

SEI

ISSUE 52 JUNE 1987 FREE COPY

Hays Wharf turn around by Southwark

"Not worth the paper it's written on", said Ted Bowman, Chair of North Southwark Community Development Group, about the manifesto on which Labour came to power last year in Southwark Council. This was his reaction to the Labour Group's 'in principle' decision to sell nearly 2 acres of housing land hard by Tower Bridge.

The land in question was transferred to the Council under an agreement signed between the pre-1982 Labour Council and St Martins Property Corporation, the Kuwaiti owned property company doing the Hays Wharf development between London Bridge and Tower Bridge. In return, St Martins got the leasehold of Southwark's Bethel Estate which they wanted to redevelop for offices.

The land was to have been developed for rented homes, either by the Council or a housing association. St Martins had also agreed to contribute £2.5m towards construction costs. But recently St Martins decided that they would like to see Southwark off the site altogether and wrote to the Council asking for a renegotiation of the agreement. If the Council had stuck to its manifesto commitments of no planning deals and building homes for rent on sites in its ownership, it would have shown St Martins the door at the outset. Instead council

officers were instructed to enter into negotiations. These resulted in £8m being waved at the Council in return for the land it was originally offered.

The renegotiated deal went to a meeting of the Labour Group on the 30th April. The North Southwark Community Development Group wrote to all Labour councillors prior to the meeting expressing the opposition of local people to selling the land. Other community groups added their own voices in opposition. Despite this, and opposition from the Southwark-Bermondsey Labour Party in whose constituency the site lies, the Labour Group accepted a motion from the Dulwich Party which although rejecting the renegotiated deal, accepted the principle of selling the land but holding out for more money. This is how the situation now stands: further negotiations will be held between the Council and St Martins to see if the developers will put more money on the table in exchange for the land.

Housing land is scarce in the north of the borough. 70% of it is under the planning control of the London Docklands Development Corporation which is encouraging luxury housing which does not meet local need. The Leader of the Council, Anne Matthews has referred to the Hays Wharf housing site as "a scrappy piece of land overshadowed by

office blocks. We could only build flats and that is no longer our policy."

For once, local residents and St Martins agree - it is not a scrappy piece of land. St Martins have just lodged a planning application on this very piece of land for 272 luxury flats for sale if Southwark sells out. Being next to Tower Bridge with a view of the Tower of London they will be worth a fortune. St Martins will recover many fold what they are offering Southwark Council. Local residents are wondering why this site is suitable for the rich but not for those in the borough in housing need.

Lil Patrick, Chairwoman of Tooley St Tenants Association, who has led the fight against the redevelopment of Hays Wharf for years, is outraged that the Council should even have been considered the sale of the land. She insists that it should be used for public housing and has vowed that the Council will not get away with its decision lightly. An angry Lil told SEI: "If they think they can sell off the only bits of benefit which the community has got from this massive office development without a fight they can think again. And they're not even thinking of using the money for the benefit of the north of the borough."



Lil Patrick, Chair of Tooley Street Tenants Association, long time opponent of the Hays Wharf redevelopment, pictured in front of the site.

THREAT TO COLOMBO ST

The Colombo Street Community & Sports Centre is under threat of demolition by a property developer. Willard Securities Ltd are proposing to demolish the Centre and replace it with a 5-storey office block and car park and (they say) a small sports centre in the basement.

Earnie Hearn, Chairman of the Centre, told SEI: "We don't intend to throw away eleven years of effort by local people in turning a once derelict canteen building into a thriving community and sports centre. They've got a

fight on their hands and there's only going to be one winner and that's us."

Colombo has 2,000 users a week including senior citizens, young people, school children, local residents and local workers, all of whom are up in arms over the threatened demolition.

A petition has already been started and over 1,000 people have registered their protest against the developer's proposals. If you want to add your name to the list, and

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New life for Wharf

Coin Street Community Builders have received some 90 proposals for the parts of Stamford Wharf which are not to be used for housing. An exhibition asking for your views about the future of the OXO tower wharf is being held at the Coin Street Design Centre, 99 Upper Ground, from 15th June to 17th July.

The centre pages of this issue of 'SEI' are devoted to an update on what is happening on the Coin Street area sites. You are welcome to visit the Design Centre (behind the National Theatre and adjacent to Waterloo Bridge) to find out more about the new housing, riverside park and other parts of the development.

Blackfriars Housing for Young People Project opens new development

May saw the opening of another property developed by the Blackfriars Housing for Young People Project which provides medium stay housing for young men and women, aged 16-21 years.

No 4 Victory Place behind the New Kent Road is the Project's 4th property in the SE17 area. The Project gives priority to young people with housing difficulties from the SE1, North SE11 and North SE17 areas.

4 Victory Place was formerly a large abandoned house which has been converted into accommodation for 5 young people. Each person living in a Project flat has their own bedroom and shares communal facilities such as kitchen, bathroom, living room. The house also has laundry facilities.

Residents cook for themselves, keep the flats clean and take on the responsibilities of young adults. When they are ready to be fully independent, the Project helps their residents to move into housing of their own, through Southwark Council and Housing Associations.

The Project has a policy of keeping both a racial and sexual balance in all its properties and welcomes applications from young people in the above areas. Telephone 928 9521 for further details.



Jimmy Ruffles receives the keys to his flat from BHPYP worker Catherine Martin

Bermondsey schools crisis

In the past two months almost every primary school in Bermondsey has had to send its pupils home from school because of a shortage of teachers. Many are sent home with no idea of when they will be allowed back.

A single-parent with two children, whose six year old daughter has been sent home from Riverside School 'until further notice', told SE1 "this means I'll have to give up my part-time job. I'd have to pay a child-minder £50 a week and I only earn £60. IELEA should fight the government's cuts. They fear abolition but people would support them if they defended our rights." Riverside School parents had only two weeks notice that their children would be sent home from Easter till September, because there is no replacement teacher for a reception class of 5-7 year olds.

Mrs Thatcher's return to Victorian values has seen schools all over London in the same situation. Resources have been cut and too few teachers are being trained. Added to this is the problem of housing. Soaring house prices in Docklands - due to the policies of the London Docklands Development Corporation - mean that teachers cannot afford to live in the area.

Another school affected, Townsend School, has minimum staffing levels with no replacement for teachers off sick. Recent resignations will mean that after the summer holidays there will only be four teachers. Parents action has so far won a supply teacher. Other schools are running what can only be described as child minding services since amalgamated classes have 5 year olds sitting alongside 11

year olds.

Recently, parents at Snowsfield School occupied the building to save it from closure. At a public meeting organised by Bermondsey Labour Women's section, a parents action group was formed. The group has obliged IELEA to call a public meeting and unless they can guarantee that the children's education will not suffer parents will be taking direct action. "We'll do whatever we have to", said one, "to get education for our children."

Schools which cater for children with special needs are under even greater threat of closure and an action group - 'The Campaign for Choice in Special Education' - has been formed and can be contacted on 231 0916.

Community Group celebrates 15 years

Last month saw the 15th anniversary celebration of the North Southwark Community Development Group. The Group was formed in 1972 by local residents to oppose the wholesale redevelopment of the North Southwark area with offices. The Group fought many battles throughout the 1970's against Southwark Council's Planning Department which favoured transforming the north west of the borough into an extension of the City of London. NSCDG argued that planning policies should serve the needs of residents and not those of the developers; local people therefore should have a big say in establishing planning policy.

The arguments of the Group had more success when a new Council was elected in 1982. With the participation of the Group and many other organisations and individuals in North Southwark, the Council finally adopted planning policies designed to serve the needs of the community: no more office permission, more open space, low rise, fair-rented housing. The most outstanding example of the success of this policy is on the Courages site by Southwark Bridge. Snatched from the teeth of property speculators who wanted to redevelop the site with offices when the brewery closed down in 1982, Courages is now coming to life again as a thriving community with single person accommodation, family housing, sheltered housing and new industrial workshops.

Mobility bus for Southwark

London Regional Transport (LRT), at the suggestion of Southwark Council, is to start up a mobility bus in the north of the borough where cross-borough transport links are particularly poor.

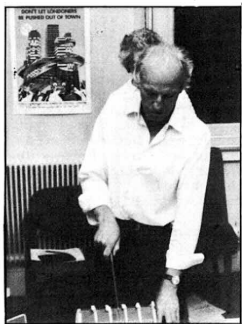
A mobility bus is a single decker bus which anybody can use if they wish. The main aim of the bus, however, is to provide a convenient and accessible means of transport for people with disabilities as well as for other people who find the normal transport facilities difficult to use, such as pensioners and parents with young children. The bus will be fitted with a wheel-chair lift and will have a specially trained driver and conductor. There will be space for 6 wheel-chairs and 22 seated passengers.

Southwark has recommended to LRT that the mobility bus be operated along the following circular route - London

Bridge Station, Tooley Street, Jamaica Road, Brunel Road, Salter Road, Redriff Road, Rotherhithe New Road, Raymouth Road, Southwark Park Road, Grange Road, Tower Bridge Road, New Kent Road, Elephant & Castle, Newton Causeway, Borough High Street, Guy's Hospital, London Bridge Station. The bus can be boarded at normal bus stops along the route, but additional stops will be located next to social services facilities and it may even be possible to hail the bus.

The service will operate 5 days a week, Tuesday to Saturday inclusive. On Sundays the bus will be available for hire for group outings, etc.

LRT hopes to begin the service in August this year and SE1 will let readers know closer to the date. The council as well will be giving the mobility bus extensive publicity.



NSCDG Chair Ted Bowman cuts the celebration cake

Parish of Waterloo

The Parish of Waterloo is the Church of England in the Waterloo area.

St John's Church, Waterloo Road, St Andrew's Church, Short Street.

You are welcome to any of our activities.

Parish office telephone: 633 9819



Peek Freans to close with 1,000 jobs lost

Employment in Southwark suffered a huge blow last month when the American owned multinational company Nabisco announced the closure of the Peek Frean factory in Bermondsey. The factory makes sweet biscuits. 1,022 workers will be made redundant by the closure which will be phased over two years, with the first batch of workers going early next year.

The company's reasons for closing the factory are depressingly familiar to inner-London residents where the run down of industry in the past ten years has led to tens of thousands thrown on the dole - not enough demand for the product, the high costs of operating an inner-city plant, out-dated buildings and equipment and transport problems. Production will be transferred to two other factories in Liverpool and Leicester.

Over half of the workers employed at the factory live in Bermondsey or Peckham. Peak Frean is the only big employer of unskilled and semi-skilled workers remaining in the borough. These are the sort of jobs which Southwark's 21,000 unemployed depend on.

The factory is also largely unionised and the Trades Unions themselves have said that they do not intend to fight the closure nor do they want the Council or community groups to campaign to keep the factory open. They intend to negotiate better redundancy terms than the company has offered to date, as well as a retraining programme to be paid for by the company.

The company appears to be concerned about its public image and will establish a counselling service to help workers find new jobs and give advice about early retirement. It also seems that the company is willing to discuss the future use of the site. Apparently the company has already rejected an offer for the site from a property developer and their public relations department assured SE1 that they are not closing the factory in order to sell of the site to the highest bidder.

There are hopes then that the site could pass into community use where a development similar to those on the Courages site next to Southwark Bridge and the Coin Street site in Waterloo could happen. Southwark Council Leader, Anne Matthews, is writing to the company to explore this possibility.

'Out of the Nomad's tent'

"Out of the Nomad's Tent" - the name conjures up exotic veiled women and fierce tribesmen riding their horses through the desert. In fact it is the name of a small shop selling Indian artefacts and kilims tucked away in Roupell Street and a world away from our normal local shops. On the sunny afternoon that I visited it, it seemed such an Aladin's Cave of a place, that I half expected a handsome sheik to open the door to me.

The shop, which opened last November, is run by a young woman called Harriet Sandys who used to work a secretary in a well-known whisky firm. Tired of typing letters all day she asked her employers to give her more responsibility. They were not interested and more or less told her they didn't want their female employees to be career minded. "I was so furious I just gave in my notice there and then", said Harriet a modest and quietly spoken person, who certainly doesn't lack determination or courage.

That same afternoon she was offered work in a carpet shop and to pay for her training there Harriet eventually found herself working as a part-time secretary for David Putnam the film producer of 'Chariots of Fire' fame. "I had no idea who he was at the time which is why I probably why I got the job", said Harriet who is undaunted by riding a jeep alone in the mountains of India and Afghanistan searching for things to sell in the shop.

In 1982 Harriet visited some Afghan refugee camps and it was this trip, plus the exit from the whisky firm, which really began her new life. Harriet was so horrified by what she saw in the camps that she brought back some local artefacts to help raise money for the refugees. Eventually she had a houseful of things to sell and through a business acquaintance took on the shop in Roupell Street.

Choosing Waterloo as the site for "Out of the Nomad's Tent" was really accidental, but

Harriet likes the area and hopes to find time to take a day off to explore this corner of London. "It really is a world of its own and I have found people very friendly", she said.

Although the shop is exotic and different, it is not outrageously expensive. There is something for everyone here - colourful hats and slippers for £10, blocks for printing materials for only £2, silk scarves, painted boxes and some lovely jewellery and of course kilims which can range from £150 to over £1,000.

So the next time you're utterly fed up with the laundrette and Presto's and the world looks drab and predictable, take a trip to Roupell Street and "Out of the Nomad's Tent." You might be pleasantly surprised.

Anne Critchley

Pensioners paint town red



Pensioners and their supporters mark cracked and broken paving stones with day-glo paint to highlight the danger these present to the elderly.



Angry pensioners turned up with their paintbrushes on Monday, 18th May, to mark broken paving stones and potholes in Southwark's footpaths with red fluorescent paint. The action, part of a nationwide campaign, was taken to remind local authorities that damaged footpaths and paving stones can cause deaths or serious injuries. And it is the elderly who suffer most.

Every year 200 people die as a direct result of falls on cracked pavements while 450,000 people a year need medical treatment after falls caused by badly maintained pavements.

The pensioners in Southwark were out in the borough for over 4 hours in three minibuses marking the pavements which needed repairing by the council. They gave a list of 500 potholes and dangerous paving stones to the Council at a meeting later in the day with Councillor Brian Kelly, Chair of Southwark Public Works Committee, responsible for the maintenance of our footpaths. The pensioners pointed out that this list was only the tip of the iceberg and they intend to go out again painting the pavements.

Brian Kelly told the 50 pensioners present at the meeting that Southwark plans to spend £750,000 in the next three years on footpath repairs and repaving, while £20,000 has been earmarked for bollards to stop pavement parking.

However, Linda Kerley, from North Southwark Pensioners Action Group, told SE1: "Once again Brian Kelly has made promises of more money for repairs, but this has yet to be approved by the Council's Policy Committee which holds the purse strings. More of this kind of action may be necessary."

Should you see a broken or damaged paving stone, or a pothole, you should report it to the Borough Engineers Department on 703 5464. If you injure yourself by tripping over a broken paving stone, then you are entitled to make a claim against the Council. Contact your local advice centre.

COIN STREET NEWS

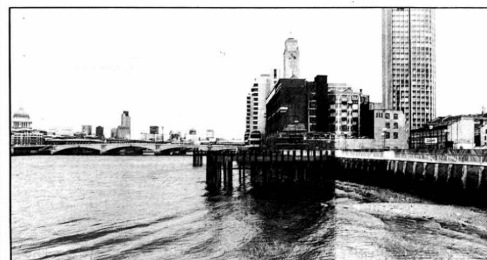
July 23rd will be the third anniversary of the purchase by Coin Street Community Builders of the 13-acre Coin Street area of the South Bank. Many supported but few believed that local residents could win their campaign against the 16-storey 1/3rd mile-long wall of office blocks proposed by Greycoat Commercial Estates (and before that a hotel and office scheme put forward by the Heron Corporation). But in 1984, worn down by the determined opposition of local community groups, who by this time had won the support of the GLC and Lambeth and Southwark Councils, the property speculators sold their land and the way was opened for a real community scheme.

Coin Street Community Builders is a non-profit company all of whose members are local residents. In 1984 it bought the entire site using mortgages raised from the GLC and the Greater London Enterprise Board. It set itself the task of building the scheme promoted by the Association of Waterloo Groups and the North Southwark Community Development Group. This scheme included fair-rent houses for 1,300 residents; employment in light industry and shops for 1,200 workers; a park and riverwalk; a museum; and various other social and leisure facilities. It seemed a hopelessly idealistic and ambitious task.

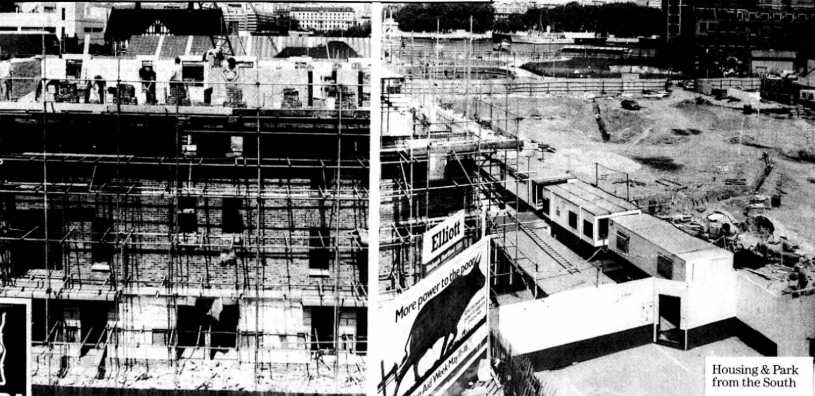
But three years later co-operative housing is going up on a site which had remained derelict since the war; a riverwalk including an arcade through Stamford Wharf has been completed; a landscaped park is well-advanced; and detailed plans are being drawn up for the next phases of the development. The people of North Southwark and Waterloo are showing the world that office blocks, luxury flats and property speculation are not the answer to the needs of London's local communities. There is another way...



Above
Inside Mulberry



Below
Stamford Wharf



Housing & Park
from the South

New Homes...

MULBERRY - THE FIRST COIN STREET CO-OP

Now that most of the roofs are on, you can get a real idea of how the Co-op will look and begin to picture its central garden. The houses are for families with 3-6 children but there are also some small flats at ground level and two bungalows for people in wheelchairs.

All of Mulberry's homes will be let to people whose names are put forward by Lambeth and Southwark Councils from their Housing Waiting Lists or Transfer Lists. The Councils will have assessed them as being in "housing need" - eg, overcrowded, without their own home or living in very bad conditions.

Mulberry's founder members - who are in charge until the houses are finished - also want to make sure that the people the Councils put forward have a genuine interest in joining the Co-op and being involved in running it. Previous experience won't be necessary, but every adult wanting to live in the Co-op will have to attend 12 special training sessions run over a 5-month period before they can move in. Mulberry believes that training future members to understand their responsibilities and feel confident about carrying them out is the key to the Co-op's success.

It's taken a lot of work to get Lambeth and Southwark Councils to put forward the names of possible tenants early enough. As soon as they confirm when they will do this, Mulberry will publish a leaflet with information on the Co-op and its training programme.

REDWOOD CO-OP - FLATS IN STAMFORD WHARF

Redwood will own and manage the housing on the top five floors of Stamford Wharf - 70 flats suitable for single people or families without small children. Building work will not start before 1989 and will take 2 years.

PALM CO-OP - ON THE PARK

Design work has also started on a third Coin Street Co-op. Palm Co-op will have large family houses with gardens, and flats with patios or balconies for older people and people with physical disabilities. All the houses and flats will look out onto the new park.

APPLYING TO THE COIN STREET CO-OPS

To be eligible for Mulberry Co-op you must be on either Lambeth or Southwark's Housing Waiting List or Transfer List. Let the Council know that you want your name put forward to Mulberry (but remember that you will only be considered if your household is the right size for what's on offer and if you are assessed as being in "housing need"). Housing Trust tenants - eg, Peabody or Church Commissioners - should ask their landlords to arrange with the Council for their names to be put forward to Mulberry.

It's too early to say what arrangements Redwood Co-op or Palm Co-op will make for letting their homes and no waiting lists have been opened yet.

New Life for old Wharf

Stamford Wharf started its life as the Post Office Central Generating Station built next to Bargehouse Alley between 1905 and 1908. But just 20 years later it was reconstructed and extended as a warehouse and distribution centre for the OXO company. Meat was brought up river by barge to be stored and then packed and labelled within the new building. Because most of the meat was shipped from South America, the owners originally intended to call it River Plate Wharf (as a stone block in Bargehouse Street shows) but later the name was changed.

The famous tower was added in 1930 making it the second highest commercial building in London (don't times change!). The design was a cheeky way around the London County Councils restrictions on illuminated advertising.

By the time Coin Street Community Builders bought the Wharf, Lord "Master Butcher" Vestey had shut down the warehouse operation and all that was left was a heliport with four noisy helicopters. CSCB told the helicopters to "buzz off"!

Now it is time for the building to take on another new life. The top five floors of the riverside building will be refurbished to provide fair-rent co-op flats (see elsewhere on this page) but the same amount of space again remains for other uses. What are they to be?

That is where you come in. At the beginning of this year Coin Street Community Builders advertised for proposals for this remaining part of Stamford Wharf. Some 90 organisations put forward their proposals. Managed workshops, a 'discovery centre' for children, a resource centre for the deaf or for those campaigning to improve the nation's health, an arts and crafts centre, an environmental/ecology centre, a place for shops and a market, a place for performances...? The proposals come from a wide variety of public, private, charitable and other voluntary sector bodies. Coin Street Community Builders have said that they do not want offices or luxury flats and they do want to include a small museum about the River Thames. But their main decisions will not be taken until August and before that they want to know what people - especially local residents - feel are the important things to bear in mind when taking a decision.

Because of this, CSCB is organising a special exhibition about the future of Stamford Wharf to be held at the Coin Street Design Centre, 99 Upper Ground, from 15th June until 17th July. You are invited to visit the exhibition and leave us your comments and opinions.

The exhibition will concentrate on the general principles which need to be considered. How important is it to ensure the building is open to the public? What sort of uses will fit with the new housing? What parts of the existing building should CSCB try to keep? How much weight should be given to the number of jobs likely to be provided? What sort of management control over the building is desirable? Can the scheme be financed? And how useful are the various proposals to the local community? Come and give your views!

One of the Coin Street sites (where the cash and carry used to be at Gabriel's Wharf) has been earmarked for co-operative houses...but not for a few years. In the meantime Coin Street Community Builders are thinking of encouraging a weekend market to bring back life to the site.

A market could not be opened until later this summer and before then Coin Street Community Builders and the London International Festival of Theatre are joining together to present 'CIRCUS OZ' one of the world's most celebrated contemporary circus companies from Australia. Irresistible entertainment for all the family!

We are arranging special workshops for local kids and young people where they will be able to learn some of the skills of the circus. This is a unique opportunity for anyone interested in acrobatics or clowning. If you know anyone among your friends or family do let them know. Details are still being worked out but we expect the workshops to take place in the week starting 27th July. We are also making arrangements for local kids and pensioners to get tickets for the real CIRCUS OZ for only £1. Contact Louanne on 633 9651 for more details about the workshops and cheap tickets.

CIRCUS OZ in the Big Tent off Upper Ground
Sat 18th July - 9th August including Sundays
(no performances 20, 21, 27 July & 3, 4 Aug)
TICKETS FROM 99 UPPER GROUND OR PHONE
620 0613/4

COIN STREET
COMMUNITY BUILDERS

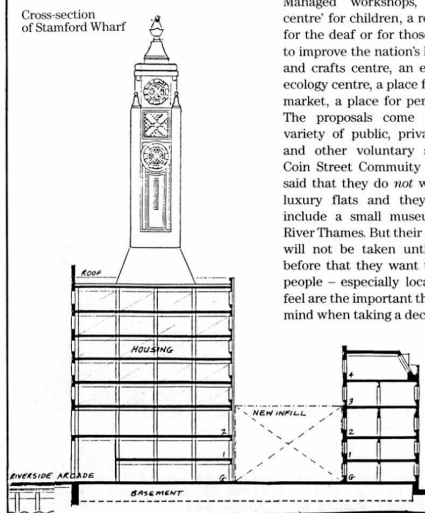
99 Upper Ground
London SE1 9PP
ADMINISTRATION
01 620 0544
GENERAL INFORMATION
01 633 9651

*Please note our new
telephone numbers*

You are welcome to visit
the Design Centre
(behind the National Theatre
and adjacent to Waterloo Bridge)
to find out more about
the new housing, riverside park
and
other parts of the development.



Cross-section
of Stamford Wharf



LETTERS

Dear SEI

LAMBETH WORTH DEFENDING?

Not the Environmental Health Department, according to your anonymous correspondent in Issue 46. As the person responsible for managing that service to the community, I hope you will allow me a little space to comment, and I apologise for the lateness of my reply.

I cannot say anything about the case in point as I do not know for certain which one it is, but I am aware of a case in SE1 where an owner of two large properties applied for grants and the basis of proposals put to officers of the Council were subsequently found to be a lot less than the whole truth. Unfortunately environmental health officers occasionally misplace their trust, despite years of experience of landlords and property speculators.

The disbursement of public funds is an area which always needs careful control and accountability. When it becomes apparent that money (your money) might be paid out for incorrect and inappropriate reasons, then both law and professional care require intervention to stop that happening. On top of that, the kind of premises which are involved in this second case, houses in multiple occupation, can and do become death traps in the event of a fire, unless adequate means of escape from fire exist. This is the responsibility of the environmental health officers and it is taken seriously.

I can only say to your correspondent that the red tape may be burdensome, but law and personal safety of people means we are accountable for getting it right. Experiences such as that described above where people have been less than frank with Council Officers makes those officers even more careful.

Terry Rutter
Chief Environmental Health Officer

Threat to Colombo Street

Continued from front page

contribute to protecting this vital local amenity, petition forms are available to sign at Colombo St, Waterloo Action Centre, Borough Community Centre and Coin St Community Builders.

Don't let the developers win, if you want to help Colombo Street in their campaign, please call in to the Centre or ring 261 1658 and ask for Ros or Tom.

GENERAL ELECTION: Statements of candidates

Below SEI prints the statements of 3 of the candidates for Southwark-Bermondsey constituency at the General Election of 11th June. For reasons of space, editing was necessary.

Bermondsey Communist Party has selected Nigel Power, a 26-year old film and video technician as its candidate for the general election. The following is his statement.

This is a vitally important election because it gives people the chance to put a stop to Thatcher's disastrous policies. We will be asking voters to 'defeat the Tories and go one better - vote Communist'.

Eight years of Tory government have inflicted massive damage locally and nationally. The divided nation of rich and poor is only too obvious in Bermondsey now that private development has taken over the riverfront. Meanwhile unemployment keeps rising. The closure of Peek Freans has just added another 1,000 to the dole queue.

We have positive plans for Bermondsey. We will campaign for more resources to be pumped into housing. We will ensure that our young people get a good education, real job training and that a massive job creation strategy is pursued. Well funded and efficient local health services are another vital priority.

We also want people to have a greater say in their lives which means strengthening democracy. The Docklands area must be restored to local control. Nationally we are committed to introducing the much fairer system of proportional representation. And we fully support the efforts of women and black people to end discrimination.

We are the only party in the election demanding unilateral nuclear disarmament, the removal of American military bases and the redirection of arms spending.

The Labour Party's candidate is John Bryan. This is his statement.

Another Tory Government is a prospect too bad to think about. I am fighting for: a 35 hour working week without loss of pay, which could create over 1 million new jobs; a £120 minimum wage for all including pensioners; opposition to all Tory 'slave labour' schemes; a million new homes a year, including 8,000 in Southwark; a massive expansion of resources for education and the health service; for a socialist plan of production to end the rule of profit.

I am confident that the people are beginning to see that the Liberals are really the Tories in disguise. What-ever Simon Hughes says, every Alliance MP will have to follow the 'Doctor's Orders'. David Owen, loyally followed by David Steel, has made it quite clear that they are prepared to keep Thatcher in power in the event of a hung Parliament. A vote for the Liberals is a vote to keep Thatcher in No 10.

Did you know that your MP gets £19,373 plus £20,140 secretarial allowance for the privilege of representing you.

If elected I am committed to accepting only the average wage of a skilled worker plus legitimate expenses. All the rest of my salary would be put to the benefit of the Labour Movement and the campaigns of working people locally. By accepting the same wage as a skilled worker, my living conditions will keep me firmly in touch with the problems facing local people.

Simon Hughes, Liberal Alliance candidate.

Local people is SEI have been under attack for the past 8 years. I know, SEI is my home. In a proud and famous area where no Conservatives have ever been elected, a Conservative Government which has no real understanding of the needs of our community has been cutting our services, our cash, and our dignity. Beds and wards closed at Guy's and St Thomas's, jobs disappearing here more quickly than all but one other area of London, and money for housing repairs has now been slashed. Our community has been fighting for survival.

As Liberal MP for Southwark and Bermondsey for the last 4 years and as a local resident I have been fighting alongside the local community in all its battles - for decent housing for local people and against property speculation for the rich, keeping open Borough High St Post Office, supporting the Coin St development for the community, opposing the Channel Tunnel Terminal at Waterloo, etc.

As a campaigning Liberal MP, I stand for reelection on my record, and promise to put the community first. I want to end 8 years of Mrs Thatcher's uncaring government and replace it by a government which will rebuild Britain and our morale. I stand for a million more jobs; decent well-paid training and apprenticeships for young people; a right to hospital treatment for all routine operations within 6 months; £6 a week pension increase for single people and £9.40 for a couple; 4,000 more police on the beat; massive investment in building homes. You will come first and government will be made to listen.

Colombo Street Football News

On Saturday, March 28th, the Colombo Street Under 10's Football Presentation Disco was held at the Colombo Street Centre. Over 400 people turned up for the occasion and Alan Walker and Alan McCreary of Millwall Football Club were on hand to present the medals and trophies. It was a great thrill for the boys to meet the Millwall players and Colombo Street was more than grateful to Millwall for allowing them to come along.

The Colombo Street Under 15's 5-a-side team, Kingsley Blake, Jason Collinridge, Thomas Longmore, Robert Bearsby, Darren Eli and Lloyd Williams, won through to the second round of the Metropolitan Police 5-a-side championships when they played their first round matches at Southwark Park on Wednesday, May 20th. We wish them luck in the next round.

On Saturday May 23rd the same team plus Alan Neeson were runners up in the Maxwell Cup unluckily losing by the only goal of the match in the final.

Reports slam LDDC

Two recent reports slam the London Docklands Development Corporation. The first, by NSDCG, concludes the LDDC

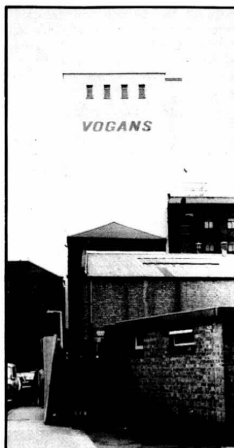
meets none of the needs of the community and should be abolished. The second, by Jacobs Action Group, notes the pro-developer stance of

the LDDC and also calls for its abolition. Both reports are free and are available from 56 Southwark Bridge Road, SE1.



Vogans falls to property speculators

Regular readers of SEI newspaper will remember that the December 1986 issue carried a story about the closure of Vogans, grain and pulses millers and packers of Mill St SE1. Despite investment amounting to millions of pounds in recent years by the company, closure became a certainty when the new owners of the site - the Elders brewing multinational - sold the land out from underneath Vogans to property developers, with the inevitable result.



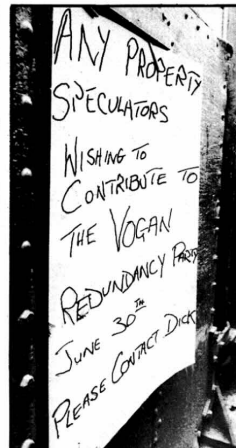
The well known local landmark of Vogans' silo, soon to be pulled down and replaced with a block of luxury flats half as big again.



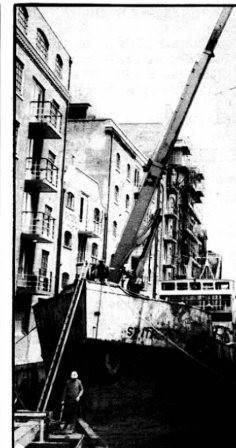
A date with the dole on 31st June. Two of the more than twenty workers made redundant by the closure face an uncertain future.

Fuelled by the London Docklands Development Corporation's willingness to kick out jobs in favour of luxury homes, nearly all the industrial jobs have now disappeared from the area that was once London's larder.

Vogans will shut its doors for good on June 30, throwing more than 20 employees out of work. SEI brings you a small photo reminder of the disappearance of London's dockland industries.



A last ironic gesture. Notice put up by Vogans workers on the Mill St doors. Not many contributions are expected from the property sharks.



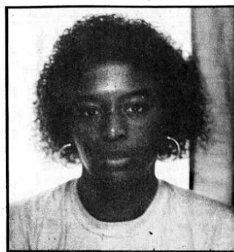
The last grain ship has left of St Saviours Dock. Now the only boats are those bringing in materials for the luxury warehouse conversions.

PHOTOS: SEI newspaper

Waterloo Young Peoples Health Project

'My name is Barbara Horsford. I am the new youth worker at the Waterloo Young Peoples Health Project. As I am completely new to the area, I have spent a considerable amount of time getting to know the area and the people in it.

I'll be restarting my visiting soon, so if you work with young people or know of a group of young people who may be interested in learning about issues relating to their health, and you would like someone to coordinate or facilitate some sessions, contact me at the Health Project on 633 0852, Monday - Wednesday, for a chat when I will tell you more about the work of the Project.'



LAMBETH FUNERAL SERVICE

As well as the tremendous feeling of loss, a death in the family is often the occasion for important decisions about burial or cremation - which usually involve considerable sums of money and carry serious implications for the family's finances. Understandably, the bereaved need to be certain that the funeral service provided meets with the best professional standards, and that the funeral is carried out in a solemn and dignified manner by a reputable undertaker.

The Lambeth Funeral Service has been designed to this end. The funeral is in every way comparable to other funerals on offer in the high street, but the price has been substantially reduced through negotiation by the Council.

The basic cost of the service is currently £280, with extras, called disbursements, which include such things as doctor's and minister's fees and cremation or burial charges.

With these extras a cremation is likely to cost between £335 and £370. The Funeral Director will also provide any extra requirements such as additional flowers at a fixed price.



To arrange a funeral simply take this leaflet to: The Cooperative Funeral Service 114 Brixton Hill, London SW 9 6TA 5298 (24 hour service)

For Lambeth People

STOP PRESS
SOMETHING SPECIAL THIS SUMMER AT

morley college

Replan & Community Education

SUMMER COURSES

for June and July 1987

COMPUTING---D.I.Y. FOR WOMEN ---DANCE---TYPING
PARENTS SUPPORT GROUP--GRAPHICS WORKSHOP

POTTERY---ARTS and CRAFTS---AFRICAN HISTORY
JOBSEARCH--PAINTING and DECORATING FOR WOMEN

T.V. STUDIES---CAR MAINTENANCE FOR WOMEN
PHOTOGRAPHY---NATIONALITY and IMMIGRATION

If you would like more information about any of these courses before joining please telephone either Cass Breen or Keith Thomas or Steve Glennon on 928-8501 or Amanda Woolley on 587-1826.

A LIMITED NUMBER OF CRECHE PLACES ARE AVAILABLE

ENTERTAINMENTS IN LAMBETH

CHILDRENS SHOWS and STOP-OVERS



LONGFIELD HALL
50 KNATCHBULL ROAD, SE5

LAST SATURDAY OF EVERY MONTH
TICKETS £1

Saturday 27th June, 2pm
The Pied Piper Theatre Coy
'CAPTAIN SWASHBUCKLE AND
THE ISLAND OF MUSIC

Box Office: 622 6655 x 355
720 3530

THE LONDON BUBBLE

CLAPHAM COMMON
3 SPECTACULAR SHOWS!

THE HEADLESS BODY
Wed 10th - Sat 13th June
at 7.30pm
Tickets £3 (£2 Concs.)

THE CABINET OF DR CALLIGARI
Friday 12th June, at 10pm
Tickets £2 (£1 Concs.)

THE WILD CHILD
Thurs 11th June at 2pm
Sat 13th at 3pm
for 7 - 11 year olds
Tickets: £1

Tickets from Bubble: 237 4434
Enquiries: 622 6655 x 359
Ask for Paul Griffiths



Sat-
urday
Saus-
ages

NETTLEFOLD HALL
1 NORWOOD HIGH STREET

Saturday 6th June, 2pm
'GOGOZAN THE STRONGMAN'
Madame Souhami & Co
(For 4 - 11 years)

Saturday 4th July, 2pm
'KAN KAN THE KANGAROO'
Jactito Puppets
(For 3 - 7 years)

All tickets: £1.25
Bookings and information:
622 6655 x 355
or 720 3530



Improvements by tenants

Under the terms of Southwark's Tenancy Agreement, Clause 26 - 'Improvements by Tenants' - you are allowed to undertake alterations, adaptations and improvements to your dwelling. The clause allows the tenant to construct or demolish partitions and internal walls, replumb, rewire, redecorate, etc. But what if you want to go beyond the boundary of your dwelling? For example, what if you live in a ground floor flat adjoining an unused grass verge and wish to instal french doors and enclose a garden?

Recently, the author of this piece was granted permission by the Bermondsey District Housing Office to extend his existing flat into an adjoining derelict washroom. The space lies outside the boundary of the previous tenancy and the permission therefore establishes a precedent with far reaching implications for tenants to undertake their own works.

There is now no obvious reason why tenants could jointly do improvements to their communal areas, decorating, altering and improving corridors, landings and stairways. In my own block of flats we are seeking to instal an entryphone system ourselves by sharing the costs among us because we realise entryphones have a low priority in Southwark's allocation of resources.

Should you seek to undertake any improvement works to your premises, either individually or together with your neighbours, you must get approval from the housing office, since you cannot demolish structural walls, interfere with fire escapes, reduce provisions covering environmental health or reduce the potential of the property for re-letting.

Subject to the nature of the works, Improvements Grants may be available, although Southwark has no experience of this yet. Generally, as a tenant or a group, you will have to pay all the costs, although where tenants can share skills, these could be kept to a minimum. Southwark does not yet provide technical advice to tenants seeking to do these sort of works, but your local advice centre might be able to refer you to specialists.

Should you wish to proceed, or you are having difficulty obtaining approval, you can contact your housing officer, local Councillor, MP or advice centre.

Walter Menteth, a tenant of Southwark living in SE1.

SE1 NEWSPAPER

SE1

SE1 newspaper is produced for residents of Waterloo and Nth Southwark by people living & working locally. We welcome your letters, news, photos or other contributions. SE1 particularly welcomes contributions from the area's ethnic communities. We would also appreciate more articles from the Waterloo area.

NEXT COPY DATE

Copy date for the next issue of SE1 is Wed 24th June. Publication date is 3rd July. All contributions should be sent to 56 Southwark Bridge Road, SE1 OAS.

SE1 AVAILABLE AT

If you want to receive your copy of SE1 regularly, it is available from the Waterloo Action Centre, 14 Baylis Rd, or from the Borough Community Centre at 56 Southwark Bridge Road.

ADVERTISING IN SE1

SE1 newspaper is run on a tight budget and is entirely financed by advertisements. If you would like to advertise your activities, events, organisation, jumble sales, products, services or whatever, you will find our rates very reasonable. To find out more about advertising in SE1 telephone Gerry on 928 0711.

SUBSCRIPTIONS

Subscriber rates to SE1 newspaper are £5 a year for individuals and £15 for institutions. Cheques should be made payable to 'SE1 newspaper' and sent to 56 Southwark Bridge Road, SE1 OAS. We publish ten times a year with double issues during the summer and at Christmas.

SE1 EDITORIAL GROUP

Mary Dimond, John Howes,
Dave Scott, S Lievesly
Keib Thomas, G Vignola

JOINING IN

SE1 always welcomes people who wish to help in producing or distributing the paper. Get in touch with us at 56 Southwark Bridge Road.

LAMBETH COMMUNITY CARE CENTRE

You are invited on Thursday June 11th, 7 - 9pm, to visit the Centre (Monkton St, SE11) and meet the Centre Advisory Group. Wine and cheese will be served. Ring Leslie to say you're coming on 582 5513.

PUBLIC HAZARDS NO. 6

Cracked and broken paving stones, potholes, pavement parking are just some of the problems that our elderly residents especially have to negotiate. Sometimes, we have the ridiculous spectacle of a device meant to aid pedestrians actually becoming an obstacle.

Such is the case of this metal bollard, pictured below in Redcross Way, which was knocked over and has been lying in state blocking the footpath for several months now. Even more ridiculous is the fact that the hole it left has been filled in. Readers can only conclude that one group of council workmen is responsible for filling in the hole and another for taking it away. Presumably, yet another group is responsible for bringing it back and perhaps another for reinstalling it. I wonder if someone from the Public Works Department could explain this conundrum to SE1 readers? Over to you Public Works.

