

SEI

BR releases Waterloo tunnel terminal plans

Plans have just been released by British Rail showing what Waterloo Station will look like when the Channel Tunnel trains begin arriving there in 1993. Together with possible routes into London and plans for viaduct widening and demolition of houses and buildings, a picture is emerging of what the Channel Tunnel will mean for SEI and the rest of South London.

There will be a second Channel Tunnel terminal, probably at Kings Cross. While British rail have not yet decided on precise routes into London, it is clear that whatever route is chosen there will be considerable disruption to the lives of thousands of Londoners with track building and demolition work involved.

Last month, 900 residents crowded into a public meeting held at Dulwich Baths to protest about what might happen to their area when the Channel Tunnel trains come through.

The viaduct carrying the railway lines into Waterloo will be twice as wide as the one which presently crosses Westminster Bridge Road. The viaduct will continue along Carlisle Lane passing very close to Canterbury House where BR have agreed to limited noise insulation for tenants.

The new viaduct will require the demolition of the Royal George pub and Northcote House. The whole of the road junction between Carlisle Lane and Centaur Street will be completely covered over. Built on concrete pillars, the new track will resemble a motorway viaduct.

Because the Kings Cross terminal will require tunneling to carry a new track, Waterloo Channel Tunnel terminal will be up and running a long time before Kings Cross. BR have therefore gone for a quick

solution with their proposed terminal at Waterloo so that the station can take all of the strain in 1993.

The new terminal building will be squeezed into the gap between the existing station and York Road. It is a steel and glass see-through construction, illustrated below. Part of the existing station will be demolished to make room for the new terminal. British Rail state that there will be four trains an hour to the Continent at peak times, each one carrying over 1,000 people.

According to Waterloo Community Development Group, which opposed the Channel Tunnel terminal at Waterloo, there will be fewer than 15 spaces allocated at Waterloo Station for buses, coaches, cars and taxis dropping off and picking up passengers. It won't be difficult, they say, to imagine the chaos developing. BR as yet has no plans to run the continental service throughout the night, but with Paris only three and a half hours away, that's a distinct possibility.

There are also fears about the effect that building work will have on Lower Marsh market. Leake Street, which runs from York Road to Lower Marsh is owned by British Rail who may want to close it for construction work. This would mean a loss of lunch-time office worker trade for the market.

When Leake Street is reopened it will become a busy road with a pedestrian footway on one side only which will discourage people from walking down it. This could mean a long term loss of trade for the market.

A further fear for the area as a result of the new terminal is possible pressure to build luxury flats, hotels and offices close to Waterloo to take advantage of the link to Europe. Locally needed shops will also feel the pressure to be converted to shops catering for travellers and tourists.

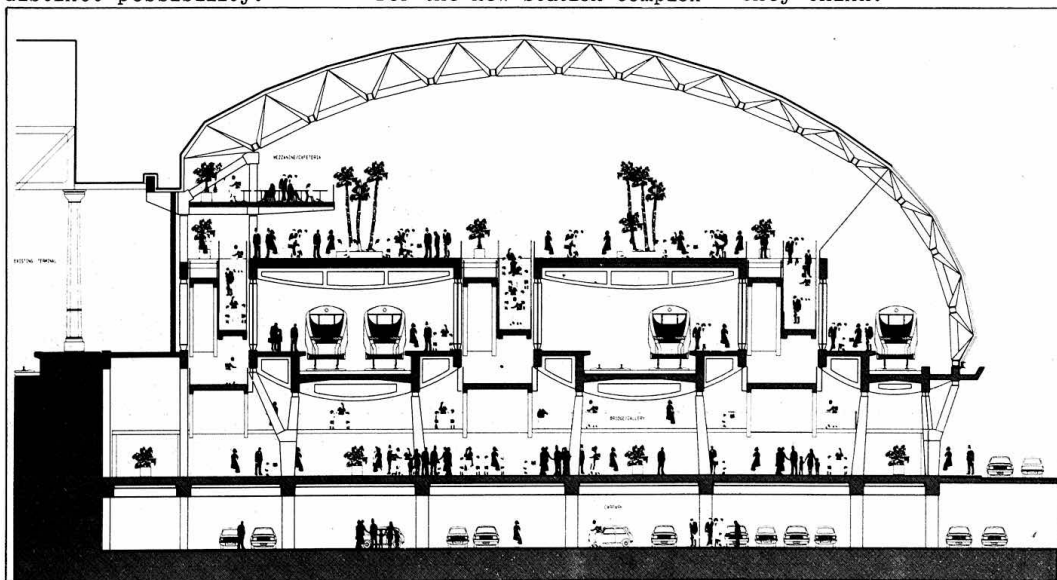
Waterloo Community Development Group say that BR has not come up with a workable traffic circulation scheme for the new station complex

'four trains an hour to the continent at peak times, each one carrying over 1,000 people.'

and fear that the present traffic and parking chaos of recent years in Waterloo will dramatically increase once the Channel Tunnel terminal is in operation with a train leaving every 25 minutes.

Apart from a basement car park in the new terminal building, with provision for 250 cars, car parking arrangements will be the same as at present. There is simply no room says the Group for more cars and coaches at Waterloo Station which an international terminal will attract.

There will be a public meeting at Northcote House on 8th February at 7.00pm where British rail and Lambeth Council representatives will both be present. This is an opportunity for residents to let BR and Lambeth know what they think.



Artists impression of new Waterloo channel tunnel terminal

Public Works Department slow to act

Over 9 months ago, Mrs Harbert of Long Lane reported a street light out of order in Crosby Row to Southwark Council's Public Works Department. Despite having complained a number of further times in that period, the light remains out to this day. Other lights that Mrs Harbert reported out of order in Long Lane took months to fix while two more she reported out of order in Marshalsea Road in December are still not working.

Miss Newton of Liverpool Grove, off Walworth Road, has a similar experience. She reported one of her own street's lights not working to Public Works many months ago and it is still out of order, despite numerous further phone calls.

Mrs Lil Patrick, a resident of Druid Street told SE1 of exactly the same experience. Two street lamps not working in front of Tower Bridge Primary School, half the lights out under the main Tower Bridge Road railway arch, the spotlights on the pedestrian crossing near the Raven pub were all reported by Mrs Patrick to Southwark's Public Works Department as long ago as October last year and all still remain out of order over three months later.

Street lighting is already poor in the north of the borough, which discourages



people, particularly women and the elderly, from going out at night. For this reason alone, not to mention for the sake of their own efficiency, Public Works should be quick to put right these faults. Even more so, when residents, like Mrs Harbert, Miss Newton and Mrs Patrick, are civic-minded enough to report faults to them.

Street lighting is not the only source of complaints to Southwark's Public Works Department. SE1 newspaper hears frequent reports about falling standards of street cleanliness, of broken paving stones and holes in the footpath, of dangerous holes in the roads, of poor maintenance of public open

spaces and of many other problems which are the responsibility of the Public Works Department.

Recently, North Southwark Community Development Group formed a sub-committee which aims to get Public Works to respond more quickly to such problems with the services they provide. They are collecting information from individuals and community organisations in the north of the borough about street lights not working, potholes and the like, and forwarding these to the Public Works Department. So far, their experience has been the same as that of the three women above: they are finding that Public Works is very slow to act.

The Group also intends to put forward schemes for the improvement of the environment such as road closures, installation of a pedestrian crossing where needed, and so on.

The Group would be interested to hear from any local resident either about problems with local services in their street or about some suggestion they might have to improve their area. You can contact them on 928 0711.

You might also wish to report faults directly to the Public Works Department on 703 3434 ext 242.

Tooley Street tenants prefer to stay with Council

A packed meeting of tenants called by Tooley Street Tenants Association last month overwhelmingly resolved to remain as Southwark Council tenants.

The meeting was called to discuss the implications of the government's new Housing Act which will allow private landlords to take over council estates with only a minority approval of tenants.

The Tooley Street Tenants Association covers Devon Mansions, St Olave's Estate, St John's Estate and Lewes House, comprising 530 households and within spitting distance of Tower Bridge. With such a location on the riverside many such council estates in the north of the borough must be considered as prime targets for takeover by private property companies.

A council officer from Southwark's Housing Department spoke at the meeting about the new Housing Act and warned tenants against signing anything if they were approached by private companies. Many of the tenants spoke of their experience under private landlords before becoming council tenants. Hilda, for 36 years a private tenant, spoke of how her flat deteriorated around her while the landlord did nothing, with the roof leaking and the drains blocked.

Security of tenure and rent levels will be the main issues for tenants in future. Tenants who transfer to private landlords will do so under a new 'assured tenancy' which offers fewer tenants' rights and rents that will gradually move towards 'market' levels.

Those who remain council tenants, however, will also see rents rise, possibly double over the next few years. The government is preparing new legislation which will prohibit councils from keeping down the rents by transferring money from the rates to the Housing Revenue Account. In Southwark this could mean an almost immediate rise of £12 a week in average rents.

Property change of use intensifies in SE1

The changing face of North Southwark continues apace with Southwark Council's Planning department flooded each month with new applications to demolish, refurbish, subdivide, extend or otherwise alter commercial buildings or private homes all over the north of the borough. Many residents wonder what is going on at a familiar building when they see building contractors move in. Below we list some of the most recent developments.

Last month we published a letter from a reader concerned with the changes going on in Bermondsey Street. What was once a hive of industrial and warehousing activities, providing much local employment, is now being rapidly converted to office-type activities and expensive private flats.

191 Bermondsey Street, an imposing late 19th century residence, was formerly a vicarage and before that a well known local doctor's surgery. It has now been converted beyond recognition to 'luxury' flats for sale. Next to that at 189 Bermondsey Street, in the old Time and Talents Settlement building, is perhaps a more welcome redevelopment. Conversions going on at present will house a business which makes hand woven carpets.

Two more planning applications on Bermondsey Street, at 49-57 and 59-63, reinforce the trend towards offices along this historic street. Both of these applications want to extend existing buildings for office uses. The former proposal also involves the demolition of historic industrial warehouse buildings.

The house price boom of the past few years has seen many large private landlords which provide fair-rent accommodation trying to cash in. One such local example is Trinity Lighthouse which owns and rents a large number of flats in the Trinity Church Square area.

They have been leaving many of their flats empty as tenants relinquish their tenancies for one reason or another and then gradually doing them up for private sale. Their latest such proposal concerns 45-47 Trinity Square, which have been emptied of tenants, where they want to convert three terrace houses into 2 maisonettes and 8 flats for sale. What the north of the borough needs is more family housing, not less.

Hartley House, the former Hartleys jam factory in Green Walk, near Tower Bridge Road, has been virtually empty for years. A developer proposes to convert the existing



Jeffery & Co Ltd, Weston Street, in danger of demolition due to redevelopment

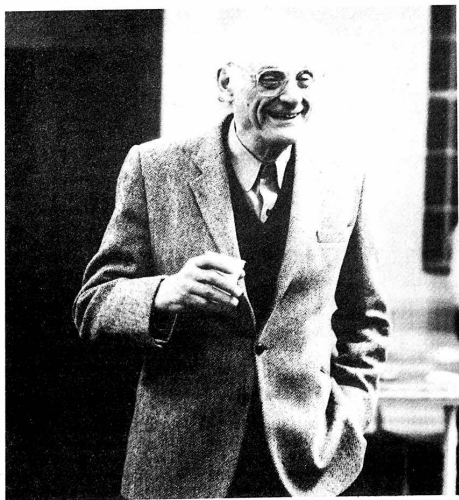
factory to smaller industrial workshops, which might be helpful for local employment, and build 200 new flats for sale on the same site, which could add to the existing traffic problems of the area. Local residents appear to be divided about this proposal.

Residents of the Guinness Trust estate on Snowfields recently fought off a office development at 74-90 Weston Street, presently a cleared site, which threatened their privacy and daylight to their homes. The developers have now come back with an even larger proposal to build

offices on the site, over 40,000 square feet in all.

Right next door at 70-72 Weston Street, the Trustees of Guy's Hospital want to demolish the existing buildings to construct a 6-storey office block with private sports facilities in the basement. These facilities would replace those presently at Guy's which are virtually closed to local residents even though they were granted planning permission some years ago for these facilities on the proviso that they would be open to the local public.

Arthur Miller comes to the Young Vic



Arthur Miller, the celebrated American playwright, was at the Young Vic Theatre in The Cut last month. He was in London to assist at rehearsals of his new play, Two-Way Mirror, and to see a gala performance of another of his plays, An Enemy of the People, his adaption of the Ibsen play, which ran at the Young Vic to wide acclaim before transferring to The Playhouse in the West End.

Arthur Miller also gave a crowded press conference at the Young Vic where he impressed everyone with his immense modesty, humanity and absorbing accounts of his life, work and acquaintances.

Two-Way Mirror, directed by Young Vic Director David Thacker and starring Helen Mirren and Bob Peck is now on at the Young Vic until 4th March. Tickets are £8, £4 concession, available at the Young Vic or by ringing the Box Office on 928 6363.

Lower Marsh library hours

Library staff at Lower Marsh were overwhelmed by the public response to their appeal for support for to keep open this much valued local facility. Last year Lambeth Council announced it was going to close the library as part of its cuts package.

Over 1,300 people signed their petition to save the library and many wrote letters of support directly to the councillors. Campaigners appeared on television and radio.

This support was decisive as the Council voted to keep the library open - but only for 13 hours a week from July 1988 (on Monday mornings and Wednesdays). Another petition was organised asking for the library to be kept open for 30 hours a week and many more letters were written to councillors.

The result is that from 3rd January, 1989, the library will be open for 25 hours a week. The hours of opening are as follows:
Monday 9.00am - 1.00pm
Tuesday - closed
Wednesday 11.00am - 8.00pm
Thursday - closed
Friday - 9.00am - 6.00pm
Saturday 9.30am - 12.30pm

Age Concern on hypothermia

Memories will still be fresh in many peoples minds of the extremely cold weather we had two winters ago. This posed such a threat to the lives of many elderly people that the government was forced to make a special payment to pensioners to help them heat their homes during that cold spell.

So far, we have been spared extreme weather this winter but predictions are that February could be a very cold month. All the more important then that residents,

especially the elderly, be prepared for this.

Hypothermia is the greatest danger to the elderly of the winter. It is a cold related illness which occurs when the internal temperature of the body drops below a safe limit. It can result in death.

The signs of hypothermia can be spotted if a person appears drowsy, confused, or if they are breathing slowly, slurring their speech or their body is cold to touch.

If you see these signs in a friend, relative or neighbour, a doctor should be called immediately, while in the meantime the room should be warmed and the person suffering given warm nourishing drinks.

Organisations such as Age Concern advise that during the winter people should live and sleep in a well heated room. If you can't afford to keep your whole house warm then just one room should be kept really warm for the

winter and that room used all of the time.

People should also keep as active as possible indoors. Hot meals and drinks should be taken regularly. The Social Services department can provide information about meals on wheels. Age Concern also advises the elderly to check that they are receiving all they are entitled to in benefits.

Some useful telephone numbers are as follows: Age Concern Southwark, 693 2118. To find the number of your local social services in Southwark ring 703 6363. Southwark Council services emergency line is 703 6311. Southwark Council will run a Hotline available in emergencies when the temperature drops drastically. The number is 252 7092. There is also a freephone service available giving advice on benefits and keeping warm. The number to call is 0800 289 404. There is also an information booklet they can send you from this number.

Health Authority aims to lift immunisation rate

West Lambeth Health Authority has declared the immunisation of children against various illnesses one of its major community health priorities over the next two years. Their aim is ensure that by 1990 over 90% of all West Lambeth children are vaccinated against diphtheria, tetanus, polio, whooping cough, measles, mumps and rubella.

At present, statistics indicate that around 80% of children in the West Lambeth health district, which covers Waterloo, have been vaccinated against these illnesses. The Authority has been concerned for some time at this relatively low take-up of immunisation and last year launched its 'Vaccinate in 88' campaign to get parents to have their children immunised. This campaign was mounted in association with Camberwell and Lewisham & North Southwark Health Authorities where there are similarly low rates of take-up of child immunisation.

Geraldine Finney, Secretary

of the Health Authority's Immunisation Working Party, told SE1 that as there are still risks of children contracting these diseases, it is vital that they are inoculated against them. Whooping cough, for example, can be very dangerous and is almost always fatal for children under 2 years old. It is also a very infectious disease. Measles can cause brain damage, blindness and deafness.

In the past, many parents were reluctant to have their children immunised against whooping cough because of the risks of harmful side effects. Geraldine Finney said that this possibility is now highly remote as children who would likely be at risk are now screened out by doctors and health workers. In any event, she said, the danger presented by the disease is infinitely greater to the unimmunised child than the possible risk of side effects of the injection.

In October last year, health authorities throughout Britain introduced a single

injection to combat measles, mumps and rubella. This is known as the MMR vaccination and has been in use successfully throughout Europe for over 10 years. It is given once only to the child ideally at the age of 15 months although it can be administered after this at any age.

The vaccination against diphtheria, tetanus and whooping cough is a longer, but by no means less important, procedure. Children receive a course of three injections against all of these diseases at the ages of 3, 4 and 7 months with a booster just before they start school. Geraldine pointed out to SE1 that it is very important that the child receives the whole course of injections to guarantee protection against these diseases.

The Health Authority hopes that its aim to vaccinate more children will receive a great boost in the middle of this year when health visitors, and later school

nurses and practice nurses, will be able to administer vaccinations to children. Presently, this is done by GPs who will continue to provide this service.

The nurses will be thoroughly trained for this purpose and it is hoped that they will be able to reach particular areas in West Lambeth where vaccination take-up is below average. There is even an experienced nurse appointed to identify these areas and encourage parents to have their children vaccinated.

Presently, immunisation is available at health clinics and at GP practices which usually have special times set aside for this purpose. Parents can ask their doctor or health visitor about immunisation if they have any concerns at all. The two clinics in Waterloo which do vaccinations are the Moffat Clinic at 65 Sandcroft Street, telephone 582 6568, and the Barley Mow Clinic in Frazier Street, telephone 928 5921. The vaccinations, of course, are free.

Mayor visits local Charity

The Mayor of Southwark, Cllr Rita Sergeant, was present at a post-Christmas gathering last month at the offices of United St Saviour's Charities in the Borough Market. Here, she was able to enjoy their hospitality and learn about their charitable activities. There were representatives of several other local charities present as well as the Trustees of the Charities, all local residents, and residents of St Saviour's College.

United St Saviour's Charities will be familiar to SE1 readers as a local charity which owns and manages a sheltered housing scheme, St Saviour's College in West

Norwood, for former residents of North Southwark. Residents, known as 'Collegians', live rent free, pay no rates and are provided with central heating and hot water at no charge.

A less well known part of the activities of the United St Saviour's Charities is to assist local voluntary organisations in their work. One such local organisation to have benefited recently from United St Saviour's Charities was the Bermondsey Community Minibus Project which received a generous grant towards replacing one of their two minibuses which was stolen over Easter last year.

Tanswell tenants advice

All tenants of Greet House, Santley House, Cole House, Reeves House and the Ambulance Station will be pleased to hear that Tanswell Tenants Association will be opening a tenants surgery, as a pilot scheme, twice a week beginning Monday 20th February.

Here, tenants will be able to get information, news and advice on housing issues and local activities and events and have the chance to meet

with other tenants. Refreshments will be available.

Tenants surgery times are: Mondays, 10am-12noon; Thursdays, 6pm-7pm. They will be held at 4 Santley House, Frazier Street, SE1.

For further information, or if you want to volunteer your services, ring Joe Roache, community worker at Waterloo Action Centre, on 261 1404, or contact Sue Smith, Tenants Chair, 91 Santley House.

Stonesend Day Centre party



Users of the Stonesend Day Centre for the elderly and elderly disabled enjoy themselves at the Centre's annual Christmas party. The Centre staff work hard to make the event the success it is each year.

Southwark seeks partner

Southwark Council is looking for a Housing Association as a partner to take on the development of a 2-acre site it owns on the corner of Abbey Street, Tower Bridge Road and Grange Walk.

Known as the Long Walk site, the Council hopes that a Housing Association would build 47 new homes to provide fair-rent accommodation for up to 200 people. The new tenants would all be taken from Southwark's waiting list. The Council itself does not have the money to build

the homes and if it doesn't act soon, there is a danger that the government will force the Council to dispose of the site on the open market.

At present archaeological investigations are going on at the site which is in an area designated a Scheduled Ancient Monument. While these excavations continue, Southwark will be hoping to dig up a suitable development partner amongst Housing Associations active in the borough.

History of the Rockingham Estate

In 1947 building started again on the estate, but the three new blocks had lifts added and some maisonettes on the top floor.

It was clear that County Street and Dickens Square needed development and in the 1950's the LCC began a new building programme. During this phase the old houses on County Street were demolished but nothing replaced the houses demolished in Dickens Square. A new block of flats was built in Bath Terrace. Later came the flats in Rockingham Street, Newall House and the houses in Meadow Row.

By this time the neo-Georgian style had replaced the modernist designs of the 1960's. In the 1960's, 'progress' was in fashion and many people wanted to live in the new high rise flats. Consequently, many people left the older blocks on the Rockingham. The pre-war type estate was considered outdated and fit only for the elderly. Photographs of the Rockingham in the 1960's and early 1970's show a huge amount of empty flats. There was no housing crisis such as exists today and the GLC was still building new flats all over London. It was only in the 1970's that the reaction against high rise housing set in and estates like the Rockingham again became popular. There are now far fewer empties on the estate than in 1970.

In the meantime the area around the estate had also changed completely. The old Trocadero had been demolished and on the site stood the new DHSS headquarters, Alexander Fleming House. What was left of the old Elephant area after the war was demolished and a new shopping centre and subways appeared.

The Rockingham Estate was built between 1935 and 1951 by London County Council. Bath Terrace, County Street, Newall House and Meadow Row followed in the 1960's. The estate, started by London County Council (LCC), passed to its successor the Greater London Council (GLC) and finally to Southwark Council.

In 1935, on the land on which the Rockingham now stands, was a collection of decaying slums owned by private landlords. Many of these houses had been built in the early 19th century, though some dated from the Victorian period.

Several streets ran through the area which no longer exist, such as Ayliffe Street. Most of this older housing was demolished by the LCC from 1935 to 1951. Other parts such as County Street were heavily bombed during World War II. The remaining parts were demolished by the GLC in the 1960's. Dickens Square, for example, is now derelict.

In the LCC elections of 1934 one of the major issues was that of slum clearance and the provision of cheap public housing to rent. With the victory of Labour and Herbert Morrison in that election, slum clearance began in earnest.

The first mention of the Rockingham appeared in the South London Press in 1934, saying that the LCC intends to clear an area of slums off the New Kent Road and to move people to a new housing estate to be built on the site although some people would be moved to the Oval.

In the pages of the South London Press from 1934 to 1938 there was a bitter reaction against the LCC's plans from both the

Conservative opposition on the LCC and the Conservative press. The LCC was accused of building barrack-like buildings and of destroying the cosy environment of South London. This about an area notorious for its awful slums in which many thousands lived in poverty, constantly afraid of the bailiffs' call.

Rockingham at that time was in the borough of Bermondsey. Southwark presently consists of the former boroughs of Bermondsey, Southwark and Camberwell. At the time Bermondsey had a very famous MP - Doctor Salter. He was a Labour MP who had practised as a doctor. In 1927 he was responsible for building a 'palace of baths' with baths, public laundry and swimming baths, known as the Grange Road Baths. Twenty years before the founding of the National Health Service, Dr Salter set up a Health Service for Bermondsey based at the Public Health Centre in Grange Road.

The building of Rockingham began in 1935. The design used was a 1934 model to be seen all over inner London. Aird and Arrol Houses were the first to be built. By 1939, 13 blocks had been completed and occupied. Another 3 blocks were started in 1947 and completed in 1951. The estate covered 15.65 acres giving a density of 55.5 dwellings per acre.

Although it took 16 years to build, the same design was used. The blocks vary greatly in size from 19 two and three room flats in Binnie House to 100 two to five room flats in Whitworth. The flats were

heated by coal fires, one in the living room and one in the bedroom.

By 1938 it was clear that war with Germany was a possibility and the authorities began to think about defence from air attack. The LCC started to build air raid shelters on the Rockingham and these may still be seen. Now looking like grassy mounds, there is one at the back of Wickstead House. These were in use from 1939 to 1945 but after the war they were sealed up.

In 1940 the Luftwaffe began to bomb London. There were constant attacks and many thousands were killed and injured. With the fall of France and Belgium in 1940 the Nazis could use airfields in those countries as a base for their attacks on London. The worst period was from 1940 to 1943.

The area around the Elephant was particularly badly bombed because of its proximity to the docks. Bombs fell here more often and more continuously than in almost any place in the New Year. At least 709 civilians in Bermondsey were killed and thousands injured.

On the Rockingham the worst damage was in County Street and around Dickens Square. Incendiary bombs fell on several blocks and some of the damage may still be seen on the roof of Wickstead House. Many people, rather than going down the LCC shelters, used the Elephant underground station. This was the most popular place of refuge in this part of London.



Rockingham Street, 1930's



The Rockingham today

Children entertain Monday Pensioners Club

Doreen Ramsay has sent the following report to SE1 in the activities last year of the Monday Pensioners Club, based at Waterloo Action Centre, 14 Baylis Road.

We have thirty members which I find quite sufficient, but if anyone is getting anti-social I would be willing to find a place for them. We had two outings last year, one to Eastbourne and one to Margate. A good time was had by all.

We were also entertained last year by the children from Charlotte Sharman School in St George's Road. The whole of the School take part in the shows. They are really marvellous and the children are so very happy.

The children also came along to Waterloo Action Centre to bring Harvest Festival food parcels from the School to give to the pensioners. Then they sang to us and we all joined in the singing together. They also came round and had a little chat to us all. It was really wonderful, they are great children and we loved the day as much as they did.

Instead of having a Christmas Party last year we decided to hold one in the new year. Through the Church we received £100 from Kirshaw Trust which was gratefully received. Finally, thanks to Waterloo Action Centre for support with our jumble sales.



Playground up and running

Mint Street Adventure Playground is situated on the corner of Southwark Bridge Road and East Street (opposite the fire station). The playground is run by a voluntary management committee of local residents which employs three staff, Ian, Belinda and Colin. The aim of the Playground is to provide a free, supervised and safe space for local children to play.

The playground reopened not so long ago and is now up and running again after some problems. The present staff have been there for 6 months and are rebuilding the play structures, raising much needed money for the project and opening on a regular basis once more.

This year sees the 20th Anniversary of Mint Street Adventure Playground

Association. To celebrate this fact the playground will be running a series of events culminating in a festival to be held on 29th July. SE1 will be giving further information on this closer to the date.

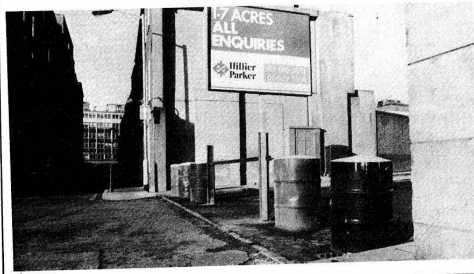
The playground will be open over the half-term, 13th - 17th February, from 9am to 5pm, Monday to Friday.

The playground is holding a jumble sale to raise funds on Saturday 4th February. If you have any jumble, please ring the playground on 403 3747 to arrange pick-up or drop it in.

The opening hours of Mint Street Adventure Playground are as follows:
Term-time: Tues-Fri, 3.30-7pm
Sat, 10am-5pm
Holidays: Mon-Fri, 9am-5pm

It's a lock out

At the insistence of local pressure group, North Southwark Community Development Group, the London Residuary Body was persuaded to install a barrier at the entrance to the empty Thrale Street industrial workshops, off Southwark Street. Previously, up to 20 commuters a day had been parking their cars here, to the inconvenience of local residents.



Glass stump finds no favour

Southwark Council's Planning Committee decided last month to defer an application to build a 100,000 square feet office block on the corner of Blackfriars Road and Meymott Street.

The proposal would involve the demolition of the existing buildings at 41-45 Blackfriars Road (pictured below) and their replacement by a building over twice the present height.

The development would also take in Running Horse Yard and the Meymott Street frontage of terraced houses and shop fronts which are presently boarded up. Most of these houses were occupied by tenants on agreement with Sainsbury's until they sold the properties several years ago.

Since Sainsbury's sold the whole site it has already changed hands twice without a single brick being laid. Previously, Southwark Council had given permission to build around 70,000 square feet of offices on the site for which, in return, the Council was granted by the developers a long lease on the Colombo Street Community & Sports Centre. This agreement guarantees that this valuable local resource remains in the hands of the community.

Now, the new owners have come back to Southwark Council with a revised proposal which is not only much bigger but is a further nail in the coffin of the traditional buildings along Blackfriars Road. It was this which

caused Cllr Nick Snow, Vice-Chair of Southwark's Planning Committee, to object to the present proposal for the 8-storey glass-fronted office block.

Cllr Snow was concerned that the old buildings, which gave Blackfriars Road its character, were giving way to much larger, featureless buildings. He also lamented that this had happened along Southwark Street and to a lesser extent along Borough High Street. The developers were asked to revise their scheme to produce a more acceptable solution.



41-45 Blackfriars Road

New Housing Act means fewer tenants' rights

The 1988 Housing Act came into force on 15th January 1989. The following article written by North Lambeth Law Centre looks at some of the changes for private tenants in the 1988 Act and some of the pitfalls to look out for.

First and foremost, it is important to stress that tenants of private landlords who were tenants before 15th January 1989 will remain virtually unaffected by the Act as regards rent payments, security of tenure or other aspects of their tenancy.

Free-15th January 1989 tenants can still use the rent officer service to get a fair rent registered (which will be much lower than market rents) as long as their tenancy continues. These tenants can only be required to leave their accommodation under very special circumstances such as rent arrears, nuisance to neighbours or any of the grounds listed in the Rent Act 1977.

New tenancies created after 15th January 1989 will be called 'assured' or 'assured shorthold' tenancies. The landlord will find it much easier to get tenants out of

one of these tenancies and can charge a market rent. These are rents which the landlord feels he/she can get on the open market. With so little property around these are likely to reach levels beyond what most people can afford.

If the landlord wants to get an assured or assured shorthold tenant out they must give the tenant a notice called a Notice of Proceedings for Possession. Depending on the grounds notice may be 2 weeks or 2 months. The matter will then go to Court. Grounds for possession by the landlord are either mandatory (the Court has to give the landlord possession of the property if the ground is proved) or discretionary (the Court can give the tenant another chance).

The new Act brings in some new grounds for possession which make it easier for the landlord to get accommodation back. There are 16 of them. These new grounds include:

1. Persistent rent arrears. The landlord can start possession proceedings if you have a bad paying record even

though you are not in arrears now.

2. 13 weeks rent arrears - mandatory ground. The landlord has to show that there were 13 weeks rent arrears at the date of serving the Notice of Proceedings for Possession and at the date of the Court hearing.

3. The landlord intends to demolish or rebuild the property and can't do it with you in residence. As long as the landlord has not bought the property with tenants in this ground allows the landlord to get possession without offering any alternative accommodation. 2 months notice is required but this is also a mandatory ground.

4. The landlord used to live in the property or he now wants to live in it and he did not buy the property with the tenants in. 2 months notice is needed in this case but possession is mandatory.

An assured shorthold tenancy provides even less protection for tenants. In this type of tenancy the landlord grants a tenancy for 6 months or more and can regain possession at any time with 2 months notice and then going to Court. The landlord is only required to show that the tenancy is an assured shorthold.

Tenants should be very careful of accepting new tenancies from their landlords after 15th January 1989. If you move into a new flat or house after this date you will be an assured tenant or an assured shorthold tenant unless the landlord is the same as your immediately previous one. So think carefully before signing anything and get advice as soon as possible.

In most cases tenants will be best advised to stay where they are unless they are absolutely sure they are not risking losing the protection of the Rent Acts by moving.



Survey shows harassment common

Some 85% of people of Asian and Afro-Caribbean origin who live, work or attend college in the Waterloo area have experienced racial harassment. This was the finding of a survey carried out by Anne Gibrill, a former placement student at Waterloo Action Centre. Anne did her survey in April 1988 interviewing people in local clinics, colleges, their homes and also at the Action Centre.

The survey shows that most of the incidents take place in or near the home or in the neighbourhood. Many mothers stated that they could not let their children out to play because they felt it unsafe to do so.

The incidents they referred to were more likely to be verbal abuse, although for some women this was often accompanied by pushing and shoving. However, some had experienced physical or threatened assault. Most of these incidents go unreported.

Over three quarters of those interviewed said they would not consider reporting them to the police or local authorities, stating that racial

harassment was a fact of life for a black person in this country. Response by the police and local authorities as seen as inadequate although the police were seen as more responsive than local authorities which displayed a distinct lack of understanding when graffiti or damage to property was reported.

The survey also shows that many people require support because of harassment, requests being made for individual counselling but also for a community action group to change the response by the police and local authorities. The setting up of a victim's support group was also required as was legal advice and assistance.

Findings from the survey indicate that racial harassment occurs frequently in the Waterloo area. If anybody experiences such harassment they can contact the Waterloo Action Centre. Opening times are Monday, Tuesday, Thursday and Friday, from 10am to 2pm, and on Thursday from 6.30-8.00pm. The telephone number of the Centre is 261 1404. On Tuesday sessions a Sylheti speaking advice worker is available.

Queen opens riverside walkway



The Queen opened the Jubilee Walkway along the South Bank riverside last December. When she arrived at the Coin Street park she was presented with a bouquet by two of the children from Mulberry Housing Coop. She unveiled a granite stone to commemorate her visit and looked at some of the crafts from Gabriel's Wharf workshops. The photo shows her meeting Ted Bowman and other Coin Street Community Builders.

Afterwards, the Queen moved on to the National Theatre where students from the Tuke School for children with severe learning disabilities played music for her. She then took a large party to tea in the Festival Hall where children sang songs for her.

Stamford Wharf refurbishment will begin this year

Have you noticed the OXO Tower lately? It has been lit up since the beginning of December last year, in time for the Queen's visit to the Coin Street development, when she opened the riverside walkway. The art deco tower was added to the wharf in 1929 as a way of getting round a ban on illuminated advertising. It was saved from demolition by the Coin Street campaign.

Coin Street Community Builders intend to refurbish Stamford Wharf. A large part of the central area has been demolished leaving the building with the tower on the riverside and another building on Barge House Street. This lets in more light to both buildings. It will also provide a roofed over area for performances. The Barge House building will be extended to complete the crescent.

A refurbishment contract will be let this year and the building will be occupied in 1991, the fortieth anniversary of the South Bank. The development is being carried out in partnership with Urban Space Management who have developed Camden Lock and Gabriel's Wharf.

The second of the planned seven Coin Street housing co-operatives will be in the riverside building. There will be 76 flats for rent on the 3rd to the 7th floors. Over half of them will enjoy a river view and all of them will have their own private balconies.

Over a hundred studio-workshops are planned

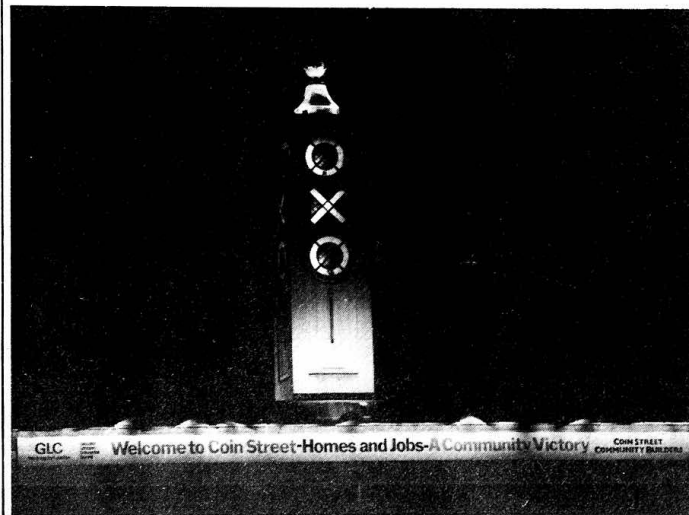
for the Barge House building with shared meeting spaces and a training centre. This will provide a notable centre for the crafts in London. It will also extend the range of employment and training opportunities for local people.

A variety of shops and restaurants will be on the lower floors and the arcade of the Riverside building. On the rooftop will be a popular restaurant and cafe, as well as public access to the Oxo Tower and the great panoramic views of the river.

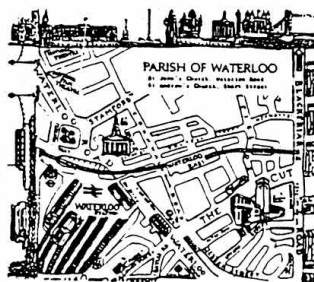
Near the entrance there will be an audio-visual display on London and the Thames. It will include themes on local history, ecology and the use of the river today, and in the past. Bridges, the Barrier, waterwheels, wildlife, the docks, imports, watermen, sailing, mudlarks and smuggling will all be part of it.

The central area will be two storeys high and glazed over, and will run from one end of the building to the other. This will form what is known as an atrium. Here the emphasis will be on the performance of music and possibly dance.

Coin Street Community Builders will move into the Wharf when it is completed. They will have an office and exhibition space there to continue to offer local people and the general public the chance to follow the Coin Street development and the history of the campaign. This will be the site behind the National Theatre free to be developed as the next part of the programme.



THE CHURCH OF ENGLAND PARISH OF WATERLOO



Come and worship

Sundays:

10.30am Parish Communion
St John's, Waterloo Road

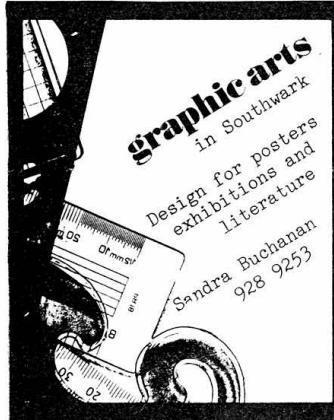
6.30pm Evening Worship
St Andrew's, Short Street

During the week:

12.30pm Holy Communion
St John's, Waterloo Road

Vicar:

The Revd. Rob Yeomans
633 9819 or 928 4470



MINT STREET ADVENTURE PLAYGROUND ASSOCIATION

is seeking a
TEMPORARY STAFF MEMBER
(35 hour week)
for Half-Term
Feb 13th - 17th

If interested please ring
403 3747

Exciting new development
in Bermondsey requires a

CENTRE ADMINISTRATOR

Scale S01, plus LW

Activities include
Arts, Training & Education
Leisure, Fashion and
Sport for all ages.

Applications close
February 17th
The Beormund has an active
equal opportunities policy
Please apply to:

Beormund
177 Abbey Street, SE1
Tel: 237 9313

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 22nd February, 1989. Publication date is 2nd March. 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, from the Borough Community Centre at 56 Southwark Bridge Road, Charterhouse-in-Southwark at 40 Tabard Street, John Harvard Library, Borough Road Library, and Blackfriars Settlement at 44 Nelson Square.

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.

FINANCIAL HELP

SE1 acknowledges the financial help of North Southwark Community Development Group, Coin Street Community Builders and the Association of Waterloo Groups. Any financial contributions will be gratefully received.

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

John Howes, Mary Dimond
Gerry Vignola, Keib Thomas