

JUBILEE GARDENS STEERING GROUP

Statement of Community Involvement

14 October 2010



Local people have been actively involved in the development of the plans for the regeneration of Jubilee Gardens and will continue to be involved in the management of the park. Waterloo has a very strong history of community activism, most evident in the successful fight to save the Coin Street area from commercial development in the 1980s. The same activism was the major factor in preventing development on and under Jubilee Gardens and therefore preserving it as open space. Jubilee Gardens itself has a strong community heritage of the park reflected in its identification as open space in 1943 / 44; its role as a national focus of celebration in the Festival of Britain; its popularity as a centre for recreation and events as Jubilee Gardens in the 1980's; and finally the determination of the community at various times when it has been under threat.

The breakthrough in development plans for a much improved Jubilee Gardens came when South Bank business and cultural organisations expressed their willingness to work with the local community on the best possible solution for the Gardens and the community became actively involved in the Jubilee Gardens Steering Group. Community representation on the Steering Group includes the Waterloo Community Development Group, the Waterloo Green Trust, the Waterloo Community Regeneration Trust and the Friends of Jubilee Gardens; who are mainly local residents. Coin Street Community Builders has also played a leading role, as have representatives of Shell, Southbank Centre and the London Eye and South Bank Employers' Group.

The first stage of work by the Steering Group on plans for the re-landscaping of Jubilee Gardens was to secure consensus on a brief.

The Jubilee Gardens scheme, which was developed by the Steering Group from this brief and which secured planning approval in 2006, was subject to intensive public consultation and involvement in three stages, a baseline survey and questionnaire, an event to help select the design team and consultation on the 2006 design.

The three main communities whose interest in and expectations of the park are reflected in the extensive user research and consultation conducted by the Steering Group in 2005. The communities are

- a) 12,000 residents of the immediate area. 80% of respondents to the user research survey used the park at least occasionally.
- b) Some 50,000 employees – 90% of respondents in this category made at least occasional use of the park.
- c) Very large numbers of visitors / tourists – 3.7 million people visited the London Eye last year and much larger numbers, estimated at some 25m visits per year, use the riverside walkway



alongside Jubilee Gardens. (A recent footfall count suggests that 5.5m-6.5m people use the Gardens annually)

There was a high degree of consistency in how each of these groups used the park in its present state and in their priorities for its improvement and redevelopment.

The three phases of consultation have involved –

Phase 1

Baseline research – detailed feedback from 407 local residents, 253 local employees. Seating and furniture were identified as a priority for all groups surveyed along with more trees, flower beds and grassed areas.

Phase 2

The next stage of the consultation was to give the local community the opportunity to help select the winning design team. This innovative way of engaging the community resulted in some 400 people engaging with the teams' design concepts for the gardens. More than half of these respondents were from the local area. Local feedback to the exercise was very positive as people felt a true sense of involvement. The design team which was selected was that which received, by some way, the greatest support from those who participated in the consultation, reinforcing the feeling of genuine local involvement.

Phase 3

Stage C design Consultation - involved 579 people of whom 54% were again local residents or local employees. There was an extremely positive response to the extent and effectiveness of the consultation. Of the local residents 81% registered that they were satisfied with the overall design, as did 89% of the local workers. Most importantly, the overall design was supported by a clear majority of participants from all user groups. As well as establishing this very favourable view of the overall design, the consultation exercise went into some detail about different aspects of the design, including seating, grass, trees and flowers, lighting and security and the park edges/boundaries, which were a particular feature of the 2006 scheme.

An overview of the results of this consultation is attached (Annex A)

Though the plans which received such strong levels of public approval in 2006 could not proceed the community involvement in that period is highly relevant. When revised plans for the Gardens were launched in 2009 they were based on a simplified version of the 2006 design prepared by the same design team. The most popular features of the 2006 design were carried through into the plans now being



submitted, the main change being the removal of substantial retaining walls which were the only feature of the previous plan which had less than overwhelming public and community approval.

The Current Scheme

As the plans which are the subject of the current application have developed there have been several further rounds of public consultation communication, as follows

- Presentation of the design and full project update South Bank Forum – March 2010
- Project update - Electronic mail Jubilee Gardens and South Bank forum mailing list – March 2010
- Jubilee Gardens website updates April through to September 2010
- Presentation of the design Waterloo Community Development Group Public Meeting – April 2010
- Project update press release South Bank News – May 2010
- Project Update South Bank Forum - June 2010
- Children’s playground workshop Family and children groups – Sept 2010
- Pre application consultation Waterloo Community Development Group Special Meeting – Sept 2010

In each of the public meetings it was clearly understood that the revised plans incorporated almost all the features which had received such strong approval in 2006 and local residents present welcomed this and the fact that the project had been revived with much greater prospects of implementation. Representatives of the local community have continued to be closely involved in the development of the plans up to Stage D and planning. In addition, the dedicated web site set up in April 2005 (www.jubileegardens.org.uk) providing easy access to very full information about the project was updated and the email list of some 350 people signed up to receive project news has been reactivated. Material related to recent consultation and communication is attached (Annex B)

The Jubilee Gardens Trust

It was part of the plan from the outset that on completion of the re-landscaping of Jubilee Gardens an independent charitable trust would take over responsibility for their management and maintenance.



Indeed it is a condition of a major part of the S106 funding for the new Jubilee Gardens that a Trust takes on this role. Agreement was reached on the structure and governance of the Jubilee Gardens Trust which has been a legal entity since August 2008 and a registered charity since August 2010. An Interim Board is in place to oversee the establishment of the full Board. The Trust's objectives have been agreed as follows

- a. provide a park and facilities at Jubilee Gardens, for the benefit of the public, in the interests of social welfare and with the object of improving the conditions of life of the public; and
- b. provide facilities for recreation and leisure, for the benefit of the public, in the interests of social welfare and with the object of improving the conditions of life of the public; and
- c. promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of the Area;
- d. educate the public in the subject of the history of the Area; and
- e. promote community participation in healthy recreation; and
- f. promote, for the benefit of the public, the arts; and
- g. advance education; and
- h. advance all other purposes charitable under the law of England and Wales

The Jubilee Gardens Trust membership will comprise neighbouring landowners, local business and social enterprise, organisations representing residents and others with an interest in Jubilee Gardens. The first three of these membership classes have the right to nominate up to four Directors each to the board of the Charity. Recruitment of members is now in hand, with much interest being shown

There is recognition that there is scope for increasing local involvement in the park and it is expected that the Jubilee Gardens Trust will undertake some or all of the following to achieve this:

- Community cultural and other events
- Community education projects
- Use of the park for schools and colleges and for other education programmes
- Involvement of volunteers, in management (through the Trust), maintenance, delivery of programmes etc.

STATEMENT OF COMMUNITY INVOLVEMENT- ANNEX A

JUBILEE GARDENS, OVERVIEW OF 2005 CONSULTATION (PHASE 3, DETAILED DESIGN)

Overview

- 579 people participated, of which 37% were local residents, 17% local workers i.e. 54% total
- Over 90% scored the response of team to their questions as very good or good
- Over 91% stated that their understanding of the design was very good or good
- Over 91% stated that their overall impression of the consultation was very good or good
- 81% of local residents and 89% of local workers registered that they were satisfied with the overall design (three options: satisfied, some concerns, very concerned)

Trees, grass and flowers

- Considered intended use of trees of different ages and species, layout and design of flowerbeds and grassed areas
- Particularly important as overall mission is to create a park which is as soft and green as sustainable, an intention which has received a consistently high level of support at all stages of the consultation from all groups
- Local residents: 84% satisfied
- Local workers: 86% satisfied
- London residents: 80%
- Tourists: 90% satisfied

Playground

- Included consideration of factors such as security, and suitability/appeal to children of all ages
- Local residents: 80% satisfied
- Local workers: 80% satisfied

Seating

- Considered style, build materials and arrangement of seating
- Local residents: 77% satisfied
- Local workers: 83% satisfied

Safety

- Asked to reflect on style and arrangement of lighting as well as proposed security measures
- Local residents: 77% satisfied
- Local workers: 80% satisfied

Edges and boundaries

- Included style, layout and position

- Local residents: 68% satisfied (18% some questions, 14% very concerned)
- Concerns raised regarding the height of the boundaries, the appeal of the walls in terms of graffiti and vandalism, prospect that the walls could cut off the gardens from their surrounds.

Managing events

- Considered suitability of the design to accommodate different types of events and the adaptability of the design to include equipment to host public events of varying sizes
- Local residents: 50% satisfied, 21% some questions, 29% very concerned
- Local workers: 62% satisfied, 21% some questions, 17% very concerned

Summary of recorded feedback

All participants were invited to submit their open feedback on each section. These comments mostly demonstrated an enthusiasm and commitment to the design, especially from local residents who complemented the design for Jubilee Gardens including:

“A fantastic idea for an otherwise wasted site.”

“Great layout and ideal location.”

“This is a great idea for a space that I don’t use at the moment.”

“Very pleased with the scheme. Being a local residents I have waited a long time for this.”

June – August 2010

South Bank News

For the people who live and work in South Bank, Waterloo and Blackfriars



News in Brief

Doon Street gets go ahead

On 24 May, the Court of Appeal dismissed the challenge brought by a private individual against the Secretary of State's decision to grant planning permission for a public swimming & indoor leisure centre. The Doon Street development will also bring 329 new homes to the area.



Summer sports camp

This summer children aged 8 to 16 years old can get fit with a sports camp on the Hatfields and Paris Garden outdoor pitches and use the facilities at the London Nautical School. Specialist activities are also available including trampolining and climbing plus dance and sports leadership awards. For more details or to book a place contact tracey@jubileehallclubs.co.uk, 07946 132675.

South Bank stories

Two new books from local authors trace the history of our fascinating neighbourhood. Ross Davies' title, *Vauxhall: A Little History* spells out how South Bank is central to Vauxhall's fortunes, whilst Gwen Southgate documents her story from South Bank in the 1930s and 40s all the way to the USA, in her book *Coin Street Chronicles: London's Vanished Old South Bank*.

Green Shoots for Jubilee Gardens

£1.5m funding from Mayor announced

Plans for transforming Jubilee Gardens in time for both The Queen's Diamond Jubilee and London 2012 have been given an enormous boost thanks to the Mayor's announcement of £1.5m funding to Lambeth Council towards the scheme.

The transformation of Jubilee Gardens from a flat, featureless patch of grass into a lush, green park with high quality flower beds, trees and grass will cost £5.5m. The Mayor's funding together with the monies already secured through local landowners' planning gain

(Section 106) agreements means that there is now only £1m left to raise.

The Jubilee Gardens Steering Group will be submitting the scheme for planning approval this summer. The design is a revision of the original plans which received overwhelming local support in 2006. Kate Hoey MP said "I am delighted that Boris listened to all of us who urged support for Jubilee Gardens and I so look forward to it being ready for the Queen's Diamond Jubilee in 2012."

Local residents are invited to attend the South Bank Forum on June 10 2010 (see p.4) to hear the latest project update. www.jubileegardens.org.uk

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A new playground for Waterloo!



Weds 1st Sept

1.30pm—4pm

Royal Festival Hall (Level 5 Function Room)

Crèche available/ Refreshments

Jubilee Gardens is getting a new playground in 2012 as part of a complete makeover of the Gardens.

What sort of playground do you and your children want? Come and share your ideas with the designers... and take a free ride on the London Eye!

A new Park for Waterloo @ Jubilee Gardens?...



PUBLIC MEETING Weds 15th Sept

7pm—9pm

St John's Church, Waterloo Rd

A planning application will be submitted in October for a complete makeover of Jubilee Gardens in time for the Olympics in 2012. This is your **LAST CHANCE** to tell the designers what you want...



A new Park for Waterloo @ Jubilee Gardens...

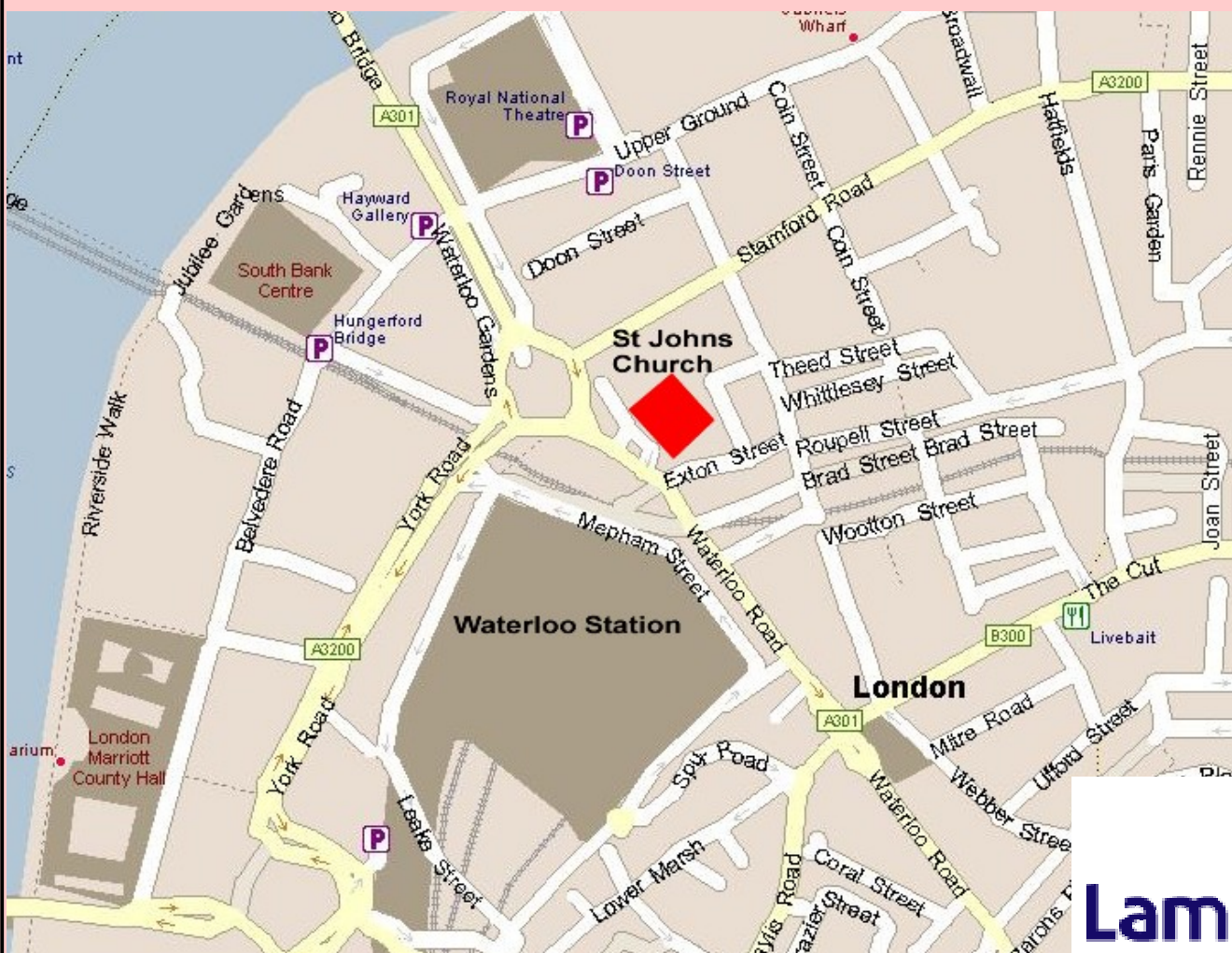
Plans to create new Gardens on the South Bank were approved in 2006 but couldn't be implemented due to financial and legal problems.

This year plans for a slightly cheaper scheme were proposed, with the promise of £1.5m from Transport for London—provided the Gardens could be opened in time for the Olympics in 2012.

Dutch designers West8 want to hear your views before submitting a planning application in October.

Have your say on the plans for Waterloo's most visited green space—and find out about plans for an Olympic screen and other events in the area

WCDG are hosting this special consultation meeting for Waterloo's residents, at St John's Church, Waterloo Rd—see map below



...with support from...

SBEG



Lambeth