

# SEI

## Important riverside inquiry looms

The local community are mustering their forces to fight once more for fair rent housing on a prime riverside site.

The site in question is Odessa Wharf on Bermondsey Wall West, included as part of the massive Jacob's Island development proposal, but owned by Southwark Council.

The planning inquiry into the London Dockland Development Corporation's (LDDC) refusal earlier this year of Southwark's planning application to build housing on the site is one of the most important to date.

Not only is the principle of securing rented housing on the riverside at stake, but the LDDC will be in the unusual position of having to defend for once their decisions at a full public inquiry.

Andrew Wadsworth, the millionaire developer behind the Jacob's Island proposal, included the Odessa Wharf site in his scheme in the hope of buying the site from Southwark Council. While he now has planning permission from the LDDC, planning overlords of Southwark's riverside, for a revision of his original scheme, Southwark have not been prepared to part with the Odessa Wharf site.

In the Jacobs Island proposal the Odessa Wharf site is to be landscaped to provide open space on the riverside. But while local people need such space, if you look closely at the plans its clear that this open space would merely be an embellishment to Wadsworth's luxury housing development.

In December last year Southwark submitted an outline planning application to the LDDC for 12 flats on Odessa Wharf. The LDDC, thrown into disarray by the potential conflict with the Jacobs Island development, sided with Wadsworth and refused Southwark planning permission.

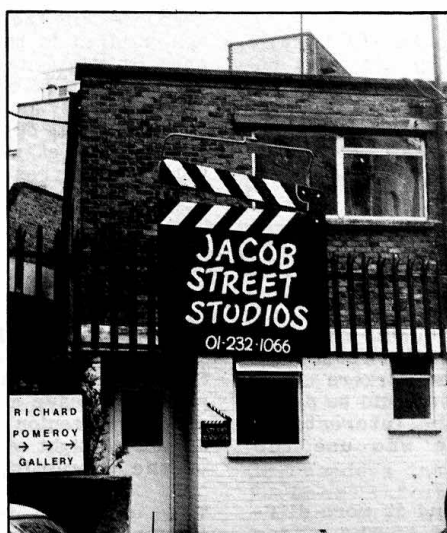
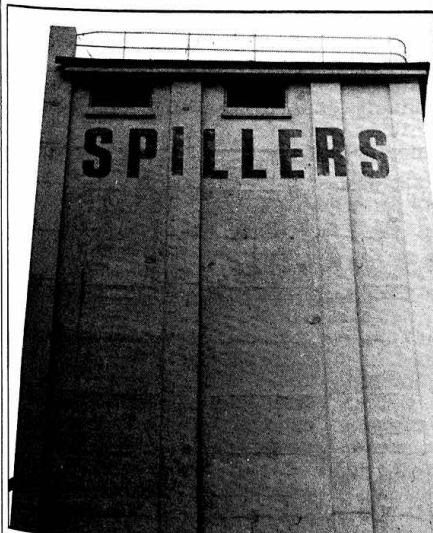
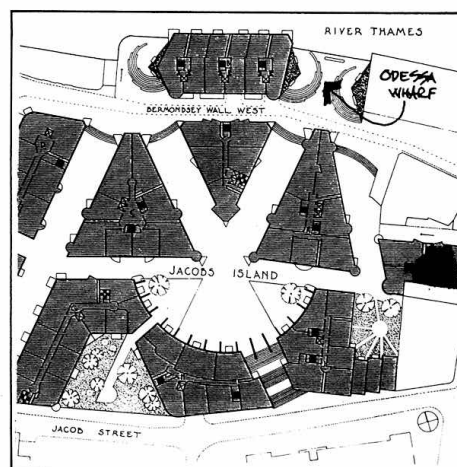
One of the reasons they quoted was that it was contrary to the Corporation's planning brief for the area. This brief, which was adopted in 1985 while LDDC meetings were still held in private, apparently promotes open space on the Odessa Wharf site. Southwark Council eventually received a copy of this brief in August 1988 three years after it had been issued!

It is a rare event indeed when the LDDC refuses permission for any application, let alone one for housing on the riverside. A trip down the river bears witness to the thousands of yuppie flats allowed by the Corporation over the past six years. Many of these developments also fail to offer any kind of riverside walk or access to the public.

The LDDC's record of ensuring housing for local people at an affordable rent or purchase price is derisory. Local people have consistently fought for housing that meets the needs of their community along the riverside. On sites such as Coin Street, the Courages site and Cherry Garden Pier, their efforts are now coming to fruition.

This is the case that the local community will be arguing at this important inquiry in November: that all remaining publically owned riverside sites should be developed for fair rent housing.

**'all remaining publically owned riverside sites should be developed for fair rent housing.'**



**victims of the Jacobs Island development: Spillers flour mill and Jacob Street Studios - kicking out the workers to move in the yuppies.**

## Introduce wheel clamp on estates, says resident

After representations from residents, Cathedral Area Residents Association, North Southwark Community Development Group and local ward councillor Geoff Williams, Southwark's Public Works Department have at last introduced parking restrictions on the formerly un-named street which runs between Park Street and Gatehouse Square.

The street, which will be named Pontypool Place, gives access to the new homes on the Courages site by Southwark Bridge Road, known as Gatehouse Square.

For many months residents and community groups have complained to the Council that Pontypool Place had been taken over by commuters who parked on both sides of the street, on the footpaths and on the estate itself.

They were able to get away with this because the street was un-named and had no yellow lines. Residents complained of the danger to their children and of not being able to get their refuse removed because access to the square was blocked by cars.

Complaints of commuter parking on estates throughout the north of the borough have increased markedly recently. As parking controls on public highways have been better enforced, commuters have opted to park their cars on council estates and other private residential estates managed by housing associations and trusts.

Currently, says local resident Walter Menteth who lives on the Tabard Estate, there is no easy method by which residents and their guests as opposed to commuters can be recognised by estate managers, caretakers or traffic rules enforcers. With increasing development in North Southwark the problem will only worsen.

Walter has suggested a means to control this illegal parking. Estate residents, he says, should be given authorised residents parking discs to identify their vehicles as part of their tenancy. They should also be given one or two visitors discs for their guests.

The Council would then have a clear means of identifying



Pontypool Place

residents and their legitimate visitors. To ensure enforcement of the parking regulations on estates the wheel clamp system being proposed for North Southwark could be extended to include residential areas. Otherwise, Walter Fears, employing the clamp only on public highways would push commuters onto estates.

Southwark Council could charge a markedly higher fine for parking in private residential areas. This would ensure that wheel clamping on estates was effectively

enforced. Authorities such as Camden and Islington have gained increasing revenue through this type of enforcement.

In the meantime, North Southwark Community Development Group has recently established a Traffic, Transport and Environmental Sub-committee to campaign for improved public transport, better controls over commuter traffic and illegal parking and a cleaner and safer environment. Anyone interested in the work of the Sub-committee can ring Gerry on 928 0711.

## The Bernie Spain Family Centre

The Bernie Spain Family Centre, in Frazier Street, SE1, is named after Bernadette Spain. Bernie was a Waterloo resident, a former Chair of the Association of Waterloo Groups and a campaigner for her local community, for better health facilities and for children everywhere.

Bernie Spain was a child psychologist who specialised in helping handicapped children and their families. She was one of the country's leading experts in Spina Bifida, a Governor of Great Ormond Street Hospital for Sick Children, and a member of West Lambeth District Health Authority.

As a founding member of the local Community Health Council she took a leading part in the successful campaign

for a Community Care Centre in Brook Drive. Bernie was also a key figure in the Coin Street campaign, the Waterloo Health Project, Waterloo Action Centre, and many other local projects. She was a friend and inspiration to many.

Shortly after her death in 1984 Lambeth Council decided to name the proposed Family Centre on the Campbell Building site after Bernie in honour of her work on behalf of the local community and her support of handicapped children and their families.

Bernie Spain Family Centre was originally going to be funded by Lambeth Social Services Department who had worked closely with the Association of Waterloo Groups on the Centre and were to jointly form a Management

Committee. Due to the cuts, Lambeth withdrew their funding at the beginning of the year, although they have agreed to leave the building for community use.

The Bernie Spain Family Centre Steering Group is looking for alternative funding and while they hope to remain faithful to their original aims this may no longer be financially possible.

It was originally intended that the Family Centre would provide an essential day time resource for local parents and children in the Waterloo area. It would have meeting rooms for the Waterloo community. It would actively promote equal opportunities policies with ethnic minority workers and resources for ethnic minority groups.

One possibility being considered is that the Centre be self-funding or run by volunteers. A formal Management Committee is being formed and will be registered as a charity. A company will also be formed to aid fund-raising and for holding the lease to the building.

Anyone who lives or works locally is welcome to be involved in the project. Volunteers are needed, with or without children, for the Management Committee. Ideas are also needed for the use of the Family Centre and funding, and volunteers once the Centre is open.

If you are interested in participating, contact the Bernie Spain Family Centre Steering Group, WAC, 14 Baylis Road, SE1 or ring 261 1404 and ask for Vas.

## Threat to Lambeth Area 1 Social Services office

In an attempt to cut costs by saving rent paid to the Duchy of Cornwall for Area 1 Social Services Office at Kennington Lane, Lambeth Social Services Committee plans to move staff covering the northern part of the borough to its Oval Office on Offley Road, owned by the Council.

Home helps, Social Workers, Community Workers and Administration Workers argue that this move would be detrimental to the interests of the people who use the service.

Users will find it more difficult to get to the office which would not be located in

the patch Area 1 serves.

Staff argue that in an attempt to save money councillors and senior management are losing sight of the needs of the community.

The decision about the future of the Area 1 office will be taken at a meeting of

the Social Services Committee at a date yet to be fixed. Those interested can ring the Town Hall at Brixton to find out the date and time of the meeting.

A petition is also circulating which can be found in North Lambeth Library and Waterloo Action Centre.

## Tenants reject extra storey

At a well attended public meeting held at the end of September, tenants of St George's Court, Garden Row, gave the thumbs down to a proposal to build an extra 15 flats on top of their 3-storey estate.

The landlords, Daneswood Properties, owned by the builders Waites, also proposed to refurbish the 1930's built estate, one of the few privately rented blocks of flats in the north of the borough. Not before time said the tenants, who complained of rotting window frames, and wiring and plumbing which hadn't been touched in 50 years.

The landlords say they can't refurbish the estate without building the extra 15 two bedroom flats. These, along with another 10 flats on the estate which are presently empty, would be for sale and would cover the costs of refurbishment.

The tenants were unhappy with the new layout proposed at the rear of the flats. Planning regulations oblige the landlords to provide one car

parking space per new dwelling. This they proposed to do by pulling down existing tenants' sheds along the rear wall of the estate and providing car parking spaces for the new owners.

Tenants complained about losing their their storage space, while ground floor tenants said they would lose their privacy if the back was turned into a car park. The new car park would also be noisy, a hazard to children and obstruct emergency vehicles, said tenants.

The tenants, especially the elderly tenants and one is nearly 100 years old, were also concerned at the disruption to their lives which would be caused by the addition of an extra floor. Building work would take up to a year.

Residents of Colbrook Street and Newman House opposite St George's Court said that the extra floor proposed would cut down daylight to their homes. They were also concerned about the extra traffic in an already busy street.

It was evident from the meeting that there was little communication between tenants and landlords. This gave rise to suspicion about the motives of the landlords. The feeling was that they would like to be rid of the tenants to sell the estate off to suppliers.

Tenants were therefore concerned about their future security of tenure and rent levels after the refurbishment had been completed. The landlords gave assurances that they would continue to be protected tenants under the old Rent Acts but made no mention of new rent levels. One tenant said that rents had doubled in the past three years under the Fair Rent system.

The application by the landlords will be heard by Southwark's Area 1 Planning Committee at the end of October. The public meeting was arranged by the Planning Department which is to be congratulated for providing such a forum for discussion between landlords and tenants, unfortunately all too lacking at present.

## New Co-op homes in The Cut

Funds to the tune of £1.9 million have been granted for a major new co-operative housing development in Waterloo.

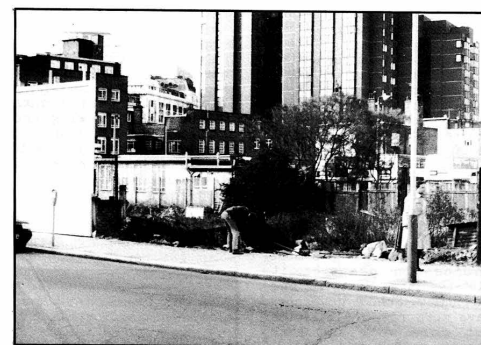
The New Cut Housing Co-operative are now keen to recruit new members, especially from ethnic minorities and among the disabled.

The co-operative is to occupy a new building of thirty flats and houses on the north side of The Cut where a scheme for mixed housing for rent is planned, incorporating some flats for the elderly and disabled.

Building work should start in spring 1989 and the scheme should be ready for occupation in the autumn of 1990.

The co-operative has negotiated funding from the Housing Corporation and is advised by the South London Family Housing Association on the technicalities of the development of the scheme. Their architects, South Bank Architects Co-operative, are based locally in Waterloo.

In the period leading up to the letting of the new homes, many important decisions will be made by the co-operative's members concerning policy for selection of prospective tenants and management of the housing. They will also over-



New Cut Housing Co-op site

see the progress of building work in consultation with their professional advisers.

The new housing will include two four bedroom family homes, nine one bedroom flats, two four bedroom flats and four two bedroom flats for single people sharing, twelve one bedroom flats for elderly people of which three are specially designed for wheelchair users.

The development will also house a community centre for tenants' use including a

kitchen, a guest room for visitors, a laundry and a small office.

The co-operative would like to thank two of their members who resigned recently, Paul Wheeler and Rose Earnest, for their hard work and commitment.

SE1 readers interested in further information can contact Gill at 99 Upper Ground, SE1, or ring 620 0544, mornings only.

## Small is beautiful

At the end of this month, the first phase of the £30 million Surrey Quays leisure and shopping complex in Surrey Docks will be officially opened. The development will house over 40 stores including some of the largest British high street names. The biggest retailer in Surrey Quays will be Tesco's which has built an 80,000 sq ft superstore, employing up to 500 people.

But when the Surrey Quays superstore opens Tesco will close its store in Southwark Park Road. Shoppers from 'the Blue' will then have to take the bus to Surrey Quays. Market traders in 'the Blue' also fear for their future because of the Surrey Quays complex. A recent Southwark Council report predicted trade in 'the Blue' would fall by up to 35% once Surrey Quays opens.

Tesco's also angered Southwark Council by pulling out of a proposed 'Teleshopping' service for the housebound. Customers would have chosen their goods from a television display, phoned through an order and had it delivered from the Surrey Quays store the same day.

More than a thousand of the borough's housebound residents would have benefited from the scheme. This might seem rather mean when Tesco's made over £230 million in profits last year, a 30% increase over the previous year.

Many North Southwark residents are also annoyed with Tesco's. While their profits rise strongly and they pour millions into the development of new 'superstores', local residents feel that they are neglecting their store at the Elephant & Castle shopping centre.

Tesco's store at the Elephant now has no competition since the closure of Woolworth's food section. The result is that Tesco's shelves, customers complain, are often empty of stock, particularly perishable goods like bread, vegetables and milk. The range of goods has always been poor and the staff are often unhelpful.

Tesco's recognises that there are problems at the Elephant store and claims to be on the way to improving things. But residents will need a lot of convincing that Tesco's are not favouring the development of superstores over local, smaller stores, which are more accessible to residents of a borough like Southwark where 60% of households do not own a car.



## Life after ILEA

In April 1990, as part of the 1988 Education Act, responsibility for education in London will be transferred to the boroughs, and the Inner London Education Authority will be abolished.

Presently ILEA runs nursery schools and nursery classes, primary schools (81 in Southwark), secondary schools (12 in Southwark), special schools for children with various disabilities (8 in Southwark), Further Education Colleges, specialist FE colleges (London College of Printing, for example), a Careers Service, a Youth Service, children's play schemes, Adult Education Institutes, Community Education (eg Literacy Schemes), teachers' centres and support services such as school meals, caretaking and transport.

There can be few people who have not benefited, from the young child at nursery to the old age pensioner who looks forward to the weekly class at the Adult Education Institute.

It has been estimated that Southwark benefits from ILEA to the tune of £97 million, but only contributes £47 million in rates. The difference is met by the redistribution of rates from the richer to the poorer boroughs within ILEA. Unless much more money is provided by central government, which seems unlikely, one certain effect of the abolition of ILEA is that schools in Southwark will struggle along on half the resources they previously enjoyed.

For parents of school-age children this will mean larger classes, fewer books and materials, and an even greater likelihood of classes remaining untaught because of the absence or shortage of staff.

The abolition of ILEA will affect the specialist services it provides which small boroughs will be unable to. It can absorb the extra cost of small schools which are expensive to run but which parents prefer. It is unlikely, for instance, that Southwark could continue to maintain London Nautical School.

The new Education Act will make it more difficult for the education authority to plan its spending. A new National Curriculum will introduce testing at 7, 11 and 14 and will require the provision of subjects for which it is extremely difficult to get teachers. The danger is that extra money will need to be spent

to attract these teachers endangering non-statutory provision like the under-5's.

In June this year Southwark Council set up a committee to consider the transfer of education from ILEA to the boroughs. Since then a series of public meetings has been held and a Director of Education appointed. When pressed about finance, councillors say that if there have to be cuts it will be on the basis of 'equal pain', that is, their financial problems won't be solved by cutting the whole of the non-statutory sector, like nursery education.

The difficulty with this approach is that it is likely to lead to a service of equally poor quality and the authority will be forced to make deeper cuts in the non-statutory areas because it has to provide for the national curriculum in the primary and secondary schools.

It will not be possible to run what will be one of the smallest education authorities in the country in the same way as one of the largest, with separate, specialist departments. Resources such as buildings and equipment and teaching staff will be so scarce that it would make no sense to duplicate them to save different sectors.

A new pattern will be needed, and one such solution could be 'community schools'. These exist in some parts of England and provide education and recreation and serve as a social centre for all ages in the same building.

The Act creates a number of problems for inner London education. The government intends to give parents more choice. In practice it dictates large parts of the curriculum. School governors have more responsibilities but more work and less resources for the school. Government concern for standards ill accords with asking ratecapped councils to find money for education in competition with housing, refuse collection, etc.

The wasteful duplication that will follow from splitting London education among the boroughs is hardly likely to be cost effective.

But the single most important effect of the abolition of ILEA will be to reduce funding for state education in London at a time when higher standards in education and training are more important than ever.

## GARDENING

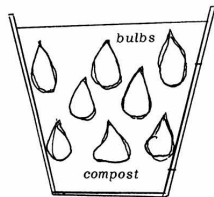
WITH KEITH THOMAS

A very enjoyable part of my Community Education work at Morley College is to accept invitations from local community groups to give talks or advice on gardening.

Sometimes it's a Tenants Association wishing to brighten up their estate or neighbourhood or a group of people wanting a question and answer session about their indoor or outdoor plants.

From a work point of view I have always found this to be one of the quickest and most effective ways of getting to know people. The sessions usually begin in a community centre but often end with a home visit to see the plants or space in question.

Most people like to have plants around them but feel very unsure about looking after them. Even people who show me a splendid specimen that they've grown will often seek reassurance that they are doing the right thing.



There are of course a few simple rules that definitely help us to grow plants successfully. Knowing the name of the plant helps, because one can then consult a book or another person

about it. Giving our plants regular, moderate and consistent care is preferable to the shock of over watering or drought which can check growth, flowering and general wellbeing.

On my last visit to the Waterloo Pensioners Health Group at Barley Mow Clinic, Doreen Ramsay taught me how to propagate the indoor 'Umbrella Plant' (Cyperus) in a rather novel way. Cut off a stem about 12" long, push the umbrella of leaves into a milk bottle full of water with the stem sticking out of the top and wait for the 'umbrella' to sprout roots.

Once the roots appear in some quantity, plant it upside down in some compost in a pot, cut the stem off above the pot and 'wait for a forest of shoots to spread out of the pot'.

Tips for October. Get the most out of your bedding plants by cutting off all the dead flowers until the first frost arrives. The shops and garden stalls are now selling spring bulbs and wallflowers, the earlier you plant them the happier they will be.

Except for hyacinths which like to have their tips poking out of the top of the compost, most other bulbs can be planted in layers in the same pot which will give you a much better show of colour.

Once planted up remember to give the pot a very thorough soaking which will help to get the bulbs rooting well as early as possible. Thereafter never allow the compost to completely dry out by watering regularly.

**Bermondsey Memories**

**Calendar 1989**

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## Early settlements in North Southwark

Thanks to Southwark Council, which has allowed them to excavate the Courages site for the past 3 years, the Museum of London's Department of Greater London Archaeology has found unique evidence of earlier settlements in North Southwark. John Dillon, team leader of the dig on site, describes below the significance of the finds.

The site of the former Courages Brewery, Park Street, lies near the north west edge of a sand and gravel island on which the Roman town of North Southwark stood. Excavational work on the site is being conducted by a team of archaeologists for the Museum of London's Department of Greater London Archaeology.

Archaeological investigations are necessary in order to record the earliest history of North Southwark before it is destroyed by imminent redevelopment.

The earliest discoveries on the site so far date to the Neolithic and Bronze Ages (4000-1800BC) with pottery and flint tools, including a knife and a polished stone axe. The later prehistoric period (Iron Age 600BC-AD43) was represented by the remains of a roadhouse, the first evidence of actual prehistoric settlement in North Southwark.

The Romans invaded Britain in AD43 and the first signs of their presence on this site were ditch digging for drainage and gravel quarrying for a road which crossed the site. The road was associated with a whole series of clay and timber buildings (about AD100), some domestic but others appear to have been blacksmithing and bronze casting workshops.

In the middle of the Roman period these buildings were replaced by substantial stone buildings, some with mortar and tile floors and painted plaster walls. The most substantial was at least 30 metres by 12 metres, the largest Roman building yet excavated south of the river, and possibly with civic origins.

In the later Roman period the settlement contracted and the area was used as a burial ground. The Roman legions left Britain in AD410 to support the crumbling Roman Empire and Rome.

The finds from the site have included Roman coins, jewellery, inscriptions, whole pots, glass vessels and leather shoes.

The current phase of excavations has produced the most exciting and significant



Archaeologists unearth Roman warehouse on the Courages site

results so far. A Roman timber warehouse has been uncovered in an exceptional state of preservation and dating to about AD100, a find unique in North West Europe.

The warehouse measures 11 metres by 4.5 metres with sunken oak floorboards resting on underlying joists. The collapsed walls consist of upright posts and planking, with the roof likely to have consisted of wooden shingles. Access to the building was down a wooden ramp in one corner.

The fact that the structure was sunken, had an extremely strong floor capable of taking heavy weights and is positioned on the edge of the Roman Thames Foreshore all suggests that barrels or storage jars would have been kept there. These may have contained wines, olives and other foodstuffs imported from the continent, the cool, damp environment inside the warehouse being ideal for storing such commodities.

As well as being a discovery of major international importance it is the first direct evidence for Roman harbour facilities in North Southwark, and also gives a rare opportunity to study hitherto unseen and unknown Roman carpentry techniques.

The uniqueness and importance of the warehouse has meant that it has been carefully lifted piece by piece in order that it can be preserved and finally reconstructed to form a centrepiece for a museum display. The BBC's History and Archaeology Unit have paid numerous visits to

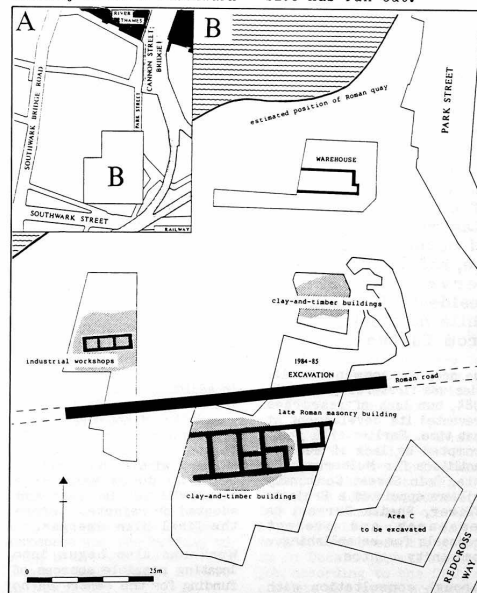
the site and plan to screen the results next year as part of a new Chronicle series.

Work is continuing in the area of the warehouse with the uncovering of further Roman timbers which may have marked the edge of the South Bank of the Thames in early Roman times.

At the end of September exciting and significant evidence of earlier human activity in North Southwark

is coming to light. Flint tools, animal bone and burnt daub indicate human activity on the river's edge possibly as early as 2000BC. On another part of the site an early Roman industrial complex is being revealed, along with two timber-lined Roman wells.

Regrettably work on the site will have to stop on 30th September as funding for the site has run out.



## Hayles tenants quiz Council

Opposition to the government's Housing Bill is mounting. Southwark Council tenants will be joining a mass rally at Westminster Central Hall on 10th October while on Saturday 15th October there is a big demonstration on the Albert Embankment for all people who feel concerned about the lack of affordable housing in London. See page 7 of this issue for details.

On the Hayle's estate at Elephant & Castle the tenants recently invited Southwark Council to justify why they should remain as their landlord. Earlier this year the Hayle's residents' committee invited a property company and a housing association to talk to tenants under the 'pick a landlord' section of the Housing Bill.

Keith Broxup, District Housing Manager, said he was not proud of the present service to tenants, but he was having to do a "professional job with the tools of an amateur" because of lack of resources. Castle House had been reopened and a Estate Officer appointed following a 10-month vacancy and she would be undertaking an urgent survey of the estate to prioritise repairs.

Mr Broxup pointed out that the District Housing Committee is the forum where tenants can have a real say in the management of their

estate and he regretted that the Hayles residents' committee had not been present at recent DHC meetings.

Ian Jones, Head of Housing Policy, said that from April 1989 possible new landlords could bid to take over Council estates. But the choice could only be made once: if the new landlord turned out to be no good, there was no going back.

A new landlord, whether private or housing association could only offer an 'assured tenancy' which was less secure than a Council tenancy. Rents under new landlords would rise to market levels, heavy service charges might be imposed and money for repairs and improvements would have to come out of the rates. Tenants would also have fewer rights of consultation or succession.

The Chair of the Housing Committee, Mark Howarth, gave a firm commitment to improve services to tenants. Decentralisation of the Housing Department would make it more efficient, more accessible and more accountable to tenants.

The Hayles tenants then asked some searching questions. They accused the Council of not keeping the promises it made when it took over the estate in 1979. Council Leader Anne Matthews said that this was when the Tory

government came to power and ratecapped councils.

Liberal Councillor Anna Mogattian supported the Leader in her opposition to government policies. She also said that housing associations were going to be forced against their will to take on the role of 'approved landlords', becoming the government's tool.

Hayles tenants gave the usual repairs horror stories and complained about shoddy repairs having to be done again and again. They were also worried about squatters although Hayles Buildings has no empty flats.

Tenants wanted to know whether council rents would have to rise. The Director of Housing, John Synnuck, explained that the government is changing the rules so that rents can no longer be subsidised by rates. Rents will rise but so will those of private landlords and housing associations.

Finally the Chair of the Hayles residents' committee asked if the council would be opposed to tenants forming an ownership co-operative where tenants would buy the estate and put its management out to tender. He did not explain how tenants would raise the money to do this, while the council said they would be opposed to such a sale of its housing stock.

## Child Psychiatric Day Hospital relieved

West Lambeth Health Authority has relieved the Black Prince Road Child Psychiatric Day Hospital. The hospital serves the residents of Kennington, Waterloo and North Lambeth.

Its proposed closure was vehemently opposed by local health campaigners and the West Lambeth Community Health Council.

CHC Secretary Richard Wilson told SE1 that "we are glad that the hospital has been saved. Now the health authority should start to address the question of how these services can be made accessible to those who most need them."

At the same meeting last month, the Health Authority was presented with management proposals for cutting 87 staff at St Thomas's Hospital in order to save £500,000 of a projected £1,500,000 overspend this year. Full details are still to be worked out.

In addition, the Outpatient Drug Dependency Unit at the hospital is still a possible target for closure.

## Borough Market Facelift

Southwark Council's Planning Department, together with the Trustees of the Borough Market and British Rail, are drawing up proposals to give Borough Market a facelift.

These works complement a joint Southwark/British Rail Cathedral Bridge repainting project which is currently underway. Cathedral Bridge runs across the Borough Market in front of Southwark Cathedral.

The aim of the facelift is to give a brighter appearance to the classic Victorian structure of the market, located in a conservation area, which will bolster confidence in the future of this thriving market.

A further aim is to help create a better and more efficient working environment while improvements to adjacent streets and footpaths, and the refurbishment of the

toilets on Southwark Street will also bring benefits to residents in the Market area and to the general public.

Unfortunately, because of lack of resources, work will probably not proceed until next year. In the meantime, Jackie Power, a Park Street resident has been raising money through the raffle of a drawing by local artist Mike Challenger to submit a planning application on the Stables, Winchester Walk, in the Borough Market.

The Stables were pulled down last year because they were in a dangerous state and the site has since been tinned up. Jackie wants to transform it into an Open Space for residents to enjoy and will be applying for planning permission for the site to be used as temporary open space. If that is successful, fundraising will begin to landscape a now derelict site.



Cathedral Bridge facelift

## New build

Brighton Buildings Housing Co-op have been given planning approval by Southwark Council to build 9 four bedroom terrace houses at the rear of the newly refurbished Brighton Buildings on Tower Bridge Road.

Like the 30 new homes in Brighton Buildings, due to be occupied soon, the terraced houses, which will each have a garden and access for the disabled, will be let at fair rents to people in Southwark with housing need.

## Women's Photography

Photographs by women are celebrated at the South London Art Gallery next month as part of Spectrum Women's Photography Festival.

The Gallery is hosting this major exhibition running from 10th October to 3rd November,

highlighting various skills and techniques. Works come from women across London and have been chosen from a large response.

The South London Art Gallery, on Peckham Road, near Southwark Town Hall, is open Tuesday to Saturday, 10am-6pm and Sunday, 3pm-6pm. Entrance is free.

## New homes on Courages site

Building work starts this month on the second phase of new housing on the Courages site off Southwark Bridge Road. 55 new homes will be built by Southwark Council and the first 7 will be ready for occupation in March next year.

A further 23 new homes are planned when money is forthcoming to complete the redevelopment of the former brewery site which was bought by the GLC in 1983 under the Community Areas Policy.

## Housing protest queue

A first-time buyer in central London now needs an income of £34,500 to buy somewhere to live. There are over 9,000 homeless families living in bed and breakfast accommodation and there has been a huge increase in the number of single people forced to live on the streets.

There will be fewer homes which people can afford, argues the London Needs Housing Group, once the Housing Bill comes into effect next April, because of the end of fair rents for private and housing association homes and the transfer of council homes to private landlords.

This is the message that the campaigning group hope to get across by creating a giant housing queue along the Albert Embankment, opposite Lambeth Palace, on October 15th, at 12 noon.

"Why hasn't there been more of an outcry about the Housing Bill?", asks Elaine Sheppard, a representative of the group. "People around the country are very worried but this hasn't been reflected in the press or in public discussion. Join us on October 15th and we may yet influence the Bill as it finishes going through the House of Lords."



## Call for resignation of LDDC Board member

The Docklands Consultative Committee, set up by Docklands boroughs after the demise of the GLC, has called for the resignation of a top Board member of the London Docklands Development Corporation.

The DCC has called on the Secretary of State for the Environment, Nicholas Ridley, not to proceed with the appointment at the end of this month of David Hardy as Chairman of the LDDC because of a serious conflict of interest. Hardy is presently a member of the Board.

David Hardy is the Chairman of many investment, insurance and property companies with extensive connections in Docklands through various shareholdings. One of these is Globe Investment Trust of which Hardy is Chief Executive. This company has investments in Rosehaugh Stanhope Developments which has many property developments going on in Docklands.

Globe also has investments in GEC who together with Mowlems are the builders of the Docklands Light Railway and its planned extension. They are also investors in British Aerospace who are bidding to bring in the BAe 146 aircraft into the London City Airport in Newham.

The present Chairman of the LDDC, the government quango which runs Docklands, is Christopher Benson. He also has extensive property interests but was appointed by the Government on the strict understanding that any companies he was connected with would not be involved in Docklands developments while he was in charge of the LDDC.

Questioned about a conflict of interest, a spokesman for the LDDC said that Mr Hardy would leave the room whenever the Board discussed matters affecting companies in which he had an interest.

Mr Hardy himself has denied that he is "personally involved in any companies operating in Docklands", in a statement to the press.

Considering the number of share interests though that his Globe Investment Trust has in companies operating in Docklands, the DCC insists that this is a serious conflict of interests.

Because of these share interests he would, under the Department of the Environment rules, be obliged to absent himself at LDDC Board meetings from discussions concerning nearly every major development presently going on in Docklands, making his job, according to the DCC, a complete and utter nonsense.

## Coin Street community centre planned

Research has now begun into the long planned community/social centre as part of the overall development of the Coin Street site. It will be located at the junction of Cornwall Road and Stamford Street, arrowed in the photo opposite, and is intended to serve Coin Street residents in the main while attracting users from further afield.

The need for communal facilities was first recognised in 1984, but lack of resources prevented its development at that time. Earlier this year, prompted by lack of meeting facilities for Mulberry tenants, Coin Street Community Builders appointed a Projects Officer, Sheila Curran, to research and present proposals for establishing a community centre.

Through consultation with

local residents and in conjunction with other projects and facilities, the aim is to highlight the needs within the area and plan a community centre designed around meeting them.

It is likely to include a large hall with smaller meeting rooms and office space to accommodate a programme of activities catering for all groups and age ranges. Although in its early stages, research has indicated a lack of facilities for the under 5's and after school provision, together with the need for meeting space generally.

In addition, tentative enquiries have been made into the possibility of housing a work place nursery and a small health centre or doctor's surgery within the development. No doubt many more ideas will be discussed and adopted or rejected before the final plan emerges.

Work has also begun into locating possible sources of funding for the centre as no



Planned Coin Street community centre

funds are currently available. It is anticipated that this aspect will form a major part of the planning work for the centre, and indeed, the Planning Officer's work during the forthcoming year.

Ideas and input on all aspects of the centre are invited from members of the community - give Sheila a ring on 620 0544 or pop in for a chat at CSCB's office at 99 Upper Ground.



## United St. Saviour's Charities

### Flats for retired people of North Southwark

We have vacancies for retired people who at present live in the North Southwark area (including Newington and Walworth) and who would like to move to our attractive sheltered housing scheme at Hamilton Road, West Norwood.

There are flats available for people who would normally live alone, but sometimes we can offer adjoining flats to sisters, to brothers, or friends, if the situation warrants it.

All our flats are rent and rate free and are provided with central heating and constant hot water at no extra cost.

To be eligible for an appointment to a flat, applicants must have lived in the North Southwark catchment area for at least three years, be of limited means (i.e. basic income the Old Age Pension), be of good health and be able to look after themselves.

If this applies to you or to someone that you know and you would like more information about it, please contact:

The Clerk  
United St. Saviour's Charities  
The Offices  
8 Southwark Street  
London SE1 1TL

Telephone: 407 5961



## CHARTERHOUSE-IN-SOUTHWARK

### Autumn \*\*\*\*\* 1988 \*\*\*\*\* Show

We are a neighbourhood organisation with three buildings in this neighbourhood and one at Charterhouse in Surrey. We aim to be a resource for self-help seeking new solutions to inner-city problems.

What follows is a selection of details from our various Projects and activities. If you want to find out more, do contact the appropriate worker. Some activities you can just go along to, so - TRY US! YOU MIGHT LIKE US.

#### WOMEN'S PROJECT

(Co-ordinators: Billie Hunter, Moyra Weston and Ellen Farrell. Tel: 403 4367).

Meets in the ARK, 39 Crosby Row, SE1. Creches in the Toy Library and Ark.

**Mondays** 10-12 Asian Women's Group (ESL)

**Tuesdays** 10-12 Drop-in discussion/

activity session

**Wednesdays** 10.30-11.30 Body Fitness Class

10.00-11.00 Pregnancy Testing

" 11.45-12.45 Health Discussion

" 6.00- 7.00 Body Fitness Class

**Thursdays** 1.30- 3.30 Single mothers group

**Fridays** 10.00-12.00 Local History group

Please contact to check definite times.

Volunteers urgently needed!

#### INTERMEDIATE TREATMENT PROJECT

(Co-ordinator: John Reacroft - 403 4541)

Meets in the RAINBOW, 32 Crosby Row, SE1

**Mondays** 10.00 am - 3.30 pm

**Tuesdays** " " "

**Wednesdays** " " "

**Thursdays** " " "

Referrals to the Project are made

mainly through the Social Services

Blakes Road I.T. Centre.

#### OVER 60's PROJECT

(Co-ordinator: Jacky Mortimer - 407 1123)

Meet at 40 Tabard Street, SE1.

Clubs:

**Mondays** 1.30-3.30 Bingo & Social

**Tuesdays** 2.30-4.30 Discussion group

**Wednesdays** 1.30-3.30 Bingo & Social

**Thursdays** 2.00-4.00 Talks & Events.

#### CHILDREN TO THE COUNTRY PROJECT

(Co-ordinator: Bill Meighan, Godalming [04868] 21817)

Meets at Seaman House, down in Godalming.

#### PLAYGROUP

(Co-ordinator: Yvonne Thompson - 378 7532)

Meets in the ARK

Monday to Friday 9.30-2.30

#### YOUTH PROJECT

(Co-ordinators: Jo Gerton, Peter Arman Tel: 407 5666)

Meets in the RAINBOW, Crosby Row on:

**Mon** 6.30-9.30 Girls only group

**Tues** 6.30-10 Open Session

**Wed** 6.30-10 Girls only open

night and Boys

only group.

**Thurs** 8.00-10 Coffee Bar (16+)

**Fri** 6 - 7.30 Juniors

Intermediate Session

11 - 14 years old.

+ daytime work, playschemes, trips away

#### ST. HUGH'S CHURCH

Community Priest: Ronald Partridge

Tel: 407 1123

Meets in the RAINBOW, 32 Crosby Row.

Sunday Service 10.00 a.m.

As I have only recently arrived,

the following times are provisional

until I am able to determine my

weekly time-table:

#### Surgeries/Drop-in

**Mon.** 10 - 12 p.m.

**Wed.** 12 - 12 p.m.

**Fri.** 2 - 4 p.m.

#### 'DANCING DORIS' DANCING CLASS

(Co-ordinator: Doris Langdale

Tel: 378 7532)

Meets in the ARK

**Tuesdays** 4.00 - 6.30 p.m.

#### TOY LIBRARY

(Co-ordinator: Kathleen Brennan

Tel: 403 3214)

Meets in RAINBOW, Crosby Row for

Under 12's and their parents on:

**Tues.** 12.30-4.30

**Wed.** 5.30-7.30 - 5 - 12 years old

**Fri.** 1.00-3.00

Children with special needs welcome to

all sessions.

## THE CHURCH OF ENGLAND PARISH OF WATERLOO



### Come and worship

#### Sundays:

10.30am Parish Communion  
St John's, Waterloo Road

6.30pm Evening Worship  
St Andrew's, Short Street

#### During the week:

12.30pm Holy Communion  
St John's, Waterloo Road

#### Vicar:

The Revd. Rob Yeomans  
633 9819 or 928 4470



## BERMONDSEY NEWS

Bermondsey's Paper

All the local news  
20p from your newsagent  
Every other Thursday

Tel. 232 1639/237 1578

## Wanted

A person to pick up litter  
and sweep a Co-operative  
estate in SE1.

5 hours a week, flexitime  
at £5 per hour.

For further details, ring  
Jill Green on 620 0544,  
between 9.30 -12.30,  
Monday - Friday.  
Closing date: 21st October

# SE1

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

### NEXT COPY DATE

Copy date for the next issue of SE1 is Wed 26th October. Publication date is 3rd November. 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. Sometimes it is necessary to produce a 6 page issue to cut our costs. We are 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.

SE1 acknowledges the financial help of North Southwark Community Development Group, Coin Street Community Builders and the Association of Waterloo Groups.

### 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.

### EDITORIAL GROUP

Mary Dimond, John Howes,  
Keib Thomas, Gerry Vignola

## Found

Beautiful female cat.

Missing its owner!

Ring 403 0015 if you've  
lost a feline friend in  
the Borough area.