



Executive Summary

Upcoming Consultations – please comment:

- Tree of Heaven', Durning Library – 23 February 2015 consultation closes: <http://lambeth.gov.uk/consultations/consultation-on-the-tree-at-durning-library> - Details of full discussion available in full minutes.
- Future of Oval Gasholders – 24 February 2015
Drop-in exhibition at KIA Oval from 4-8pm
- Cultural Services by 2020 in Lambeth – April 2015 consultation closes: <http://lambeth.gov.uk/consultations/cultural-services-by-2020>

1. KOV updates

CS5 update:

- KOV wrote to TfL www.tfl.gov.uk Despite concerns, TfL have given approval.
- TfL enabling work would start on 9th February blocking traffic from using the left turn/straight ahead lane on Vauxhall Bridge from 10am to 3.30pm for enabling works. Additionally there would be works to remove the planters at the Grosvenor Road end of the Bridge. The main construction contract would start on 13th April.

Vauxhall Gyrotory update – KOV wrote to TfL www.tfl.gov.uk Response from TfL awaited.

KOV has secured further support from Lambeth Council through the Lambeth Forum Network

2. Guidance on understanding licencing produced by KOV following meeting (see www.forumkov.wix.com)

The details of the questions and answers for understanding licensing and the Purple Flag accreditation application for Vauxhall can be found in the full minutes. The Guidance explains how licences given and how to raise objections.

3. Call for Money Champions - see www.wlm.org.uk/what-we-do/st-lukes/money-champions

4. Neighbourhood Plan, Oval Gasholders (see above) and other planning matters

- Call for volunteers to get involved – 11th March 2015, Carmelita Hall, public Neighbourhood Planning meeting
- KOV objected to 52 Walnut Tree Walk
www.lambeth.gov.uk/sites/default/files/07-11-14%20planning%20weekly%20list%20926.pdf and Council rejected application

5. Future Meetings – do get involved

- KOV public meetings for rest of year: 19th March; 22 April; 4 June; 8 October (AGM)



**KOVF PUBLIC MEETING
CARMELITA CENTRE
7.00 PM THURSDAY 5TH FEBRUARY 2015**

Draft Minutes

Note: All hyperlink references have a footnote with their web location and can be found on the KOVF [website](#)¹

1. Apologies

Kate Hoey MP, Cllr Simpson, Cllr Hopkins, Leo Jarnecki

A list of those registered into the meeting is given at Annex A

In attendance: Cllr Amos, Cllr Holland, and Cllr Edbrooke

2. Minutes of previous Public Meeting

The minutes for the previous Public Meeting held on 9th December 2014 had been circulated via the KOVF website. They were agreed and presented for signature as an accurate record of events. A copy of the Executive Summary was circulated on the night for people to take away – the Chair reminded everyone that full notes were available on the KOVF website.

3. Introduction from Chair

The Chair opened by briefly reporting on activity resulting from the previous meeting, held in December 2014 which included:

- Formal representation by KOVF on CS5 pointing out concerns raised by residents. Since then TfL has secured approval for CS5 and work will start on 9th February and run through to the Autumn. The enabling work would start on 9th February blocking traffic from using the left turn/straight ahead lane on Vauxhall Bridge from 10am to 3.30pm for enabling works. Additionally there would be works to remove the planters at the Grosvenor Road end of the Bridge. The main construction contract would start on 13th April.
- Formal representation by KOVF on the Gyratory, making suggestions for positive improvements both to the proposals and also for ways in which future consultation should take place.

Both letters were available for viewing on the KOVF website.

The Chair was also pleased to confirm that KOV had managed to bid for the latest tranche of funding from Lambeth Council through the Lambeth Forum Network and secure support for its work in the coming months supporting the community, hosting

¹ <http://forumkov.wix.com/kov-forum>

events such as this public meeting and co-sponsoring with VGERTA football training sessions which were free to local teenagers to attend on Saturday mornings.

4. Understanding Licensing

Chair: Mark Harrison, KOV Board Member

Speakers:

Cllr Michelle Agdomar, Chair of the Licencing Committee

Jamie Akinola, Delivery Lead Neighbourhood Enforcement at LB Lambeth.

Philippe Chiarella from FIRE a member of Vauxhall One, on the Purple Flag accreditation plans for Vauxhall

Mark Harrison, drew attention to a handout which had been produced for the meeting attendees – ‘Quick Guide to Licensing in Lambeth’. It is available at Annex B. He then handed over to Jamie Akinola.

Jamie Akinola explained that Lambeth had an ‘innovative and transformative licensing development programme’ which supported residents when they sought to have night time noise and disturbance associated around licensed premises serving alcohol late at night controlled as per the law. He advocated residents taking the initiative to approach proprietors directly. He also urged anyone building a case for Council action against any establishment overstepping the terms of its licence to keep a noise diary, which should give as much detail as possible about dates and times as well as the establishment being blamed. He explained that the Council was obliged to act only within the terms of the 2003 Licensing Act, however much individual officers might sympathise with a particular complainant’s grievance. Furthermore, new legislation could not be applied retrospectively to an existing license.

Philippe Chiarella, Board member of Vauxhall One (www.vauxhallone.co.uk) explained the meaning of the term ‘Purple Flag’ for the benefit of those who were not familiar with it. It was, like a ‘green flag’ for parks, a standard to aspire to, with a set of criteria leading to accreditation which could be publicised and would be a recognisable short-hand for members of the public. In the case of the purple flag, it was for establishments operating in the night-time economy. The hope was that having many local businesses working towards, and collectively achieving, this accreditation would bring desirable new business to the area’s night time economy operations, and develop its reputation as a vibrant entertainment quarter. See www.atcm.org/programmes/purple_flag/WelcometoPurpleFlag for further details about the Purple Flag accreditation process and criteria. Philippe explained that Vauxhall One was pushing for purple flag accreditation for the area.

Question 1

Q: Is there a terminal hour?

A: No. There has to be mediation as the 2003 Licensing Act does not set one. Moreover, legislation cannot be applied retrospectively

Question 2

Q: Why are there two 24-hour off-licenses on Kennington Lane which are very close to each other? Surely there should only be one.

A: Let’s talk off-line about this. However, I must warn you that the 2003 Licensing Act does not specifically say saturation is grounds for removing a license.

Cllr Michelle Agdomar then outlined the licensing process. She urged those present to look at the information on LB Lambeth's website on the subject if they had queries. Applicants seeking licenses must advertise their applications in much the same way as planning applications are advertised – on the Council's website and posted on or near the premise in question. Residents have 28 days to comment from the date that the application is advertised. Comments and objections will only be valid and will only be considered if they address whether the application threatens to lead to crime and disorder, risks harming public safety, is a risk to children or might constitute a public nuisance. Comments should be concisely worded. Complainants might have a higher chance of success if they showed flexibility and asked for mitigation rather than an outright ban.

Question 1

Q: There is a poster for an application that I know of which is not on the Council website. What do I do?

A: Ring the Council as soon as possible.

Question 2

Q: I didn't know in advance, ie I didn't see a poster, about the three-week long Oktoberfest which took place in Kennington Park in 2014

A: It is accepted that there were some mistakes around the running of this event and it will not be coming back in 2015 to Kennington Park

Question 3

Q: What do I do when I want to complain about noise outdoors? I try to complain about this but am told that it must be for noise disturbance when I am at home indoors.

A: The officers you have been speaking to will have been trying to establish if it's a statutory nuisance. I'm afraid there is not a legally set standard for this.

Question 4

Q: Is a license time-limited?

A: No. It can only be ended by a review.

Question 5

Q: How long does it take from the request of a license review to the hearing?

A: 28 day consultation period and then hearing within one month after that has ended

Question 6

Q: I am blind and so cannot read notices pinned to lamp-posts. What do you suggest?

A: Key stakeholders, such as KOVF, should inform you

Question 7

Q: When does the Noise Team operate?

A: 8pm – 4am, Wed – Sun.

Jamie Akinola then took comments and questions about the Purple Flag accreditation application for Vauxhall.

Comment 1 – from Cllr Jane Edbrooke

LB Lambeth welcomes well-run night-time businesses. We plan to look at saturation issues and confirm that the terminal hour is now 2am.

Comment 2 – from Michael Keane

LB Lambeth website has a useful map showing location of night-time licensed premises. It gives an indication of saturation levels.

Jamie added that he personally supported restrictions which used saturation levels for justification.

Comment 3

A member of the audience commented that the Metropolitan Police were running a pilot to breathalyse clubbers before they entered a club. Jamie said that he supported this action.

Question 4

Q: Will LB Lambeth liaise with its counterparts on the Nine Elms development in Wandsworth?

A: Yes. We already are.

5. Money Champions – free advice on how to manage your money. Laura McCullagh, West London Mission.

Presentation available at Annex C. See <http://www.wlm.org.uk/what-we-do/st-lukes/money-champions>

Laura explained that there was a huge demand for advice on how to manage personal finance, which was driven, in part, by new legislation from central government. For instance, the recent benefits cap meant a loss, on average, of £61 per week for many claimants: a very significant sum for many of them. She added that the 'Bedroom Tax' affected 3,500 Lambeth households. The introduction of Universal Credit, payable only into each individual recipient's bank account, would mean that 8,000 claimants in LB Lambeth would have to open bank accounts.

At the same time, there was often reluctance amongst those seeking advice to talk openly about their financial situation. This meant that often people did not seek help until their financial problems had reached a crisis point.

The Money Champions initiative was set up to address these issues. Individuals could engage with it with the intention of becoming an adviser, helping those who were in need of support, or they could engage as a way of getting to grips with their own financial issues.

Laura finished by saying that anyone was a trustworthy, approachable person could become a Money Champion: financial acumen was not a prerequisite and that the training days were free to attend. She added that there was a lot of useful advice online. She mentioned a number of sites, all listed in her presentation.

There were no questions from the floor. The Chair asked where the training sessions would take place for volunteers and Laura McCullagh was able to confirm that it would be at their headquarters for the various dates mentioned.

6. The Oval Gasholders and Neighbourhood Plan.

David Boardman, KOV Board Member and Chair of the Planning Group within KOV

Presentation available at Annex D

David spoke first about the disused gasholders near to the Oval. He raised several interesting issues: for example, should one be saved as a part of our industrial heritage? He urged those present to attend a meeting taking place on 24 February at the KIA Oval between 4 and 8pm.

David then turned to the subject of Neighbourhood Plans. He explained that the 2011 Localism Act had empowered communities to have a say in how the areas in which they lived would be developed. If they agreed a Neighbourhood Plan, then they would be able to insist on conditions, which would influence development, albeit within the constraints of Lambeth's Local Plan. Moreover, areas with such Plans would be entitled to an increased cut of the levy on developers' profits. David explained that KOV would be registering with the council to develop a Neighbourhood Plan for the Kennington, Oval and Vauxhall Area, taking into account a small portion of Bishops Ward that was not included in the Southbank and Waterloo business-led neighbourhood plan.

David had secured the support of PhD students from the UCL Bartlett School of Planning to support the Neighbourhood Plan work. David introduced a few of the students present who were working on specific aspects of the neighbourhood plan, such as affordable housing, design guidance and conservation statements.

David also commented on other developments he was monitoring on behalf of KOV:

- 54 Walnut Tree Walk – KOV had written to object and the letter was available on the KOV website [link]. He was pleased to report that the Council had decided to refuse planning permission taking into account KOV and other objectors' views.
- 54 Kennington Road – still in conversation and would be coming to a future KOV forum
- Knight's Walk – Lambeth planning to build social housing on the Cotton Estate. Concerns raised by local residents about the details of those proposals. KOV would continue to monitor.

7. Tree of Heaven and the future of the Durning Library

Speakers:

Karen McClennan - See presentation Annex E

Priscilla Baines, Chair of Friends of Durning Library – See presentation Annex F

There is a large tree of heaven (which is a species of tree) growing close to the Durning Library. It has a canopy which reaches over part of the library roof and is blamed by its detractors for shedding leaves which block its gutters and so cause damp in the building. Surveys have been carried out to assess how much damage the tree's roots are causing to the library's boundary wall. Those who do not wish the tree to be felled argue that it is a welcome oasis of green in a heavily built-up area and that it can co-exist with the Durning Library.

Karen spoke first, giving a presentation on why the tree of heaven should be saved.

The Friends of Durning Library responded, saying that the tree of heaven could not co-exist with the library: it must be felled.

Question 1

Q How close is the tree to the library [ie to the building's wall]?

A 1.2m (from FoDL)

A 2m (from FoToH). That is according to the Council's surveyor. That is acceptable, by the way.

Question 2

Q Are there plans to put a replacement tree in its place?

A Yes (FoDL)

Question 3

Q Have the FoDL considered putting mesh over the overhung roof gutters to prevent leaf fall from the tree clogging them and causing damp ingress?

A No. The library has limited funds for restoration and upkeep of its fabric and does not believe that this would be viable. (FoDL)

Question 4

Q Have FoDL looked at ways of organising things so that the tree and the library can co-exist?

A The structure of the library is being damaged by the tree and there is no way to save the tree and the library (FoDL)

Question 5

Q Could you rebuild the boundary wall to the library's site [ie not the library building's wall] which it is accepted is being damaged by the tree of heaven, in such a way that the tree's roots cannot damage it in future?

A [Note: it was impossible to capture all answers to this question as responses, both from presenters and the floor, came simultaneously]. Some answers were 'yes' and some were 'no'. There was mention of other examples where this had been done and no unanimous agreement on whether it was successful, nor if that success was permanent.

This item's Q&A session became less formal – and harder to minute – than that for previous items. There were several comments from the floor on points which flatly contradicted one another. The questions and their answers are recorded as accurately as possible. However, the order of questions and answers has been organised in a way which makes it easy for readers to follow and is not a verbatim record.

8. AOB

Rodney Ovenden, Deputy Chair of the Kennington Association Planning Forum, drew attention to the meeting at St Anselm's Church, at 4 pm Sunday 8 February, to support the Parent and Community Campaign for expanding Archbishop Sumner Primary School to 2 Form Entry from 2015.

9. Date of next KOVF public meeting: Thur 19 March 2015. Carmelita Centre

Annex A - Registration

Board Members present:

David Boardman
Andrea Hofling
Helen Monger
Marilyn Evers
Alex Ritson
Martin Osengor
Byron Green

Jason Dickie
Mark Harrison
Michael Keane
Aseem Sheikh
Jean Uzoma
Chrys Loizou
Ross Davies (from 7.30 to 8pm)

Elected Representatives present:

Cllr Claire Holland, Oval Ward
Cllr Jane Edbrooke, Oval Ward
Cllr David Amos, Princes Ward

Other attendees:

Crispian Cull
Frances Forrest
Rodney Ovenden
Veronica Ledwith
Michelle Agdomar
Tony Hulse
Victor Zaal
Mhairi Mackinnon
Mike Mitsinger
Andrea Winkelsdorf
Mary van de Water
Emer Costello
Stephen Mann
Phillipe Chiarella
Elizabeth Scott
Kay Coombs
Priscilla Baines
Dan Walden

Susan Smith
Karen McClellan
Emily Elkington
Helen McCullagh
Javier Flores
Gareth Boyes
Danny Walsh
Fiona Clark
Alec Broers
Mary Broers
David Amos
Kirk Hendry
Katie Hunter
Jamie Akinola

Annex B

Quick Guide to Licensing

QUICK GUIDE TO LICENSING IN LAMBETH

Lambeth Council is responsible for licensing all premises within the borough that **sell or supply alcohol, provide regulated entertainment, or sell hot food or drinks between 11pm-5am** (late night refreshment). You have the right to make representations against and request reviews of licences. The Council will also investigate complaints relating to licensed and unlicensed premises.

You can see all existing licences here: <http://apps.lambeth.gov.uk/Licensed-Premises-Map/>

You can see all new licence applications here:

<http://lambeth.gov.uk/business-services-rates-and-licensing/licence-comments/current-licence-applications>

How to find out about licensing applications

Applicants will display a notice at or near the premises, which is visible from the outside. This notice will be printed on blue A4 paper, and will give details about the applicant, the activities applied for and the deadline for representations. The notice must remain in place for a period of 28 days. Details of current applications will also be displayed on Lambeth's website – search for 'current licence applications'. The applicant will also advertise in the public notices section of a local newspaper. This advert must appear within 10 working days of the application being made.

The four licensing objectives

- Preventing crime and disorder
- Public safety
- Preventing public nuisance
- Protecting children from harm

Lambeth's new licensing policy

In 2011 concerns about alcohol-related crime and disorder in Clapham High Street led to the council introducing a 'saturation zone'. This means there is a presumption that new licences in Clapham High Street will be refused, because of the 'cumulative impact' of the number of the licensed premises. People applying for a new licence need to prove that their licence won't add to the problems which already exist.

In 2014 Lambeth introduced a new policy, which recommends closing times, depending on the type of area. This can only apply to new applications. If an

applicant wants a later closing time than the one recommended for their area, they need to demonstrate how this will not cause problems.

Type of premise	Major Town Centres and strategic cultural area.	District Town centre	Local centres Shopping parades	Residential
Restaurants and cafes	Friday- Saturday 01:00 Sunday-Thursday 00:00	Friday- Saturday 01:00 Sunday-Thursday 00:00	Friday- Saturday 00:00 Sunday-Thursday 23:00	23:00 daily
Public houses, wine bars or other drinking establishments	Friday- Saturday 02:00 Monday-Thursday 01:00 Sunday 00:00	Friday- Saturday 01:00 Sunday-Thursday 00:00	Friday- Saturday 00:00 Sunday-Thursday 23:00	23:00 daily
Hotel bars	No restriction for residents	No restriction for residents	No restriction for residents	No restriction for residents

Type of premise	Major Town Centres and strategic cultural area.	District Town centre	Local centres Shopping parades	Residential
Night-clubs/High Volume Vertical drinking	Friday- Saturday 02:00 Monday-Thursday 01:00 Sunday 00:00	Friday- Saturday 01:00 Sunday-Thursday 00:00	Not considered appropriate	Not considered appropriate
Off-licences In areas with an identified problem with street drinkers it may be appropriate to set a locally suitable start time for a licence.	00:00 daily	00:00 daily	23:00 daily	23:00 daily
Take-aways	Friday- Saturday 02:00 Monday-Thursday 01:00 Sunday 00:00	Friday- Saturday 01:00 Sunday-Thursday 00:00	Friday- Saturday 00:00 Sunday-Thursday 23:00	Not considered appropriate (licence only required between 23:00-05:00)
Other entertainment venues	02:00 daily	01:00 daily	00:00 daily	23:00 daily
Qualifying clubs	02:00 daily	01:00 daily	00:00 daily	23:00 daily

Major Town Centres: South Bank, Brixton

District Town Centres: Vauxhall, Stockwell, Camberwell Green

Local centres: Black Prince Road, Brixton Road, Camberwell New Road, Kennington Cross, Kennington Lane, Kennington Park Road/Kennington Road, Kennington Road, Lambeth Walk, Oval (Brixton Road), Oval (Clapham Road), South Lambeth Road, Vauxhall Street/Jonathan Street, Wandsworth Road, Wilcox Road

Making a representation

If applications don't attract any representations, then they are granted automatically. If you want to object to an application being granted or there are particular conditions that you would like the committee to impose you need to submit a representation for consideration. Email licensing@lambeth.gov.uk by the closing date listed on the statutory notice (which will usually be 28 days after the application was made). Late representations, or representations which are vexatious, frivolous or irrelevant, will not be considered.

You must give your name and full address in your representation – it can't be anonymous. You should be aware that the applicant will have access to any representations that are made, to allow them the opportunity to respond to the points raised. If you are concerned about this, ask your local councillor to make a representation on your behalf.

Your representation **MUST** set out why you consider the application will not promote the licensing objectives otherwise it will be considered irrelevant and the application may be granted automatically.

For example:

- **Preventing crime and disorder:** 'The police have been called to this bar seven times this year to deal with fights – I am concerned that allowing it to open late will result in more disorderly behaviour for the police to deal with.'
- **Public safety:** 'This premises front door opens onto a busy road without a pavement – it is not suitable to be a nightclub because patrons have no pavement to queue on, and they will walk straight out onto the roadway when they leave, putting them at risk of being hit by a car'.
- **Preventing public nuisance:** 'This pub is not constructed with adequate noise insulation. Noise from the pub already stops us from sleeping if we try to go to bed before 11pm. Allowing it to open later will cause serious nuisance and disturbance to residents living next door and behind.'
- **Protecting children from harm:** 'There is evidence that this shop sells cigarettes to underage teenagers – they can't be trusted to sell alcohol responsibly'.

You can refer to Lambeth's licensing policy's recommended hours. For example: 'Lambeth's Licensing Policy recognises this street as being in a residential area. The Policy recommends that pubs should not be allowed to open beyond 11pm. Opening beyond 11pm will cause serious nuisance to residents'.

Send any evidence that you have with your representation – photos (eg of rubbish dumped by the venue) and diaries (eg diaries of noise disturbance) are particularly strong evidence.

Consider whether there are conditions which might address your concerns – eg reducing the opening hours, improving noise insulation, banning drinking outside after a certain time, litter patrols. You can suggest conditions in your representation.

Making a representation at committee

If the Council accepts your representation then you have the right to attend the committee to make your case. If you can't attend, or would prefer not to – don't worry – your representation will still be considered by the committee. At the committee the applicant will have up to three minutes to speak, before answering questions from the committee. Then any people who have objected have the right to speak for up to three minutes, and answer any questions the committee has. You don't need to read out your representation in full because the committee will have already read it. Plan what you are going to say in the time you have – highlight any additional points you want to make, and emphasise the key points in your representation. You can't circulate new written or photographic evidence on the night – it needs to be sent to licensing@lambeth.gov.uk in advance.

The committee can decide to grant the licence as it was applied for, can grant the licence with conditions, or reject the licence application. The conditions can be stringent – for example reducing the opening hours.

If the committee rejects the licence the applicant can appeal the decision at court. For this reason the committee has to be confident that their decision is sound and based on evidence.

Requesting a review of a licence

If an existing licenced premises is causing problems, there are many steps you can take to try to deal with the problems, which Jamie Akinola will outline. As a last resort, you have the right to request a review of the licence. You will need to provide strong evidence for your review to be successful:
<http://lambeth.gov.uk/sites/default/files/brl-premises-licence-review.pdf>

Temporary Event Notices (TENs)

TENs allow people to hold one-off events. They're designed to make it easy to put on for small-scale, one-off or occasional events, such as community, school and charity fundraising events. However, nightclubs, bars and pubs can use them to open for longer hours on certain days of the year. A premises can use up to 12 TENs per calendar year, authorising events on no more than 21 calendar days in that year. Residents can't object to a TEN. But if the police or council noise officers object to a TEN, then it is automatically rejected. For this reason it's important that you complain to the police and the council noise service if there is a venue causing problems.

Sexual Entertainment Licensing

'Sex establishments' include:

- sex cinemas
- sex shops
- sexual entertainment venues, which are premises at which entertainment comprising live sexually stimulating performances or displays of nudity is provided in front of an audience, for the financial gain of the organiser or performers.

Most Vauxhall gay nightclubs have sexual entertainment licences. These have to be renewed every year.

Other licences

The Council also licences dangerous animals, dog breeding, performing animals, pet shops, zoos, gambling premises, hypnotism, children working in entertainment, tennis coaching on Lambeth tennis courts, personal/ physical training in parks, scrap metal dealing, gaming machines, riding establishments, skips, sports grounds, tables and chairs outside shop fronts, UV tanning, saunas, waxing, electrolysis, cosmetic piercing, acupuncture, tattooing, fireworks and explosives storage, market trading, wedding or civil partnership venues, places of worship, food premises, small lotteries, and selling poisons.

Annex C
Money Champion's presentation



Laura McCullagh
Money Champions Coordinator
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Mobile: 07572 595 340



**St Luke's Hub, 25a Wincott Street, Kennington
SE11 4NT**



Lambeth's Financial Resilience Strategy

ISSUES

economic environment / incoming welfare reforms / consultations of Council, CUK & Community Groups

FOCUSED OUTCOMES

Living Wage/Problematic Debt/ Access to Financial Products/ Access to Fuel & Food Poverty solutions / Accessing Benefit Entitlements/ Managing Financial Crisis & Unexpected Outlay / Managing Money Online



The problem:



Lots of people..

- ❖ don't like talking about money
- ❖ don't feel confident managing their money
- ❖ don't know where to go for help
- ❖ don't get help soon enough
- ❖ spend too much time worrying



The Money Champions Project:

Informal education and support around money at a community level

“Because I work actively in the community there’s barely a day goes by where I’m not talking to people and signposting them to useful places that I learnt about on the Money Champions training”

Avicta, Money Champion



This can lead to:



- ❖ health problems
- ❖ relationship problems
- ❖ family problems
- ❖ community problems
- ❖ problem gambling
- ❖ increased crime
- ❖ serious debts
- ❖ homelessness





Two main aims:

- ✓ To encourage people to get the help they need to **resolve** a problem they are experiencing
- ✓ To help **prevent** problems from recurring or occurring in the first place through increasing skills, confidence and capability

"It has raised my consciousness, I am so much more aware of everything we can all do to make small savings"

Harriette, Money Champion



A Money Champion is someone:

- ❖ who people can trust to talk to about their money problems
- ❖ who will listen and not judge or make assumptions about people's situations
- ❖ who can quickly direct people to the advice and support they might need
- ❖ who can motivate, reassure and help people feel more positive

"Thank you so much. I haven't spoken to anyone for so long, this is such a relief. Now I feel I can really focus on things and start to sort things out."

Anne

Local Services

- Blackfriars Advice Centre
- Oasis Waterloo Debt Advice
- St Luke's Hub
- Oval Debt Centre (CAP)
- Brixton Advice Centre
- Centre 70
- Lambeth Law Centre
- Waterloo Action Centre
- Clapham Community Project
- Citizens Advice Bureau
- SHP Banking Project
- London Mutual Credit Union
- Olive Morris House

National services

Online tools



Free training for anyone living, working or volunteering in Lambeth:



- An overview of local and national money advice and support services
- Active listening skills and how to talk to people sensitively about money
- Practice using the Money Champions resources in relation to real life scenarios
- Practicalities of being a Money Champion in your individual work or community setting

Upcoming training sessions:



Tuesday 24th February

Tuesday 17th March

Tuesday 24th March

Evening sessions: Mondays 2nd and 9th March



Laura McCullagh

Money Champions Coordinator

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Annex D
Neighbourhood Planning presentation

Neighbourhood Planning and the Gasholders
Presentation by David Boardman, 5 Feb 2015

- Localism Act 2011
- Rationale - “They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.”

Has it caught on?

- Nationally - 5.2m people in England now live in areas where neighbourhood planning is afoot.
 - London – slower than elsewhere, says GLA Planning Committee Report (Nov 2014), with 80 of London’s 1,200 neighbourhoods, that cover 624 electoral wards, expressing any interest in the process. One neighbourhood plan has so far been adopted and is now influencing the development of a local area.
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Background II

What it can’t do

A Neighbourhood Plan cannot:

- Conflict with the strategic policies in the borough plan.
- Be used to prevent development that is included in the borough plan.
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

Source: <http://www.planninghelp.org.uk/improve-where-you-live/shape-your-localarea/neighbourhood-plans/some-general-principles-for-neighbourhood-plans>

What it can do

A Neighbourhood Plan can:

- Decide where and what type of development should happen in the neighbourhood.
- Promote more development than is set out in the borough plan.
- Include policies, e.g. design standards, which take precedence over policies in the borough plan.
- Let you spend a 25% share of Community Infrastructure Levy raised from local developments

Background III

What a Neighbourhood Plan often covers:

- The development of housing and bringing vacant or derelict housing back into use.
- Provision for businesses to set up or expand their premises.
- Transport and access (including roads, cycling and walking).
- The development of schools, places of worship, health facilities, and leisure facilities.
- The restriction of certain types of development and change of use.
- The design of buildings.
- Protection and creation of open space, play areas, parks, gardens.
- Protection of important buildings and historic assets.
- Promotion of renewable energy projects, such as solar energy and wind turbines

Who else is doing it?

- Waterloo
 - Elephant & Castle and Walworth
-

Neighbourhood Planning: formalities for KOVF

- Section 61F TCPA 1990 (inserted by the Localism Act 2011)
 - Constitution, membership and purposes – dealt with at AGM
 - Boundaries – the traditional KOVF area
 - How representative of its community
 - Geographical distribution of individual membership,
 - Business representatives on KOVF Board
 - Designation by Lambeth Council
 - Application by end February
-

Context

London is a densely populated city, Lambeth a particularly dense borough, at 113 people per hectare, and our two wards even denser, at some 29,368 people in 230 hectares, or about 128 people per hectare (2011 Census statistics). The two wards of Prince's and Oval straddle the separate Central Activity Zone (CAZ) and London Congestion Charge boundaries. The area has been clustered, with housing at the top end of the Nine Elms Vauxhall Opportunity Area, and the notorious Vauxhall Cluster of tall buildings, some running up to a planned eye-watering density of 1,551 units per hectare, in an open space deficiency area to boot. Few developments yield more than 20% affordable housing, many less, based upon confidential and unpublished "viability" studies. Along the Albert Embankment, the area has, in recent years, lost 30,000 sqm of employment floor space, only to receive back 5,000 sqm, and luxury flats in

“iconic” buildings with “stunning” views, often sold first off plan in Malaysia and Singapore. We have areas of significant social deprivation and joblessness, interspersed with comfortable Victorian and Neo-Georgian conservation areas, long the haunt of economical MPs within the Division Bell area. Apart from Vauxhall, where a small Central Activity Zone frontage is struggling to be born, our retail centres are threatened by edge of centre approved Tesco’s (3, in the case of Kennington!) over and above the current challenges of retail decline. And despite the need for jobs that our less skilled jobseekers can do, developers seek to eat away at our Locally Significant Industrial sites (including the iconic but now decommissioned Oval Gasholders) for residential development, even given Lambeth’s “Restricted Transfer” status under the London Plan.

Neighbourhood Planning: so what are our issues? I

- A strategic aspiration to see provided jobs for the skills of the people living in the area and truly affordable housing. This is set in the context of changes to social and economic composition of the area and a growth in property development along the embankment. The population is becoming more mixed with a growing professional and a transient population and employment opportunities for lower skilled local residents are being eroded.
 - There is an aspiration for more, better and connected green public open space, both along a north south axis parallel to the railway arches, and east west, picking up the prospect of a contribution to public open space from the redevelopment of the Oval/Kennington Gasholders. We hope to build on local initiatives already underway, such as those promoted by Vauxhall BID and VGERTA, and Friends Groups for our major parks.
-

Neighbourhood Planning: so what are our issues? II

- The impact of tall and overdense developments on the environment and social amenities and infrastructure
 - Three main poles of growth – Vauxhall Cluster, Albert Embankment, and Oval/Kennington Gasholders, a development “opportunity”
 - The Vauxhall Cluster may be a lost cause in this regard, with heights and densities regularly violating plan policy limits, and planning committees invited by officers to consider each new departure as justified by the precedent of the last
 - All the more reason for concentrating on the Oval/Kennington Gasholders, to see if we can get it right this time – see diagram and wall plans. Need to bring all affected landowners to the table, including Tesco
- Because they are on a faster track than Neighbourhood Plan creation, we have to respond separately to the Vauxhall Gyrotory and Gasholder consultations, while making sure Neighbourhood Plan proposals are consistent

Neighbourhood Planning: where do you find the resources?

- Committed volunteers – sign up at the back!
- Lambeth Council support in kind – stand up Emer Costello!
- University College London Bartlett School of Planning – we (along with five other Neighbourhood Forums) have been adopted as projects by groups of 18 or so graduate students as part of their Master's Course in Urban Design – stand up representatives here tonight, and look forward to presentations by them on our issues here on March 11
- Government grants – DCLG support programme 2015-18 opens for bids April 2015 – but planning advice can burn money at the rate of £100 an hour!

Annex E

Presentation on Why Durning Library Tree of Heaven Should be Saved

(PowerPoint presentation not saved on laptop was presented on)

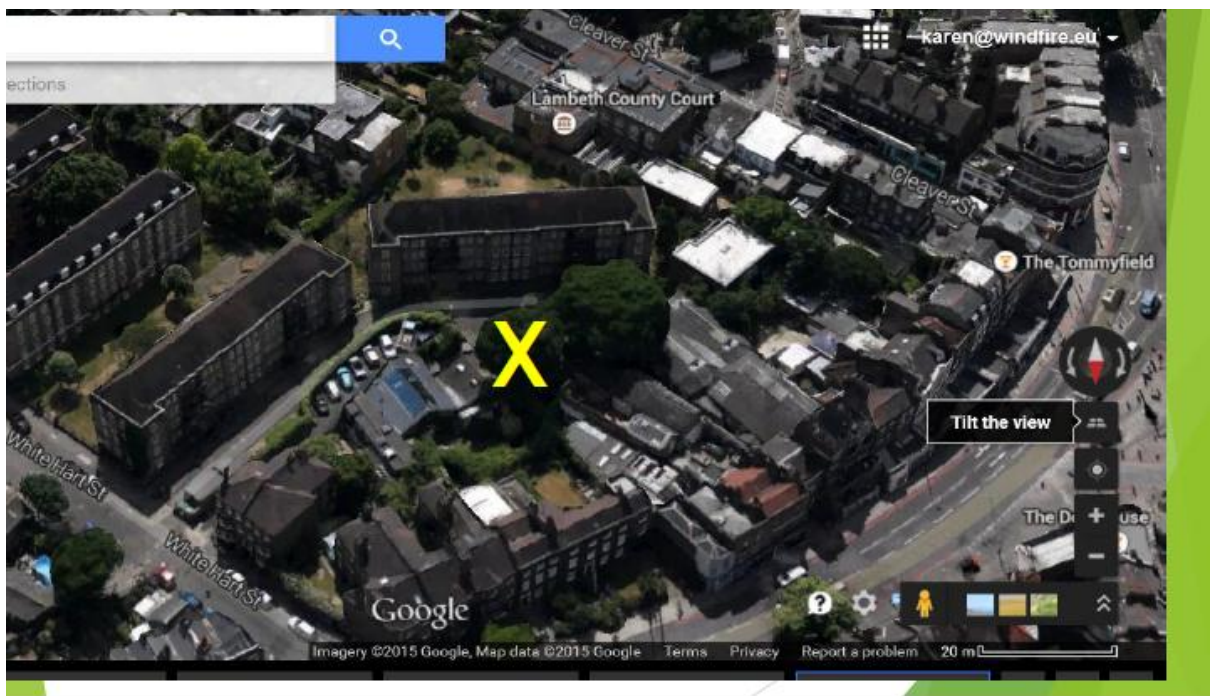
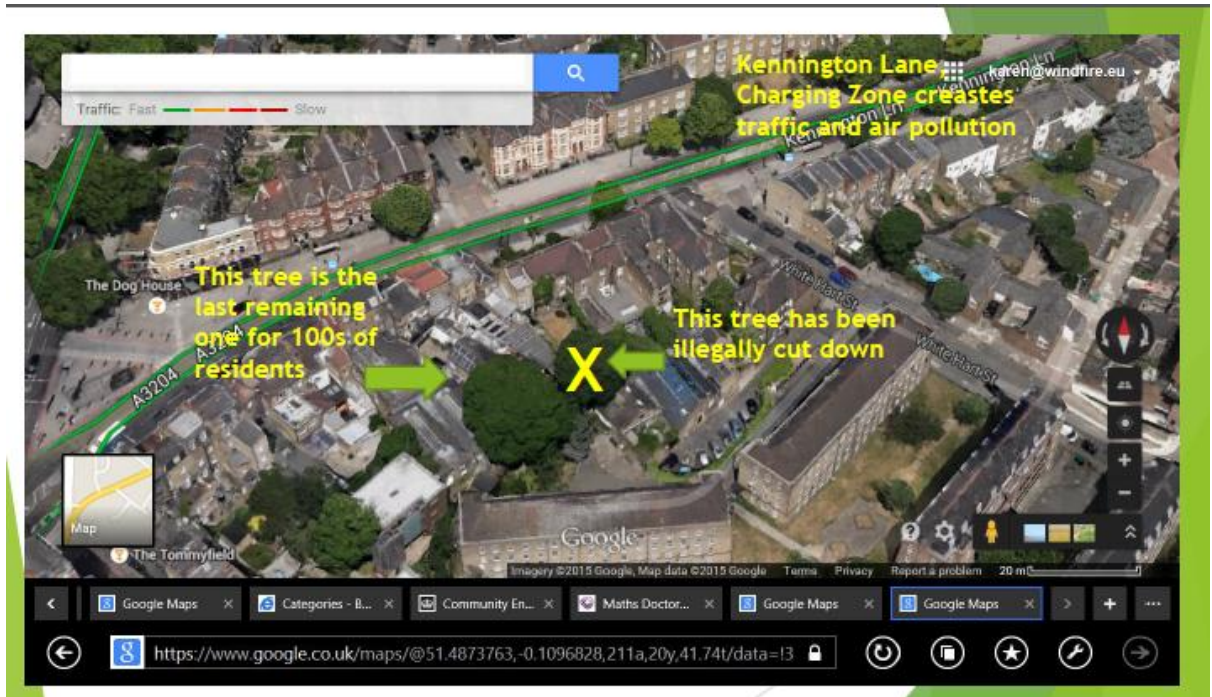
The Tree of Heaven and the Durning Library: Tale of two Kennington Treasures



The Tree of Heaven is:

- A great health and life amenity to residents
- Innocent of any damage to the library - according to ALL reports
- The current consultation is misleading; Kennington can and should keep both tree and library





An Introduction to Location: Kennings Estate (and the Tree) are on the Congestion Zone border

- ▶ One in 12 deaths in central London are linked to air pollution
- ▶ Many older people and children live there; they are the most vulnerable to pollution from traffic on Kennington Lane.
- ▶ Living near roads travelled by more than 10,000 vehicles per day can be responsible for some 15-30% of all new cases of asthma in children, and a similar proportion of heart disease cases in adults 65 years of age and older.*
- ▶ Along Kennington Lane in this area there are 16,700 cars each day.

** Office of National Statistics*

The 90 ft tall, 80 year old Tree of Heaven is the only mature tree left on Kennings Estate

- ▶ Hundreds of people signed petitions against the destruction of the tree, in 2007, 2012 and 2015
- ▶ Local resident: “It would be a terrible loss to our neighbourhood if the tree was cut down. Children bring food for the trees and the squirrels. It’s a lovely, lovely tree.” (Kitty Roboco, 69, Kennings Estate)



Chronology: In 2007 The Library Friends Committee asked the Council to fell Tree

- ▶ The Tree is 2 meters from the library building; according to the Tree Officers Association this is a “safe” distance.
- ▶ No value has ever been ascribed to the tree, described by the Committee as “a weed”
- ▶ It has been stated publically many times that the tree is damaging the library, but upon investigation, no such damage has ever been discovered.
- ▶ Hundreds of people signed petitions against the destruction of the tree.
- ▶ Due to this, the Council decided not to cut down the tree.

The Tree was Saved and the Council pledged to Prune it and Clean Library roof gutters

Councillor Morgan circulated a letter to local residents, which said:

“you will be pleased to know that following hard work...the tree is now safe.

Following [the structural engineer's] inspection the Council has determined that the tree is not a threat to the library and shall not be cut down.

Instead the Council will look to prune the tree and ensure the library building is protected yearly surveys and cleaning out the gutters of the library building to prevent water from leaking into the building.”

May 7 2007

Your Ref:

Our Ref: sms/MCCL01001/01070065

JANE E BAILEY
14 CALSTOCK HOUSE
KENNINGS WAY
LONDON SE11 4EW

07 May 2007

Lambeth

Dear JANE E BAILEY

I am writing to you as you have signed a petition to save the tree of Heaven behind the Durning Library.

You will be pleased to know that following hard work by myself, Karen McClellan & Victor Zaaf the tree is now safe.

The tree officer at Lambeth Council proposed to cut down the tree, but I requested that a structural engineer be appointed to determine whether the tree was damaging the structure of the library. Following his inspection, the council has determined that the tree is not a threat to the library and shall not be cut down.

Instead the council will look to prune the tree and ensure that the library building is protected by yearly structural surveys and cleaning out the gutters of the library building to prevent water leaking into the building.

Thank you very much for signing the petition and I shall be in touch with you if the situation changes.

If there is anything further on this, or any other matter that the council is responsible for (Housing and Council Tax Benefits, Environment, Education, Parking, Removal of Rubbish and Recycling, Planning, Graffiti, Education, Crime and Anti-Social Behaviour, Community Services, Roads and Traffic), please do not hesitate to contact me.

Yours sincerely

Stephan Morgan
Labour Councillor for Princes Ward
c/o Lambeth Town Hall
Brixton Hill
London SW2 1RW

Tel: 020 7830 6664
Mob: 07983 335 849
Email: smorgan@lambeth.gov.uk
Web: www.lambethhour.com
Surgery: 11am - 11am, 1st & 3rd Saturday of every month at the Durning Library, Kennington Lane.

News

South London Press, Friday, October 19, 2012 7



SAVE OUR TREE: Campaigners, from left, Karen McClellan, Mark Headless, Victor Zaaf, Jane Bailey, Jonny Jones, Nina Hartshorn and Mihal Mackinnon

It's 'barking up the wrong tree'

By BEN MORGAN

THE planned removal of the Tree of Heaven is proving a real hell for residents who want to save it from council chainsaws.

Residents around the Durning Library, in Kennington Lane, are up in arms over plans by Lambeth council to chop down the 80-year-old mighty oak.

The council - as well as the library's friends group - have proposed removing the tree and will decide on its fate at a cabinet meeting at Lambeth Town Hall on Monday.

It has offered to replace the tree with two cherry trees. The opponents are still not happy.

Karen McClellan, 52, of Kennington Lane, is deeply opposed to removing the tree. She has collected more than 200 signatures for a petition that she will present to Lambeth council.

"This should be taken off the agenda completely," she said. "It is the only tree that

hardens beds and creates in this micro-climate. The tree creates an oasis of peace in a highly polluted area of London.

"It's a spiritual landmark in the environmental sense," Lambeth Assembly Member Jonny Jones, of the Green Party, has supported the residents.

She said "there is no real benefit made by removing the tree and it suggests one that they will not down a tree lived by residents.

"To replace it with two cherry trees would be totally inadequate".

Lambeth council has said it needs to take the "long-term view" on the issue by weighing up the risk of the tree against damage to the library building.

A council spokesman said: "Everyone involved is reluctant to see the tree removed, but all the expert advice is that it is causing significant damage to the



library building and it will need to come down in the future, and it is a question of when."

The Friends of Durning Library has also supported the decision.

Chairman Petrella Balas said: "We recognise the secondary value of the tree but the library building cannot be replaced in the same way a tree can."

"It's a valuable and interesting building in its own right and the community does need a library."

UNDER THREAT: Lambeth council says Durning Library could be damaged

What do YOU think? Should the Kennington oak tree be saved? Write to South London Press, 2-4 Leigham Court Road, Streatham SW16 5RD or email letters@slp.co.uk

South London Press

Council decided again to fell the Tree in 2012 although there still no building damage

- ▶ Residents appealed to the Council and provided a report on the amenity and health value of the tree.
- ▶ This report found that the risk of the tree to the library building was very small, and amenity value substantial.
- ▶ In November 2013 Residents achieved an injunction against the felling of the tree.
- ▶ In May 2014 the High Court Ruled that the Council had not taken into account the importance to the tree in the Kennington Conservation Area and that the Council's decision should be overturned.
- ▶ The Council refused to pay all of the costs of the residents

Value of Tree is estimated at £53,000 - (before considering health benefits)

- ▶ "Based on the site visit a CAVAT valuation has been undertaken, which is estimated to be £53,356."
- ▶ "while in my opinion the tree could if reasonably managed have a 'Safe Life Expectancy' (SLE) of 40-80 years.
- ▶ The ascribed value provides the rational basis for management decisions, subsidence or other risk investigations including cost-benefits risk control. For example the LSH PIR report estimates repairing the actual damage to the (non-library) wall would cost £1,500.
- ▶ In the event the tree is retained calculations should consider the cost of repairing the wall and long term tree management in light of its agreed value.



From Court Ruling (McClellan v Lambeth):

The judge quoted extensively from the Residents' report which found there was no damage:

"The pattern of root growth is not known. However there is no contention about the observable damage to the nearby (non library) wall structures. On the other hand it is agreed that over the 80 or so years of the trees growth the roots have not caused, nor do they currently cause, any damage to the library itself.

In my opinion on the basis of both reports and current observations, without evidence to the contrary, **it is reasonable to conclude that there is a low risk of damage from the trees roots causing structural impact upon the library, from direct contact expansion (or from indirect effects on soil hydration resulting in differential movement).**"

- Neville Faye, Nationally Recognised
Aboriculturalist, Treeworks

From Court Ruling (McClellan v Lambeth):

In respect of subsidence the report concluded:

“To confirm the extent of the real risks of indirect damage would require expert investigation. **My view is that, with a tree showing such high vitality, if soil conditions conducive to tree related subsidence in the building are present they would likely have become evident by now and without evidence to the contrary, it is reasonable to conclude that the subsidence risk is low.”**

“If all trees in proximity to buildings are declared a risk and taken down, we will face a treeless London.”

- London Tree Officer's Association

Estimated Costs of Council's needless campaign against the Tree to Lambeth taxpayers:

- ▶ 2007: Engineering and Tree Studies - ca £10,000
- ▶ 2012: Engineering and Tree Studies - ca £10,000
- ▶ 2014: Court Costs ca £25,000
- ▶ 2015 Additional Report for Consultation £10,000
- ▶ Total £55,000

Yet Lambeth Council

- ▶ refuses to grate over or clean gutters in Library to prevent leaves from accumulating, to avoid damp
- ▶ states that any measures to monitor and maintain tree must, inexplicably, come out of library budget

The current Consultation is One-sided

1. No evidence shows any harm to the building.
2. No evidence exists regarding any problems insuring the building - tree and library have co-existed for 80 years
3. No health and amenity benefits have been studied by the Council, despite promises to do so.
4. Damage to library is implied but it does not actually exist
5. All of the evidence presented is one-sided in favour of destroying tree, which is a major asset to taxpayers

The Council has threatened no Investment in the Library is possible while Tree is alive

- ▶ However, substantial investment has already taken place at the library between 2012 and 2014
- ▶ The proposed investment consists of adding commercial flats is planned at least 30 m from the tree
- ▶ No damage to the building has been found, only to the condemned, dilapidated party wall at the back of the land
- ▶ Tree can be monitored with a small budget

Library Renovation Plans - no conflict with the Tree

DOW JONES ARCHITECTS

5 During library: options appraisal

- Options flow:
- Dependent on tree
 - No nearby work
 - Make library full equipped
 - Consider how to handle office
 - A new temporary extension, with the new children's library and staff offices in new flats, and use them as social space



Health Risks to Residents Have Never been taken into account by the Council

Neville Faye, nationally recognised arboriculturalist, wrote in his report:

- ▶ *“The decision to retain and invest in the management of the tree over the next three or so decades needs to consider its overall contribution to the neighbourhood benefit of the residential community of the nearby housing estate, including the benefits from air conditioning (removing PM10 particles small enough to pass through the lining of the lungs), carbon sequestration and the negative effects that might be a consequence of its removal (loss of decaying wood habitat and carbon storage locked up in the wood).”*

Third Party Evaluation of the Consultation

“Without wishing at this stage to give you advice one would observe that the purpose of the consultation is to provide residents with sufficient information to understand the issues and make representations on whether the tree should be removed or not.

Having had a very brief look at the reports provided by the Council they are particularly one-sided and do not address the benefits the tree brings to the area and the fact that the tree has been designated as a major community asset.

*It appears that the message provided within the consultation is that there is potentially only one solution and that would be to remove the tree – if this is in fact the case, and a more detailed review of the papers would be needed, then it may be arguable that the consultation is unfair. “ - Richard Buxton
Environmental Law Practice*

We request a proportionate and appropriate fate for the Tree - pruning and maintenance

- ▶ Amenity and health value of the Tree very important.
- ▶ Tree presents no damage to the library, only the dilapidated back wall
- ▶ Still linking the existence of the tree to the investment in the library: “blackmail”
- ▶ No recognition of London’s tree canopy policy or the importance of large trees in the future defence of cities against climate change

This is not a fair consultation nor is it in the public good.

Please respond to Council to save the Tree!

Karen@Windfire.eu 07792 501109

Annex F

Presentation on Why Durning Library Tree of Heaven Should NOT be Saved Friends of Durning Library

PLEASE take part in the consultation about the 'tree of heaven' (*ailanthus altissima*) growing behind the Durning Library.

There are forms in the library, plus hard copies of the latest reports (with pictures).

These are also available online www.lambeth.gov.uk/durninglibrarytree

THE DEADLINE IS MONDAY 23 FEBRUARY.

Friends of the Durning Library have carefully considered the many reports on the subject - three this year, four previously.

We reluctantly concluded **some time ago** that keeping the tree in place (for its remaining short life) poses a real threat to the library building.

The Durning is about to be developed, with considerable investment, to provide much extended facilities to the community.

The building is solid and has an indefinite lifespan - if it is not damaged.

It is unique, listed, and adds greatly to the beauty and heritage of the area.

The tree is also beautiful, and is treasured by the people who can see it. These, however, are comparatively few in number, while the library is used by many hundreds of people. The tree is invisible to most people, and is judged to make no contribution to the amenity of the area. Replacement trees have already been planted.

All trees are precious. But we feel this particular tree does far more harm than good.

Our main reasons are:

1. The tree will not live much longer. This species lasts about 100 years, and the tree is estimated to be already 70-90 years old. There is decay in the trunk, and some loss of 'vigour' and dead wood in the crown. These are not immediately life-threatening, but require regular monitoring.

2. The tree could live for about 30 years. Both tree and building would require special care. This would include (i) reducing the roots - which will damage the tree (ii) regular inspections and pruning (iii) frequent clearing the gutters of its leaves (failure to do so is causing water leaks into the library).

The species is known for falling branches - the library's (listed) roof is in particular danger. The growing roots will also cause increasing damage. These threaten the library building, neighbouring structures, and possibly people. This would mean expensive repairs, and possibly compensation payments.

All this would have to come from the library's regular budget.

2. The tree is in 'fair health', despite the decay and thinning. So the trunk has 'considerable potential for growth' during its remaining life, exacerbating the problems.

3. Because of all this, the building may be uninsurable. If it cannot be insured, Lambeth cannot commit to developing the building - or the library service. **Nor can any other grant-giver.**

4. It is difficult to estimate what structural damage the tree might already have caused to the library building. No damage is currently visible, without digging further trial pits. However, it is too close to the building according to current standards (minimum distance 2m - the tree is 1.2m from the library wall). Planting a tree of this species would never be allowed here. It planted itself.

5. The canopy overhangs a good part of the roof, which means the roots are likely to have penetrated the building's foundations to the same extent. The species is known to have a 'large and aggressive' root structure.
6. Several younger trees of heaven surround the tree, suggesting it has created 'a network of sucker roots' beneath the building and neighbouring structures. These will cause further damage.
7. The tree may already have damaged the library's waterpipe, gulley and drain, creating damp and a risk of subsidence.
8. The tree has raised the surrounding ground level **by 20 inches, bringing it 14 in above the damp-proof course**, also likely to cause damp and a risk of subsidence. Correcting the ground level will probably damage the tree.
9. A visible large root runs along the foundations, again causing a risk of subsidence. Removing the root alone would cause 'major injury' to the tree, and also cause further suckers and damage.
10. There is already visible and 'significant' damage to the (listed) boundary wall, and to the pram sheds belonging to the estate behind the library (bowing, cracking etc). Further damage is certain. Both must be repaired for safety. This will also damage and destabilise the tree.
11. Building repairs and work on the tree have a carbon cost - even the use of petrol for the necessary frequent visits to the site (1 gallon petrol = 100 trees from the Carboniferous Period). In contrast, the tree is from a short-lived species and will not store carbon for long. Meanwhile the building repairs may well shorten its life still further.

NOTE: the current consultation is the result of a judicial review brought by a local resident in May 2014.

Judge Sycamore ruled that none of the numerous reports, correspondence and meetings specifically mentioned that the tree and library are in a conservation area. Though no relevant law was broken, this is a 'material consideration' which should have been included. The new report covers this matter - and concludes that the tree does not contribute to the conservation area.