

SE1

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Courages site comes to life

The Mayor of Southwark, Councillor Dot Winters officially opened the recently completed housing and workshop complex at Gatehouse Square, Park Street, on the former Courages site, on Thursday 12th November.

On a bright and mild day, there were many local residents present to celebrate the event, along with Southwark councillors including Anne Matthews, Leader of the Council, officers of Southwark Council and the former GLC architects department which designed the houses, representatives of the builders Croudace, and many children from four local schools who had designed mosaics which have been laid in Gatehouse Square to mark the completion of the houses. Also present was sculptor Brian Yale who made the commemorative statue which was unveiled by the Mayor on the day. The idea for the statue was developed in conjunction with residents.

Those who spoke about the achievements on the site included the Mayor, Cllr Anne Matthews and George Nicholson, GLC Planning Committee Chair at the time of the purchase of the site. George praised the efforts of the North Southwark Community Development Group, and in particular its Chair Ted Bowman, to bring this site into community use. The property developers which plague our riverside had on this occasion been fought off and something of lasting value to the community built.

The seven and a half acre Courages site was bought in 1983 by the GLC under the Community Areas Policy, following a campaign by local community groups like North Southwark Community Development Group to bring the former brewery into social use. Since then, the mixed development has gone according to schedule with the rehabilitation of 24 houses and flats bordering the site, the building of 37 one and two-bedroomed sheltered flats, 24 workshops, which have all been let by Southwark Council, and 6 industrial units. These last units remain unfortunately empty because they were taken over by the successor body to the GLC, the London Residuary Body, who for reasons known only to themselves are sitting on this much needed industrial space.

The twenty new homes officially opened by



Mayor Dot Williams with local schoolchildren at Courages housing opening

the Mayor are built in two blocks around a central courtyard. One block is a three storey terrace consisting of five four-bedroom maisonettes with five one-bedroom flats on the top floor. The second block is a terrace of ten four-bedroom town houses with garages and rear gardens. They have all been allocated to tenants from Southwark's Housing Waiting List.

The housing complex cost £1.5 million to complete, while the Sheltered Housing scheme, also funded by Southwark Council, cost £2.2 million. The rehabilitation of old houses and the construction of the industrial workshops were done by the GLC before its abolition.

A second phase of new build housing on the site, along Park Street, comprising up to 60 units is scheduled for the

future. Detailed design work has already been done, but a cloud hangs over the development because of severe government cuts to local authority housing programmes.

A highlight of the day was the enthusiastic presence of the children from four local schools who took part in a competition to design mosaics for the site with the assistance of educational advisors from ILEA. Through the mosaic making process, the children were able to learn not only about the art of mosaics, but also about local history, involving visits to museums. The children were rewarded with book tokens for their efforts while their wonderful and colourful mosaics will grace Gatehouse Square forever as a reminder of their own and the local community's achievements.

PHOTO: Southwark Sparrow

**MANAGEMENT COMMITTEE & WORKERS
WISH ALL OUR FRIENDS, MEMBERS & SE1 READERS
A HAPPY CHRISTMAS**

NORTH SOUTHWARK COMMUNITY DEVELOPMENT GROUP



SE1

SE1 newspaper wishes all its readers a Merry Christmas and a Happy New Year. Thanks to all those who have supported us in the past year with contributions both written and financial. Our next issue will be out in February, 1988.

Planning applications - you can object!

A recent leaflet circulated by North Southwark Community Development Group to homes around Maltby Street, off Abbey Street, brought to light a problem for many residents of North Southwark.

The leaflet concerned an application submitted to Southwark Council's Planning Department by a firm which wants to use No.70-72 Maltby Street as a lorry park and spare parts storehouse. The site is owned by Southwark Council and is currently vacant. It was designated by the North Southwark Plan as suitable for housing but the Council says it doesn't have the money available to develop it.

North Southwark Community Development Group put around the leaflet with the aim of bringing to the attention of residents developments in their area which might be of concern to them. The Group encourages people to comment on, and if necessary oppose, applications made to Southwark's Planning Department to change the use of particular sites or buildings.

One resident of St Saviour's Estate who received the Group's leaflet rang to say that he would definitely be writing to Southwark's Planning Department to oppose



A derelict 70-72 Maltby Street

the application. Maltby Street and neighbouring streets he pointed out is a populous area whose narrow streets are unsuitable for large vehicles.

He complained of one company 'Fresh Connection', in Grange Walk, which has 30 and 40 foot containers in and out of its plant 24 hours a day. What started out as a small frozen meat firm has grown into a sizeable operation, with its trucks frequently loading and unloading on the street. Mr Cope, the resident concerned, told SE1 that he

had complained to the Police and to Southwark's Environmental Health Department but to no avail. He complains that it is very difficult to get a good night's sleep because of the noise of the trucks.

When it is considering planning applications, the Council always takes into account the views of residents likely to be affected by a proposed development. Your voice then can be important in stopping developments which residents agree would be detrimental to their area.

Lord Clyde raises £2,162 for Evelina Childrens Hospital

The Lord Clyde pub in Clenard Street off Southwark Bridge Road held a belated Guy Fawkes Party on 6th November at which £786.41 was raised for the Evelina Childrens Hospital at Guy's. Readers will remember that the Hospital once stood almost opposite the Lord Clyde of the site of what is now the Mint Street Open Space.

A raffle and a competition to guess the amount of money in a collection bottle were among the means used to raise the funds. Mr Duffy with a guess of £214.03 took first prize and wasn't far off the £215.41 deposited in the collection bottle on the bar at the Clyde.

In the past 12 months patrons of the Lord Clyde have raised a magnificent total of £2,162.41 for the Evelina Childrens Hospital. Landlord Michael Fitzpatrick asked SE1 to thank all his customers for their generous contributions. SE1 also reminds its readers that the Lord Clyde is a pub well worth a visit. It offers a friendly welcome, great food and well kept beer.

A well earned retirement

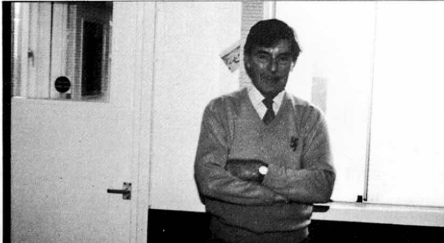
Retiring at the age of 65 after 15 years service with Southwark Council is Harry Davis, a Housing Welfare Officer based at Cherry Garden Street office. Harry got a bit of a surprise when our SE1 reporter went to interview him. Colleagues at work had told him to expect a client to talk about housing benefit! Harry admits to being very reluctant to leave the job, telling SE1 that he has enjoyed his work immensely and that he will miss all the friends he has made in his job.

In his job, Harry sees himself as an advocate for the tenants. His work mainly involved helping the elderly claim the housing benefits to which they are entitled, seeking suitable accommodation for the single homeless and rootless, and seeing to the needs of those who require shelter-

ed accommodation.

While Harry believes that the housing situation in Bermondsey has worsened over the years, particularly in seeing people accepted by the Council as a priority for housing, he has never found that the job got him down. On the contrary, he enjoyed the face to face contacts with tenants and found satisfaction in trying to get people into decent housing accommodation.

Early in 1988 Harry and his wife are going on a month's holiday to the Far East. When he returns, Harry intends getting involved in voluntary work, in particular with the aged, as well as pursuing one of his favourite interests, gardening. SE1 is sure it speaks for his colleagues and clients when we wish Harry well in his retirement.



It's well worth while then making your views known because a development might sometimes be approved because no one opposes it at the time but which later on residents come to regret.

Recently, Southwark's Planning Committee has changed the way it works to allow local residents to participate more effectively in planning decisions. On the last Monday of every month at the Rockingham Community Centre in Falmouth Road, at 6.30pm, the Area 1 Planning Sub-committee meets. On the second Tuesday of each month at the Beormund Centre, 177 Abbey Street, at 6.30pm, the Area 2 Planning Sub-committee meets. Area 1 comprises Cathedral, Chaucer and Abbey Wards and Area 2 Riverside, Bricklayers, Rotherhithe and Dockyard Wards.

These meetings are open to the public at which you are welcome to speak. If you would like to attend these meetings but are unsure which Area you come under, ring the Planning Department on 403 3322 or North Southwark Community Development Group on 928 0711. Or ring either number if you want to know more about planning or the uses to which land is put.

Foul play

Talking Books for the Handicapped, located in Lant Street, recently contacted SE1 to report that their office windows had been broken by someone throwing snooker balls through them. Last year they had their name plate ripped off their door which had to be replaced at considerable cost.

The latest attack had its unfortunate ironical side. The charity, which is a postal library of books on cassette for those who can't read, recently had a number of sponsored runners during the London Marathon competing for a first prize trip to Amsterdam for the one who raised the most money. The winner was none other than boxing promoter and manager of world snooker champion Steve Davis.

It was Steve Davis himself who presented first prize to the winner on behalf of Talking Books for the Handicapped. Never would he have imagined at the time that the tools of his trade would be later used by vandals against the charity his manager had raised money for.

In a future issue of SE1 we hope to bring readers an article about the services offered by Talking Books for the Handicapped.

St George's Buildings exchange?

An urgency meeting of Southwark Council's Housing Committee at the beginning of November considered a confidential report prepared by Technical Services officers of the Housing Department which recommends selling off the council-owned St George's Buildings in St George's Road. A copy of the report was sent anonymously to SE1 newspaper.

The report recommends a barter arrangement with two building companies presently carrying out central heating installation contracts for the council. They would take over the ownership of St Georges Building's in exchange for carrying out the wholesale replacement of the water supply system on the Harold, Swan Mead and Creasey Estates behind Tower Bridge Road. For the past three winters the tenants of these estates have suffered terribly, without water as the external pipes froze.

However, the report was angrily received by Cllr Nick Snow, a member of the Housing Committee present at the November meeting which nevertheless accepted the idea 'in principle'. Cllr Snow told SE1 that "flogging off empty buildings to plumbers is not a way of financing the necessary emergency works on Swan Mead, Harold and Creasey Estates." Cllr Snow argued at the meeting that the report was not written in accordance with any existing policy of Southwark's ruling Labour Group and therefore should be referred to the Labour Group for discussion. This was agreed by the Committee, but so far no discussion has yet taken place.

The proposed exchange, an asset sale by any other name, would effectively mean the loss of public housing stock to the private sector for probable redevelopment as luxury flats. The desperate play highlights one of the major problems facing Southwark's Housing Department. This is the lack of money available to carry out major repairs. These are normally paid for from the Housing Department's capital account. But over the past seven years, says Cllr Snow, tens of millions of pounds have been cut from Southwark's housing budget by the government.

St George's Buildings, a six-storey tenement block near the Elephant & Castle, built in 1900, has been empty for over 5 years. It was bought by the council in the 1970's as part of the Hayles Estate. Southwark says that it doesn't have the money to make it habitable. It has applied to the Department of Environment a number of times for permission to borrow the

money to refurbish the building but has been refused each time on the grounds that the costs were too high.

Despite winning agreement to refer the matter to the Labour Group, Cllr Snow conceded the report's conclusion that because the Council can't bring the building back into use there is no point in continuing to leave it empty.

In fact, little homework appears to have gone into the report on the proposed sale of St George's Buildings. As far as SE1 could ascertain, other Council departments, such as the Valuers and the Legal Department, were not consulted in preparing the report, and no estimate of its worth was made when the confidential report was presented to councillors.

Certainly no local Tenants Associations or local community groups were consulted. Bermondsey Labour Party, which has also seen a copy of the confidential report, has written to the Leader of Southwark Council, Anne Matthews, in whose ward St George's Buildings lies, to complain that ward Labour parties were not consulted either.

Nor was there any mention made of the possible sale of the building to a Housing Association or a Coop which could bring the building back into housing use for those in need. In fact, the barter arrangement suggested by the confidential report implicitly rejects this idea. This is because barter deals avoid the government's controls on local authorities being able to spend the proceeds of capital asset sales. If the building was sold to a Housing Association the Council could spend only 30% of the receipts.

Should the barter deal go ahead, Southwark Council will have been pushed further down the road the government intends they should take. The government doesn't want to see local authorities build a single new council house. Last year Southwark built only 67 new homes, while the borough's combined Housing Waiting and Transfer Lists had grown to 24,000.

The government says it wants local authorities to concentrate on the repair and maintenance of their existing housing stock. But Cllr Snow argues that they are being denied the funds to do this very job. He told SE1 he considers it "part of a deliberate government policy to make the public believe the council is not capable of carrying out its duties." When new housing legislation comes into effect next year,

the government hopes that, fed up with their council as landlord, tenants will opt to 'pick a new landlord'. This they hope will put an end once and for all to public housing.

Many residents and community organisations feel though that St George's Buildings should remain in the public sphere. A Coop or a Housing Association, for instance, might be interested in taking it over. Cllr Snow sees the Coop solution as a "red herring" for two reasons. Firstly because a Coop would be likely to come to Southwark Council to borrow the money to refurbish the building and secondly because they don't necessarily house the people the Council believes are most in need of housing.

There are, however, alternative means of funding for Housing Associations and Coops and a number of Coops with guaranteed funds available are known to be looking for sites in Southwark. Secondly, these agencies frequently house people, such as the young homeless and single people of limited means, who are not high on the list of council priorities but just as deserving of a decent place to live. In any case, Southwark could always be guaranteed the right to nominate a certain proportion of tenants from its waiting list to any Coop or Housing Association development of St Georges Buildings.

While it is possible to have

LRB demolition job

Only a year after their completion, the six industrial units on Southwark Bridge Road in the Courages site, are under the threat of demolition. This shock news was given to the local people who attended the first Area Planning Sub Committee at the Rockingham Centre on the 30th November 1987. The London Residuary Body (LRB), who inherited the properties from the GLC when they were abolished, are currently negotiating with the Midland Bank who want to build a cheque sorting office on the site. With a space requirement of 150,000sq ft, such a development would necessitate the demolition of the existing industrial units.

The site of the old Courages Bottling plant has been developed by Southwark Council, the GLC and the North Southwark Community Development Group to provide much needed housing and industrial accommodation for local people. The twenty-four workshop units that remained

every sympathy with the predicament of the council, it would be unforgivable to see the yuppies take a further strangehold over another piece of North Southwark, for this is what would undoubtedly happen if a private developer got St George's Buildings in exchange for renewing the water system on the Swan Mead, Harold and Creasey Estates.

And this brings us back to these suffering estates. Why has this problem been allowed to recur every winter for the past three years? Last winter, Southwark council's Bermondsey Plumbing Section were on the estate for four weeks flat out coping with the effects of the frozen water pipes. The amount of money spent in the past on remedial and maintenance work and patching up an antiquated water system must surely have amounted to little less than the cost of replacing the entire system.

Surely there is a failure of housing management involved here. With the proposed barter deal involving St George's Buildings the Housing Department is desperately seeking a solution to a problem of its own making. In doing so it is unfortunately putting one section of the community against another, potentially bringing the interests of the tenants of these estates into conflict with those residents who wish to see St George's Buildings remain in public hands.

In Southwark's ownership when the GLC were abolished, were fully let nine months after their completion. Indeed, tenants for ten of the units had been found prior to completion. The tenants all accepted the clause in their lease that ensures that jobs created will go to local people. In contrast the 6 bigger units taken by the LRB have sat empty for a year. Around £400,000 in lost revenue has been the result.

George Nicholson, former chair of the GLC Planning Committee and member of the North Southwark Community Development Group, was appalled at the news. He told SE1 "This is another example of asset stripping by the LRB. They are obviously trying to maximise their profit over a carefully planned community development."

SE1 will keep you informed on this important community issue.

Dollmaker extraordinaire

One of the busiest people in SE1 this Christmas must surely be Beryl Kari, doll-maker extraordinaire, who has a workshop at Elephant Enterprises at Tress House, Stamford Street.

Beryl's magical 'Dimity' dolls first attracted my eye when they were displayed in Tress House's windows in the Summer. They seemed then like an enchanted land in the noise and dirt of the passing traffic and now her reputation has grown to such an extent that Beryl is working flat out to clear all her orders by Christmas.

She also had to take on a trainee to help her make the dolls for these are not the kind you will find in any High Street toyshop, or for that matter, in any shop in London. For these are dolls not for little girls, but for adult collectors, and they cost from £35 each.

Each doll is based on Victorian and Edwardian characters and every detail is researched by Beryl to ensure that each part is appropriate to the character of the period.

My favourite was Mary Kill the Cats based on a character from Beryl's Liverpool childhood and the Victorian Parlour Maid is very popular with american visitors. Most magical of all perhaps is The

Herbalist who carries a basket of herbs and potions where even the herbs in their tiny glass bottles are real - the detailed work on these dolls really has to be seen to be believed.

Once Beryl had dreams of making fairy dolls based on 'A Midsummer Night's Dream' and flowers from the English countryside, but now she just doesn't get the time to follow up this lovely idea.

She did, however, carry out an unusual order for an American customer who wrote to her from Maryland asking her to make a doll in his wife's likeness from an enclosed photograph and asking her to clothe the doll in a Victorian wedding dress! Beryl made the doll in two and a half days and dispatched it safely to America where it arrived in time for the couple's wedding anniversary.

And now this talented woman who has been a journalist and a dancer, is looking forward to a well deserved break at Christmas. "I shall be spending it with my step-children from America. It's their first time in England and they are very excited", said Beryl, who is working hard to bring her own special brand of magic to other people at this time of year.

Anne Critchley



Beryl Kari with 'Dimity Dolls'

Shopping locally at Christmas

Christmas and spending sadly seem to go hand in hand in our materialist society. Even so there is no need to join the nightmare of shopping in the West End at this time of year. For contrary to popular belief there are many places locally to buy gifts.

I suppose the first thing we think of at Christmas is food, and for my money there is no nicer shop in the Waterloo area than Cooper's Health Shop in Lower Marsh. You really don't have to be a vegetarian to shop here - there are all sorts of delicious things to buy, good bread, jams, honey, specialty teas, flour, nuts, herbs, cookery books, the list goes on and on, and it's not expensive. Eating healthily doesn't mean you have to die of boredom!



Lower Marsh market

If you are a traditionalist and must have poultry or meat for Christmas then why not be adventurous and take a 63 bus to Smithfield Market. It's a world of its own, full of marvellous architecture, and you can buy excellent meat and poultry here right up to the last minute on Christmas Eve.

I don't know whether people still hang out their socks for Christmas - perhaps this is tame stuff in a world of computers and robots - but for those of you who do here are lots of ideas for stocking fillers.

Right at the top of Lower Marsh is a new shop selling very pretty and unusual earrings and brooches for as little as £1.99, plus reasonably priced Christmas cards and decorated glass balls for the Christmas tree retailing at £1.50.

In the market itself there is an endless variety of things to choose from - fruit, nuts, chocolates, china mugs, brasses, brightly coloured socks and tights, dried flower arrangements and herbs. If plants and gardens are your thing, the Tradesant Garden Museum by Lambeth Bridge has herbs, seeds and plants on sale, plus soaps, lavender bags, small children's toys, attractive tea towels, kitchen aprons and bags in floral designs.

Then there are the Italian glass fruits and bon-bons from the Prima Italian delicatessen in Kennington

Road (opposite the Police Station), and unusual scarves, socks and gloves from the 'Sock Shop' in Waterloo Station.

This may seem an unlikely recommendation but Waterloo Station has blossomed as a shopping precinct, with Paperchase and the Costa Coffee Boutique to add to your list. Just below the Station is the Drury Tea and Coffee Shop, an old favourite which has an excellent range of good teas and coffees plus delicious chocolates and biscuits of all kinds.

The South Bank at this time of year should by rights be jammed full of goodies - not least the Craft Centre to the rear of Festival Hall, which is normally a good place to buy presents in. Sadly, at the time of writing they are closed for repairs and won't be open till at least mid-December. With a bit of luck they might be open for last minute shopping. If so, why not take a look at the Mexican Craft Exhibition at the Festival Hall, which is full of unusual things to buy - masks, textiles, pottery, wooden toys, dolls, mexican rattles and noise makers which are great fun and only cost a few pence.

Last but not least on your list could be 'Out of the Nomads Tents' in Roupell Street which was featured in SE1 earlier this year. This little shop is a veritable riot of colour just now. You can take your pick from silk scarves, multi-coloured hats, jewellery, Afghan socks and

gloves, carved wooden bowls, and if you're daring enough, Turkish trousers and slippers with long pointed toes. For anyone who loves the exotic and the unusual this is really the place to shop locally.

With most of the presents out of the way, we are still left with the Christmas cake. For myself I find the traditional English Christmas cake far too heavy at the best of times. But the tradition of sitting down in the afternoon and groaning over a cup of tea and a slice of cake still seems to be with us.

If you want to turn that groan into a murmur of delight try some Italian panettone for a change. Sliced and buttered and smelling of fragrant nuts and spices this lovely domed cake has got to be heaven on earth in anyone's language. You can buy panettone from the Prima delicatessen in Kennington Road from £2.20 to about £6.00.

If you want to venture further afield, there is another Italian deli by the Oval, and a cluster of three of them in 'Little Italy' by Leather Lane. They are all packed to the doors with all sorts of lovely food and smells that come far nearer to the legend of Christmas than even the best supermarket in London.

Happy Christmas!

Anne Critchley

Beormund up and running

The Beormund, the newly converted Nathaniel Lloyd's factory on the corner of Druid Street and Abbey Street, SE1, has lots of activities planned for 1988. Managed by local people, the centre has been through a year of development and plans to have sports facilities ready and in use next year.

The Beormund is now a home and a meeting place for many local groups such as Tenants Associations, Bermondsey Pensioners Action Group, and planning action groups such as Cherry Garden and Jacobs Island. The Bermondsey Womens Centre Campaign also meets at the Beormund as does Crispin House and various support groups including Carers at Home.

Many events are being planned for next year along the lines of some of this year's successes. Regular cabaret and family nights are being planned by the Activities Committee. Womens only nights have been popular with packed audiences for plays and cabaret performances. There was also a very successful outdoor event called 'Bands on Grass', held in Spa Gardens. Local bands and new musicians who use the Beormund's music facilities played in the park, while the Bubble Theatre mounted a tent for evening theatre performances. 'Bands on Grass' donated all money earned to Capital Radio's Help a London Child Appeal.

The latest event held by the Beormund was a joint fireworks party organised with the Arnold Estate TA, where some 200 people watched the display and devoured all the

food in record time. Friday night Bingo has been another success, run by the management Committee, with the hall usually full and a creche provided too.

There is an enormous range of classes at the Beormund and plans for more next year. Some of these are AEI run and some by volunteers. Classes include keep fit, old time dancing, drama, sewing, fashion design, computers and keyboard skills, life drawing and music to name but a few. There are also literacy classes, English, maths and full language support is also available.

Blackfriars Photography Project also has facilities in the Beormund and has a women only group as well as a Docklands Documentary Group and a young peoples session. They have also been involved in the Memories group which has produced a 1988 Calendar entitled Bermondsey Memories.

If you haven't yet been to the Beormund, drop in there at 177 Abbey Street, on Tuesday's 12.00-2.00pm or 7.00-9.00pm and Wednesday's 7.00-9.00pm and come and help plan what we should have and if you have the time why not become a Beormund Volunteer. There is a lot of exciting and not so exciting work to be done.

A final request is from the music studio if you have any unwanted instruments at home that are in reasonable condition, bring them in as our rehearsal studio can do with them.

Lois Acton, Development Worker

presents. Reliable plants are African violets, cyclamen, Xmas cactus, begonias, Azalia indica, chrysanthus, and winter cherry. All need watering from the bottom and dislike extreme cold, warmth or draught.

Dafodils, tulips, hyacinths and spring bulbs are also potted up and forced for Xmas flowering. After they have flowered you may plant them out or just put the plant outside.

If you are shopping for plants as gifts, Waterloo market still has a wide selection of plants on offer. Roots and Shoots in Walnut Tree Walk does not have the same range but their plants are of the best quality and often the cheapest.

If you're planning to visit Covent Garden for Xmas shopping, then call in at Sutton Seed Shop in Catherine Street and pick up their new catalogue (free) and some packets of seeds for sowing in the Spring. Happy holiday and a floriferous new year.



Set up this year by Blackfriars Photography Project, Docklands Community Poster Project and Southwark, the Bermondsey Memories Group Workshops has just published a beautifully produced 1988 Calendar, priced £2.50 available from the Beormund Centre, 177 Abbey Street, SE1. In the photo above, Lil Patrick, nee Lily Monks or RA Blaire's (leather goods), Willow Walk, 1932-1940. Lil is at the front. Left to right at the back are Edie Holmes, Kitty Hudson, not known.

COOPERS NATURAL FOODS



MERRY XMAS TO ALL WHOLE FOODS, HERBS, SUPPLEMENTS, TAKE AWAY LUNCH SERVICE.

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17 Lower Marsh, SE1. tel 261-9314

Poverty bad for your health

Two recent reports published by Southwark Council show that the borough's population is one of the poorest and least healthy in the country. 'Fair Shares?', The Southwark Poverty Profile' and 'Southwark's Health: A Report on the Health of the Borough of Southwark', show the links between deprivation and ill-health and also point to a north-south divide within the borough itself.

Poverty and ill-health may not be apparent to many. Along Southwark's riverside which is increasingly colonised by the rich and in Dulwich's leafy streets where Mrs Thatcher owns a £500,000 empty house, poverty couldn't be further from these peoples' minds. Yet in Peckham and North Southwark many families live on incomes which are less than half the national average, while one household in five in the borough has a weekly income below £50 a week!

In 1985, the UK average household income was around £10,500. The Docklands Housing Needs Survey though showed that only 16% of Southwark households had an income greater than the national average. The shortage of housing in the borough as

well as the inflated land prices in Docklands has driven house prices beyond the reach of the great majority of Southwark's residents. The result is that in most wards in the borough more than 90% of households rely on the Council for accommodation.

Unemployment of course is a main reason for poverty. In 1981 Southwark's unemployment rate was 12.5% while in 1987 it had grown to 18.6%, according to official figures, one of the highest levels in the country. In some wards of Peckham and North Southwark, though, unemployment is as high as 25% with little prospect of improvement.

All the indicators, such as income and level of savings, also show in the words of 'Fair Shares?' "a clear division between the prosperous south of the borough and the much poorer areas in the north." Liddle, Friary, Consort and Burgess wards in Peckham the report sees as a seriously deprived area, while Newington, Browning, Chaucer and Cathedral wards in North Southwark also show evidence of serious multiple deprivation.

Poverty and ill-health are

He comes

Community is to be experienced, lived in, loved and loved by - an experience of welcome and sharing, of openness and trust, of struggle and hope. To write about it can make a vibrant reality into a sterile philosophy, but to communicate it is the essence of community.

Ten years of living in the last hamlet of Tower Hamlets taught me the great value of self determined community. It also taught me how fragile that life can be in the face of market forces, assumed power, blind wealth and lack of any wealth. Not that the people themselves are weak, or that their spirit is lacking - far from it. But in the face of power, of devious single mindedness and a mentality which says that if I can't get my way I'll change the rules or I'll buy it, place and all sense of place are obliterated and community crumbles. The basic right of being taken seriously as a human being has been denied.

Two months of living and working in Waterloo has demonstrated to me that, behind the clogged barriers of the arterial roads that cut through it, below the tracks of the iron horse that thunders above it and into its very guts and edged as it is by the timeless water and the theatrical opulence, is a

living and vibrant community - lived in and loved in; an experience of welcome, of sharing and struggle and hope. Community that over the centuries has been changed, moulded torn apart and recreated. Community that in its present experience feels the pressures of market forces, of principalities and powers, of thoughtlessness and devious single mindedness, of blind wealth and lack of wealth. It is also a community under threat - a microcosm of a world under threat - a world that seems almost bent on its own destruction.

It was into such a community that God came. It was the first Christmas - behind a mucky pub in a poor village in old Palestine. The Saviour who is Christ the Lord is the living contradiction of market forces, of assumed power, of blind wealth and of consequent chaos and crumbling community. Entering into it at its lowest ebb he came into the world that we may live with hope and dream with daring. He comes. I'm glad to be in Waterloo - glad to be in community and glad that it's Christmas.

Rob Yeomans

Rob Yeomans is Vicar of the Church of England Parish of St John with St Andrew, Waterloo.



Health cuts are also bad for your health. Guy's nurses demonstrate against cuts last year.

shown to be linked by the report on 'Southwark's Health', produced jointly by Southwark Council's Public Protection Department and the Department of Community Medicine at King's College. This study showed that for some individual causes of death - especially lung cancer and respiratory disease - death rates in Southwark were around 50% higher than national rates.

It also found a striking variation in mortality rates across the borough. In Peckham mortality rates at all ages were 25% higher than in Dulwich.

The report concludes that Southwark's health record compares poorly with the rest of the UK and that "health for all is clearly not a reality in Southwark."

Schoolchildren plant trees in Southwark

SE1 schoolchildren planted trees around Southwark as part of National Tree Week, 30th November - 4th December. Plans were put in motion before the devastating storms of mid-October because it was seen as a way of encouraging children to take more of an interest in their environment in Southwark.

The events were organised by workers at the Children to Country Project, which provides a rural studies centre for Southwark schools, youth and community groups in the grounds of Charterhouse School in Godalming. The Project is run jointly by Southwark Children's Foundation and Charterhouse-in-Southwark.

In spite of the need and demand for this Project, it may sadly have to close in 1988 if funds aren't found to keep it going.



Leader of Southwark Council Cllr Anne Matthews accompanied children from Boucher School, Tower Bridge Road, to plant trees in Burgess Park

To market, to market

Southwark Council has recently received two planning applications for huge redevelopments in the area around the Borough Market. Fear is growing locally that this signals renewed pressure from property speculators around the old warehouses in the area.

The first application wants to convert the presently bonded warehouse, South Eastern Wharf on Clink Street, into a museum, heritage advice centre and workshops. Local residents were quick to point out that such a proposal would generate terrible traffic problems in the area. The tight streets of the area could not cope with the number of coaches a museum would bring. Residents around the London Dungeon Museum have already discovered the horror of coaches parking in their streets. The new Park Street Housing development, including the recently opened sheltered housing accommodation, lies next door to South Eastern Wharf.

Fortunately, the first Area

Planning Sub Committee held in the Rockingham Community Hall on 30th November agreed with local people. The application was rejected.

The second application contains one of the more outrageous proposals for riverside development. Private developers want to build a 21 storey tower of luxury flats which would involve the partial demolition of Soho, Clink and New British Wharves. The scheme has been designed by the architects who converted New Concordia Wharf near St Saviours Dock which became one of the first yuppie enclaves on Southwark's riverside.

It is becoming obvious that as developers run out of space in the London Docklands Development Corporation area, east of London Bridge, they are having to look for other areas to exploit. Cedric Wadsworth, developer of "The Circle" complex of luxury flats on Queen Elizabeth St, near Tower Bridge, has already been sniffing around the Borough Market area.



Borough Market area under threat

The North Southwark Community Development Group and the Cathedral Area Residents Association have been quick to inform local people of these applications and register their objections with the Council. Development which does not benefit local people cannot be allowed to consume any more of North

Southwark's land.

SE1 will be giving further coverage to developments in the borough market area. If you would like to know more about current threats to this area then contact Alan or Gerry at North Southwark Community Development Group on 928 0711.

Southwark's old theatres

Christmas is associated in many peoples' minds with a trip to the panto. There are only two 'live' theatres left in SE1, the Old Vic and the Young Vic; a hundred years ago there was a much wider choice. There were three theatres in the Southwark part of SE1, the Surrey Theatre, the Elephant and Castle Theatre and the South London Palace of Varieties.

The Surrey Theatre declined after Conquest's retirement and between 1904 and 1911 it was run as a music hall. The building was severely damaged during an air raid and when it re-opened in 1920, it never again regained its former popularity. It was used briefly as a theatre in 1920 and then as a cinema before closing for good in 1924. The site was purchased for an extension to the Royal Eye Hospital and the Surrey was demolished.

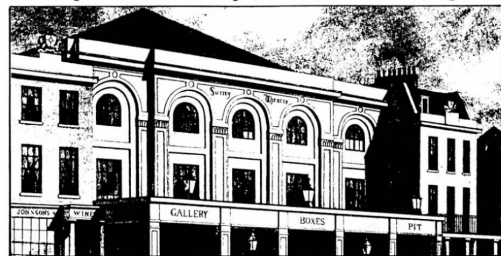
The Surrey Theatre first opened in 1782 as the Royal Circus and Equestrian Philharmonic Academy. It was run by Charles Dibdin, a songwriter and composer, and a stuntman, Charles Hughes. The Royal Circus was renamed the Surrey Theatre in 1810 although it did briefly

revert to its old name in 1816.

There were actually three theatres on the site, the first destroyed by fire in 1805 and the second burnt down in 1865. The Surrey was always known for its productions of popular plays and melodramas. George Conquest ran the Surrey between 1881 and 1904 and turned it into one of South London's most popular venues.

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The Elephant and Castle Theatre was built by E T



South and opened in December 1872. A fire in 1878 completely destroyed the building which was rebuilt to the designs of Frank Matcham. The productions were similar to those seen at the Surrey, melodrama and pantomime at Christmas.

The theatre was managed between 1901 and 1907 by John East, in 1908 the owner Henry V D'Este sold out to Charles and Sydney Bernard. The Bernards ran the theatre as a touring house until 1928, when it was purchased by a company headed by C B Cochrane. He had planned to reconstruct the theatre and increase its size. The scheme failed and Cochrane sold the cinema to ABC Cinemas.

Southwark Local Studies Library has a collection of theatrical memorabilia, but we are always looking to add to our collection. If any reader of SE1 has a photograph of a theatre or cinema in Southwark which they would be prepared to let us copy, we would be delighted to hear about it.

Finally, we are trying to purchase a collection of 160 playbills from the Surrey Theatre. They have been offered for sale at £4,000. We can raise only £1,000 from our own resources, and we have launched an appeal for the remainder. We have already been offered £500 by one local company. If anyone out in SE1 would like to contribute to our appeal, please contact me: Nicola Smith on 403 3507.

Rosa Appeal

Rosa is 16 months old. She is suffering from cerebral palsy. Certain parts of the brain do not work they should and some muscles don't behave as they should, making her limbs go stiff. She cannot sit unaided, she cannot stand until she can sit, cannot walk until she can stand and cannot run about like other little children until she has learned to walk.

Rosa could, however, learn to do all these things with a special type of education - Constructive Education - developed by Prof Andrai Peto at his Institute for the Motor Disabled in Budapest. Rosa has been accepted at the Institute next March and her family has to raise at least £10,000 to do this. Can you help? If so, send your donation to:

Celia Ferraro
The Rosa Ferraro Appeal
21 Trinity Church Square
London SE1



Rosa Ferraro



Season's Greetings and best wishes for a Peaceful & Prosperous

**New Year
FROM YOUR LOCAL
SPORTS AND COMMUNITY CENTRE**



TEL. 261-1658



ROCKINGHAM ESTATE PLAY ASSOCIATION

**SEASONS GREETINGS
TO SE1 READERS**

**FROM WORKERS &
MANAGEMENT
COMMITTEE**



The Trustees of the Borough Market & Market Tenants

Suppliers of
Fresh Fruit and Vegetables
to local greengrocers

Wish the people of SE1
a Happy Christmas
and a Prosperous New Year

It costs less to shop at
your local greengrocer
than at supermarkets



**SEASONS
GREETINGS**

**MANNY & STEPH WISH EVERYONE A VERY
MERRY CHRISTMAS**

We'd also like to thank colleagues
and users for their support and
remind you that our Thursday after-
noon drop-in is for anyone needing
advice or help with an employment
or training problem.

Thanks to the Lambeth for funding
us this year.

Ring us on 928 8024 to find out
more about our work.

**WATERLOO EMPLOYMENT PROJECT
COLAMBO COMMUNITY CENTRE
COLAMBO ST SE1 01-928 8024.**



FREE LEGAL ADVICE



The Legal Advice Service

WISHES ALL READERS OF SE1
A MERRY CHRISTMAS
AND A HAPPY NEW YEAR

We are a team of lawyers who can offer you free legal
advice on all sorts of problems:
Housing, consumer, matrimonial, debts, tax &
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.

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

Every Thursday, 6.30 - 8pm
No appointment necessary

North Southwark Pensioners Action Group

We would like to wish everybody a very merry christmas
and a prosperous new year for 1987.

Everybody over the age of 55 is welcome to attend the
Pop-in-Parlour on Tuesday's and Friday's at the Borough
Community Centre from 11am to 2pm. or the Pensioners
Action Group on the 2nd and 4th Thursday of every month,
starting at 2.30pm.

We look forward to seeing you.



56 Southwark Bridge Road



BERMONDSEY COMMUNITY MINIBUS PROJECT

Established in June 1984 with the aid of a
grant from the Greater London Council, the
Bermondsey Community Minibus Project is now a
well-established, voluntarily run and
self-financing community transport scheme.

In our more than three years on the road, we
have served more than 60 voluntary
organisations in North Southwark/Bermondsey and
neighbouring areas.

**SEASONS GREETINGS TO MEMBER GROUPS, USERS AND
READERS AND RESIDENTS OF SE1**

Further information: Phone Gerry on 928 0711

Merry Christmas to all from Glyn & Lynn (TOM'S)

OPEN UNTIL 8pm Monday-Friday
7pm Saturday
1pm Sunday



* fresh milk daily
* newspapers

* all groceries & provisions
* frozen foods

* hot snacks, rolls &
sandwiches to take away

* parties catered for

WINES, SPIRITS & BEERS

OPEN ON THE XMAS HOLIDAYS

137 Southwark Bridge Road, SE1 Support your local shop

Christmas Greetings from Blackfriars Settlement

44-47 Nelson Square, SE1.

928 9521



THE LORD CLYDE

**THE BOROUGH
S.E.1**

your local pub



**Denis, Molly, Michael and Lucy
and the staff
wish all their customers and SE1 readers
a Merry Christmas**

PARTY NIGHT- Boxing Day night & New Years Eve

TRUMANS BEER

HOT & COLD FOOD

LORD CLYDE: 27 CLENHAM STREET, SE1 1ER

WATERLOO ACTION CENTRE

MONDAY PENSIONERS CLUB

WISH ALL THE COMMUNITY
A MERRY CHRISTMAS AND
A HAPPY NEW YEAR



**Merry Xmas
and a
Healthy
New Year
from**

**Waterloo Health Project
Pensioners Health Group**



Tel: 633 0852
Ask for Anne & Katrina

Best wishes from EVERYONE at the Waterloo Action Centre

ADVICE CENTRE
Mon, Tues, Thurs, Fri, 10am-2pm
Closed Wed
FREE LEGAL ADVICE
Thursday, 6.30-8pm
PENSIONERS LUNCH CLUB
Every day
PENSIONERS CLUB
Monday and Tuesday
BENGALI ADVICE SESSION
Mondays, 10am-2pm

WAC closed from Monday 21st
December, reopens Monday
4th January

14 Baylis Road SE1. Tel: 261 1404

**DON'T LET LONDONERS
BE PUSHED OUT OF TOWN**



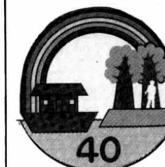
CHICL

Seasons Greetings
to all residents of
Waterloo &
North Southwark



**CHICL: CAMPAIGN FOR HOMES IN CENTRAL LONDON
5 Dryden Street, London WC2. 01-240 2430**

CHARTERHOUSE-IN-SOUTHWARK



THE WORKERS

AT CHARTERHOUSE-IN-SOUTHWARK

WISH ALL SE1 READERS

A HAPPY CHRISTMAS AND A BETTER 1988

FIND US AND USE US

Ring for details of our great winter programme
and our 1986-87 Annual Report

40 TABARD STREET LONDON, SE1 4JU 01-407 1123

**Happy
Christmas
from Sid at**

**The
Wheatsheaf
in Borough Market**



AWG

wishes you all

**Merry Christmas
and a
Happy New Year**

For more information about
the Association of Waterloo
Groups, contact WAC at 14
Baylis Rd, SE1, or phone
261 1404.

MERRY CHRISTMAS & A HAPPY NEW YEAR to all readers of SE1



Borough Community Centre

If you're new to the area or just want more
information about what goes on at the Centre,
ring Linda or Shirley on 928 6476.

Best wishes from Shirley, Linda
and the Management Committee



Stones End Day Centre

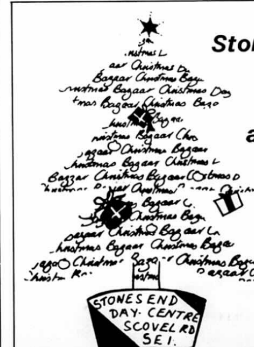
for the elderly

and elderly disabled

wish SE1 readers

a

Merry Christmas



ENTERTAINMENTS IN LAMBETH

LAMBETH AMENITY SERVICES
WITH CHARLES-HALEY PRODUCTIONS PRESENTS

PINOCCHIO



ADULTS £3.20
CHILDREN/DAPS £1.60

2-15
7-15

MONDAY 4TH TO SATURDAY 9TH JANUARY
AT LAMBETH TOWN HALL, ACRE LANE, BRIXTON SW2.
Tickets from Lambeth Amenity Services, 164 Clapham Park Road SW4 7DQ
(Special reductions for party bookings - one free seat in every twelve booked)
Telephone 720 3530 or 622 6655 Ext. 355 or from any Lambeth Library.

Hays Wharf public meeting rejects deal over land - resolution passed

On the 6th May 1982 Southwark Council entered into a legal agreement with St Martins Property Corporation on Hays Wharf Phase II. Among other things, this agreement secured 1.75 acres of land and a financial contribution towards the construction of fair rent housing on the site. In Feb of this year St Martins submitted a proposal to Southwark Council to amend this agreement. To date, two financial offers have been made to Southwark Council. The first was rejected. At the Policy Committee on the 28th October Southwark decided to delay a decision on the second offer in order to consult the local community.

This consultation took place at a public meeting on Thurs 3rd December at the Beormund Centre, attended by around 35 local people. At the end of the meeting a motion was put to the meeting by Lil Patrick, Chair of Tooley Street Tenants Association. Those present voted 29 to 1 in favour of the motion. The motions was as follows.

As it stands, the 1982 agreement with St Martins Property Corporation represents the best course of action for Southwark Council and the local community. If the Council decides to renegotiate this agreement it should be on the following basis:

- 1) Southwark Council retaining the freehold interest of the 6.46 acres they would own under the conditions of the 1982 agreement.
- 2) Any money obtained from renegotiations should go towards providing social housing in the north of the borough.
- 3) Any development on Hays Wharf Phase II site should contain social housing.
- 4) Southwark Council should negotiate a share of the equity from any development of the site.
- 5) The Tooley St Hostel should not be included as part of a renegotiated package.

Xmas message to the LDDC

As predicted, officers from the London Docklands Development Corporation are to recommend approval of yuppie property developer Derek Wadsworth's revised scheme for Jacobs Island by Tower Bridge when their Planning Committee meets on 22nd December 1987.

In the last issue of SE1 we reported that local residents were astonished at the LDDC's claim that the revised scheme was acceptable. The Jacobs Action Group (JAG) have now received the officer's report on the scheme which they have criticised as being "scandalous". Coral Newell, chair of JAG, said "The LDDC have failed to answer the criticisms put to them by letter and face to face at public meetings. They have now ignored them in their committee report."

JAG are preparing a detailed criticism of the officers report for a meeting they have been promised with the Board of Directors of the LDDC. It is likely to start by referring to a comment Chris Farrow (Area Director of LDDC Surrey Docks Team) made at a meeting with JAG back in March of this year. He said he wanted to see a 33% reduction in the density of the original scheme before they could recommend approval. According to their own calculations the revised scheme only represents a 23% reduction!

Obviously the report is going to committee on 22nd December in the hope that everyone will be busy preparing for Xmas. JAG will, however, be out in force to send the LDDC and the developers a very special Xmas message!

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 limousines at a fixed price.

To arrange a funeral simply take this leaflet to:

The Cooperative Funeral Service
114 Brixton Hill,
London SW2
674 5298 (24 hour service)

SE1 NEWSPAPER

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.

NEXT COPY DATE

Copy date for the next issue of SE1 is Wed 20th January. Publication date is 1st February. 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 £12 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

M Dimond, John Howes, 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.

Cathedral School Redcross Way CHRISTMAS FAIR

Nearly-new stall, toys, books, bric-a-brac, food, Raffle - Xmas Hamper Games, face-painting, refreshments, etc.

Entrance - 20p

Friday 11th Dec
3.30-5.30pm