

## Peckham Town Centre Forum 13<sup>th</sup> July 2010 At the Bussey building, 133 Rye Lane, SE15

**Present:** 29 people took part, including Cllr Fiona Colley, Southwark Cabinet Member for Regeneration. The list of participants is attached. Over three Forum networking meetings, a total of about 50 people have now participated. There are over 140 in total on the mailing list.

### 6.00pm Assembly

Participants assembled from 6pm with light refreshments for informal networking.

### 6.30pm Introductions

\* Eileen Conn reported that since second Forum networking meeting on 24<sup>th</sup> February, there had been two special meetings – 18<sup>th</sup> March with a large group of Canterbury University architecture students and some Forum members on urban design issues in central Rye Lane, and on 22<sup>nd</sup> April with the Pioneer Health Foundation – a seminar applying the Peckham Experiment principles today.

\* There was a round of individual introductions. Then there were brief introductions to five major emerging themes:

- **New Peckham Experiment:** news and next steps - Kate McGeevor (PHF) & Ruth Potts (nef)
- **Conservation** of historic buildings & design of new developments: news & how to move forward - Benedict O'Looney (Peckham Society)
- **Energy** use & energy conservation in the town centre - Anna Plodowski (Peckham Power)
- **Improving the Rye Lane** experience } - Tom Chance  
Community development and finance }
- **'Marketing Peckham Town Centre':** Autumn exhibition & other emerging proposals (see attached table) - Eileen Conn (Peckham Vision)

### 6.7.00pm Open Space

Small groups formed to discuss the five major themes in some depth. In addition, there were some bilateral and other small group discussions.

### 8.15pm Feedback, key issues & actions

The focus on some major themes proved to be effective. See notes below from the group discussions.

Many individual and bi-lateral actions will flow from the networking. Specific actions agreed include:

- Town Centre walkabout to look at urban design issues (Michael & Eileen)
- Set up virtual Steering Group for New Peckham Experiment (Eileen with Kate, & Ruth)
- Organise October Peckham Town Centre Festival (Mickey with others)
- Meeting with Cllr Fiona Colley on several aspects flagged up (Eileen)
- Having an Open Space business group at each Forum as a way to encourage local businesses to attend. (Eileen & all)

**c8.40pm** The formal session was followed by energetic bilateral and group discussions until c9.15pm.

### Further meetings

The next Forum meeting will be in the Autumn.

For background and history of the Forum: [http://www.peckhamvision.org/wiki/Peckham Town Centre Forum](http://www.peckhamvision.org/wiki/Peckham_Town_Centre_Forum)

Further information from Eileen at [e.conn@nutbrook.demon.co.uk](mailto:e.conn@nutbrook.demon.co.uk)

## NOTES FROM OPEN SPACE DISCUSSIONS AT PECKHAM TOWN CENTRE FORUM 13 JULY 2010

**New Peckham Experiment – Kate McGeevor & Ruth Potts** [mcgeevk@psi.org.uk](mailto:mcgeevk@psi.org.uk), [ruth.potts@neweconomics.org](mailto:ruth.potts@neweconomics.org)

- Kate explained that the Pioneer Health Foundation (PHF) is very keen to promote the principles of the Peckham Experiment locally but has only very limited resources to do so. PHF can contribute knowledge and access to archive material but has only limited resources for more involved local activities. PHF will shortly be producing a new booklet, based partly on discussions at the April seminar, about the present day relevance of the Peckham Experiment.
- It was agreed that a Steering Group would be the best way of pooling the resources of those interested in promoting PE principles and/or a new PE. A Google document is going to be set up as a working document for all those interested. An immediate action would be to add the original PE principles to this (Kate to do). All those in the group agreed to join this Steering Group.
- Ruth updated on her current plans to hold an event as part of the Peckham Film Festival, which will involve projecting old footage of the Pioneer Health Centre on to the old centre building itself. Alternative venues

including the cinema and Frank's are also being explored. The screening will be accompanied by talks and a dance, though planning is still underway. It was suggested that the new PHF booklet, and perhaps an exhibition about PE and local current activity, could be launched at this too. Ruth will also investigate the possibility of producing a short leaflet to accompany the event.

- Clarity is still needed about what exactly a new PE would offer local people? Food growing/cooking skills, alternative therapies etc. A clearer vision is needed before work can really begin promoting a new PE. It was agreed that the steering group should do more outreach, to get a better idea of what existing community groups are doing in Peckham, to identify opportunities for promoting the PE principles with these groups.
- The group agreed that a shared community space would be valuable for a new PE but that there are many under-used existing spaces already in Peckham (including faith spaces, schools etc). A useful first step for the group would be to map these spaces, to get a clearer idea of what already exists. nef may be able to provide an intern/volunteer to do this. Tom Chance has already done some mapping work which can be built upon, as have Southwark Council. Rod Spence (LBS) offered to talk to a volunteer if one is recruited, so that the work LBS have been doing can also feed in.

### **Buildings – historic & new developments – Benedict O’Looney [benedict@waitrose.com](mailto:benedict@waitrose.com)**

- The enormous Woodene site is a key town centre development coming up very soon, now that Notting Hill Housing has been appointed to develop the site. It will be designed in these coming months. The Peckham Society, Peckham Vision and other community stakeholders should be consulted on how the design is shaped as soon as possible in the Autumn. Additionally, Southwark Planning and Notting Hill Housing should refer to the excellent feasibility study commissioned by Southwark Housing and drafted by AOC architects, a few years back. Woodene will be the gateway into Peckham town centre from the east.
- We need some cabinet pressure to get our Central Peckham Conservation Area. English Heritage have done an excellent Historic Area Assessment of Central Peckham, which does the bulk of the research needed by Southwark - for free. Southwark planning must take this excellent initiative forward and build on the momentum provided by English Heritage and the Peckham Society.

### **Energy use in Peckham Town Centre – Anna Plodowski [anna.plodowski@googlemail.com](mailto:anna.plodowski@googlemail.com)**

- Tina from HOurBank explained the Timebank concept, which is about an exchange of hours rather than an exchange of money. If people join the HOurBank, they can get some time credit and then get that time back from someone else in another form. Tina: *“everyone has an asset even if they weren’t aware of it before”*. HOurBank is funded through London Borough of Southwark, has wide ranging membership of 140 individual people and 30 organisations
- Could Peckham Power benefit from being part of a timebank? Tina was keen to know if Peckham Power needed volunteers. The only need for which AP thought general volunteers are needed at present would be for helping run events. Could Peckham Power be part of a referral system, whereby people did volunteering for Peckham Power and those hours got credited for people to use elsewhere?
- Timebank could advertise Peckham Power and Peckham Power could advertise Timebank [AP noted that previously Peckham Power had taken the decision not to become a noticeboard advertising lots of other people’s activities, since there were already people and organisations doing that locally; Peckham Power wanted to focus on taking and promoting action, rather than becoming an “echo chamber” which mainly reported duplicate information; so the way in which any mutual advertising between Peckham Power and HOurBank would be done would need to be thought about carefully.]
- Discussion about the need for upskilling about energy efficiency issues as they relate to plans for new and existing buildings. Suggestion that it might be useful for members of planning staff at London Borough of Southwark to join in Peckham Power’s “the real thing...” sessions to get a better understanding of what energy efficiency/low carbon technologies really look like in practice. Anna Plodowski to keep Michael Carnuccio informed about this and to e-mail Michael Carnuccio with details of St Silas’ Pentonville [Victorian gothic church with PV-slates on its roof]
- Noted: a need for signposting about where different energy techniques would be really useful for the planning team, to help inform planning decisions especially about existing buildings.

### **Improving the Rye Lane experience – Tom Chance [tom@acrewoods.net](mailto:tom@acrewoods.net)**

#### **Action points**

- Michael Carnuccio to look into a walkabout for local residents with the council's urban designer to discuss our vision for the town centre, feeding into the preferred options stage of the Peckham and Nunhead Area Action Plan
- Tom to talk to Peckham Plex and the Pioneer Health Foundation to help with maps of "local things to do" and "local community facilities"
- Peckham Space will be getting Royal College of Art graduates to work with local young people to investigate ways of improving Rye Lane's appearance

#### **Notes**

- Peckham Plex have been trying to get much more involved in the local community (including with schools and independent film makers) and want more people to know that they can stage film screenings, exhibitions, etc.

- there - Peckham Plex have several problems with the car park on top of the cinema - cost, the broken/smelly/scary lift, lack of security
- We wondered how we could get more businesses into the Forum and discussed whether marketing it as an open space to discuss business issues (rather than making them feel they need to discuss all the wider issues) might prompt more involvement
  - We talked about the creeping monoculture of uses on the street, in particular a lack of cafes, restaurants and pubs/bars that would stay open into the evening and create more of a (quiet, contained) nightlife to complement the cinema and art galleries
  - We agreed that the combination of traders using pavements for produce and rubbish; deliveries blocking up the road; narrow pavements, particularly around bus stops; buses, cyclists and private vehicles trying to share a small road space; and the terrible state of the road surface made Rye Lane a very unpleasant road to walk along at times
  - Peckham Space voiced a concern about the Peckham Pulse cafe serving unhealthy food and often having the shutters down, making Peckham Square less welcoming

#### **Community finance – Tom Chance** [tom@acrewoods.net](mailto:tom@acrewoods.net)

- Tom to continue conversations with several others relating to empty shops and report back next time. Relates to the approach in 'Community Share and Bond Issues - The sharpest tool in the box' see: <http://www.dta.org.uk/Resources/Development%20Trust%20Association/Documents/Other/community%20shares%20Final.pdf>

#### **Marketing Peckham Town Centre – Eileen Conn** [e.conn@nutbrook.demon.co.uk](mailto:e.conn@nutbrook.demon.co.uk)

Eileen outlined an idea for an Autumn event to showcase especially to the commercial world and outside investors the many valuable and innovative assets and aspects of Peckham town centre. This led to a discussion for a two day Festival in late October involving a wide range of the creative community and small business initiatives to express, project and market the actual vibrancy happening now. Mickey Smith from CLF volunteered to take the lead in organising. [msmith@clfplanet.com](mailto:msmith@clfplanet.com)

- Interesting Ideas relating to the festival, discussed at the meeting, include
  - 1: Using the Old Station Waiting room for hob-nobbing VIPs, MPs etc for a Pro-Peckham Presentation
  - 2: Using Peckham Space to highlight works by those involved as well as tying into student exhibit re-imagining Peckham.
  - 3: Creating a visual medium such as a bicycle powered electric sculpture that welcomes people at the train station, in order to highlight eg Peckham Power ideas. Machine operated by participants of the festival.
  - 4: Peckhamplex Hosting Local Film + poss Premier. Cordon off front of cinema [From Abbey National] + Poss use Marquees or a Big Top, Add Red Carpet if there's a Film Premier and we have a spectacle.
  - 5: Pitching a circus tent in the CIP Car Park as an Eclectic Arts and Music Space.
- Approach as many Peckham organisations as is possible + get them to devise something to be staged over a two day period in late October. Poss linked to the end of Black History Month. Will then take said ideas or create ideas to fit Peckham, devise a program, get sponsors + promote! Could lead to an annual festival.

#### **HOurBank – Tina Farage** [hourbank@peckhamsettlement.org.uk](mailto:hourbank@peckhamsettlement.org.uk)

- Promote the HOurBank to get volunteers to help the different groups that were at the meeting and/or other groups that might spring up in between this one and the next meeting.
- HOurBank is based in the Peckham Settlement and has been running the time bank for 11 years, so it's one of the longest running time banks in London. Time banking is a way of linking people and helping each other without using money. People "deposit" their time in the bank by helping others, and are able to "withdraw" their time when they want to. Everyone's time is valuable and equal: One hour of your time = 1Hour (time credit) to spend. Everyone's got something useful to offer. Organisations and community groups can also be members.
- To join the HOurBank, just a simple form to fill in. For further information about it, contact Tina or Naomi: HOurBank, "Spending Time, Building Community", Peckham Settlement, Goldsmith Rd, SE15 5TF  
Tel: 020 7639 4506 / 4542, Email: [hourbank@peckhamsettlement.org.uk](mailto:hourbank@peckhamsettlement.org.uk) Web: [www.timebanking.org](http://www.timebanking.org)  
We're mainly in the office Tues, Wed, Thurs and Fri.

#### **Southwark TV / film making / media – Chris Haydon** [chris@southwark.tv](mailto:chris@southwark.tv)

- I am offering to use Southwark TV website <http://southwark.tv> as a virtual space for people to present their various visions (word, image, video) to the local townsfolk. People could send me material to upload and I will set up the relevant number of pages to carry it. Navigation button might be just 'PECKHAM'.
- We should also be pushing for local print media coverage and offering speakers to Shane Carey at Eclectic Productions for their local radio station.
- I will speak with the cinema about a MOSQUE screening and will explore how we could make rolling use of their facility, to carry short videos perhaps informing audiences of what is happening around them. Cinema is crucial. We'd certainly reach new and younger people. Definite opportunities for collaboration between Peckham filmmakers to explore.