sea Containers. In March this year Sea Containers announced that it was stopping all work on the hotel. The following month the GLC gave them permission to convert more of the 'hotel' into offices. Meanwhile IPC has been moving its Dorset House staff down to Sutton. Some of these staff feel that IPC is more interested in property development than publishing.

8. BANKSIDE POWER STATION

The C.E.G.B. have just announced that the power station will close in a couple of years. Michael Heseltine has recently listed the Battersea power station upstream and there is talk that Bankside may also be listed. Southwark Council officers have already visited the site and there is talk about the possibility of converting it to a leisure centre - however there are not definite plans yet.

9. EMERSON ST/PARK ST

In 1977 the GLC produced a planning brief for this 3.5 acre site which is owned jointly by the C.E.G.B., the Freshwater Property Company and Southwark Council. The brief specified residential development. However Southwark Council turned down the North Southwark Community Development Group's application to build 42 homes on the site because it 'didn't take sufficient advantage of the riverside site' and

"would lead to the introduction of families into the area". NSDCG appealed against this decision but, after a Public Inquiry last year, Heseltine backed the Council. Southwark Council is currently working up a scheme with Derno Estates which would include about 100,000 square feet of offices and a replica of the Globe Theatre. How this squares with Southwark Labour Group's decision (taken while waiting for the result of the Inquiry) to support in principle the idea of family housing on Bankside is not clear. NSDCG has prepared a new application for houses on this site.

10. LAING'S

Laing's 1974 application to build offices on this site was supported by Southwark Council but opposed by the (then) Labour GLC. After a Public Inquiry, the Secretary of State (Peter Shore) announced that he was granting permission so that 'early development' would take place. That was 1976. Not a brick has been laid - nor concrete for that matter - since that time. The permission is for some 200,000 square feet of offices and space for the Council to build flats. The site remains blighted.

11. ST MARY OVERY WHARF

A few weeks ago European Ferries (the 'Green Giant' people) had its application to build 85,000 square feet of offices, a museum including a dock for the 'Discovery', shops and private flats turned down by the GLC. The refusal came because the scheme would have involved the demolition of a building listed for its historical and architectural interest. However European Ferries boss, Keith Wickenden MP, is unlikely to be heeding on the streets this Christmas - recently he told shareholders: "We are going

to be embarrassed by the amount we are going to make on property in the UK in 1980. Quite frankly, it is becoming just too easy to make it." Let's hope he can be spared such embarrassment in the future!

12. NEW HIBERNIA WHARF

Bernard Sunley Investment Trust received permission to convert a listed warehouse between Southwark Cathedral and the river into offices. Then one of those mysterious fires burnt the warehouse down leaving the Cathedral exposed to views from the North Bank. However, permission was granted last year for 120,000 square feet of offices and 16 flats on the site.

13. HAYS WHARF

Regular readers will know that despite Southwark Council's haste to approve the (now Kuwaiti-owned) Hay's Wharf proposals for 2.2 million square feet of offices - equivalent to some 14 'Centre Point' blocks - and 240 flats, Michael Heseltine has announced that a Public Inquiry must be held to look into the scheme (which includes a 21-storey block). The North Southwark Community Development Group has submitted its own application to develop the 25-acre site with homes, industry and open space.

14. BUTLERS WHARF

Town and City Properties own 14 acres of land around Butler's Wharf. Southwark have just turned down a scheme to develop part of the site with private flats and an hotel. It wishes to renovate some of the old warehouses. Courages have recently announced it will be abandoning its neighbouring brewery and the Council wishes to delay decisions about development until the larger site is available.



SE1 would like to thank VOLE magazine and Bryan Reading for permission to use the panoramic sketch. It has been slightly altered to make it appropriate for our article.

SE1 COMMUNITY NEWSPAPER, CHRISTMAS 1980

WAC future threatened

WATERLOO ACTION CENTRE, with the WORK CENTRE, is about to have further discussions with Lambeth Council to secure both the future of the building, and their own occupation of it. Lambeth is the landlord.

The situation is still both unclear and complicated.

There have been 5 stages so far:

1. Montague Burton's make

informal proposal to Lambeth that Burton's buy WAC and Dewhurst's, demolish both, and build an office block on the whole site.

2. Lambeth ask WAC and the Work Centre to move to the 'Manton Press' building at the other end of Baylis Rd.

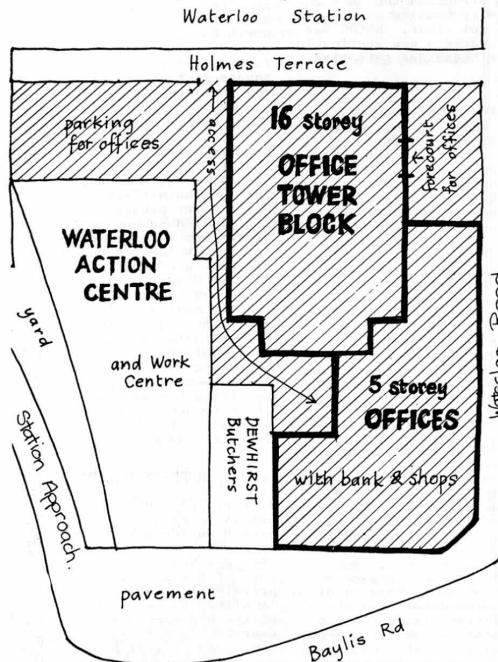
3. All the 25 groups that use the WAC building lobby Lambeth Council to explain why it is vital for the

building to survive. LAMBETH PROMISE TO RETAIN THE BUILDING AND TO GIVE A LONG-TERM LEASE.

4. In response to this, Burton's make second informal proposal to Lambeth. This includes retention of WAC and Dewhurst buildings, but Burton's buy the WAC site (for £½ million) and become WAC's landlord.

In return for this they expect permission to build a very high office block. 5. Burton's make a formal proposal to Lambeth. This includes retention of WAC and Dewhurst buildings (as shown in the sketch). It also includes a very high office block - 16 storeys high. It makes no reference to buying the WAC site.

We wonder why? As we said the situation is still unclear and complicated.



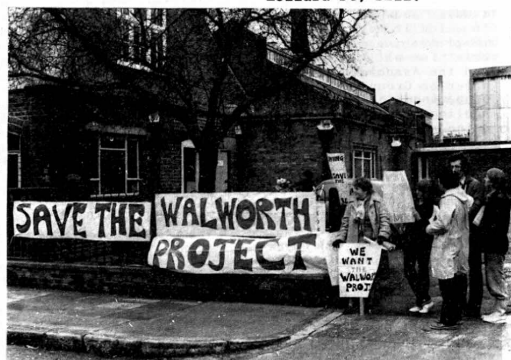
NEW LOOK AT LOCAL HISTORY

A Course designed as part of a series which examines the history of North Lambeth and Southwark.

Students will be given an opportunity to see and explore several projects in the course of preparation. Source material will be discussed and those that wish may take an active part in re-discovering local history. A number of local experts will give a personal approach to finding out about the past. Lectures will be illustrated with slides. THURSDAYS 7-9pm from 15th JANUARY 1981

ENROLMENT FEE: £6 COURSE TUTOR: Brian Bloice This is a Morley College course run in conjunction with the Southwark and Lambeth Archaeological Society.


The course will be at the Beaufoy School Branch of Morley College at Lollard St, SE11.




MEMBERS OF THE WALWORTH PROJECT USERS' GROUP AWAIT THE ARRIVAL OF THE SOUTH LONDON DEMONSTRATION AGAINST THE POLICIES OF THE TORY GOVERNMENT ON NOVEMBER 22ND. The marchers passed the Project in order to mark the threat to the Project due to public spending cuts. The Project serves many groups and residents of the Walworth area, and the Council's proposed closure of the Centre has sparked a vigorous protest.

In its defence. The campaign is now reaching its last stages - with Southwark Council for Voluntary Service putting the Project number one in importance among Southwark's Urban Aid applications - and the Council due to decide its priorities soon.

Best wishes from ELEPHANT JOBS



and all the people employed under the various schemes in construction decorating pottery theatre printing



carpentry jewellery carpet making cookery horticulture recycling and admin. sections.

Tress House, Stamford Street, SE1

PARENT POWER

Parent Power raised £587 in 1½ hours at Friars School Fair on Saturday 22 November. The money goes towards a minibus for the school, to take the children on educational visits.

As one of the parents said, "To make this an outstanding event, we made many novelty Christmas presents - and didn't they sell well! We had a wonderful variety of knitted dolls' clothes that went

like a bomb. Mind you, it took hours to package and display them properly, but the finished job looked most professional. It's surprising what hidden talents parents have! As for the home-cooking stall - well, it had to be seen to be believed. Cakes and preserves came in from all quarters, and beautifully displayed, too. I'm sure some of our parents are in the wrong professions.

We also had hand-made wooden toys, new books, games, raffles, and all the usual 'Fair' goods.

Father Christmas paid a surprise visit, and was instantly mobbed, but our Friendly-Neighbourhood-P.C. came to his rescue.

Finally, may we thank everyone, (parents, friends, children, teachers, and local pub and shopkeepers) for giving their money, their time, their talent and their goods.

We shall have more money to add to the £587 when we have sold the rest of our new, navy and red, FRIARS SCHOOL T-shirts and sweat-shirts. Here's to the next event - we've only got the engine and 2 wheels, so far."



Bermondsey Labour Party on the march against unemployment.

UNION SHORT- CIRCUITS LABOUR PARTY DEMOCRACY: continued from front page.

However when the Party contacted the secretary of the London EESA Branch, Mr K. Linney, it was told that the Branch had never agreed to affiliate to the Bermondsey Party or nominate anyone as delegate. This extraordinary situation arises because the EETPU has recently changed its rules so that its national executive can nominate delegates to GMC's without approval (or even knowledge) of branches.

Another EETPU Branch, the London Central, has recently been ordered by head office to appoint Joe Lees as a delegate to the Bermondsey Party against the wishes of the Branch members.

A similar process has been

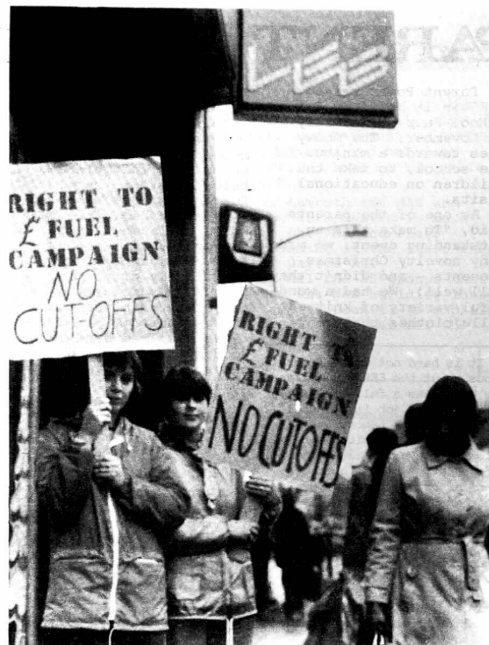
going on the other constituencies in Southwark. In Dulwich, the day before Sam Silkin announced he was retiring, 13 applications for delegates from the EETPU and the General and Municipal Workers Union were accepted, giving the two unions 19 of the 49 union votes. Peckham Labour Party has also received applications from four EETPU branches in the last week.

Bermondsey Party members are very disturbed by what they regard as an attempt by a powerful trade union to change the political complexion of their party. Secretary Peter Tatchell said "we cannot accept that genuinely representative delegates can be swamped by delegates appointed in a manner which is undemocratic by Labour Party standards".



CHRISTMAS GREETINGS

TO ALL THE SUPPORTERS OF THE COIN STREET ACTION GROUP to thank them for their help A HAPPY CHRISTMAS AND A PROSPEROUS NEW YEAR



RIGHT TO FUEL CAMPAIGN LAUNCHED

A lot of people will be spending Christmas in the dark this year. This is because the L.E.B. has cut off their electricity supply. People are being cut off even if they are old or sick or have young children. People are being cut off for bills of only £30. People are being cut off even though they have offered to pay large weekly amounts off their arrears.

The basic fact is that electricity is just too expensive for people on low incomes, and it is really hard for them to find the money to pay the bills. On top of this, the L.E.B. are ignoring the code of practice which is meant to protect the most vulnerable people against being cut off in the winter months. They are taking a strict view that they are a business out to make money and as a result they are using inhumane policies in the middle of winter.

Southwark Right to Fuel Campaign got going recently with a demonstration outside the L.E.B. showroom in Walworth Road. Our main demand is that there should be no disconnections without going through the courts. This would mean that a court order could determine the amount to be paid off the arrears every week, and avert the threat of disconnection.

The campaign intends to get as much publicity as possible about what is happening. So far we have managed to get publicity for two of the worst cases of hardship

we know about. The consumers involved are being interviewed on the London Programme (ITV) on the evening of January 2nd. Watch out for this!

The campaign also intends to try and get as many people as possible aware of what is happening, and to warn everyone of what the L.E.B. is doing to those who are in arrears. We hope that by raising general awareness and creating enough public pressure, the L.E.B. will be forced to moderate their policies.

If you would like to get involved, contact Southwark Right to Fuel Campaign on 928 9521 ext. 25 or 26

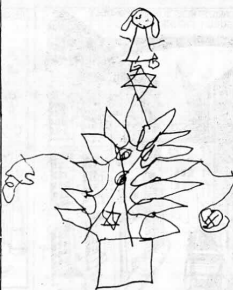
Best wishes from the Members & Staff

BLACKFRIARS SETTLEMENT WORK CENTRE

WATERLOO ACTION CENTRE
14 BAYLIS ROAD LONDON SE1 7AA

Merry Christmas 928 7525/6 and Happy New Year, SE1 Friends

Buy your Christmas cards and gifts from our shopfront stall at the Waterloo Action Centre: hand silk-screen-printed cards, beautiful woollen rugs, wooden plant stands. Well made, reasonably priced and attractive. -good value for money.



HEALTH CENTRE PLANS

WHAT SORT OF HEALTH CENTRE WOULD PEOPLE LIKE TO SEE IN WATERLOO? - the Barley Mow Clinic was discussed at a meeting there on Nov. 27th.

There was a strong feeling that the Barley Mow Clinic is underused. There is a family planning clinic on Mon evenings, a baby clinic on Wed afternoons, an ante-natal group on Mon afternoons and a dentist who treats school children and pregnant women.

Ideas for more facilities, suggested at the meeting, included:

- a foot clinic
- head-to-toe checkups
- teenage counselling
- abortion counselling
- advice on minor health complaints
- stop-smoking group
- support for alcoholics & their families
- a place for health courses & health groups to meet
- a health library

The management of the proposed health centre was also discussed. We felt it was important to have a management committee including representatives from local community groups. Facilities and activities at the health centre could then be chosen in direct response to local people's health needs. Any complaints and ideas for improvement and change at the health centre could be easily taken to such a forum.

NELSON'S COLUMN



'Day in, Day out' Peckham Poets No.3.

This is the first calendar that the group has produced:

"Aborted leaves plummet downwards, first messengers of nature's suicide plot. Like outlandish birds of reds and greens, they fall abandoned and forgot. And the season's curtains slowly close as Sol takes a last encore, applauded by only Beast and Birds, to slide away once more."

Anne Culley

MAY

"May I do this
May I do that
A very undemanding
month of the year."

Marlene McLeary

This is the third publication by the Peckham Writers Group. I think the poems are good and that the drawings and cartoons are very good also. The calendar is well put together, with the one with the Queen and Maggie. I feel you could spend hours looking at it, and I also feel that it's a good buy for 75 pence. The sunset on the front of the calendar makes it very eye catching indeed.

The Peckham Writers Group is on every Tuesday at 7pm. Why don't you come and meet the rest of us if you think you can write. It is also affiliated to the Worker Writers and Community Publishers, which has local groups all round Britain. The group meets at the Peckham Bookplace. I wish everyone a happy Christmas.

BISHOPS WARD LABOUR PARTY
Lambeth

Seasons Greetings from your Councillors

Bryn Davies
Peter Lane
Pam Verdon

Surgery every Thursday 6.30-7.30pm. China Walk Tenants Hall, Lambeth Walk.



NEW LAW ON SUPPLEMENTARY BENEFITS

The law which governs supplementary benefits changed on Monday 24th November. If you are a supplementary benefit claimant, your rights have been affected. These are some of the main changes:

1. The rules which determine what you get and how you are treated are now written into the law rather than just being policy. This is very important.
2. There are now only two different rates of benefit you can claim for the support of your children:
Ages 0-10 £7.30
Ages 11-15 £10.90
3. You can claim the long term rate (more money), if you have been claiming supplementary benefit for more than one year. THIS DOES NOT APPLY TO CLAIMANTS WHO ARE UNEMPLOYED.
4. If you are a single parent you can keep up to £12 a week of part time earnings before your benefit is affected.
5. You can claim either £1.40 or £3.40 heating addition if you are ill or your accommodation is difficult to heat. These heating additions

used to operate under the old system but the criteria for getting them are now more clear cut.

6. You can no longer claim for a clothing grant unless you fulfill special conditions such as being pregnant or disabled or suffering accidental loss or damage to your existing clothes.
7. If you have an adult living with you who is not a dependant and not a claimant of supplementary benefit themselves, then £4.60 is knocked off YOUR benefit.
8. There is a further right of appeal if you are not successful at the local tribunal. You can now appeal to the social security commissioners on a point of law.

These are some of the changes. If you are uncertain about the new legislation, particularly if you want to appeal, SEEK ADVICE. You can get advice at Waterloo Action Centre 10am - 2pm Mon-Fri or at B.I.A.S. Blackfriars Settlement, 1.30-4.30pm Mon-Fri.

The new rates are set out below:

	Short-term	Long-term (1 yr+)
	£	£
Husband and wife or couple living together	34.60	43.45
Single parent responsible for rent or single householder	21.30	27.15
Non-householder (18+)	17.05	21.70
+ rent addition	2.15	2.15
Non-householder (16+)	13.10	16.65
+ rent addition	2.15	2.15
Children's rates:		
11-15 years	10.90	
0-10 years	7.30	

Best wishes from all the workers at the

Waterloo Action Centre

14 Baylis Road SE1. Tel: 261 1404

The Action Centre will be closed from Wednesday 24th December at 2.00pm, and re-open on Monday 5th Jan. The BIAS service at Blackfriars Settlement will be closed for the same period.

WELFARE RIGHTS COURSE 26-30 JANUARY

This course is being organised by Morley College and B.I.A.S. at Blackfriars Settlement. It is being held at Morley College.

NATIONAL INSURANCE - SUPPLEMENTARY BENEFIT - HOUSING - CHILDRENS RIGHTS - UNFAIR DISMISSAL - IMMIGRATION - RACE RELATIONS - RIGHTS ON ARREST

The sessions will be from 10am to 1pm and 2pm to 4.30pm

Please send money and booking form to B.I.A.S. Blackfriars Settlement, 44 Nelson Square, SE1

Please enrol me on the welfare rights course on 26-30 January

I enclose a cheque/P.O. for £6.00

(This fee can be reduced for people on a low income)

NAME

ADDRESS

.....

At your wits' end? Problem solved!

SPACIOUS HALL: Ideal for Wedding Receptions, meetings, conferences. Two Halls available. Catering and bar facilities.

CONTACT: Mary Murphy, Hall manager, after 6pm on 01 - 407 8179 or call at Hall 7.30 - 10pm Tuesday, Wednesday or Friday.

ROCKINGHAM COMMUNITY CENTRE, off New Kent Road, SE1.

FREE LEGAL ADVICE

Waterloo Action Centre
14 Baylis Road, SE1
Tel: 261 1404.

EVERY THURSDAY 6.30 - 8.00pm
NO APPOINTMENT NECESSARY.

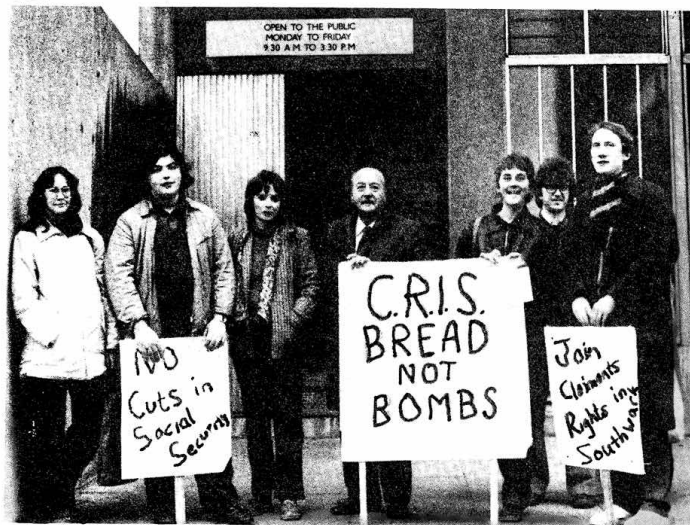


The Legal Advice Service wishes all readers of SE1 a Merry Christmas and a Happy New Year.

We are a team of lawyers and social workers who can offer you free legal advice on all sorts of problems: Housing, consumer, matrimonial, debts, tax and insurance, wills, legal aid, court procedures, personal accident and injury, employment, unfair dismissal, social security, motoring offences etc. We can help you to write letters or complete forms or do them for you and can contact other agencies, the Council, landlords, government bodies on your behalf.

Christmas Greetings from Blackfriars Settlement

44-47 Nelson Square, SE1.
928 9521



CRIS members gather out-side Wedge House in SE 1, before the "funeral for social security" at the Elephant & Castle.

NORTH LAMBETH DAY CENTRE cont. from page one

The Centre also caters for single people in more stable accommodation but who, because they have difficulty coping, are at risk of becoming homeless and rootless.

NLDC works to :
(i) enable attenders to increase their social skills and raise literacy levels where necessary.
(ii) provide workshops so that attenders may gain satisfaction from practical tasks and become used to the disciplines of work.

(iii) contribute to an improvement in attenders' physical and mental health through provision of basic nursing care, health education and help with better access to the National Health Service.
(iv) enable attenders to obtain their welfare and civil rights.

"A Place of Change" is available, price £1.30 including P & P from NLDC, Former Outpatients Dept., Royal Waterloo Hospital, Waterloo Road, SE1. For further information contact: Danny Levine on 261 9622.

AN INSURANCE COMPANY THAT DOESN'T PAY OUT

November 24th was the day that social security benefits were increased to compensate for the ravages of inflation during the last year.

A happy day for pensioners, the disabled and the sick? A day of celebration for the unemployed and for single parents?

Claimants Rights In Southwark didn't seem to think so. Their members met at Wedge House in Blackfriars Road before walking down to meet a national protest at the DHSS headquarters at Elephant and Castle.

Living Standards

Barbara Joel, of Claimants Rights in Southwark explained what the protest was about :

"November 24th was the day when several changes in social security law - changes which will drastically affect the living standards of claimants - came into force.

"Just for starters the increase was two weeks later than in previous years. That delay alone was sufficient to wipe out the benefit of the £10 Christmas bonus paid to pensioners.

"Secondly, the law linking pensions to the average increase in earnings has been abolished. Pensions will now only be linked to prices. That means the elderly will not receive their share of any increase in the country's wealth.

"Thirdly, many of the 'extras' which used to be available with supplementary benefit - grants to buy clothing or pay heating bills - have been abolished or severely cut back.

"Fourthly, many benefits have not even been increased in line with inflation. For example, the disabled on Invalidity Pension got 5% less than inflation. That's a cut of £2 or £3 to some families. And the same applies to the unemployed.

"Cynically, the government chose the same day to announce a one per cent increase in employees' National Insurance contribution - exactly equivalent to a one penny in the pound increase in income tax.

"Would you insure yourself with a company that said - 'We're putting your premium up. But from now on you'll have to be careful, because if you have an accident we can't afford to pay you'? That's what the government are saying."

Funeral

The protest took the form of a wake, with coffins marked 'Social Security is Dead'.

Claimants Rights in Southwark now plans a membership drive to alert the public to the drastic situation.

For more information about CRIS, telephone Robert Good on 231 2473 or write to CRIS, c/o 12 Meymott Street SE 1.

ALL THE STAFF AT MORLEY COLLEGE & THE COMMUNITY EDUCATION PROJECT

61 Westminster Bridge Road, London SE1 7HT. Tel. 928 8501.

SEND SEASONAL GREETINGS AND THANKS TO ALL LOCAL RESIDENTS, STUDENTS,
COUNCIL MEMBERS AND FRIENDS.



FROM JANUARY 1st, MORLEY COLLEGE WILL BECOME
YOUR LOCAL ADULT EDUCATION INSTITUTE, in
addition to becoming the permanent base for
your Community Education Project.



PRINCIPAL
Barry Till.



Vice-Principal (Retiring)
Raymond Rivers.

Vice-Principal (Incoming)
Maggie O'Neill.