

SEI

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Lucy Brown House opened



Mayor Cllr Dot Winters with two residents of Lucy Brown House

The new £2 million sheltered housing complex on the former Courages site in Park Street was officially opened at the end of March by Southwark's Mayor, Cllr Dot Winters.

It has been named Lucy Brown House in memory of former Southwark councillor and mayor Lucy Brown OBE, who served on the Council from 1937 to 1982. Born in Bermondsey, Lucy Brown was tireless in her service to the community, both as a local councillor and as a member of voluntary organisations, in particular the Council for the Welfare of the Blind. She died last year aged 96 years.

Run by Southwark Social Services, Lucy Brown House has 37 flats, which are all occupied at present, a guest's bedsit, two wardens' homes, a laundry, a lunch club and a residents lounge, as well as a nicely landscaped courtyard. Seen as

a model of its kind, the complex is light, spacious and welcoming. Several residents remarked how their health had improved since being rehoused there from poor housing conditions elsewhere in the borough.

It is built on the site of the former Courages brewery, a seven and a half acre site bought by the Greater London Council in 1983 under the Community Areas Policy. This followed a campaign by local community groups, like North Southwark Community Development Group, to prevent the site being bought by property developers and turned into offices.

A new phase of housing construction is scheduled to begin in June this year on the now cleared Park Street end of the site. Between 60 and 100 new homes for rent will be provided by Southwark Council in one of their largest recent new build schemes.

Doubts remain on Jacobs Island development

The London Docklands Development Corporation's (LDDC) decision to grant permission for the massive residential development at Jacob's Island, near Tower Bridge, has been described as "outrageous" by Coral Newell, Chair of the Jacob's Island Action Group (JAG).

At the LDDC Planning Committee on the 15th March local residents witnessed an astonishingly biased presentation of the proposal by the LDDC's Area Director Chris Farrow. After a year of campaigning JAG feel that legitimate objections were misrepresented and even ignored by Farrow and his officers.

At the same committee an application by Southwark Council to build flats on the adjoining Odessa Wharf was refused permission by the LDDC. In approving the massive 13 storey residential development at Jacob's Island and rejecting Southwark's 5 storey residential building, Southwark accused the LDDC of gross inconsistency and unreasonableness in relation to riverside development. The LDDC's officers report to

their committee was heavily criticised by JAG and Southwark Council. They claim the report was riddled with factual inaccuracies. JAG's criticisms and campaigning led to a meeting with the LDDC's Board Members where they could put their case. On the evening only the Chairman of the LDDC, Christopher Benson, turned up.

When JAG offered to accompany the Planning Committee members on their walk around the site they received a very condescending letter from Board Member Andrew Derbyshire. In rejecting the groups offer he said that "it is important that the Committee should not be seen to be paying particular special attention to the views of any particular party.". He went on to say that the LDDC have "a reputation for fairness in assessing planning applications".

JAG's campaign has really made the LDDC's officers work for their money. The group has continuously questioned the acceptability of this huge residential, commercial

and leisure development on Bermondsey's riverside. It would involve wholesale demolition in a conservation area, generate much more traffic in an already congested area, deny local people access to the river and cram a tremendous number of people onto the site.

The action group, who understand that the area needs redevelopment, have put forward principles to guide any new development to meet the needs of the community.

The irony of the LDDC's decision is that it is only they who actually like the proposed scheme. The developer, Andrew Wandsworth, has been forced through negotiation with the LDDC to reduce the original design to what he now describes as "architecturally unacceptable". JAG members describe it as a monstrosity.

The adjoining Odessa Wharf site is of great importance to Wandsworth's Jacob's Island development. Wandsworth would have to buy the site to build the scheme he now has planning permission for. In his scheme the Odessa

Wharf site would be used as open space primarily for the residents of the luxury flats. The LDDC has granted permission after permission for residential development along the riverside.

The LDDC argues that Southwark's application goes against their "Bermondsey Wall West Landscape Strategy". This strategy was endorsed by the LDDC in private, without consultation with the Council, the local community or land owners.

JAG are questioning why this strategy should not apply to the rest of the Jacob's Island site which blocks access to the riverside. JAG say that the LDDC are siding clearly with the developer.

The fight over this development is far from over. An appeal into the original application which includes a 21 storey riverside tower is scheduled to begin on May 17th 1988. While JAG and Southwark are preparing their case for the Inquiry they are urging the Secretary of State to intervene and look again at the application that has just been given approval.

Housing Benefit changes in April

This month, major changes are being made to the Housing Benefit Scheme. If you are presently in receipt of rent and/or rates rebates, these changes will affect you. Last month SE1 explained the changes being introduced in the Social Security system.

In this issue, in the article below, we have asked Adrian Dudley of North Lambeth Law Centre to outline the changes in Housing Benefit. If you have any queries about how these changes will affect you, get in touch with your local advice centre.

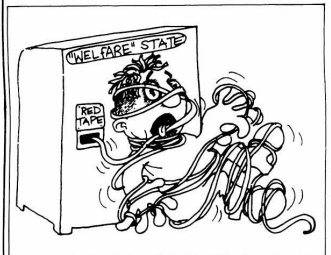
The Housing Benefit Scheme exists to help tenants with their rent and rates and owner occupiers with their rates, if they are on a low income. The scheme has been fraught with problems since its introduction in November 1982 and now the scheme is to change again in April.

The scheme at present is split into two parts. One part covers those on Supplementary Benefit and the other those who do not receive Supplementary Benefit. You are assessed on different rules depending on whether you are on Supplementary Benefit or not.

The new scheme makes a number of changes which will be examined below. The main change is that regardless of where your income comes from you will be assessed on the same basis. The new scheme will be easier to understand, easier to administer and will also save the government about £600 million.

The main changes to the scheme can be summarised as follows:

1. Anyone with savings over £6,000 will be unable to claim Housing Benefit.



2. Everyone, regardless of their circumstances, will have to pay 20% of their rates bill.

3. Savings under £3,000 will not affect your Housing Benefit entitlement but savings between £3,000 and £6,000 will attract a notional income of £1 per week for each £250 or part thereof between £3,000 and £6,000.

4. The rate at which your Housing Benefit is reduced once your income goes above a certain level is increased to 65% on rent and 20% on rates.

5. For each adult living in your household who is in work, your Housing Benefit will be reduced by £8.20 on your rent and £3 on your rates. If the adults are on benefit then the deduction will be £3.45 on rent and £3 on rates.

6. New rules will oblige the Council to pay less benefit if you have to pay a very high rent. This power is available at present in a more flexible form and is rarely used by Southwark or Lambeth Councils.

7. Help with heating charges are to be removed from the scheme. People who get some help with heating charges through the Housing Benefit scheme will have the help phased out over the next few years.

8. No help with water rates. All tenants will have to pay their own. There are other changes affecting Housing Benefit, but those outlined above will cause most problems.

The decision to prevent people with savings over £6,000 claiming Housing Benefit after April is going to hit pensioners especially. For a lot of pensioners the current scheme has allowed

them to keep their nest eggs untouched without it affecting their Housing Benefit entitlement.

The change is going to mean that a couple or individual with savings will need to think carefully about reducing them to less than £6,000 before April or their benefit will be cut off. At present, if your savings are in National Savings Certificates then the income earned from these is not counted towards the income used to assess Housing Benefit.

A lot of pensioners sensibly put their savings into this to ensure that their Housing Benefit was not affected. This will no longer be the case after April this year. It is a blow to all those who have saved for the future.

Even if your savings are below £6,000 but above £3,000 then your benefit will be affected. If you have savings of £5,000 for example it will be assumed that you have £8 income a week from these savings and your Housing Benefit will be reduced.

The decision to make everyone pay 20% of their rates bill is an indirect attempt by the government to make local councils set lower rates. People on Income Support (the new name for Supplementary Benefit after April this year) will receive extra to cover this 20% but it will be calculated on the national average of rates and not local rates. So if you live in a borough like Lambeth or Southwark with above national average rates, you will not receive enough to cover the 20% and will have to use money to pay this which should be used for other weekly requirements.

April is going to be a bleak time for people on low incomes.

The Clyde collects

The Lord Clyde Pub in Clenham Street off Southwark Bridge Road, has kept alive local memories of the Evelina Childrens Hospital, once located on what is now the Mint Street Open Space, and presently housed at Guy's.

At its last fundraising - a Valentines Party in February - the Clyde raised £930.70 through donations and the sale of raffle tickets. Dolly, who works at the Clyde, is especially to be singled out for her energy in selling the tickets. This brings to a magnificent £3,092.70 the amount raised by the pub and its patrons for the Hospital in the past 12 months.



Lord Clyde's Michael and Lucy Fitzpatrick (far right) present the cheque to Sylvia Sutton, Jill Stoyles and Lynn Connor of the Evelina Childrens Hospital

Mock up

Phase II of the monster office development on Hays Wharf, between London Bridge and Tower Bridge, has suffered a setback. Phase I, consisting of 1 million sq ft of offices has already been built and let. The next phase, by developers St Martins Property Corporation, owned by the Kuwaiti Investment Bank, consists of 1.2 million sq ft of offices.

The £100 million glass office block proposed for Phase II, dubbed the mock houses of Parliament, met wholesale opposition from local community organisations, Southwark Council, Simon Hughes MP and the conservation lobby. Nevertheless, it was given approval by the London Docklands Development Corporation in the middle of March. The next day, due to public pressure, the Secretary of State for the Environment called the scheme in, as they say.

It will now be the subject of a public inquiry on a date yet to be fixed. A

significant community victory and a slap in the face for Docklands planning overlords, the London Docklands Development Corporation.

UPSTREAM
CHILDREN'S THEATRE
St Andrew's, Short Street
Waterloo, SE1



The housing minefield

Worried tenants of the Hayles Estate near Elephant & Castle packed into a local hall in February to hear representatives of a property company called Quality Street which is interested in taking over their estate. They will be allowed to do this under the government's new Housing Bill, due to become law this year. Under this legislation, private landlords will have the right to buy housing estates from local councils.

At the meeting, the Committee of the Hayles Estate Residents' Action Group (HERAG) explained that they had contacted Quality Street, a Glasgow-based company, and invited them to discuss the possibility of taking over the estate. This might seem a curious thing to do before the Housing Bill has even become law, but perhaps the Chairman of HERAG (who is not even a tenant on the estate himself) did not appreciate the anxiety and uncertainty felt by tenants when the future of their homes is put under threat.

Although the motives of the Committee in contacting Quality Street weren't entirely clear, it soon became obvious at the meeting that Hayles tenants are very dissatisfied with their present landlord, Southwark Council.

Their local housing office has been closed for more than a year and at present they have no Estates Officer to deal with their problems. Repairs, when they are eventually carried out, are often not done to the tenants' satisfaction. In addition, many tenants are dismayed that St George's buildings on St George's Road, part of the estate, has remained vacant and derelict for the past 5 years.

All these reasons might add up to thinking about changing your landlord. Certainly the government thinks so because the new housing laws are aimed at putting an end to local authorities' role in housing. The Quality Street representative at the meeting put the case for a change. Quality Street was a reputable company, he said, and would be a good landlord. If the tenants chose his company, they would have the right to go on living in their homes, rents would increase annually by "no more than the rate of inflation" and repairs would be carried out immediately because tenants "would be able to get straight through to the boss".

Closer inspection of the facts, however, suggests that life under a new private landlord might not be so rosy. There is no suggestion that Quality Street is anything other than a reputable company. It was after all set up by one of Britain's largest building societies, Nationwide Anglia, in November last year. It says it plans to provide four types of rented accommodation: luxury, city centre furnished flats, quality homes in family neighbourhoods, temporary quality flats for conference delegates and holiday visitors, and "in partnership with local authorities and other public landlords, an alternative choice of tenure in specific areas."

This suggests to us at least that Quality Street is aiming mainly at the high rent sector. What guarantee then is there that once they take over selected council estates, like Hayles Estate, they won't gradually move them upmarket? Who then would be responsible for housing

people in need, or those presently on Southwark Council's waiting list? Nor would present tenants have the same guarantees of security of tenure that they do at present. The new housing laws will introduce 'assured tenancies' for tenants transferring to new landlords with new rules of tenancy.

Under the new housing legislation, each tenancy agreement will be reviewed regularly. There will be 16 ways that new landlords will be able to gain possession of flats, one of which is to offer 'suitable alternative accommodation', which may not of course seem at all suitable to tenants who do not wish to leave their present homes. It was therefore misleading of one of the HERAG committee members, Rose Collie, to suggest to tenants that security of tenure wouldn't be much different under new 'assured tenancies' than at present.

But the greatest area of uncertainty, however, for tenants who transfer to a new landlord is rents. Quality Street's guarantee at the meeting that rents will rise by no more than inflation is contradicted by a statement made by Nationwide Anglia's Chief Executive, Tim Melville Ross, on BBC radio on 16th February last. He said that "there is no getting away from the fact that rents (charged by Quality Street) will be very considerably higher than fair rents, in order to generate any sort of satisfactory return on private sector investment. I think in many areas it would be necessary for rents to double over existing fair rent levels."

Simon Hughes MP, who was not



present at the meeting, has been speaking out against the new Housing Bill at other tenants' meetings in Southwark and has stated publicly that he opposes the takeover of council housing by private companies.

Cllr Anne Matthews, Leader of Southwark Council, was present at the meeting on the Hayles Estate. She told SE1 that Southwark is firmly opposed to the sale of its estates to private landlords. Rents and security of tenure, Anne said, were the main areas of concern for tenants under the new legislation. She didn't think it was possible for Quality Street to make a profit based on their claim at the meeting that they would only increase rents by an initial £5 a week and then by the annual rate of inflation. And security of tenure under new assured tenancies will be threatened. Landlords, for instance, will be able to evict tenants with a history or rent arrears.

Once tenants vote to transfer to a new landlord - and unless 50% of tenants object in writing the sale will go ahead - there is no going back. The new housing legislation will be a minefield for tenants, public and private, and they would be well advised to tread cautiously.

Library closure threat in Lower Marsh

Lambeth Council has announced plans to close Lower Marsh Library on June 30th, 1988, as part of its cuts package, which includes three other libraries.

Although much use of the library is by office workers from LWT, Shell, and the London Residuary Body and LIRA at County Hall, 40% of readers come from the SE1 area, and a further 10% from SE11.

The library has been well established in the area for a long time, staying open in both World Wars. Now with its centenary due in 1991, and a new library long promised for the area, the Council has instead voted to close it down.

A vigorous campaign has been

mounted to save the library. Over 1,300 signatures have been collected and many people have written letters to councillors. Jean Chandler, the cleaner, and a well-known local personality has spoken on LBC and a lobby of the library by local pensioners was seen on Thames News.

In the face of this pressure and vigorous protests at the Council committees, the Council is wavering. Some cuts are inevitable but the Council is looking again to see if any libraries will have to close completely.

If you want to oppose closure of North Lambeth Library, write to Councillor Carnegie, Chair of Amenity Services, Lambeth Town Hall.



Photo: Patricia Reeves
Demonstration against library cuts

THE WELSH CHAPEL AT THE BOROUGH

Many SE1 readers will recognize the unusual church on the corner of Southwark Bridge Road and Great Guildford Street; some of you may have heard strange, heavenly voices emanating from within its walls. Despite all appearances the Welsh Congregational Chapel still opens its doors to a group of loyal and harmonious members every Sunday.

These days attendances are relatively low. There are seventy members on the chapel books, most are elderly and travel from outer districts. Consequently a typical service attracts about two dozen members. There was a time when the 'Boro' served over 500 people with no less than six services every Sunday.

According to its most senior parishioner Mr Byron Jones (89), the building once played host to preaching festivals, concerts, and a Sunday school where the children studied their native language and religion. It was said that the congregation had to queue up outside to get in.

In its hey-day during the late 1920's the congregation-alist movement consisted of 500 worshippers and 33 chapels. Many of the parishioners came to London in the 1830's, leaving behind farms in the depressed rural districts of Western Wales. Word reached them that there was work in the dairies and draperies of London.

The influx of migrants accounted for nearly 90% of employees in the dairy industry. This trend gradually ceased when the Welsh milk marketing board decided to supply the country's schoolchildren with free milk. With the fall in

Congregational chapels diminished to the point where now only 17 chapels are left to serve 500-600 parishioners.

The Welsh Congregationalists established themselves initially in Cock Lane, Smithfields, where the first group of followers met in 1774. Ten years later they moved into their first chapel in Gravel Lane, Borough, and from that time onwards they have always remained within the local area.

In 1800 the members moved to a rented premises in Great Guildford Street where the services were conducted in a large loft above the land-lord's residence. This arrangement didn't last long, due to the noise of their enthusiastic services, and on being evicted they moved to another site on Great Guildford Street where they built a chapel. When the lease expired in 1886 they moved to Newington Causeway, at the Elephant and Castle.

It was not a popular location and they set about raising the funds to be the freehold of the old site in Great Guildford Street. Here they built a larger chapel, more durable than the one before and able to withstand the exultant levels of praise and joy.

This is the chapel as it stands today, first opened in 1873. The interior of the building is a stylized copy of the 'chapel of the valleys'. In this setting the parishioners listen attentively to the preacher's sermon and sing beautifully, all in their native tongue. Through-out the service, English is the second language.

Matthew Reynolds



Welsh Chapel in Southwark Bridge Road

SE1's DEACON

by Anne Critchley

Despite the almost constant bettering that Waterloo is receiving lately - witness the proposed closure of Lower marsh library, the 30% cut in Morley's budget and the end of ILEA - all of which affect our lives - there are symbols of hope and people of hope in our midst.

One of the latter must surely be Penny Rose-Casemore, who last month celebrated one year as a deacon at St Andrew's Church in Short Street.

A tall, striking-looking woman in her thirties, Penny is very modest about this achievement in the male-dominated Church of England, where the controversy still continues about whether women should be allowed to become priests or not.

"I'm sure it will come in the end," says Penny, "it's only a matter of time." In the meanwhile she is interested in serving the local community in whichever way she can. She is involved with the Waterloo Employment Project, the Women's Health Committee and the Waterloo Action Centre to name but a few of her interests.

Though Penny is now a deacon - which means she is allowed to wear a 'dog collar' and officiate at most church services, she is not allowed to celebrate communion or give absolution. "It does get a bit complicated," says Penny, who finds that wearing a dog collar means she can win immediate respect or curious glances when she goes out for a walk by the river.

Though she doesn't wish to distinguish between male and female attitudes, Penny had found that being a woman does help on certain occasions, particularly when the local population is predominantly female, either elderly women on their own or single mothers.

She is also quick to give a hand driving the minibus for Waterloo Action Centre when needed and a few weeks ago, drove a group of local women to a fairly boisterous meeting of the Women's

Committee of Lambeth Council to protest at spending cuts. On that occasion Penny was wearing a thick reefer jacket and trousers, perhaps not the traditional picture of the parish curate, but one rather nearer the lives of ordinary people, and Penny feels, closer to the life of Jesus Christ.



As she pointed out, He was an ordinary person, with a very unprivileged background, who lived and worked amongst the poor. At that time, as well as now, society was going through a turbulent time, and Penny expressed quite strongly that it really was impossible for a church in an inner-city area like Waterloo not to get involved in local politics.

She has found that she has been quickly accepted by local people. "The only problem is," says Penny, "it takes so long to get down the street with everyone who stops and says hello." She likes the 'village' aspect of life in Waterloo, though it makes it difficult for her to have any real time to herself.

She does, however, find time for a quick swim everyday after morning prayers. "It just makes me feel good," says Penny, who though not a feminist in the media-image of the word, believes whole-heartedly in equal rights for women and that they should "stand up and be counted." It seemed an appropriate statement for a young woman who is quietly and courageously pushing forward a small revolution in SE1.

COMMUNITY EPIC

Can you remember your earliest recollections of the building which is now the Imperial War Museum? Jacqueline Kennedy, degree student working in Fine Art in the Museum's Fine Art Department, would like your help. She is producing a 'Community Epic' and will present an exhibition later this year about local people's memories and perceptions of the building. She wants to speak to as many local people as possible about what they recall of the building and you can get in touch with her at the address below.



The Imperial War Museum was formerly the Bethlehem Hospital, for the mentally ill, more popularly known as 'Bedlam'. It was built on the site of St Georges in the Fields, Southwark in 1815.

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| 1816 - The criminal blocks to 'Bedlam' were completed and occupied. | 1844 - First padded rooms constructed and workshops for patients completed. | 1892 - 'Under the Dome' (hospital magazine) first issued. |
| 1830 - The front garden was leased by the city to the hospital and the road was diverted. Extensions were made to the building. | 1846 - Chapel and Dome built. | 1907 - Fire causes damage to recreation hall. |
| | 1863 - Criminal patients removed to Broadmoor. | 1912 - Pathologists and other specialists added to staff. |

These facts and many more are to be found in our history books as well as within the archives of the War Museum. They make fascinating reading. But I wonder how the people who live and work in the area feel about having this hugely impressive building on their doorstep? There is no way of telling because these people have no say in our history books. The 'Community Epic' project wants to record what you, the residents, know and think about this building. Does it loom large in your childhood memories?

A homegrown reflection

The Imperial War Museum first opened its doors to the public in 1936. And as you can see from the drawing, it has undergone significant changes. These continue today with further building works in progress. Its history too is just as interesting as its hospital life and just as famous. Even so, there is nothing about the building to suggest that there exists a thriving community about it.

I'm not a historian, but I did grow up in the area of the building (the Old Kent Road) and it did play a part in my life, even if it was largely fantasy. I was introduced to this awesome place in the early 1950's. My mother would take me and my sister and me to the gardens for picnics, or take us swimming in the nearby paddling pool inside the park. She told me stories of how the building, then a war museum, was originally built as an asylum for the mentally ill and that it was frequently used as a convenient dumping ground for those who were not felt to fit in with their society.

Here, young servant girls tyrannized by their employers would find themselves transported at the hint of any scandal, or opportunist heirs might deposit their obstacle wife, or where difficult daughters were committed for correction (this worried me). They were all seen to be quite mad.



On such a trip, as an infant, having drunk my orange juice and eaten cake, I lay hands clasped behind my head staring up at the great side wall of the building, counting the bricked cell windows. Wondering in which cell I might have been put. Would I have worn a white bonnet? Would I be waving a tattered handkerchief to our group here on the grass? Would I starve and die and be forgotten, abandoned, like all other little girls.

As I grew older our visits to the park became fewer, probably because I now spent my days at school. But during the holidays we would return. On fine days we picnicked and sometimes we played in the pool and on dull days we visited the Museum. We, my sister and I, were taken for educational purposes of course due to my mothers avid interest in history.

As we paraded through the halls of madness, I couldn't help looking for evidence of its former days. I hoped to discover a little straw or part of a note, gone for years un-noticed by the keepers, wedged waiting in the skirting or in a corner for me to come along and find, and searched both wall and ceiling for some interior sign of architectural change.

I am an adult now yet I still return to the pool where I first swam and then waded, with my own children. Now I paddle, the water reaches my shins. The building and its contents still chill me - I am no longer a child.

Can you remember your earliest recollections of the building? Has the building in any way affected your life? Maybe not, but I would still love to receive your earliest impressions together with how you see the building now. And while you're about it, send me a snap of yourself to go with your memories.

All the material collected will be exhibited later in the year as a 'Community Epic', so your impressions as an individual living in the community is vital to its success. SE1 newspaper will also publish some of the material. You can contact me as follows: Jacqueline Kennedy, c/o Art Department, Imperial War Museum, Lambeth Road, SE1.



CALLING ALL CHILDREN!

Upstream Children's Theatre, located at St Andrew's Church, Short Street, is planning an exciting year ahead! Their regular Saturday and Tuesday workshops for 4-11 year olds continue to flourish and cost £1 per session although concessions are available.

These workshops give children the opportunity to think and play imaginatively and creatively in a safe environment through acting, theatre games and improvisation. Sessions in storytelling, music-making, Dance, Mime, clowning, puppetry and make-up are also available.

UCT also works in schools and produced 'Anansi', a delightful Caribbean folk-tale of a lazy spider. Schools also send their children to Upstream for Theatre Craft days. Local schools and organisations are welcome to approach UCT about their schools projects and after school workshops which can be held at the school or community base, or at the theatre itself.

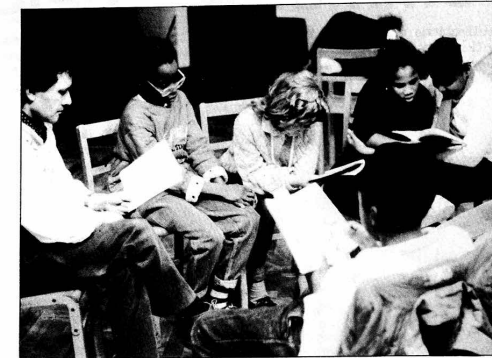


Photo: Keith Thomas

Playdays during the Spring half-term brought children together to make a play in a day which resulted in some highly original tales. Further playdays will be held from May 31st to June 3rd inclusive, from 10.30am to 3.30pm.

Meanwhile, the Summer show is

being planned and this will tour playschemes and parks throughout August as well as being performed at the theatre.

Details of this and other events can be found on 928 5394. Better still, why not pop in for a coffee and have a look around.

SOUTHWARK MEDIATION CENTRE

The Southwark Mediation Centre is a pioneering project that provides one of the first face to face mediation services in the country to neighbours in Southwark.

It has been set up to deal with disputes that arise between neighbours over such problems as noise, rubbish, racial tension, petty vandalism, children and dogs. Difficulties of this kind are usually outside the scope of any law but can frequently result in severe stress, anxiety, depression and occasionally violence.

When a neighbour contacts the project, the service is explained and if it seems that mediation would be helpful, and if the first neighbour agrees, the second neighbour is contacted. A member of staff will then visit the second neighbour and if he or she agrees to come to mediation a time for a session is arranged.

The session is held on neutral ground and is conducted by two trained mediators. Ground rules are outlined and both parties then have the opportunity to relate their account of events. Space is given for the parties to express their feelings about the problems, to discuss and negotiate the issues of conflict and towards the end to look at areas of possible agreement.

Whatever is agreed is written down and both neighbours keep a signed copy of the agreement.



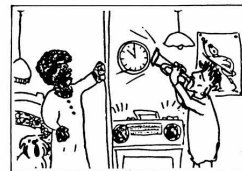
All that is said in a mediation session or in initial discussions is completely confidential and the agreement is not legally binding. The project is a registered charity, it is completely independent and the service is free.

The Centre has nine trained mediators who cover a wide range of ages and are representative of the ethnic mix of the borough. The mediators have been carefully selected and each has completed 60 hours of training. They are all local people and on of the aims of the project is to begin to enable the community to resolve its own disputes rather than depend on outside 'experts'.

The Southwark Centre was launched in January 1987 and

the referrals are increasing month by month. This expansion indicates that mediation is effective. Figures indicate that 85% of cases mediated end in mutually acceptable agreements.

The Centre has been set up with financial support from the London Borough of Southwark, the Gulbenkian Foundation and the City Parochial Trust. It is governed by an independent management committee. Membership of the committee is drawn from the Gloucester Grove Tenants Association, the Southwark Diocesan Council for Social Aid, the Victim Support Scheme, Cambridge House, Clubland Methodist Church and the Astley and Cooper Tenants Association. The project is staffed by a project co-ordinator and an administrator.



If you think that mediation could be helpful to any dispute that you may have, the Centre can be reached on 708 4959 or at Cambridge House, 131 Camberwell Road, SE5.

Area Planning Sub-committees to continue

Southwark Council's experience of operating 'Area Planning Sub-Committees' in different parts of the borough is to continue. The experiment has been running since November 1987 and, in the north-west part of Southwark, the 'Borough' Area Committee has so far had five meetings at the Rockingham Community Centre.

The Sub-Committee operates informally an is open to all members of the public to attend. It considers not only planning applications submitted to Southwark's Planning Department but also wider planning issues of significance to the Cathedral, Abbey and Chaucer areas.

So far these have included suggestions for environmental improvement schemes, consideration of 'planning guidelines' for the development of vacant sites and commenting on development and conservation issues around Southwark Street.

In the near future, it is hoped that reports on proposals for the Elephant and Castle, a housing scheme on the former Courages site on Part Street and planning policies for North Southwark will be submitted by Council officers for discussion.

If you want to find out more about the 'Borough' Area Sub-Committee, contact Gerry or Alan at the North Southwark Community Development Group or the Council's Area Planning Team on 403 3322 x 2149.

Two new workers at Tanswell Mothers & Toddlers

There are now two new Under 5's development workers at Tanswell Mothers and Toddlers Project. Tanswell M&T has lived up to its equal opportunities policy and has appointed one worker of a british descent and one of an afro-caribbean origin. Both workers came to us with excellent references from Save the Children Fund and ILEA Day Nursery respectively.

All mothers, childminders, nannies, etc, in the SE1 area who have children from 0-5 years are invited to share this vital community resource.

The hours are Tuesday-Thursday, 10.00am-3.00pm, Wednesday Drop-in Creche, 10.00am-3pm. You can find us at 4 Santley House, Tanswell Estate, or ring us on 633 9441.

Royal Eye Hospital redevelopment

The Royal Eye Hospital, which has been empty and derelict since its closure in 1984, is to be redeveloped for private housing and commercial uses. Private developers are hoping to get the go-ahead from Southwark Council's Planning Committee this month for their scheme. In anticipation of approval, they have already cleared the site and gutted the hospital building.

The Eye Hospital was founded in 1857 by John Zacariah Lawrence and was first known as the South London Ophthalmic Hospital. It was incorporated into the National Health Service in 1948 and came eventually under the control of St Thomas' Hospital to where services moved after the closure of the St George's Circus building.



Will we see winter begin this April? It's not so unusual to get a little sleet or snow in April. This winter has been the mildest for over 50 years. Fresh roses have opened from November through to the end of March. One often sees a few roses right up to Xmas day, but I've never seen roses blooming with the Forsythia bushes in early April before.

However, April is upon us and it is a busy month for the garden. The clocks have gone forward giving us lighter

The developers are aiming to squeeze the maximum possible mileage out of the site. The Hospital building itself will be refurbished to provide 30 flats with basement parking and sporting facilities. New 5, 6, 7, and 8 storey buildings will be constructed along the Waterloo Road, Blackfriars Road and St George's Circus frontages. These buildings will house a further 52 flats. On the north west part of the site a three storey block of 16 flats will be built. Another 5 storey building will be for offices and workshops.

As is to be expected these days given the state of the London housing market, studio flats predominate in the developers' scheme and they are certainly packed onto the

site, exceeding the Council's guidelines for housing density. Southwark's Planning Department policies also state that housing developments should ideally contain a 'significant proportion' of new housing within the means of local people in housing need.

It is obvious is that the development is aimed at furthering the yuppie invasion of North Southwark, with the prices of the flats well beyond the means of local residents. The 'studio-flat' is for the City slickers who retire to their country homes at the weekend. So anxious though are the developers to get permission that they are willing to hand over 16 of the flats to a housing association.



Yuppies out!

Street, Covent Garden.



Now is the time to clear out your tubs and window boxes ready for sowing or planting. George and Margaret's stall in Waterloo market is well worth a visit as they have a very wide range of stock. Small alpine plants, pansies, geraniums, dahlia tubers, lilies and lots of window plants too. They are also

very happy to give sound and easy-to-follow advice for beginners.

The following shrubs to look out for this month are Berberis clavinii, quince, Kerria Broom, cherries, magnolia, flowering currant, spiraea and viburnum. My favourite April bulbs and herbaceous plants are Alyssum, dafodils, tulips, muscari, saxifragas, polyanthus, Dicentra (bleeding hearts) and wallflowers.

Planting tips: plant out your dahlia, lilies, gladioli and sweet pea seedlings during the last week of April. Plant out your onion sets, potatoes, peas, cabbages and cauliflower seeds from the first week of April onwards.

AIDS help

Six months ago a small group of people, concerned about AIDS, got together to look at ways in which they could offer practical help to anyone with ARC or AIDS living in North Lambeth. The group meets once a month to discuss all the issues raised by AIDS and keep up to date with the latest medical and social information. Ours is a small, friendly group and we would welcome anyone who cares to join us, who is sympathetic and non judgemental towards those with AIDS.

Eventually we will link up with the South London HIV Centre and Lambeth Social Services to provide practical help to those in North Lambeth who want help with shopping, repairs, cleaning etc. If you would like further information about the group, please ring Steph Blackwell on 928 8024 or drop her a line at WEP, Colombo Street Community Centre, Colombo Street, SE1.

Fly-tipping

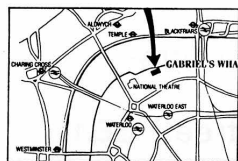
Fly-tipping has become such a problem in the borough of Southwark that Bermondsey MP Simon Hughes recently wrote to the Secretary of State for the Environment, Mr Nicholas Ridley, about it. He asked for more resources to deal with the problem, but it is doubtful if they will be forthcoming. Southwark Council has a 'fly-tipping' squad, but cuts have reduced its effectiveness. Furthermore, offenders cannot be prosecuted unless they are caught in the act.

The Borough Market appears to have become a recent target of the fly-tippers, no doubt from the numerous building sites in the City of London. Late last year the length of Park Street was covered in dirt and rubble and the local residents association wrote to the Council to have the rubbish removed. After this was done, the fly-tippers were back again. They have also been dumping in Lavington Street.

New market

A new weekend market opened at the beginning of March on the South Bank. Known as Gabriel's Wharf Market, it is open every Saturday and Sunday and is run by a partnership between Coin Street Community Builders and the company which operates Camden Lock.

There are over 150 stalls including fruit, flowers and plants, antiques, clothing, jewellery, records and tapes as well as free entertainment, a cafe/bar and a hot food stand. Visit it, wander around, enjoy the music and the stalls and food don't forget to tell your friends about SE1's new market!



Drivers

The Charterhouse Playgroup in Crosby Row, SE1, is a Community Playgroup, catering for families in a defined area of North Bermondsey.

They welcome the involvement of local people and are currently looking for volunteer drivers for a minibus which they have the use of.



If you are interested and willing to take the test required in order to become an insured driver, please give the playgroup a ring on 378 7532, or drop in at The Ark, 39 Crosby Row, SE1.

ENTERTAINMENTS IN LAMBETH

TEA DANCES



Lambeth Amenity Services
in association with
Age Concern Lambeth
presents

TOWN HALL
ACRE LANE, SW2
2 - 5PM
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Your Host: Trevor Jackson
Dance to: Louis Mordish Trio

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Next dance Tues 28th June

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'RETURN OF THE
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For 6 - 12 year olds

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4th term: 20 June - 15 July

235 courses

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For

more information

please contact:-

Morley College
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928 8501

The College, which is funded by the ILEA,
is experiencing considerable difficulties as
a result of cuts in its grant. We regret
therefore that we are not able to run the
usual number of new courses during the
Summer period.

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 partic-
ularly welcomes contribu-
tions from the area's ethnic
communities.

NEXT COPY DATE

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Publication date is 5th May.
All contributions should be
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Road, SE1 OAS.

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SE1 EDITORIAL GROUP

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who wish to help in producing
or distributing the paper.
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NORTH SOUTHWARK COMMUNITY DEVELOPMENT GROUP

Our quarterly newsletter
has just been published and
a copy is included inside
your SE1. Our Group holds
open monthly meetings about
issues of concern to the
local community. Ring us on
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