

SE1

Borough Market area study underway

Rock Townsend, a firm of architects and planners with a background in community development work, are carrying out a study of the Borough Market area, with the aim of bringing together the local community and businesses, and prospective developers.

It is intended to create an agreed Action Plan for the future of the area. The trustees of the Borough Market were the first to agree a contribution to the costs of the work.

The study is now at the stage of gathering information from each of the participants. The local residents are represented by the Cathedral Area Residents Association, and local small businesses by the Link Street Preservation Society.

Rock Townsend are asking each of these very differing groups to say what, in an ideal world, they would wish to see come about in the area.

So far they have found a common thread of affection for the hidden world of the Borough Market and this lends hope to the idea that it is possible to reconcile development pressures with conservation.

The planning background to this hope is somewhat sombre. The area is an Outstanding Conservation Area, but there is no Statutory Plan for it, and the rest of North Southwark.

Since the rejection of the North Southwark Plan, due to the London Docklands Development Corporation's objections to it and its

consequent rejection at Judicial Review, the Council has been operating with Interim Planning Policies which will be superseded only when a new area plan is prepared next year.

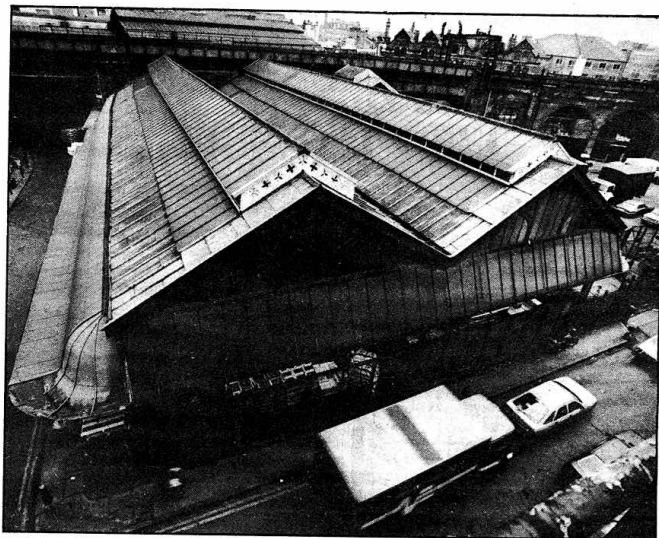
In the meantime, there are a number of proposals and planning applications in the pipeline, which will have to be considered against the Interim Planning Policies.

There is a strong feeling that it would be better for the area and its people, and each of the participants in the study, several of whom have development proposals, to sit down in advance and correlate their proposals. This would take into account everyone's views rather than advance individually.

There are a number of reasons for this. The density and sheer physical complexity of the area, with railway viaducts running across much of it, is a prime reason.

This has created a web of potential trade-offs, of access-for-light, for instance, which would need the participation of several adjoining owners to be brought about.

However, the main reason is the difference in points of view between developers and the community. Developers respond to the greatly increased potential value of the area, particularly river-front sites. The community, represented in various ways, seeks to retain and enhance the idea of the city village, with a varied and balanced community having homes and jobs within easy reach.



Borough Market

...area study embraces community, market, businesses and developers

'The community ... seeks to retain and enhance the idea of the city village, with a varied and balanced community having homes and jobs within easy reach.'

After consulting all the participants, Rock Townsend will be drawing up a picture of the area in terms of traffic flows, uses, densities, etc. After that, they will draw up a proposal, or series of alternatives, and feed that back to the participants.

It's still early days. Rock Townsend believes that neither will it be easy nor

will they be able to create opportunities without persuading participants to be flexible and alive to trade-offs.

What Rock Townsend hopes to do is to make the planning process more visible and accessible.

They would be pleased to hear from anyone with a view to express. Contact Ian Hogan or Dan Bone on 637 5300.

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

NORTH SOUTHWARK COMMUNITY DEVELOPMENT GROUP



SE1

SE1 sends its seasonal greetings to all its readers. Thanks to all those who have supported us in the past year with contributions both written and financial. Our next issue will be out in February 1989.

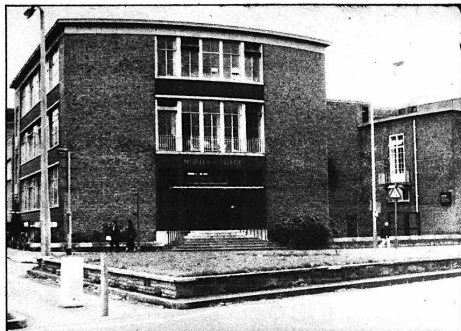
New Principal at Morley College

We welcome a new Principal to Morley College. Janet Roberts will take up her post from Christmas. She comes most recently from a job in Derbyshire and before that developing adult education in central Leeds. She has considerable experience in managing a large educational establishment such as Morley College and also has a good track record for getting more people interested in attending adult education courses.

She comes to Morley at a time of enormous change. Over the past few years there have been cuts in the budget which the Inner London Education Authority (ILEA) has been forced to implement. These are now biting hard. Then there is the abolition of ILEA in 18 months time.

Morley has been assured of central government funding for a few years when ILEA goes, but quite what this means is not yet clear. Lambeth and Southwark are vying to set up their own educational authorities from scratch, and consultations are well underway in both boroughs. Morley will have to work closely with both boroughs in determining who provides what adult and community education.

During the past two years while Susan Fey has been Principal (she is leaving to use her considerable administrative skills to try and



Morley ... a new Principal in changing times

salvage Kenneth Baker's ill-conceived and divisive idea for City Technology Colleges) much of the dust which had settled on the College's management structure has been severely shaken up.

The work of introducing more accountability into the way decisions are made in the College is very far from complete. Janet Roberts comes in the middle of this process. The aim is for students and members of the local community (SE1 and SE11) to have more influence on what classes are put on and the extent to which local branches are given sufficient

resources to be thriving educational and social centres.

In the meantime Morley still puts on many exceptionally good classes. It has an extremely high quality of staff and most of the facilities are good for adult education. Not all classes start in September so it is not too late to find something of interest to start in the New Year. The best place to find out about them is the main building in Westminster Bridge Road but any branch would also have lists of what classes are on offer.

John Bussy

Bargehouse office block opposed

The local community were locked in battle with office developers once again last month, at a public inquiry into the future of the "Bargehouse Island" site on Upper Ground, adjacent to Stamford Wharf.

Guardian Royal Exchange, who own the land, want to build a large office block on the site. Coin Street Community Builders, supported by the Waterloo and North Southwark Community Development Groups, argued against the office block and for a scheme which respects the emerging Coin Street community development.

Stamford Wharf is the latest phase of this development and when completed will provide flats for local people, craft workshops, a museum and a cafe/terrace. The river side is being taken to keep to the Thames with lively uses lining the route. This development complements the new park and cooperative housing already built on the Coin Street sites.

At two previous public inquiries at which the local community appeared in force in 1979 and 1981/2, into the future of the Coin Street area, the Secretary of State offered guidance for the redevelopment of this part of the South Bank. He wanted the area to be comprehensively planned so each individual site should respect what was happening on the other. He also stressed the need for high quality architecture and such an important location. The Guardian Royal Exchange site was included in the Coin Street Area.

Guardian Royal Exchange have since used the site as a car park until Southwark Council this year refused permission for this use to continue. Until then they had made an attempt to develop the site. When they were forced to stop more than a year. The so they suggested a 30,000 sq ft office block to maximise their profits.

The design made no attempt to respect the Coin Street Area, the Old Bargehouse Alley, Conservation Area or the Stamford Wharf development. In proposing offices which are 'dead' at night and weekends, they made no attempt to contribute to the community life of the area.

A decision from the Department of the Environment, Inspector about the future use of the site is expected in a couple of months.

There is an easy answer to the problem of 'troublesome' employees with less than 2 years service: many of these rights are subject to strict time limits. Take advice now.

Your local Advice Centre, Citizens Advice Bureau or Law Centre will advise you.

Park Street residents fed up with filth and disruption

Residents in the Borough Market area of North Southwark have begun to experience the misery of living within a prime development area. During the last three months there has been an explosion of demolition and building work in Park Street.

At present there are no less than eight separate building sites along the street and to make matters worse, Mercury are digging up the entire length of the road to lay cables.

Up to thirty large trucks are used through Park Street each day en route to the various sites to pick up tons of rubble and earth which are being discarded to make way for new buildings. Demolition and construction are carried out virtually 24 hours a day with the relentless pile driver being heard over a large distance.

The contractors appear not to be hosing down trucks or machinery, and little or no work is being taken to keep the roads clean or free of debris. The general state of the roads and pavements in the Park Street area is an absolute disgrace. They are in an appalling state of disrepair and now they are covered in mud and rubble. Rubbish dumping has also increased because of the messy and unkempt look of the area.

Residents have had to suffer a consistently poor level of service from the Southwark's Public Works Department. Now, the building works will deter the cleansing department from operating any kind of acceptable service, although the hard working road sweepers try to maintain a level of street cleaning, which the local residents appreciate in the current situation.

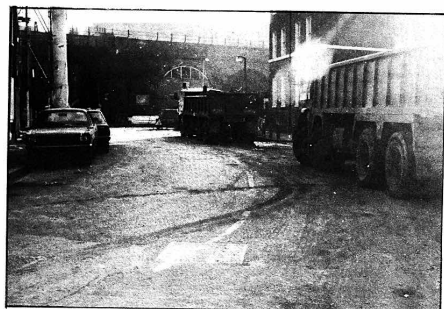
Southwark's Planning Department have to take some of the blame for the prevailing situation. It appears that, when planning permission was given for the office developments, few if any restrictions were placed on the developers concerning their hours of operation, no directions were given regarding site cleanliness, or numbers of trucks coming into the area at any one time.

Following a meeting with ward councillor Geoff Williams, some attempt is being made to improve this dismal situation. In the meantime, residents day to day activities are made unpleasant. A simple walk down Park Street means wading in slushy mud, avoiding the rubbish everywhere, while trucks hurtle by covering everything and anyone on the pavements in mud and rubble dust.

Jackie Power



Stoney Street, SE1



Trucks rumble along Park Street

Know your employment rights

Staff at North Lambeth Law Centre will write a regular column in SE1 on the advice work they undertake. This month the employment unit has written the piece below. Next month the housing unit will contribute.

Believe it or not, you do still have some employment rights - always assuming that you have got a job. The best rights do not require you to have been in the job for any particular time such as:

Race and sex discrimination - your employer must not treat you unfavourably on the grounds of your race or sex. Proving discrimination is something else!

Trade union discrimination - you must not be victimised for your TU membership or your lawful TU activities.

Ante natal appointment - women can have time off for them - unpaid.

Notice - after 4 weeks employment, you are entitled to one week's notice, and then one extra week's notice for each full year's employment after the first. This is advance notice that you are going to be dismissed, though the employer can get rid of you straight away and just give you the money you would have earned during the notice period. However, you get nothing if you are guilty of 'gross misconduct'.

To qualify for other rights, you will need to have worked for your employer for a certain amount of time. Examples are:

Unfair dismissal - after 2 years employment you can complain to the Industrial Tribunal that you have been unfairly dismissed. But, even if you win, you will normally only get compensation rather than your job back.

Redundancy - after 2 years you will be entitled to a redundancy payment if you are dismissed because your job

disappears or because there is no work for you to do.

Maternity rights - after 2 years, women have a right to time off (some of it paid) and a right to return to their job within 28 weeks after the birth.

Remember: these qualifying periods apply to people who work for 16 or more hours per week. There are different rules for people working less; there are lots of other rights dealing with matters like written contracts, itemised pay statements and written reasons for dismissal; think before you act.

There is an easy answer to the problem of 'troublesome' employees with less than 2 years service: many of these rights are subject to strict time limits. Take advice now.

Your local Advice Centre, Citizens Advice Bureau or Law Centre will advise you.

Parting no sweet sorrow

Park Street residents are not alone in their concern for the Borough Market area. Recently, every single tenant of the Park Street Industrial Workshops, owned and let by Southwark Council, signed a petition which was sent to the Southwark's Public Works Department.

They Galeas say that they have more to complain about than the condition of Park Street alone, where they have already burst two tyres on their car because of the rutted condition of the road. The building work going on by this stretch of the riverside also means that access to the Park Street Industrial

and Laurie Galea who have a design business in the Workshops, concerned with business services design and electrical design and installation.

They Galeas say that they have more to complain about than the condition of Park Street alone, where they have already burst two tyres on their car because of the rutted condition of the road. The building work going on by this stretch of the riverside also means that access to the Park Street Industrial

Workshops has become very difficult.

Jackie Galea told SE1 that she has to arrive very often at 6am each day in order to be able to drive straight into the Workshops. If she arrives later than that she faces up to half an hour wait because of all the heavy lorry traffic in the street. They are also very concerned about access to the Industrial Workshops of emergency vehicles in the event of a fire or other accident.

Another bone of contention is car parking spaces. Southwark Council recently put notices on the windscreens of cars at the Workshops not parked in the reserved bays, threatening to tow them away. Jackie Galea admits that they leased their premises with the right to only one car space. However, she says that there is room to park in the premises offstreet without causing an obstruction.

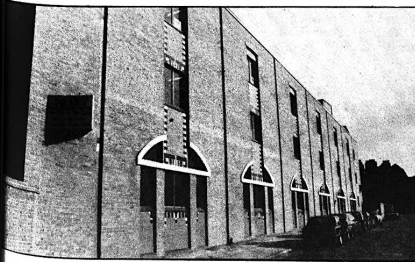
The Galeas have also complained about maintenance of the building which they told SE1 was "pretty abysmal." In their most recent approach to

Southwark's Valuation Department, which handles the lettings, they were told by a council officer that they could "like it or lump it."

The Galeas have decided to lump it, after investing £5,000 in fitting out their workshop in the past 18 months. They hope to move to new premises in Wandsworth early next year where, they say, that Council offers more inducements to small businesses.

The Park Street Industrial Workshops are part of the Courage's site redevelopment. Local people fought hard to win this site for community benefit and insisted on the building of industrial workshops in order to provide jobs for local people. The Galeas employ five people in their business, three of whom live a bus ride away. They fear they will lose these employees if they move to Wandsworth.

SE1 was unable to get the comments of the Council on this case, but we hope to hear their side of the story in the next issue.



Park Street workshops

Charterhouse in review

Charterhouse-in-Southwark has just published its Annual Report for 1987/88 which gives a comprehensive picture of the vital work this organisation does, "continuing to grow and innovate given the desperate needs of many in this area", according to Director, Steve Lancashire, in his introduction to the Report.

Based at 40 Tabard Street, Charterhouse-in-Southwark was founded in 1885. Its style of work has evolved with the course of time from a paternalistic approach to the poor to one which now emphasises self-help, turning Charterhouse into a resource for local people seeking new solutions to inner-city problems.

Charterhouse works with all age groups. The Youth Project organises evening sessions with activities including table tennis, badminton, weight training, cooking, video, photography and computing. They also have group discussions on topics such as AIDS and drug misuse, organise trips to the theatre and cinema and organise holiday activities such as camping.

The Women's Project has many classes including English as a Second Language, sewing, swimming, body fitness, pre-menstrual tension, and much more. Pregnancy testing and health advice are also available, while during the year in review, the workers report, there has been a big increase in demand for advice and counselling work.

One of Charterhouse's more unusual projects is the 'Children to the Country Project'. Young people of Southwark can enjoy breaks in the Surrey countryside at Seaman House where they live in and have contact with the natural environment, including developing a conservation project in the area together with the Rangers' Department of the local authority.



Children to the country...

Charterhouse also operates a Toy Library, with over 250 play and educational toys available for borrowing. Membership of the Library increased by leaps and bounds this year to 150. The Toy Library also has an activities club for children from 5-11 years. Here they can work with clay, sew, paint, cold cook and draw. Report.

This year Charterhouse took over management of Charterhouse Playgroup from Save the Children Fund. The Playgroup has a wide range of activities for children and meets Monday to Friday 9.30am-2.30pm.

The Intermediate Treatment Project run by Charterhouse aims to prevent vulnerable teenagers from being taken into care by the local authority. If they have been taken into care, the Project works to re-establish them in the community with their families, or with substitute families, and helps with training and in finding jobs.

Charterhouse's Over-60's activities were strengthened this year with the appointment of a worker. There are 3 clubs running at present and all have had various outings, talks, singalongs and knees-ups.

At St Hugh's Church, alterations were made during the year to make it more welcoming and to enable the church to run its own events. The Community Priest, Robert Haslam, left in September to be replaced by Father Ronald Partridge.

Finally, of course, Charterhouse's many activities are held together by a small but efficient administration team, which contributes to making Charterhouse-in-Southwark a vibrant local community resource.

For details of all the projects written about above, you can contact Charterhouse on 407 1123.

St Olave's Hospital future about to be sealed

St Olave's Hospital has been a sore point in recent years in relations between the local Health Authority and the local community. Closed down effectively in 1982 against the will of residents, a considerable part of the site now appears to be about to fall into the hands of private property developers.



1982 ... demo against St Olave's Outpatients closure

A decision looks set to be taken this month about the future of the St Olave's Hospital site, in Lower Road. Once known as the 'Dockers Hospital', it was progressively closed by the Lewisham & North Southwark Health Authority until today just several services remain.

The local community long resisted this piecemeal closure of the hospital and when this was seen as inevitable, fought long and hard to turn the site into a community care health resource, with the remainder of the site being used for public housing. After years of discussions with the Health Authority, it was agreed that a number of new health care facilities, especially for the elderly, would be built there.

However, when the government put the squeeze on the National Health Service starting some years ago, the local Health Authority found that it didn't have the money to develop the promised facilities which the community wanted at St Olave's.

Consequently, and behind the backs of the community, the Health Authority turned last year to the private sector, more correctly to the private property developers who have flooded Bermondsey and Rotherhithe with high-priced housing developments. St Olave's is indeed a prime site, next to Southwark Park, comprising nearly 7 acres.

The Health Authority invited tenders from private

developers. In return for building the Health Authority a number of health care facilities, such as a respite care centre for the elderly, the successful tenderer would get approximately half of the site to develop for private housing.

In January of this year, a large public meeting of residents overwhelmingly rejected this idea, wanting the whole of the site to be for social uses. The Health Authority, under pressure from their regional health bosses, pressed ahead with their idea, while community representatives chosen at the public meeting refused to join the committee overseeing the tendering process.

Now, it appears that the tenderer is in the running. Details of the development proposal have not been made public, but it is suggested that some 50 homes of proposed 200 to be built by the developer on the site would go to a Housing Association for fair rented housing. Other sources suggest the figure is 500 social housing, while many residents fear the worst, the exclusion of social housing from the site altogether.

The final decision rests with the Regional Health Authority, which, to complicate matters even further, appears to be unhappy with the amount of money being offered by the private developer. Whatever the decision, the local community cannot help but feel 'we was robbed'.

Planning for the 1990's

Southwark Council are inviting local people to have a say in the planning of the borough for the 1990's. The Council is beginning to prepare a new statutory plan for the borough, called the Unitary Development Plan (UDP), and want to involve residents in drawing it up.

The plan is of crucial importance to Southwark. It will cover areas such as employment, housing, transport, environment, shopping and equal opportunities. The face of Southwark in the 1990's will be determined by the kind of policies the Council adopts through this new plan.

The need to prepare a new plan for Southwark has been brought about by central government's attack on the local planning system nationwide and the abolition of strategic planning authorities such as the GLC and the metropolitan counties.

In the absence of such bodies the government has instructed each of the London Boroughs and the district councils in England to prepare a UDP. This plan will cover traditional local planning matters as well as wider strategic planning issues that effect each borough or district. The new UDP will, for instance, look at how Southwark's public transport

needs fit into those for London.

Since the abolition of the GLC a new organisation has been appointed to look after the planning of London. The London Planning Advisory Committee (LPAC) consists of one elected representative from each of the 33 London Boroughs.

LPAC have recently published their "Strategic Planning Advice for London" which has now been presented to the Secretary of State for the Environment, Nicholas Ridley. Ridley will now consider LPAC's "Advice" and then publish his own strategic guidance for London. He may, of course, completely ignore the advice of the 33 London Boroughs. While LPAC included concepts like "Areas of Community Need", where development must benefit local people, Ridley may see this as too much of a restriction on office developments in London.

North Southwark is in an unusual position because we do not have a statutory local plan for the UDP to replace. The old North Southwark Plan, which sought to protect our communities, was rejected by the Secretary of State in 1986. Since the rejection of this plan office development has continued to spread throughout North Southwark,

invading areas of the borough previously associated with industry. We still have tremendous problems with our housing stock, unemployment, the loss of shops and inadequate public transport.

It is important that, while we learn the lessons of the government's rejection of the North Southwark Plan, the new UDP take every account of local people's needs and desires.

Southwark Council are attempting to have a draft UDP ready by June 1989. This will then be used as a basis for formal consultation with local people. The Council does, however, wish to have your views on what should be in the new plan as soon as possible.

To help local people they have prepared an information pack on the UDP. If you would like this pack, or wish to know more about the new plan, please contact either:-

Sam Richards/Steve Davies
Southwark Planning Dept
Angel Court, 199 Borough High Street, SE1.
Tel: 403 3322 x2193/5;

or, Alan or Gerry at North Southwark Community Development Group, 56 Southwark Bridge Road, SE1.
Tel: 928 0711

Schoolkids green Southwark



Local primary schoolchildren planted trees around Southwark at the end of November and the beginning of December as part of National Tree Week 1988.

Plans were put in motion even before the devastating storms of mid-October last year because it was seen as a way of encouraging children to take more of an interest in their environment in Southwark.

The events were organised by the workers at the Children to the Country Project, which provides a rural studies centre for Southwark schools, youth and community groups in the grounds of Charterhouse school in Godalming.

The Project is run jointly by Southwark Children's Foundation and Charterhouse-in-Southwark.

Off the rails

The proposed 'second rail link to Docklands', which we wrote about in the last issue of SE1 newspaper, will not now go ahead as quickly as envisaged by its backers.

Intended to run from Waterloo with stations at Union Street, London Bridge, possibly Bermondsey, Surrey Quays, Canary Wharf on the Isle of Dogs, and then on to Greenwich, the proposal has run into early choppy waters.

Olympia & York, the giant property company, and London Regional Transport, joint backers of the proposal, will no longer attempt to present a Private Bill this year to Parliament with the hope of getting official approval for the scheme in the middle of next year. Instead, they propose to have a Bill submitted next year to Parliament "when details of the line and its technology are more refined", according to a spokesman.

One of the main reasons for the postponement was the resignation of the two top officials at London Regional Transport after the publication of the Inquiry Report of the Kings Cross underground fire. This has seriously shaken up LRT and obliged a lot of rethinking. Further, it is believed that LRT was having second thoughts about the scheme, especially as the proposed rail link takes no account of strategic transport proposals for London.

LRT also apparently considered it unwise to push ahead with the proposal at such speed and with such little public discussion of the scheme and its alternatives. As soon as details of the new rail link began to leak out to the public, reservations were expressed by residents along the proposed route.

In Bermondsey, Simon Hughes MP hastily convened a public meeting in November about the scheme to which he invited the developers Olympia & York. Public feeling at the meeting was against the scheme and a resolution to this effect was put to the meeting but not voted on. Cllr Coral Newell, member for Riverside Ward, spoke out against the proposal as a mere commuter link with no benefits at all for local residents.

That this is the case even came from the horse's mouth. When asked by a member of North Southwark Community Development Group about the running times of the proposed new rail link, the Olympia & York representative at the meeting as much as said that it would only be open during office hours!

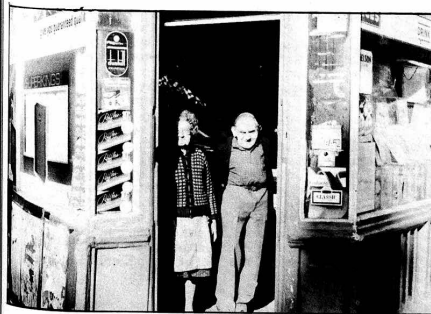
A well earned retirement

Mr and Mrs Worthy are retiring and giving up their newsagents and confectionary shop in Marshalsea Road after 50 years in the business at the same address.

They came to the shop in 1938 and for many years lived above it. Fourteen years ago they were rehoused across the road in Ilfrcombe House, part of the Peabody Trust.

Babs, who lives in The Cut, is also taking her retirement after many years working for Mr and Mrs Worthy. They all intend taking it easy in retirement and SE1 wishes them all the best.

Readers will still be able to find their copy of our paper in the Marshalsea Road shop which is now in the hands of new owners.



Babs and Mr Worthy

Well-earned retirement

6 Charterhouse over-60's project

Charterhouse-in-Southwark in Tabard Street is now host to a new project which aims to offer exciting opportunities to local pensioners of Tabard Gardens Estate, Kipling and Elm Estates and surrounding areas.

The idea behind the project is that pensioners often get less resources than younger people in this era of cuts and yet have more experience and skills, gathered throughout their lives. We are hoping that local people over 60 who have not been involved with anything before will feel there is something for them here.

So far we have three regular clubs meeting (Monday, Tuesday, Wednesday and Thursday) with a small discussion group meeting on Tuesdays. The Thursday club is a social club which plays bingo, has films and talks and goes out - as often as possible! We will soon be starting a men's group in a different venue. They will meet for a snack lunch and play pool and have occasional outings from January.

Also coming up are afternoons for Carers and our Health Course. This will start on Tuesday afternoons, as soon as we can use the space we want. This will be to give people a better idea about how to stay healthy themselves and how to help others to do so.

We also run an advice session, dealing with all sorts of problems which affect older people, on Thursdays at St Hugh's, Crosby Row, SE1, 10.30am-12.30pm and are able to provide all kinds of information about where and how to get services. We also sell some welfare foods at cost price and are keen to expand our range of cheap foods.

Our main aim is to make contact with as many pensioners, young or old, as possible in the area and we visit on the estates four days a week. We are always looking for volunteers to do different things.

If you would like to know more about the project or wonder why you haven't been



visited yet, get in touch with Pat Wiggins or Jacky Mortimer at Charterhouse-in-Southwark, 40 Tabard Street, SE1, or ring 407 1123 and make us the sort of project you can benefit from.

New worker at Waterloo Health Project

Waterloo Health Project has a new worker. Her name is Mary Price and she joined the Project in September. Since she started she has been getting to know the local area and what local services offer. She has also been meeting with workers of other community projects in Waterloo and health projects in Lambeth.

Mary's background is as a nurse. Her previous post was as a community health worker in a Primary Health Care project in Mail. She worked there for two years. That work was very much in response to community initiatives and it strengthened her interest in a community development approach to health issues.

Her new job will include organising workshops and courses around health issues, coordinating community participation in the Health Service and developing a resource bank for the project.

Waterloo Health Project can be contacted on 633 0852.



Pensioners grants

Grants worth £2,500 have been earmarked for pensioners' groups by Southwark Council's Pensioners' Forum. Any group of senior citizens with voluntary organisations with their own pensioners' group can apply for a grant. No money will be given to individuals.

One-off grants of up to £200 are available and are intended to cover such items as renting or buying equipment, printing leaflets or hiring transport. The closing date for applications is 15th December.

Anyone interested in applying for a grant should contact Paul Chennell, Room 404, Southwark Town Hall, Peckham Road, SE5, or phone 703 6311 ext 2284 for an application form.

at the WH Smith book sale at Waterloo and other rail stations.

Winter is a wonderful opportunity for looking through books and seed catalogues and planning for next year. Why not buy a copy of one of the popular gardening magazines. They are full of good ideas.

December tip: As your plants die or are cut back by the frost, clean up by removing dead foliage to prevent disease setting in.

Hall, tenants discussed a number of issues, including block security, rotten windows, fire escape routes, lighting, parking and traffic.

The poor refuse service collection in Snowfields, and frequent non-collection, also drew fire from residents. Tenants from Guinness Trust are also angry about two proposed office blocks that uncaring developers want to build on their doorstep on adjacent Weston Street.

The whole environment of the Guinness Trust Estate would be radically affected by loss

of light, privacy, noise and increased traffic if the plans are not stopped.

Tenants have already, with the backing of North Southwark Community Development Group, won the first round of the battle and blocked one hideous version of the developer's plans.

The tenants have adopted a constitution and elected Jean Ward Chair, Kevin Toolis as Secretary, Muriel as Publicity Officer and Pat as Treasurer. The tenants association can be contacted through Jean Ward on 403 3843 or Kevin Toolis on 403 7681.

sale on the stalls in Lower Marsh and other garden centres. To get the best show out of your bulbs plant them in clumps together rather than individually spread out.

If you are planning on giving a plant for Christmas or receive one as a present, remember to keep it well watered. Gardening books also make a very good gift.

Marks & Spencers sell some excellently illustrated books at very reasonable prices. There are some bargain books

In the SE1 mailbag

Dear SE1

BERMONDSEY STREET

I wish to register my concern at recent proposed developments in Bermondsey Street and adjacent areas.

Nine years ago, as part of a council and community initiative, and many others, were actively involved in a programme to restore and regenerate Bermondsey Street, preserving the character of this medieval, historical thoroughfare against over development.

Local residents and businesses continuously consulted and worked together in a unique way, liaising with councillors and a community architect commissioned to live in the street. This resulted in detailed street plans and certain recommendations, and the reinforcement of the street as a conservation area.

We were encouraged to take an interest in our environment, to care about colours, lighting, pavements, facades, and Grants were made available for building restoration and as a direct consequence the street was regenerated by the people who lived and worked in the area.

How can it be that all this interest, goodwill and public money can now be disregarded so disastrously in favour of developers' interests?

The character of Bermondsey Street is being slowly, methodically destroyed for clinical, stereotype facades produced in blocks. Mansard additions are proposed in order to maximise developers' investments, regardless of the effect this has on the natural line and balance of the street.

The individuality of the buildings is being swept aside by a monopoly of development in the name of industrial regeneration. This is a cover for vast profiteering at the street's expense.

Bermondsey's streets are narrow and overcongested. The area has reached saturation point; no-one has yet to monitor the effect this has on the quality of life of the area.

It was and is necessary to regenerate existing buildings, but the street cannot cope with 'infilling' on the large scale proposed. Businesses are failing to operate efficiently, deliveries are already a massive headache, and there is no parking. Contact with the local traffic police and the Highways Department will reaffirm this. Bottle-necks and explosive tempered

drivers are a way of life for the people of Bermondsey Street.

Bermondsey Street is being over-developed and it is a matter of urgency that people once again work together to look at its future, to look at its past works and proposed developments collectively, in order to have realistic and harmonious developments that enhance the quality of life whilst protecting this important conservation area.

Sheila Kelly
Morocco Street, SE1

Dear SE1

TAKE AWAY SERVICE

I read with interest your article about the rubbish problems of the Cathedral Area residents. Unlike them, our experience of domestic rubbish collection has been good, our dustbins are emptied regularly and tidily.

However, we also have the problem of rubbish left on the streets in bags and piled in unused doorways, for weeks. Does the Public Works department not have a responsibility to remove this also?

Anne V Worsley
Local Resident

P.S. An apology to our domestic dustmen: if you should find our back gate accidentally locked, it is to prevent commuter parking in our back yard under our windows!

Dear SE1

ELDOQRADO APPEAL

I am a South African currently in England studying community work sponsored by the British Council. I am also a member of the Eldorado Park Branch of the Black Housewives League, a league of black women doing voluntary community work. We are a registered, non-profit making body, independent of any political group or organisation.

Our aims and objectives are to improve the situation of the people living in and around our township, bordering Soweto. There is no grass-roots community organisation in Eldorado Park, and we are in desperate need of a centre which can provide cultural and educational facilities for young and old alike.

This is our first priority, to build a community centre. We have already been given the land for this, but if we do not begin building by the end of 1989, the land will revert to the municipality.

The building of the centre will provide our unemployed youth with jobs, and will enable training in building skills to begin immediately. Once the centre is complete, we hope to start vocational training classes in, for example, sewing, carpentry, typewriting.

We expect the cost of building the centre to be in the region of £75,000 and it is in this that we, the Black Housewives League, are asking for your assistance. If you are able to help financially towards the cost of building our centre, please contact Lois at the Beornmound Centre, 177 Abbey Street, SE1.

Judith Mattera

Dear SE1

MEMORY LANE

It was very nice to see in the November issue that someone else has pleasant memories of Waterloo. I refer, of course, to the letter from Mrs A Moriarty, who apparently lived in Peartree Street just off the New Cut.

I, too, well remember George's, the pudding shop which used to be situated on the corner of Cornwall Road and The Cut. On its Cornwall Road side passers-by could look down into the kitchens of George's and see potatoes whirling around in the peeling machine!

And just opposite in Cornwall Road was the catsmeat shop which she mentions. How well I remember that little shop, for I was often sent down there from our house in Commercial Road (now Upper ground) for a penn'orth of catsmeat. On a shelf by the door were bottles of liniments and horse-oils, and on the counter stood joints of lean (and to a hungry child, tempting) horsemeat, which the proprietor would slice off as required.

Next to George's (I think) was one of the two pie-shops in The Cut, outside which were tanks of live eels. We kids would often stand there watching, whilst eels were sold and straightaway dispatched into handy sized lumps by means of a heavy knife. Rather ghoulish perhaps, looking back, but all part of the rich entertainment of the streets.

Other memories of The Cut and Lower Marsh include such delights as sarsaparilla drinks - cold or hot depending on the season - and those utterly delicious apple fritters sold from a kerbside stall!

Thank you Mrs Moriarty. It's nice to know others remember!

John Gillis
Herne Bay, Kent

German Xmas Market at Gabriel's Wharf

Waterloo will be host this month to an unusual festive event - a German Christmas Market.

Gabriel's Wharf, the new marketplace and craft centre on Upper Ground by the river, will host the market from 6th to 24th December, 11am to 4pm, Tuesdays to Sundays.

Christmas markets in Germany are something special. They can turn the dark days of winter to their advantage with hot Gluhwein, Wurst, white lights and braziers glowing about the place and rows of pretty stalls selling Christmas trees and decorations, gifts and treats.

German organisations such as the German National Tourist Office, Anglo-German Association and the German Food Centre have lent their support to the event as have many German companies present in Britain.

German schools, hospitals and voluntary organisations have also been asked to join in the fun, performing and singing carols.

There will also be professional German musicians now and then playing traditional folk music.

In addition to the market, there will also be a childrens Book Bus and an early 1900 fairground carousel. There is also a bar - Studio Six - at Gabriel's Wharf which serves food.

Gabriel's Wharf sounds worth a visit this month.



GARDENING

WITH KEVIN THOMAS

The frost and ice arrived a little earlier this year, though in SE1 it was much lighter than in outer boroughs. Living in the centre of the city can make quite a difference to your gardening: my own dahlias plants in Greenwich were killed off by the first frost early in November, yet on November 30th the dahlias were still flowering happily in Mulberry Coop and other gardens in Waterloo.

There is still time to plant out spring bulbs which are on

ROCKINGHAM ESTATE PLAY ASSOCIATION

SEASONS GREETINGS
TO SE1 READERS
FROM WORKERS &
MANAGEMENT
COMMITTEE



The Trustees of the Borough Market & Market Tenants

Suppliers of
fresh fruit and vegetables
to local greengrocers

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

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



North Southwark Pensioners Action Group

We would like to wish everyone a very Merry Christmas
and a prosperous New Year for 1989.

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

We look forward to seeing you.



56 Southwark Bridge Road



BERMONDSEY COMMUNITY MINIBUS PROJECT

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

In more than four years on the road, we have served
over 60 voluntary organisations in North Southwark and
Bermondsey and surrounding areas.

SEASONS GREETINGS TO MEMBER GROUPS, USERS AND
READERS OF SE1 NEWSPAPER

For further information, phone Gerry on 928 0711



SEASONS
GREETINGS

MANNY & STEPH WISH EVERYONE
A VERY MERRY CHRISTMAS

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

Thanks to Lambeth for funding us
this year.

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



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

FREE LEGAL ADVICE



The Legal Advice Service

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

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

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

Every Thursday, 6.30-8pm
No appointment necessary

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

OPEN UNTIL 8pm Monday-Friday
6pm Saturday
1pm Sunday



- * fresh milk daily
- * newspapers
- * all groceries & provisions
- * frozen foods

* hot snacks, rolls &
sandwiches to take away

* parties catered for

WINES, SPIRITS & BEERS

OPEN ON THE XMAS HOLIDAYS

137 Southwark Bridge Road, SE1 Support your local shop

Christmas Greetings from Blackfriars Settlement

44-47 Nelson Square, SE1.

928 9521



CSCB wish SE1 Readers
a Merry Christmas and
a Happy New Year

THE LORD CLYDE

THE BOROUGH
S.E.1

your local pub

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

PARTY NIGHT- Boxing Day night & New Years Eve

TRUMANS BEER HOT & COLD FOOD

LORD CLYDE: 27 CLENHAM STREET, SE1 1ER

WATERLOO ACTION CENTRE

MONDAY PENSIONERS CLUB

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



Merry Xmas
and a
Healthy
New Year
from

Waterloo Health Project
Pensioners Health Group



Tel: 633 0852
Ask for Anne, Mary or Barbara

Best wishes from EVERYONE at the Waterloo Action Centre

ADVICE CENTRE
Mon, Tues, Thurs, Fri, 10am-2pm
Thurs, 6-8pm, Closed Wed
FREE LEGAL ADVICE
Thurs, 6.30-8pm
PENSIONERS LUNCH CLUB
Every day
PENSIONERS CLUB
Monday and Tuesday
BENGALI ADVICE SESSION
Tues, 10am-2pm

WAC closed from Wed evening 21st
December, reopens Monday Jan 4th

14 Baylis Road SE1. Tel: 261 1404

DON'T LET LONDONERS
BE PUSHED OUT OF TOWN



CHICL: CAMPAIGN FOR HOMES IN CENTRAL LONDON

5 Dryden Street, London WC2. 01-240 2430

CHICL

Seasons Greetings
to all residents of
Waterloo &
North Southwark



CHARTERHOUSE-IN-SOUTHWARK

THE WORKERS

AT CHARTERHOUSE-IN-SOUTHWARK

WISH ALL SE1 READERS

A HAPPY CHRISTMAS AND A BETTER 1989

FIND US AND USE US



Ring for details of our great winter programme

and our 1987-88 Annual Report

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

Happy
Christmas
from Sid at

The
Wheatsheaf
in Borough Market



AWG

wishes you all

Merry Christmas
and a

Happy New Year

For more information about
the Association of
Waterloo Groups, contact
WAC at 14 Baylis Road, SE1,
or ring 261 1404

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



Borough Community Centre

If you live locally, are new to the area, or just
want more information about what goes on at
the Centre, ring Ruth on 928 6476.

Best wishes to SE1 readers from Ruth
and the Management Committee



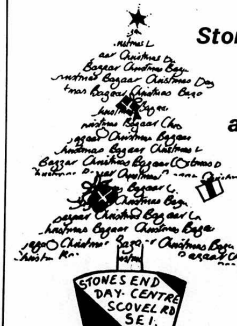
Stones End Day Centre

for the elderly

and elderly disabled

wish SE1 readers

a
Merry Christmas



ENTERTAINMENTS
 SOUTHWARK LEISURE

 IN ASSOCIATION WITH V&R PRODUCTIONS
 PRESENT AT THE

NORTH PECKHAM CIVIC CENTRE
 600-608 OLD KENT ROAD SE15

 28th DECEMBER 1988 - 14th JANUARY 1989
 with PREVIEW 27th DECEMBER 1988.

 Daily (except Mondays) at 2.30 P.M. & 7.30 P.M.
 Saturday 31st December only 10.30 A.M. & 2.30 P.M.
 Sunday at 3.30 P.M. only.

 Tickets: £5.00 (Senior Citizens & Children £2.50)
 Special Reductions for everyone on
 3rd/4th/10th/11th January.

PARTY BOOKINGS. Discounts for most performances.

 Further details available from:
 SOUTHWARK ENTERTAINMENTS BOX OFFICE
 at the Leisure and Recreation Department
 186 Walworth Road SE17 1JJ. Telephone: 703 2917


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

**FROM YOUR LOCAL
COMMUNITY
AND SPORTS CENTRE**



261-1658


CHRISTMAS GREETINGS FROM

**THE CHURCH OF ENGLAND
PARISH OF WATERLOO**

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

CHRISTMAS SERVICES

 Sunday 18th December 6.30pm
 Carol Service,
 at St Andrew's

 Christmas Eve, 11.30pm
 Midnight Communion,
 at St John's Church

 Christmas day, 10.30am
 Family Communion,
 at St John's Church

O COME LET US ADORE HIM!

**CHARTERHOUSE
OVER 60'S PROJECT**

 We run advice sessions
 for those over 60
 who live locally.
 These are held at

 St Hugh's Church
 Crosby Row, SE1

 every Thursday
 10.30am-12.30pm

 No appointment needed
 All welcome

 All problems dealt with
 in complete confidence

LOST CAT

 Missing since 16th November
 in Rotherhithe area.
 A large, ginger,
 short-haired cat
 (neutered male).

 Aged 5 years with
 golden eyes and extra large
 paws. If seen or found,
 please ring - 252 3006.

Reward offered

**Cathedral Area
Residents
Association**

 wishes all SE1 residents
 and SE1 readers

 a very Merry Christmas
 and a Happy New Year


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 parti-
 cularly welcomes contribu-
 tions from the area's ethnic
 communities.

NEXT COPY DATE

 Copy date for the next issue
 of SE1 is Wed 25th January,
 1989. Publication date is 2nd
 February. There will be no
 January issue of the paper.
 All contributions and
 correspondence of any kind
 concerning the paper 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. 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 Develop-
 ment 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 news-
 paper' and sent to 56 South-
 wark Bridge Road, SE1 OAS. We
 publish ten times a year with
 double issues during the
 Summer and at Christmas.

NEW SE1 FORMAT

 This is the second issue of
 a cheaper form of printing of
 SE1 in order to cut costs.
 Unfortunately, this means
 that we cannot use the same
 quality of paper as
 previously. We hope readers
 find the new paper accept-
 able. Besides being cheaper,
 it has allowed us to increase
 our circulation to 3,000.

EDITORIAL GROUP

 John Howes, Mary Dimond
 Gerry Vignola, Keib Thomas