

## Walworth Society General Meeting – Minutes

7pm October 20<sup>th</sup> 2021 (Online)

### Welcome, apologies and introductions

Jeremy welcomed everyone to the meeting

**Attendance:** Aaron Burton Crisostomo, Abby Burton Crisostomo, Amanda Sewell, Andrew Brisbane, Ben Walsh, Bridget Burke, Chris Greenwood, Christine Tan, Darret Tomlin, Diana Cochrane, Cllr Eleanor Kerslake, Gavin Bramer, Giles Worrall, Harriet Hill, Inge Larsen, James, James Beedell, James Hatts, Jeremy Leach (chair), Kelly Harris (Notting Hill Genesis), Kenan M. Igrek, Kit Stiby Harris (Kennedys), Les Moran, Lise Magnollay, Lorraine Gilbert (Notting Hill Genesis), Mary, Mary Anne Sutherland, Matt Meynell, Neil Crossfield, Norma Lawrence, Peta Steel, Peter Chadwick, Richard Galpin, Sam Oxley, Shelagh Kavanagh (minute taker), Simon Tong, Stephanie Ostrich, Tyrone Landau, Vince Brown.

**Apologies:** Kevin Williamson, Cllr Alice McDonald

#### 1. Minutes and matters arising

- a. Minutes of the September meeting were agreed a correct record. All matters arising to be covered under later agenda items.

#### 2. **East St Baptist Church:** This issue is on hold (It will be discussed in detail at the 17<sup>th</sup> November meeting).

#### 3. **Aylesbury Estate redevelopment:** Lorraine Gilbert and Kelly Harris from Notting Hill Genesis/Aylesbury Regeneration Team gave an update on current proposals for the Aylesbury.

- a. In the discussion following Lorraine and Kelly made clear that 50% of the new homes were designated affordable with 76% of those being social rent for existing tenants.
- b. Current plans are still in consultation with public and council and full planning application will be made in Spring 2022
- c. Regarding 'First Development Site C', 581 homes have been transferred to Southwark as social housing.
- d. Southwark Council, not NHHG will carry out negotiations with current leaseholders.
- e. For plot 2B, the next phase of demolition will start in 2024 to be complete by the end of 2027
- f. There will be properties for people with special needs such as wheelchairs at about 10% of the homes.
- g. Surveys are being carried out to mitigate the issue of 'wind tunnels' and will take note of the wind assessments for Elephant Park.
- h. It was noted that the promised planting on the end gable wall at Manor Place had not been delivered, and assurance was given that landscaping at Manor Place Terrace will be looked at again.

- i. Assurance was given that Notting Hill Genesis are factoring in the costs of demolition both below and above ground for phase 2B, and this cost is not born by the public purse.

#### **4. Pubs in Walworth**

- a. **Community pub:** Matt Meynell spoke about idea of a community pub in Walworth. Those interested in getting involved in opening a community pub in Walworth, contact mmeynell@hotmail.com
- b. **The Beehive:**
  - i. Cllr EK joined the meeting. She and Cllr Alice McDonald, as Newington councillors, and MP Neil Coyle are working to keep The Beehive as a pub. The other Newington councillor James Coldwell cannot speak on this as he is a member of the planning committee. Cllr Kerslake is trying to keep in contact with the current owners but has not had any replies to calls.
  - ii. JL noted that there are a number of protections in place regarding The Beehive: it is in a conservation area; there is protection now for pubs in Southwark; it has been designated as an ACV until 2025.
  - iii. It was noted that there had been a number of expressions of interest from local entrepreneurs in taking on it on, and as such is a viable local business as a pub.

#### **5. Kennedys**

- a. Kennedys is the only listed shop on the Walworth Road, originally from 1920s. Kit Stiby Harris from IDK architects spoke about the project. Tim (the client), wants to open a restaurant and IDK are ensuring that the history of the building is respected. IDK have had discussion with the Walworth Society on this and are in discussion with Southwark Council and Historic England.
- b. KSH remarked that he understands the need to protect the historic front and the space as a place open to the local community
- c. Following a discussion JL thanked KSH and ended by saying that the Walworth Society is keen to be kept up to date on progress.

#### **6. Walworth HAZ**

- a. SO reported progress on the shop fronts improvement project.
  - i. The two areas selected are at the junction of East St and Walworth Road and the parade of shops close to Albany Rd (Marys Café, Whitehall Clothier etc). Some shops have been concerned that they are not in the project and SO is meeting with the owner of Lynn Electricals.
  - ii. Purcells, the conservation architects, are working on design drawings and hope to show them at a future WS meeting.
- b. NC reported on the Walworth Stories project which has funding from Historic England to produce a book and other events regarding the history of Walworth. Covid has slowed down the work but he and DC will get other community members involved in research when the archives open again

## **7. Town Hall**

- a. JL had spoken to Jillian Houghton (part of the regeneration team at Southwark Council) for an update. General Projects are working on the tender for the refurbishment and the building will be handed over from Art Academy in early 2022. It is hoped it will reopen in 2024.
- b. Southwark Council is working with Social Life (a social research institution based in Walworth) to select five people for the management board. The deadline for applications to serve on the board is November 1st
- c. General Projects and Southwark Council are working with conservation architects to ensure the standard of the renovation remains high.
- d. JL will contact Cllr Seaton for details of the Section 106.

## **8. Planning Matters**

- a. There has been no news about the proposed office block by Lend Lease at Elephant Park despite the many objections.

## **9. Xmas event**

- a. After some discussion it was decided not arrange a face-to-face Walworth Society Xmas party in person as Covid rates are uncertain and it would be disappointing to arrange a party and then to have to cancel it.

## **10. AOB**

- a. Lendlease have offered the Walworth Society a one-off free use of the community space at the Energy Centre on Elephant Park. There was some discussion as to whether to hold the November meeting part Zoom\part in person. It was decided it was worth a try and to ask Lendlease is they could help with the technical issues: JL and VB to liaise.

**Date of next meeting: Wednesday Nov 17th 2021 7pm in person and on Zoom**