




Southwark Cathedral

The parish and social mission



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"Christianity has always been embodied on the streets, in the public square, and in living rooms. And so it matters where we live, where we shop, the neighborhood parks where we spend our free time, it all matters not just practically but theologically. Simply put, how can we love our neighbors as ourselves if we don't know who they are and what they do? . . . our lives are not lived out in general and generic places. We live in specific places and those places force us to ask questions and ignore others. Our place offers us alternative hopes for our world, for our future and we have to decide if we buy into them or not. Place really matters."

Chris Hildebrand, Brooklyn Church Project, 2010.

Acknowledgements

This study would not have been possible without the thoughtful and generous input of many parishioners and others who care about the area: vox pops on the street turned into fascinating conversations; community activists and professionals offered their time, experience and expertise; members of the Cathedral congregation shared their hopes and ideas; and local shopkeepers, businesses and public agencies offered pragmatic advice. Thank you everyone for your patience, curiosity and lively engagement with a wide range of possibilities.

In particular, I would like to thank the Dean and Sub Dean of the Cathedral for their invaluable support, the Appeal Director, Kenneth McLean, the Cathedral's Works Manager, Robert Darling, and Southwark Pastoral Auxiliary, Marion Marples.



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Elevated railway lines slice across the parish; beneath the arches there are dance studios, car repair workshops, boxing, weight-lifting and film locations.

The parish location and context

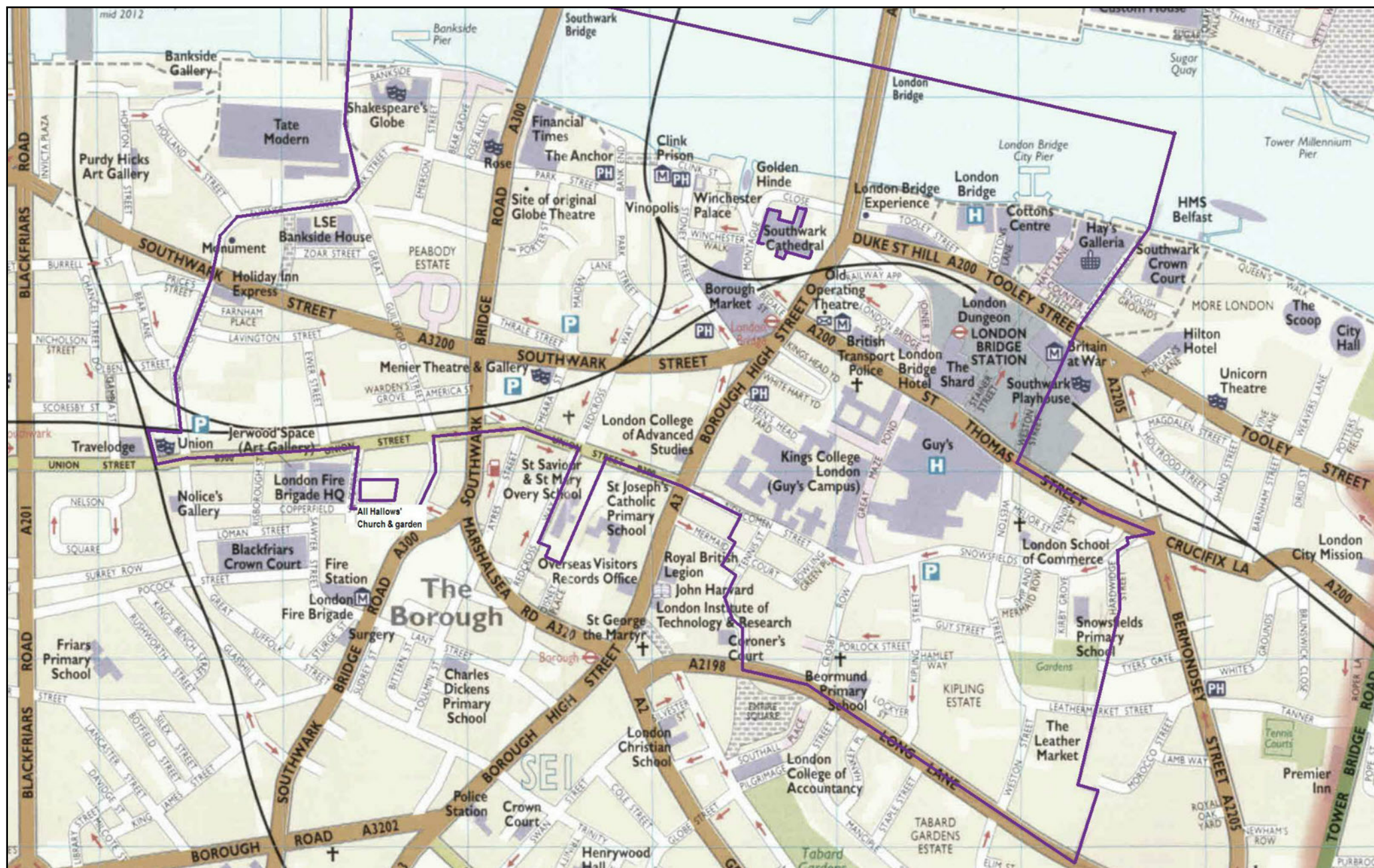
The Cathedral's parish is in central London and lies along the south side of the River Thames, echoing the square mile of the City of London directly opposite. The parish falls within the congestion charging zone and is positioned between Tate Modern art gallery to the west and Southwark Crown Court to the east, stretching south to Union Street and Long Lane (see map opposite).

This compact neighbourhood includes a rare combination of world class historic and modern architecture and an unusually wide mix of housing, arts and commercial premises, public buildings and utilities, with resident, working and visiting populations to match. Interviewed residents liked the 'quirky', 'improbable', 'unpretentious', 'real' jumble of old and new.

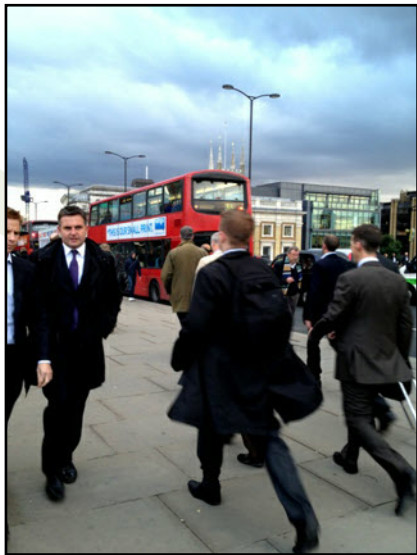
An area bursting with history from London's earliest days, for centuries it was outside the city bounds and associated with the less appealing, yet seldom absent, aspects of urban life: poverty, low-paid and polluting industries (millinery, tanning, brewing), prisons, psychiatric institutions and brothels.

For the same reason, there is a different spirit south of the river. Traditions of asylum, liberty and the performing arts are embedded in the area. Care for the sick dates from medieval times when an Augustinian priory opened a hospital, the direct predecessor of the present-day St Thomas'. Today, creative industries (design, IT, architecture) are well represented along the artistic corridor of Union Street, and the Globe Theatre and Tate Modern are international attractions.

Close to the south side of London Bridge (for centuries the only road crossing), the parish has been the gateway to and from continental Europe and beyond, not least as a departure point for pilgrimage. For 1400 years and up to the present day, a Christian community has welcomed a succession of visitors and migrants from across the country and from further afield who have passed through or who have found a livelihood and made this part of London their home. The parish has always been, and still is, a place where people move to, but also one from where people move on.



Map showing the Cathedral's parish boundaries (purple), the site of the Cathedral and All Hallows' Church and garden.



There's a freedom on this side of the river. You have such a mix of people, backgrounds, incomes - it makes people feel liberated. It's not bothered about high status.

Jude Kelly, Southbank Centre

Above
Commuters crossing London Bridge. London Bridge station has an annual footfall of over 67 million. The average time spent in the station is 9 minutes and the average age of passengers is 35 years.

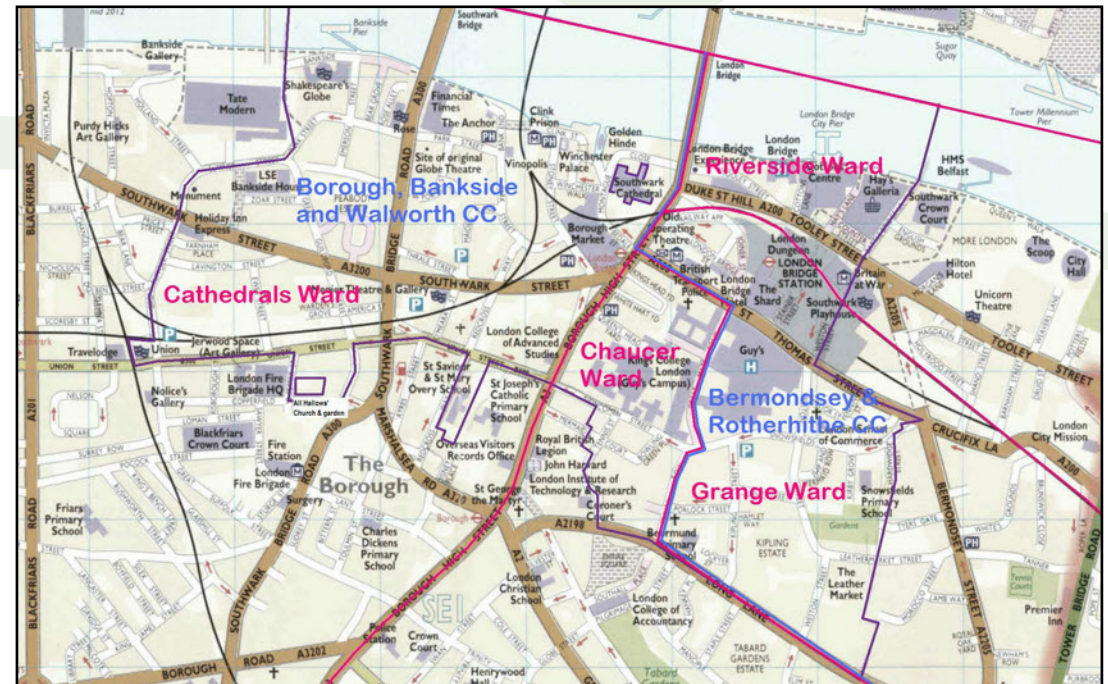


Right
New developments in the parish continue: Vinopolis Plaza is a recent addition, echoing the cobbled alleyways and courtyards off Borough High Street.

The parish location and context

In recent decades, the vicinity has seen a sharp decline in manufacturing industry, the disappearance of the docks, and, more recently, a boom in regeneration activity. A rush of new building and renovation has provided luxury apartments, top class office accommodation, hotels, arts venues and visitor attractions. Many of the previously derelict sites have been developed into office space and flats. Social housing, some dating back to the nineteenth century, remains part of the rich fabric of the parish.

The area is carved into small sections by elevated railway lines and busy roads. London Bridge station, the 300 metre Shard skyscraper and Guy's Hospital (and the associated campus of King's College London) occupy significant footprints and thousands of passengers, patients, students and employees pass through each day.



The parish location and context

Between the riverside and Southwark Street, continuing to Tooley Street, there are a number of significant buildings and attractions including the Cathedral itself, Shakespeare's Globe, the Clink Prison, the ruins of Winchester Palace, the Golden Hinde, Borough Market, Hay's Galleria, the London Dungeon and Vinopolis. Glaziers Hall, together with the Cathedral, hosted the House of Switzerland for the London 2012 Olympic Games.

The Financial Times and IPC Media are based in the parish and the Royal Bank of Scotland and Lloyds TSB are among the corporations which have substantial offices near the riverside.

Administrative and statistical boundaries do not match those of the parish. A little over half the parish falls within Cathedrals ward, with the area to the east of Borough High Street divided between Riverside, Grange and Chaucer wards (see in pink, left).

Borough High Street is one of the oldest streets in London and, dating from Roman times, is a natural fault line down the centre of the parish. Residents to the east consider themselves Bermondsey residents and those to the west belong to the Borough, which is also known nowadays as Borough and Bankside.

The parish is also split between two Community Councils: Borough, Bankside & Walworth to the west and Bermondsey & Rotherhithe to the east (see boundaries in blue on page 6). Although recently combined into larger areas, they continue to form part of the Council's decision making process and are a focal point for discussion on local matters such as traffic management, community safety, environmental improvements and local funding schemes.

Some statistical data on the residential population in this study are presented using Lower Level Super Output Areas (LSOAs). There is not a good fit between LSOAs and the parish boundaries (see page 8). The most useful areas are Southwark 002D (Globe area), 002B (Cathedral and Cathedral School area), 006F (Guy's Hospital and the housing estates south of Snowfields) and, with caution, 002A (the area south of Tate Modern, including All Hallows' Church) and 002E (Kings College Guy's Campus).

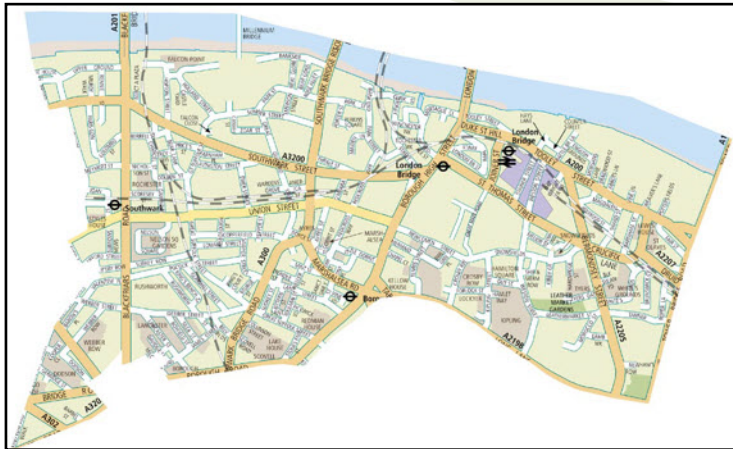
The whole parish falls within the parliamentary constituency of Bermondsey and Old Southwark.



The Shard is a new landmark on the London skyline. Guy's Hospital is being re-clad.



The ruins of C12th Winchester Palace are surrounded by later developments.

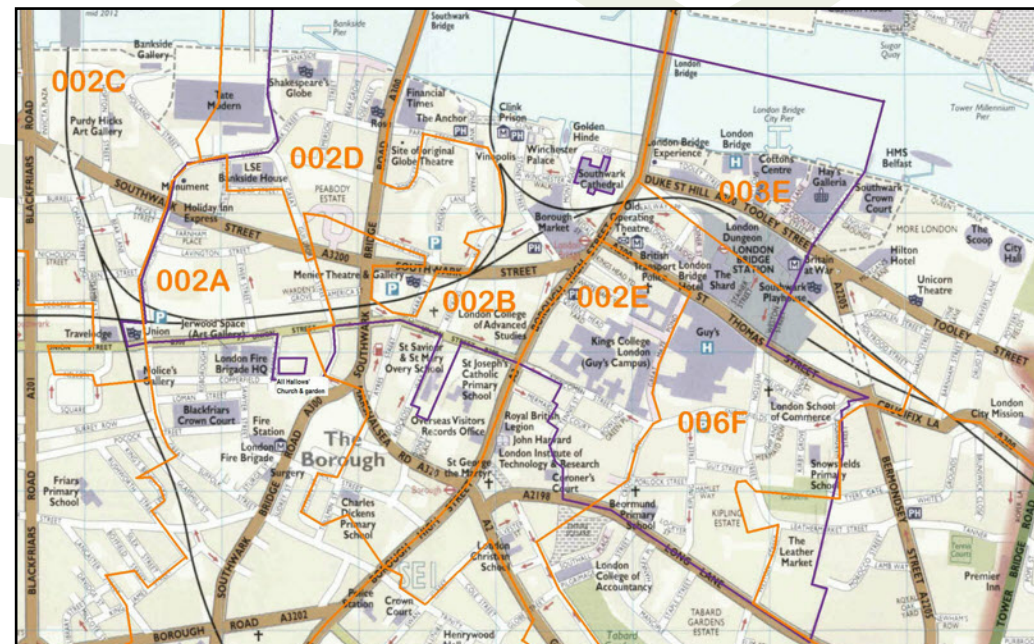


The Bankside, Borough and London Bridge area covered by Southwark Council's Supplementary Planning Document.

The parish location and context

The best fit with the parish is the area covered by Southwark Council's draft supplementary planning document for Bankside, Borough and London Bridge (2010), which straddles the northern parts of the four wards (see left), although it extends beyond the parish boundaries to the south, west and east. Consultation on this document is re-starting and two new community-based planning groups, Bankside Neighbourhood Forum and Bermondsey Neighbourhood Forum, are also looking strategically at the future of their respective areas and producing local plans.

The latest figures for the nearest approximate area have been used throughout this study. The results of Census 2011 at local level will be released in February 2013 and these figures will be of great value to the Cathedral and the parish.



Lower Layer Super Output Areas (in orange) covering the parish: 002D, 002B, 006F match fairly well, with careful use of 002A and 002E.

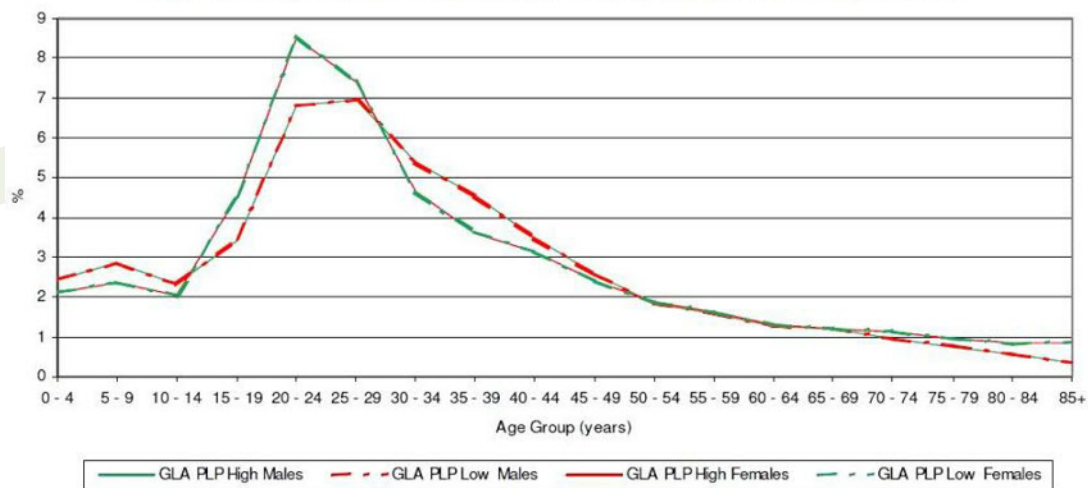
The parish population

Census 2011 figures are not yet available for small areas, but the population is almost certain to have risen since 2001 by at least 12.3% (the average rise for the borough). The latest available figures for the parish are from 2004 and show an estimated population of 4,834. The increase in newly built residential accommodation will increase the population still further over the next few years.

There is a significant turnover of population in Southwark, the ninth highest amongst London boroughs. The latest figures (2009) show a churn rate (proportion of people who have moved in or out or within the area) of 25.7%. The figure for the parish, with proportionately more students and other short-stay residents, is likely to be considerably higher.

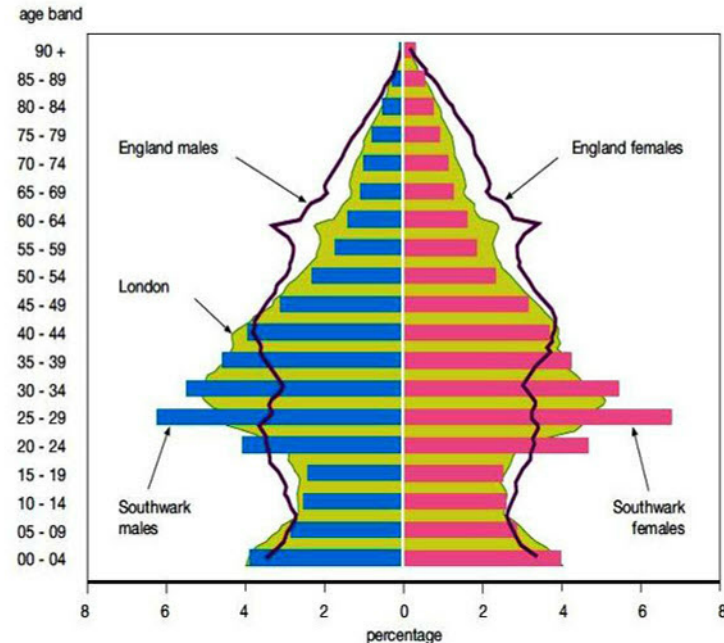
People in their twenties formed the largest age group in 2005 (see below and right). The student population stood at 18% across Bankside, Borough and London Bridge and 26% in Cathedrals ward at the last Census.

Graph 3: Borough & Bankside Community Council, Age Group Distribution by Sex, 2005



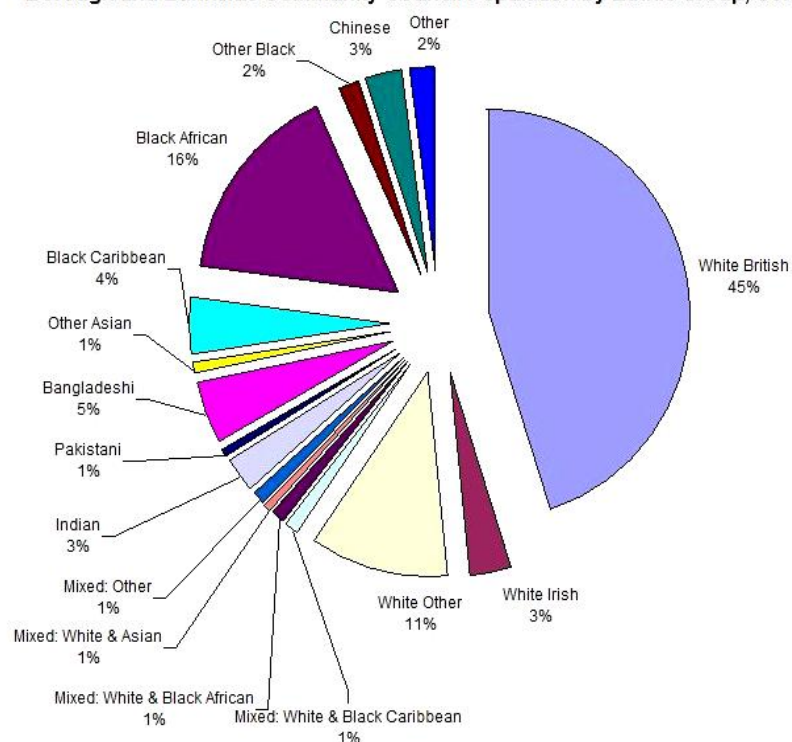
Borough and Bankside's population is young. The majority of residents are aged 15-44 years with the highest percentage in their twenties.

Southwark population profiles by age and sex compared to England and London, 2009 (ONS 2009 mid year population estimates)



Graphic showing the Southwark population age profile from Southwark's Director of Public Health (2010).

Borough and Bankside Community Council Population by Ethnic Group, Census 2001



The most reliable figures on ethnicity are from the Census, which will be updated in February 2013. The picture for Borough and Bankside in 2001 showed great diversity.

The parish population

Southwark has the fourth largest daytime population in London (after Westminster, the City and Camden), rising to 150% of the residential figure of 228,283 to an estimated total of 446,487 each day in 2011 (London Data Store 2012), including employees, the self-employed, day trippers and school children. Census 2011 shows population density in Southwark to be high at 9,988 residents per square kilometre (London average 5,199, England average 407).

The 2001 figures on ethnicity for the Bankside and Borough area (left) show a 'super-diverse' picture, with the largest ethnic groups being White British (45%) and Black African (16%). Most people (62%) living in the area in 2001 were born in England, with over a quarter born outside the European Union, and a smaller number born in other EU countries, the Republic of Ireland and the rest of the UK.

Country of Birth	Southwark 002	Southwark	London	England
England	61.56	66.3	69.87	87.44
Scotland	1.63	1.71	1.52	1.62
Wales	1.05	1.05	1.00	1.24
Northern Ireland	0.62	0.58	0.52	0.44
Republic of Ireland	2.79	2.28	2.19	0.94
Other EU Countries	6.29	3.31	3.06	1.41
Elsewhere	26.07	24.78	21.83	6.91

It is likely that there are now more residents from the countries which joined the European Union in 2004 (Czech Republic, Cyprus, Estonia, Latvia, Lithuania, Hungary, Malta, Poland, Slovenia and Slovakia) and those who joined in 2007 (Bulgaria and Romania).

An overview report by London Collaborative in March 2009 noted that the largest proportions of people registering for National Insurance in Southwark are from Poland, France and Nigeria. In 2007-8, over 9% of new registrations were from Poland. Citizenship ceremonies in Southwark in 2007 welcomed the most people from Nigeria, Sierra Leone, Ghana, Columbia, Somalia and the Philippines.

The parish: poverty and deprivation

The local charity Kids Company told this study, "At the moment, children and young people are presenting to us with a lack of food and accommodation."

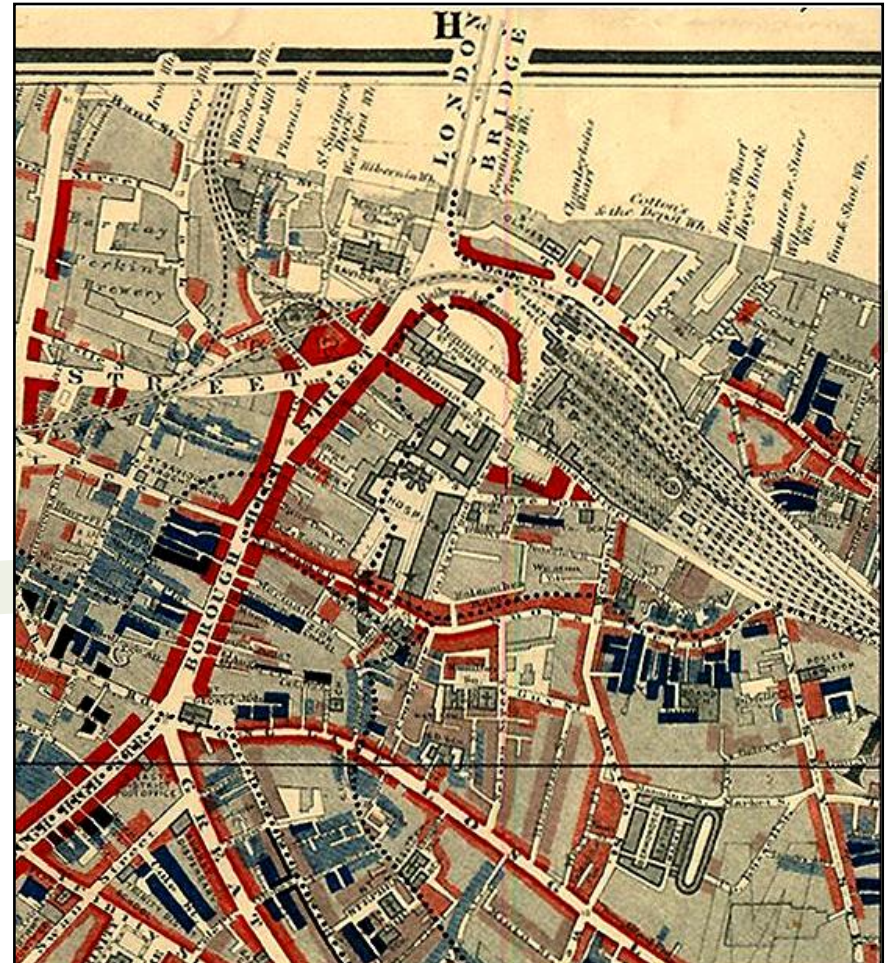
In central London, a few minutes' walk from the glamorous riverside and the newly built Shard, it can be hard to believe that some are going short on essentials.

Older people in the parish are also feeling the pinch. Interviewees were aware of pensioners who are struggling to pay fuel bills. They use their Freedom Passes to travel to the Old Kent Road or Lower Marsh where food is cheaper.

In late Victorian times, Charles Booth's poverty map of the area (right) showed a population ranging from well-to-do to those suffering chronic want. The well off lived in large prominent houses along the main roads while the less fortunate lived nearby in smaller homes, tucked away and off the beaten track.



Corner shop on the edge of one of the social housing estates in the parish.



Charles Booth's poverty map (1889) shows a mixed population of middle class and well-to-do (coloured red) along the main streets, with pockets of those described as "Very poor, casual, chronic want" (dark blue).



A derelict building on Weston Street with high-rise blocks and the Shard behind.

The parish: poverty and deprivation

The parish still includes a very wide range of socio-economic status, including those with very high earnings living part-time in pieds-à-terre and those in social housing getting by (or getting into debt) on working and out-of-work benefits. Now, as then, residents from different income groups live in the same area. This mixed community was one of the attractive features of the parish identified by interviewees both from the new luxury apartments and from the older housing estates, and one which both groups wished to retain.

In spite of the mixed population, which can obscure pockets of deprivation by levelling out high and low scores, the Cathedral parish falls within the most deprived quintile in England.

The Church Urban Fund has ranked all parishes according to the Indices of Multiple Deprivation (IMD) 2010. The Cathedral parish ranks 10,282 out of the 12,706 parishes in England, where 1 is the least deprived parish, placing it within the 20% most deprived in the country.

The revised Child Poverty Measure (HM Revenue and Customs 2010) shows 31% of the children in the parish are living in poverty (for example, in families dependent on benefits). Since lone parenthood can have a major impact on economic status, the high proportion of single parent families in the parish - 36% of all families with children in the parish in 2001 - may be significant. In one of the local primary schools, 40% of the pupils are entitled to free school meals (the average in England for free school meal entitlement is 19%).

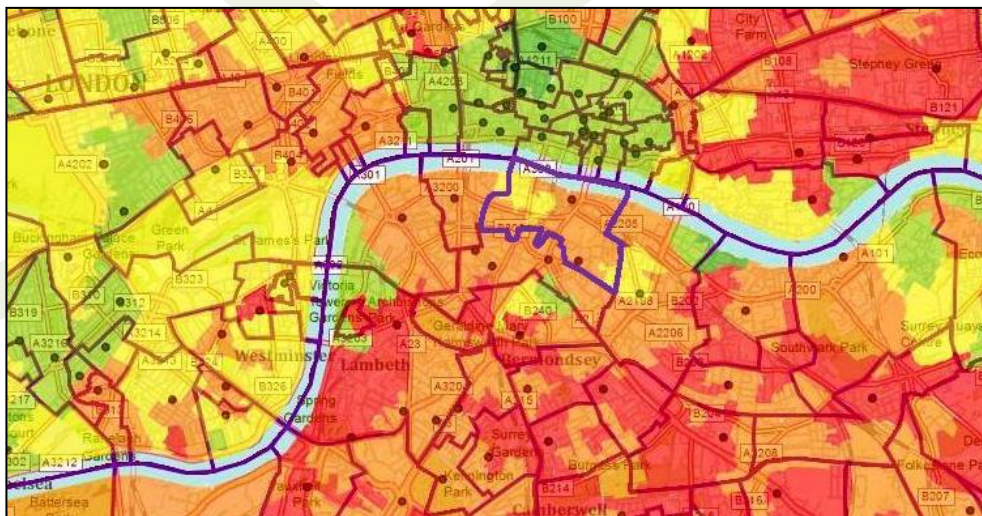
The percentage of working age adults (aged 16-59/64) claiming one or more key working age benefits, including Jobseeker's Allowance, Income Support and Employment and Support Allowance, is 11% (Dept Work and Pensions, May 2011).

The poverty experienced by pensioners is also significant. According to DWP figures on the Poverty Site (May 2011), 30% of older people in the parish are in receipt of the Guarantee Credit element of Pension Credit, which provides a minimum means-tested level of income for single people (£137) and couples (£210). This places the parish within the 10% most deprived parishes for pensioner poverty. The Indices of Deprivation domain which measures income deprivation affecting older people shows the worst poverty for older people east of the High Street, although none of the parish fares well on this indicator.

The parish: poverty and deprivation

Interviewees were aware that the pockets of deprivation in the parish are deep - "Money's an issue" - but the individuals and families are not easily grouped together or identified because of the mixed tenure of the housing estates. The effects on local residents in 2013 of the change to Universal Credit, the benefit cap and other welfare reforms are of great concern to many in the parish. Benefits will be paid monthly and managed online, which was also described as worrying: many poorer families and individuals find it hard to budget on a weekly basis and are not used to inputting information and carrying out important transactions via computer.

Some of the poverty in the parish is visible to the casual visitor, but much is hidden away in small flats and in quiet desperation, taking its toll on mental health and reduced aspiration.



Map showing Indices of Deprivation 2010: dark green indicates the least deprived quintile, deep orange the most deprived. The parish sits between the wealth of the City of London and the hardship of much of the inner city south of the river. The less deprived areas of the parish include the riverside area around the Globe, near Southwark Bridge Road and the Leathermarket, a gated housing development near Bermondsey Street.



As in Booth's time, a good dinner is on offer just around the corner from an area of social housing.



With food poverty affecting both young and old in the parish, the lunches at Borough Market are out of reach for many.

The parish: housing and homelessness

The most pressing housing issue mentioned during this study was the lack of affordable housing in the parish, particularly for families, but other issues were also raised.

Rough sleepers are found across central London and the parish sees its fair share of those who have nowhere to go at nightfall.

The causes of homelessness are complex and both structural and personal. Many local people and organisations in and around the parish are well aware of the rough sleeping in the area and do what they can to assist.

The local library is warm and safe and therefore attracts those with no home to go to. A security guard is employed from midday to assist library staff with keeping order when necessary.

The Manna Centre, tucked away behind Guy's Hospital, feeds an average of 200 homeless people each day. The church-run Robes Project, in which the Cathedral plays a prominent part, provides a warm meal and a bed for the night for many during the cold winter months, coordinating a rota of churches and church halls across south London. St Mungo's, a leading charity for the homeless, runs several hostels in the area. Informal homelessness amongst young people in the form of sofa-surfing is thought to be very common.

In recent years, there has been an increase in homelessness amongst newly arrived men from Central and Eastern Europe. Trapped between having been unsuccessful in finding suitable employment in the UK and the ignominy of returning home, they find themselves in a difficult position and their frustration sometimes spills over.

Well over half the households in the parish (64%) lived in social rented housing in 2001. The new housing being built is too expensive for the average earner or even the averagely well-off. Changes in tenure have resulted in substantial loss of affordable and social housing in the parish.

Amid controversy, the Church Commissioners sold the social housing on Winchester Park Estate on Union Street to Grainger GenInvest in 2006. Although long term tenants have their rents protected (rent increases are negotiated at regular intervals),



Overseas students queuing for residency permits on Borough High Street at the start of the academic year.



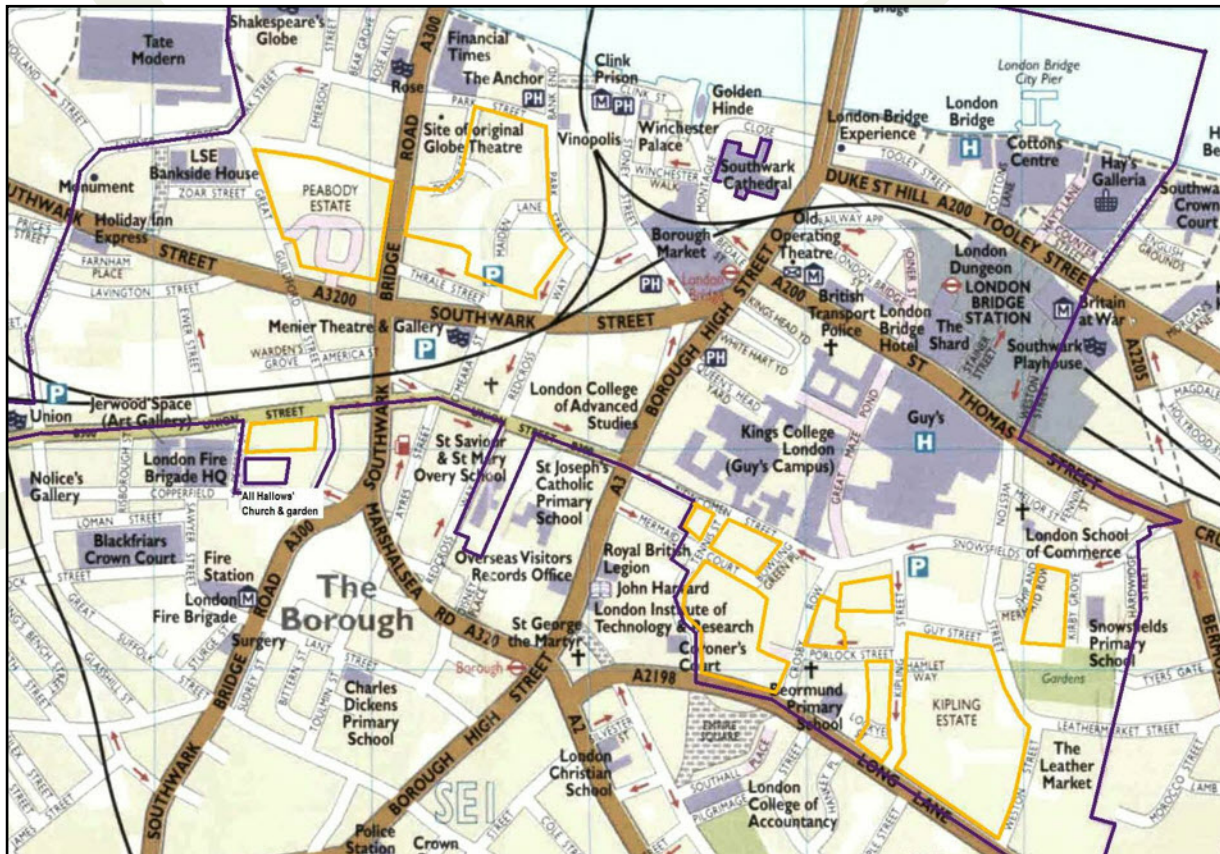
The Manna Centre at London Bridge feeds an average of 200 homeless people every day.



The Cathedral has been a strong supporter of the church-led Robes Project for the homeless, holding a fundraising sleepout each year.

The parish: housing and homelessness

flats that fall vacant become available to let for shorter periods at market or near-market rents. This has had an impact on the sense of community on the estate. Families and pensioners are not able to afford the new rents and are therefore becoming scarce as younger, single people and couples move in and out on short term lets.



Map showing the large proportion of housing estates in the parish (yellow). Previously social housing, all these estates now include a mixture of tenures.



Winchester Park Estate, where there was a hard-fought campaign by tenants to maintain the properties as social housing. The 92 flats were sold by the Church Commissioners in 2006. By 2012, 25 of them had become Fair Rent Tenancies, 30 Assured Tenancies and 38 were Market Let Tenancies.

The parish: housing and homelessness

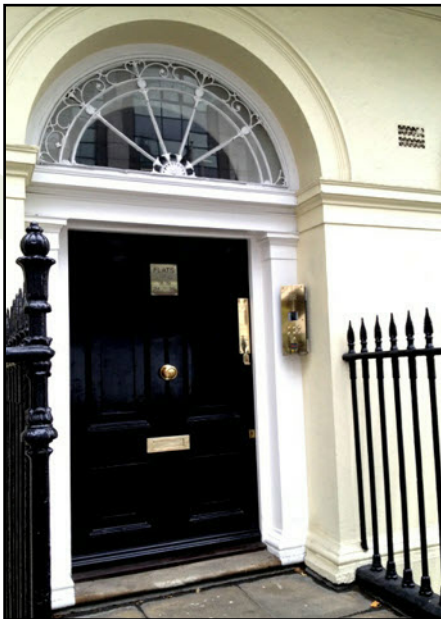
As well as the local authority and Corporation of London housing, two of the nineteenth century's pioneers of good quality, affordable housing, Peabody and Guinness, retain a substantial presence in the parish off Southwark Street and Snowsfields. Both Guinness and Peabody now offer a range of tenancies. The Peabody estate occupies a prime site between Southwark Street and the river and 36 of the 138 flats are now occupied at market rents.

Much of the Council housing in the east of the parish is managed by a large resident-managed housing organisation, Leathermarket JMB, which offers an over-the-counter service to its residents. They often receive visits from tenants of local authority managed properties (whom they have to turn away) because the nearest face-to-face service for them is some distance away. The closing of the Spa Road One Stop Shop will mean that Council tenants will need to travel to Walworth Road to find the nearest housing office and to manage any rent, housing benefit or similar business. On important matters, vulnerable people are often reluctant to use the telephone or go online: dealing with these matters in person is more reassuring. Being put on hold when ringing the housing office can be expensive; this study waited over half an hour for an answer.

Vox pops interviews across the parish revealed that residents on other estates miss their own caretaker: generic housing officers move around the borough and it's hard to get to know them, or for them to get to know the estate. One of the local councillors estimates that 40% of his surgery caseload is housing related.

Leathermarket JMB manages about 1,450 properties, of which around 1,000 are occupied by tenants. Around 450 flats are leasehold, and of these an estimated 250 are non-resident; they are sublet, mainly to students. There is a vulnerable group of tenants with mental health, alcohol or drug abuse difficulties and this pattern is probably echoed across the parish.

An older couple on one Council estate estimated their three bedroom maisonette to be worth £450,000 and the cost to them, if they chose to buy, would be £199,000. They are surrounded by houses and flats purchased under right-to-buy



The variety of housing in the parish includes properties on Southwark Bridge Road (left) and the Corporation of London's Sumner Buildings (right) near Tate Modern.



The entrance to the Peabody estate (below) is visible from Southwark Street between two newer buildings.



The C19th Guinness Trust estate on Snowsfields (left).



The parish: housing and homelessness

legislation and let to students or short term business people. On the local authority's Park Estate, a four-bedroom house was recently sold for £600,000. The interviewee, a nearby resident, said, "People come and go". According to a local estate agent, there are very few terraced houses still being rented from the Council. The unusual mix of cars parked on Council estates reflects the shift in tenures: from reasonably priced cars to the occasional Porsche and Jaguar.

The choice of housing is becoming more polarised between the stylish new developments Which are, as one interviewee remarked, "unaffordable for any normal mortal", and the older housing estates. There is very little in between. The local authority rented sector continues to become less available due to the right-to-buy legislation of the 1980s. Medical students from Guy's are keen to find affordable flats and many others are looking for short term accommodation in central London. At the same time, foreign investment is keeping the luxury end of the housing market very strong. A prestigious apartment near the river in London is a trophy purchase for high net worth individuals in Hong Kong, Singapore, China, Russia, the USA and the Middle East. They are easy to rent out: City firms place employees in conveniently located up-market flats for a year or eighteen months at a time. Some of these flats are never occupied; their value increases while remaining in pristine condition.

Residents of the newly built luxury flats are aware of the impact of high turnover or part time occupancy. Those who are occupying buy-to-let properties for a few months are less likely to put down roots, get to know their neighbours, or turn the music down when requested. There is also a very high proportion of 'non-permanent' residents in the new flats (29 out of 32 flats in one riverside block); either occasionally occupied by owners who live abroad for much of the year, or Monday to Thursday City workers who return to their main home out of London at weekends.

The recent Council decision to allow payments by property developers under Section 106 to be spent off-site, and in some cases in different parts of the borough, in order to maximise public benefit has been controversial. Those who hoped to maintain a mixed community in Borough, Bankside and London Bridge are now less hopeful that this can be achieved if



The student population of the parish is substantial. Many live in purpose-built accommodation or rent flats. Parents sometimes buy property in the parish for use by their student offspring since it represents a good investment. Some continue to let it after graduation, others sell up.



Field & Sons Estate Agents were founded in 1804 and occupy an historic building. In recent years, they have witnessed an explosion of estate agents as land values have risen and new developments continue to appear.



New flats in City Walk in the east of the parish. A two-bedroomed flat will cost over £550,000. Very little of the newly built accommodation in the parish has a garden.



Above: Helgar Court on the Kipling Estate

Below: Leathermarket Court, a gated development in the east of the parish.



The parish: housing and homelessness

integrated affordable housing is not a requirement. The overwhelming majority of new private sector accommodation consists of one or two bedroom flats, so the likelihood of family units staying in the area to bring up their children is becoming less likely. There is considerable disappointment amongst some residents that the area, although hip and happening and offering more in the way of cultural amenities, hotels, licensed premises and cafés, is offering less to those who want to raise children or grow old in the parish. Many interviewees commented on the increasing split between those living in the new developments, often north of Southwark Street, and those living to the south. The need for 'anchor institutions' to hold the history and give meaning to the area was expressed, 'especially as contrasts become more apparent.' The study found people on both sides of the divide who were interested in living locally and in supporting a strong sense of place.

There are increasing numbers of students and student residences in the area. The London School of Economics has a large and well-established residence on Sumner Street (which is let to visitors during the summer months). Commercial developers of student accommodation are meeting the demand with newly built blocks of en-suite rooms which are often let to overseas students (who place a high value on security) at premium prices.

A new Unite residence has been built on Great Suffolk Street, where the cheapest rooms are £269 per week. King's College London (Guy's Campus) includes student accommodation on-site in Boland House, although many science and medical students live nearby in privately rented ex-Council housing from their second year onwards. Another new student residence (150 rooms) is planned for Ewer Street, proposed by local developer tp bennett.

Much of the previously derelict land, even the slim sites next to railway lines, has now been developed. A mix of apartments and office space is being built along Union Street opposite the Fire Brigade HQ, one of the last available sites. The undeveloped site on the east of Redcross Way is owned by Transport for London, but is unlikely to be built over because of the historic Cross Bones cemetery and

The parish: housing and homelessness

attendant archaeological costs. It is within the same conservation area as the Cathedral and All Hallows Church and garden. It is hoped by many residents that this area will be transformed into a restful and beautiful garden.

Some voluntary organisations are including housing to offset the cost of building their redeveloped office and activity space. Blackfriars Settlement has partnered with Notting Hill Housing Trust and will re-open during 2013. St Hugh's Church will be part of a housing development by Mosaic in Crosby Row, which will also include some community space.

Although some long term residents of the parish have benefited from the recent burst of regeneration - better public transport links, access to cultural activities - for many, any improvement seems to have passed them by and there seems to have been no improvement in housing for this group of people. Moreover, the new flats, often gated communities, do not readily relate to the older housing and they can feel rather remote and separated from the existing residents. For the new arrivals, there is very little opportunity to mix with existing residents, to be incorporated into community life and to negotiate new forms of urban living.

Social housing policy has changed over the decades and some interviewees noted with sadness that sons and daughters of existing tenants no longer took priority when flats are allocated. Extended families have broken up. One interviewee stated, "There are no nans round the corner to help out." Several others noted that there were few opportunities for older people to feel useful or play their part in the community.

One long-term social housing resident talked of being 'swamped' by all the new developments; another (from one of the new flats) talked of the need to 'reinforce the threads of community so that they are not submerged by glass and steel'. There is very little shared community space either on the older estates or built in to the new developments. Flats are generally too small for people to gather people together.

The nature of community life depends to a large extent on the type of housing available. With a shortage of family-sized accommodation, very little affordable housing and social housing, and a rise in the number small, expensive flats, the future looks likely to include more short term residents, fewer families with older children and teenagers and fewer people on median and below average incomes, leaving these groups even more isolated than they are at present. The fragmentation of the resident population looks set to continue.



The Cross Bones site, a medieval graveyard for those (such as prostitutes) denied a burial place in churchyards, and latterly a paupers' graveyard, is unlikely to be developed into housing.

Many local people would like to see it transformed into a garden of remembrance.



Neobankside, just outside the parish boundary, where some of the permanent residents are interested in becoming part of the local community.



The Cathedral School (left) has won numerous awards for its work and for the wide range of extra-curricular activities the children are engaged in.

Performance of children in the parish's primary schools (excluding Beormund School, which educates children with severe social, emotional and behavioural difficulties).
Snowsfields School includes the Tim Jewell Unit for Children with Autism.

	No of pupils	%SEN or School Action Plus	% English not first language	%Free School Meals	2011 Key Stage 2 & attaining level 4 or above in both English & Maths	Unauthorised absence	Inspection outcome (1 = outstanding, 4 = inadequate)
England average		8%	17%	19%	74%	0.69%	
Cathedral School	220	8%	46%	18%	100%	0.37%	1 (2008)
Snowsfields School	211	44%	43%	40%	63%	1.54%	3 (2010)

The parish: education and learning

There are three primary schools in the parish. One (Beormund) is a small school for pupils with severe social, emotional and behavioural difficulties and another (Snowsfields) includes an autistic unit within the school.

Pupils need to travel outside the parish to secondary school. The nearest are Notre Dame Roman Catholic Girls' School on St George's Road and the Globe Academy and the girls' school St Saviour's and St Olave's near the New Kent Road (which is linked to the Cathedral), although parish children scatter to schools further afield, including north of the river. St Olave's School (for boys) in Orpington is also linked to the Cathedral.

A new Free School in Waterloo, Oasis Academy South Bank, will open with an initial intake of 120 Year 7 pupils in September 2013.

The Cathedral School of St Saviour and St Mary Overy has close links with the Cathedral nearby and was given the highest grade (outstanding) at its latest inspection by Ofsted. The report noted that the school is situated in a culturally, socially and ethnically mixed community, that a third of the pupils come from White British backgrounds, a third from Black African heritages and the rest from many other backgrounds.

Nearly half of the pupils (46%) speak English as an additional language and a significant number of pupils are refugees or asylum seekers. Eligibility for free school meals (often a proxy for the level of poverty) is 18%.

The Cathedral School has an ambitious and adventurous range of activities over and above the curriculum and has received numerous awards, including Healthy Schools, Activemark, Artsmark Gold, Sportsmark and an Eco Silver Award. The pupils' academic attainment (100% at KS2) is well above the national average (74%) and unauthorised absence is low.

The parish: education and learning

Snowsfields School is in the east of the parish and has a very high proportion (40%) of pupils eligible for free school meals. The majority of children come from minority ethnic backgrounds and 43% speak English as an additional language.

The proportion identified as having special educational needs and/or disabilities is extremely high (44%) and is over five times the national average (8%). The school was issued with a Notice to Improve in 2009 but is now making rapid and sustainable improvement. The pupils' academic attainment (63%) is below the national average (74%).

In 2011, 85% of secondary pupils living in the north of Cathedrals ward (attending state and private schools) achieve at least 5 A*-C grades at GCSE, which is above the national average of 80.5%. Performance at A Level in 2011 for pupils living in this area (average point score 681) was below the national average (728).

Census 2001 figures showed the proportion of adults with no qualifications in the parish to be at 17%. Adults without literacy skills were mentioned during the study, particularly in relation to finding work.

Several interviewees expressed concern that some school leavers, particularly young men, in the parish were not sufficiently prepared for the world of work or for further education. It was difficult for them to make informed choices about their future when they had little understanding of what was involved. Some lack experience of manual work, "They've never bent a copper pipe in their lives", which makes it difficult to choose between apprenticeships and courses, leading to higher than necessary drop-out rates and an unnecessary sense of failure.

Lifelong learning has been taken up by Blackfriars Settlement. There is considerable scope, given the extent of isolation and loneliness of older people, to add to this in an informal way, possibly by establishing a University of the Third Age.



Snowsfields Primary School welcomes its pupils in several languages.



Local history is marked in a variety of ways across the parish. The two secondary schools linked to the Cathedral are dedicated to St Olave.



The Cathedrals Ward Safer Neighbourhood Panel has identified dangerous dogs, dangerous cycling (Scovell Estate), anti-social behaviour and street drinking (Blackfriars Road) as priorities for the local police team.



The Safer Southwark Partnership (Rolling Action Plan 2011-12) notes that although crime reduced overall, personal robbery, youth violence and serious acquisitive crime increased in 2010-11. Priorities for the Safer Southwark Partnership include reducing harm, preventing offending and building community capacity and public confidence.

Crime figures for Cathedrals Ward 12 months to September 2012

Offences per 1,000 population	Cathedrals Ward	LB Southwark	Greater London
Burglary	21.5	14.2	13.2
Criminal Damage	12	10.4	9
Drugs	15.7	10.7	7.4
Fraud / Forgery	6.3	4.6	5.6
Other offences	3.3	1.9	1.4
Robbery	14.3	10.4	5
Sexual Offences	2.3	1.7	1.2
Theft & Handling	179.4	54.2	45.2
Violence against the person	37.7	27	21.1

The parish: crime and safety

Crime rates in the parish to the west of Borough High Street are above average across all categories. The sharp rise of the night time economy over recent years has made the area much busier after office hours; more people on the streets after dark have contributed to pedestrians feeling safer, an impression confirmed by vox pops interviews. However, interviewees were concerned about vulnerable young adults, worse for wear, who spill out onto the streets from restaurants and clubs around the High Street.

The Safer Neighbourhood Police team for Cathedrals ward is based just outside the parish boundary near Mint Street Park and one of the PCSOs is the special point of contact between the Metropolitan Police and the Cathedral.

The north of Cathedrals ward is seen by the police mainly as a business and visitor area (residential areas and housing estates are more numerous in the central and south of the ward) and is very quiet at weekends, apart from tourists, in contrast to other parts of Cathedrals ward and Newington ward which are very busy at weekends. It is recognised that residents of the newly built luxury housing are not likely to live there full time.

The police also recognise that there is not much for young people in the area - neither spaces for them to hang out nor positive activities to enjoy. They suggested that youth groups after school (maybe homework clubs), at weekends or holiday time would be an improvement.

Domestic violence, though largely hidden, is of great concern. Southwark had the fourth highest domestic abuse rate in London 2010-11 and it accounted for a quarter of all recorded violent incidents during 2010. The impact of violence experienced or witnessed by children and young people is something that Kids Company is all too aware of.

Bag snatches and street crime along the riverside and around the tube and railway station are the most common reasons for police involvement in the parish. The behaviour of street drinkers and some of the homeless people who

The parish: crime and safety

find support at the Manna Day Centre and St Mungo's sometimes needs the attention of the local police, and this was echoed by vox pops respondents particularly near the Winchester Park Estate (St Mungo's on Great Guildford Street is currently being refurbished).

Local residents also said they liked to see police officers on the streets, to recognise their local team and get to know them by name. Changes to Neighbourhood Policing will make this less likely as there are plans to combine Safer Neighbourhood Teams into larger areas across the borough.

Although crime as a whole has decreased in the borough for six consecutive years, figures for the ward (left) show higher crime rates per 1,000 population than the borough as a whole and Greater London in every category. Major transport hubs typically attract crime. Burglary, robbery, drugs, theft and handling and violence against the person are all significantly higher than London's average. Crime rates to the east of Borough High Street are nearer the London average.

Interviewees observed that Mint St park was not considered safe after dark. Students sometimes use it for park-parties. Street Pastors were suggested as one way of caring for the young people using licensed premises on Borough High Street. Additionally, the creation of City Safe Havens on Borough High Street is of interest to the Cathedral School and could be supported by the Cathedral. Some school children regularly use the library as a place to go between the end of the school day and the time when their parents return from work. The library is an obvious candidate for City Safe Haven status but shops and other spaces - possibly the Cathedral itself - may also be interested in working with local young people in this way.

Children's over-exposure to violence within the home and community remains a serious concern.

We have data to evidence this.

Camila Batmanghelidjh, Kids Company.



Obesity starts early in Southwark. An environment where healthy and enjoyable activities are encouraged is essential for the health of children, both at school and during the weekends and holidays. BOST's Pop-Up Mini-Olympics was a huge success and many hope the scheme will return next summer.

The parish: health and mental health

The Cathedral's parish includes a world class teaching hospital (part of Guy's and St Thomas' NHS Trust) and part of King's College, University of London. London Bridge Hospital is located near Guy's. There are no GP surgeries in the parish, but two are very near: Blackfriars Medical Practice to the west and Artesian Health Centre to the south east.

Residents who live within a stone's throw of excellent medical care do not necessarily enjoy better health than those living further away. As the NHS Southwark Annual Report 2011-12 states, "Poverty and health and wellbeing are closely linked, those individuals living in the most deprived environments often having much poorer health outcomes." The latest Health Profile for Southwark (2012) lists a number of health indicators which are significantly worse in Southwark than the England average:

Teenage pregnancy (Southwark had the fifth highest rate in London in 2010 at 53.3 per 1,000 female population aged 15-17 years)

- Obese children (over a quarter of all Year 6 children in Southwark are obese)
- Acute sexually transmitted infections
- Violent crime
- Long term unemployment
- Child poverty
- Smoking related deaths

Priorities for the outgoing NHS Southwark and the new Clinical Commissioning Group (which will soon be responsible for health services in the borough) include

- alcohol-related disease
- childhood obesity
- the detection and management of long term health conditions

These priorities follow the postwar trend, moving from treating infections and accidents to a focus on the prevention and treatment of lifestyle-induced disease. The long term strategy is to provide a physical, social and educational environment in which the population is able to live in a way that keeps them physically and mentally healthy and to ensure they have the means to do this.

The parish: health and mental health

More locally, Blackfriars Medical Practice is particularly concerned with the levels of diabetes and chronic obstructive pulmonary disease, commonly caused by smoking. They experience a very high turnover of patients in the practice and have noticed the change from an older population to one which includes many more single people and young couples, particularly young professionals. Families with children generally move out of the area. The rise in the student population has been sharp. Whereas in former years extended families used to live close by, there are concerns for isolated older people who do not have the opportunities to mix and and to 'feel useful' in the community.

Interviewees commented on the levels of mental ill health in the parish (see local authority figures, right) and the lack of drop-ins, day centres and places to meet up. The personalisation of health and social care budgets, which gives people more choice over the support they receive, has resulted in changed patterns of funding and many of these centres are closing.

The suicide rate in Southwark has often been one of the highest in London. A 2005 report by the Public Health Directorate of Southwark PCT noted that suicide rates in the borough, although high all round, are highest amongst young men aged 25-34 years and 35-44 years. Groups most at risk included those born in Ireland or Scotland, those struggling with drugs or alcohol, the unemployed and those on sickness benefit. Two hotspots for suicide in the borough were identified, one of which was in the parish (Kipling Estate). The report's first recommendation was for the NHS to work with partner organisations and community groups.

The latest mental health figures (Community Mental Health Profile 2012) show an improvement in suicide rates (mortality rate of 82, compared to an England average of 100), although Southwark has significantly worse than average figures elsewhere: emergency hospital admissions (for mental illness) and the number of days mental health patients stay in hospital.

The Dragon Café, taking a successful and innovative approach to understanding mental illness, has been running in the crypt at St George's Church, Southwark. Mixing service users, professionals and members of the public who live locally, it uses poetry, film, literature, sport, relaxation, good food and a cafe atmosphere to provoke new thinking. It widens participation through internet radio & TV. The Dragon Café is the creation of a local group, Mental Fight Club, working in partnership with the public sector.



The popular Dragon Café takes an innovative approach to mental illness, making connections to societal trends and using literature, sport and convivial meeting spaces to provoke new thinking.

Estimated numbers of people in Southwark with common mental health disorders aged 16-64 yrs (Adult Psychiatric Morbidity Survey 2007)

Mental health disorder	Men	Women	All
Mixed anxiety and depression	7,350	12,190	19,541
Depressive episode	2,303	2,807	5,110
Generalised anxiety	3,706	5,535	9,241
Any phobia	1,078	2,444	3,523
OCD	1,159	1,532	2,691
Panic disorder	1,003	1,551	2,554
Any neurotic disorder	13,671	21,689	35,360



The Blue Fin Building on Southwark Street houses the magazine giant IPC Media

The parish: employment

The main employment (43%) in LB Southwark is in finance, IT and other business activities. This is concentrated in the north of the borough and is therefore very evident in the parish, which includes the offices of the Financial Times, the Royal Bank of Scotland, IPC Media and, further from the riverside, a wide mix of independent architects' practices, graphic designers and creative industries.

Public sector jobs, including education and health, account for nearly a quarter of employment in the borough, and with Guy's Hospital and King's College very close to the Cathedral, this is likely to be a larger proportion within the parish. Guy's and St Thomas' Hospital Trust employs over twelve thousand people (between the two sites) directly, and many more through its catering and other services. London Bridge station is also a significant employer and numbers will increase as it is re-developed.

The number of hotels, cafes, licensed premises and shops has increased the availability of retail and hospitality employment in the area. Interviewees, however, lamented the fact that with so many employment opportunities, local people, particularly young school and college leavers, did not manage to find a job. The builders of the Shard, Mace, has a target of placing 80 local people on the project each year until 2014. With a thousand people currently working on the site, this target represents 8% of the workforce. Some, notably Marks and Spencer and WH Smith, buck the trend and employ noticeable numbers of local residents.

Some local families have experienced two or three generations of worklessness. One local employer said he employed both local youth and those from outside the area or migrant workers, but the local employees rarely lasted long. He regretted that they seemed to lack the timekeeping and 'hard graft' discipline which makes for a successful career.

The interviewee quoted on page 21 is looking for a far wider range of work experience to be offered from early teenage years, with hands-on practical work and support in the form of realistic mentoring. Other interviewees were unhappy with the careers advice sometimes offered to local young people, which could be too ambitious and unrealistic. Incurring substantial student debts may suit some but may not be the best pathway to finding good quality training and a satisfying career. Another, who suggested the Cathedral could help broker jobs and work experience between local employers and residents, wanted to see young people's sights raised above working at the local convenience store; with so many employers from the creative and financial industries, it must be possible to find pathways into these lines of work for local people.

The parish: employment



The proximity of companies of international repute could facilitate the entry of local people into the job market.

aunties to help their young relatives find work and the authorities only speak to the unemployed themselves. Community-based ways to open up local employment opportunities would be welcome.

Heating and vent engineers, waste and recycling work, traffic marshalling and railway track work offers local, steady work, good pay and is readily available for those with training and certification. Finding a way in to these lines of work is difficult when there is no relevant family history to relate to and when the popular choices, particularly for young men, are within the worlds of media and sport.

Suggestions for bridging this gap included plenty of opportunities to play sport and to record music (with career support for any with exceptional talent), but the programme would link directly to a friendly and attractive programme of work experience, job readiness, apprenticeships, mentoring, interview and presentation skills, while they were encouraged to enjoy the music and sport as hobbies.

At the other end of the working age scale, the claimant rate for 50-64 year olds in October 2012 was 5.5% (London 3.3%, Great Britain 2.2%). Between these age groups the claimant rate was still above average at 5.2% (London 4.2%, Great Britain 3.8%).

Unemployment rates for the borough are steadily higher than for London or nationally. In October 2012, the rate for claimants of Job Seeker's Allowance (those who are available and actively seeking work of at least 40 hours per week) was 5.2% (London 4.2%, Great Britain 3.8%) of the working age population.

Disproportionately high youth unemployment is particularly pronounced: the October 2012 figures show 7.3% in the borough, compared to 6.9% in London and 3.8% in Great Britain. Those most at risk of long term unemployment are not in education, employment or training (NEET).

These young people are often looked after by a grandmother, aunt or other family member and sometimes move from place to place. There is no direct support for the grandmothers or



Job Centre Plus, Newington Causeway. Photograph: Rex Features.



With high youth unemployment in the parish, local residents would like to find effective ways into the local job market.



Lunchtime at All Hallows garden. With a severe shortage of green space in the parish, gardens such as this are precious and valued by residents and workers alike. The quietness of this garden is particularly appreciated.

Green space and open space

There are no parks, little green space and few grassy areas in the parish. The open space of the river is under used. Building density is increasing; interviewees used words such as 'unstoppable' to describe the change over the last ten to fifteen years and the plans which are being approved for further development. Previously ignored strips of land, for example those alongside the elevated railway tracks, are now being developed into office and residential accommodation.

Spaces which are open to the public are well used. The curtilage around the Cathedral is busy all year round, and especially during the spring, summer and autumn. Southwark Council's map marks Leathermarket Gardens as the only open green space in the parish. The give-away Olympic Summer 2012 map was more optimistic and included slivers of land such as the courtyard of King's College campus and the Sumner Buildings garden, neither of which are public spaces.

The nearest park is very small and outside the parish boundaries at Mint Street. It is very well used by children, young people, young families and residents of all ages and has a small adventure playground and community room on the Southwark Bridge Road side.

Bankside Open Spaces Trust is widely respected by local residents, especially those on limited incomes. Many interviewees and vox pops respondents commented favourably on the work of the Trust. BOST ran the acclaimed Mini-Olympics at the Marlborough, a flat concrete space belonging to the Council on Union Street, during the summer. This was a supervised, safe, intergenerational and welcoming place where children and young people could play and participate in sport while their parents or carers sat within sight and hailing distance.

A temporary paddling pool, café and pebble beach with deck chairs was created further along Union Street during the summer on a site which is earmarked for development. It was well used by local families.

One of the interviewees commented that children and young people need places to let off steam; staying inside after school or college, at weekends and during the holidays is a poor substitute for getting out and about. The high level of childhood obesity is testament to a

Green space and open space

lack of opportunity for safe, outdoor play and sport. There is a severe shortage of places in the parish for young people to go. Parents are fearful of letting their children go out to play unsupervised, yet lack the time to go with them. One interviewee knew a child from one of the local primary schools who did not know where the river was.

The parish is split (down Borough High Street) between two Fronrunner projects, Bankside Neighbourhood Forum and Bermondsey Neighbourhood Forum. Under the government's Localism Bill they are providing an opportunity for the community to further the social, economic and environmental well-being of people living, or wanting to live, in the two areas by taking a strategic and integrated look at future planning. They have each brought together a range of local organisations and are each drafting a Neighbourhood Plan for approval, after a local referendum, further up the planning chain.

Bankside Urban Forest is working with others to improve the public realm. The cafe at Flat Iron Square is to acquire a 'green' roof and there are sophisticated plans to make moving around the parish an interesting and pleasant experience.



A green wall on the Kipling Estate (above) and Bankside's Urban Forest initiative at Flat Iron Square (right).



'Cool new apartments' going up along a narrow stretch of previously neglected land on Union Street beside one of the elevated railway lines.

The active frontage may include a Starbucks cafe and a sweet shop.

Leathermarket Gardens are on the eastern border of the parish and the only public green space in the parish.

Places for residents and workers to sit and enjoy the natural world are few and far between.



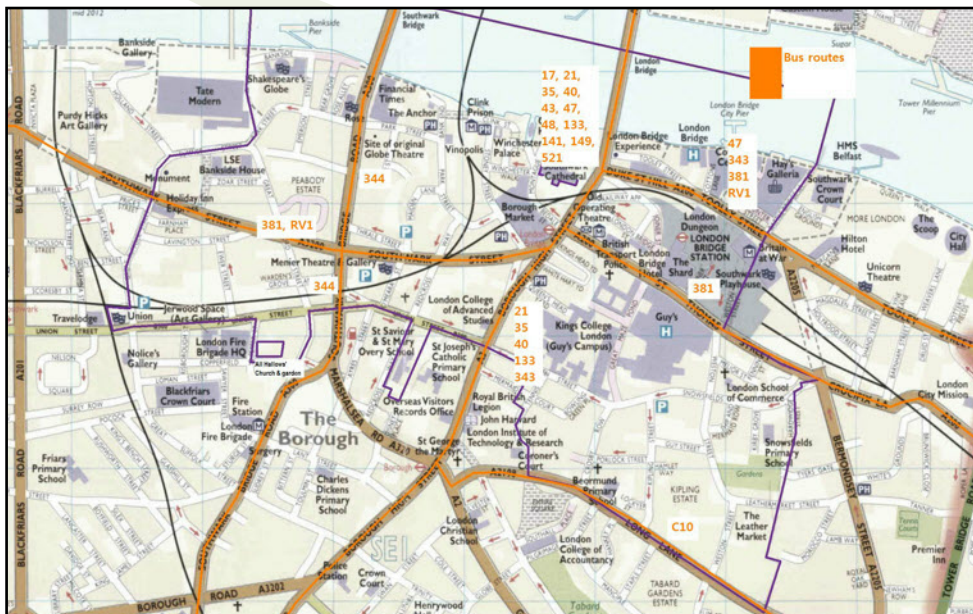
The parish: transport

The parish is amply provided with public transport and this is one of the plus points given by residents about living in the area.

There are two mainline railway stations, London Bridge (which also has an underground station on the Northern Line) and Blackfriars, whose platforms are now on the railway bridge, making it accessible from both sides of the river. Southwark (Jubilee Line) and Borough Northern Line) stations are nearby. The addition of the Jubilee line has added easy access to Canary Wharf, the East End and the West End, in addition to the south west London, City and north London routes which the Northern Line offers.

Buses run north-south across the river bridges and east-west along Southwark Street, Tooley Street (and St Thomas Street when building work is complete) and Long Lane.

There are two piers from where River Bus services operate.



The parish is well provided with bus routes. There are two mainline stations and one underground station.



A River Bus sets off from London Bridge City Pier, one of two piers in the parish. Two road bridges and a rail bridge also connect the two riverbanks.

The parish: transport

There are cycle lanes and cycle routes through the parish, including Cycle Superhighway No 7 which runs along Southwark Bridge Road on its way from Merton to the City.

There are cycle hire docks at seven locations:

- Long Lane by Weston Street
- Long Lane by Empire Square
- Southwark Street by the Hop Exchange
- Park Street by Maiden Lane
- New Globe Walk near Park Street
- Southwark Street near Sumner Street
- Union Street outside the Fire Brigade HQ



The Riverside Walk is packed with pedestrians most weekends. Plans to encourage pedestrians and cyclists to venture inland away from the river are being developed by Bankside Urban Forest.



Jason Brown, the Play Manager at Mint St Adventure Playground, which was set up by local people over 40 years ago.



The Whitesmiths Arms, one of the pubs which has closed, leaving local people with fewer places to meet up.

Local services, groups and opportunities

Community space and advice

The parish is very short of suitable and affordable spaces where regular activities can take place or where services can be provided: residents often need to go further afield. Interviewees noted the importance of local activities taking place within walking distance. For young people, it can be important to avoid areas to which others have laid claim, often referred to as postcode rivalry. For older people, mobility is a consideration. For both, a sense of belonging and identity are important. As one respondent said, "It's who you trust."

Of twenty community facilities for young people mapped on the draft Supplementary Planning Document, none are within the parish. Residents of the new developments and of the older estates have very little in the way of local activities which encourage the two groups to get to know each other. Corner shops, once common, have all but disappeared and many of the pubs have closed. Cafés mostly cater for the working population and close at 6pm, leaving only hotel lobbies and the remaining pubs for residents to get together.

As several interviewees pointed out, when extended families do not live nearby, when communities are fragmented through changes in housing policy, where there is a high population turnover and fewer 'anchor' residents, people need more support and services to manage their lives. This applies particularly to the non-working age population.

Interviewees shared many instances of informal support. A kindly launderette manager reads the hospital appointment letters of pensioners who have never learned to read; she draws pictures on the envelopes to enable them to identify which clinic to attend, with the date and time in bold numbers.

Advice and support services are cheaper to provide online - one local authority has calculated that a face-to-face query costs £3.25, whereas the same interaction online costs 10p - but the unintended consequence of moving everything online is a draining away of human interaction.

The One Stop Shop in Spa Road has moved to SE16. In 2013 it will be offering a restricted range of services. The study was told that residents will be invited to find information and

Local services, groups and opportunities

sort out rent and benefits online; only those with disabilities will be encouraged to use the new One Stop Shop, "We want people to like it, but not to love it." Combined with the withdrawal of personal face-to-face interaction in other areas of service, this represents a significant change, particularly for vulnerable individuals and families, and adds to a sense of isolation and exclusion. One local Councillor agreed that some people did not seem to know who to go to, which Council department to approach or how to find out local information.

A sense of belonging, as another interviewee commented, is next in line (in Maslow's hierarchy of needs) after breathing, eating and safety. It is a fairly fundamental requirement for any individual and is essential for social integration.

Sport, play and youth activities

The Colombo Sports Centre off Blackfriars Road has four outdoor sports pitches, the Elephant and Castle sport and leisure centre is expected to re-open in 2014 and the Rockingham Centre, in the same area, is the main focus for youth activities. There is a skate park at Whites Ground.

Mint Street adventure playground is just outside the parish boundary and is well used by residents in the west of the parish. Mini-Mints and Borough Babies, also based there, have developed into strong community-led groups of parents.

Many interviewees commented on the reduction of services for young people, "youth clubs have taken a hammering recently" and the closing of day centres for those living with mental health difficulties, particularly the popular Castle Day Centre.

Community support and activities

Blackfriars Settlement is located south of the parish and will be moving to new premises on Pocock Street in 2013. It provides a wide range of services: mental health, after school clubs, learning support, DJ workshops, English for Speakers of Other Languages, legal advice and older people's activities. The Settlement runs a youth club at Mint St once a week; it took on the youth activities which Charterhouse-in-Southwark (another local settlement which stopped providing services in 2008) once ran.



Redcross Gardens, just outside the parish, the home of Bankside Open Spaces Trust.



Cafes shut after office hours, so residents use hotel lobbies and the remaining pubs as meeting places at evenings and weekends.





Skill swap at the 'Now I Gotta Reason' exhibition at the Jerwood Space, which also included community lunches.

Local services, groups and opportunities

Bankside Open Spaces Trust "works with local people to develop parks and gardens so they can relax, kick a ball, grow plants or just hang out." The Trust supports local people to create and look after several of the green spaces in and around the parish and has more ideas in the pipeline, including Winchester Palace, the Marlborough playground and the Crossbones site.

United St Saviour's Charity dates back to 1540 and as well as providing sheltered housing in the form of almshouses it supports a very wide range of activities in north Southwark for children and young people, the elderly, environmental activities, sports and music projects, domestic abuse support, exercise classes, lunch clubs and much more.

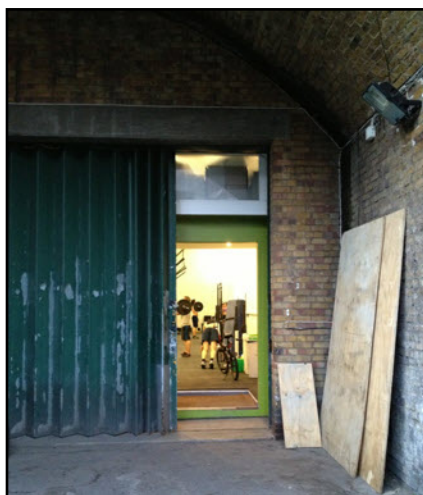
The Cathedral, as well as its extensive educational programme and its awareness-raising activities, provides a regular space for members of Al-Anon to meet.

Bookable space

It is difficult for residents to meet up or get together in informal groups. The cost of hiring a room is usually too great for small voluntary groups or for people paying from their own pockets. Housing estate and 'village' halls are few and far between. One interviewee commented that without storage space equipment and refreshments need to be brought and taken away each time. If posters and notices are not allowed, it's difficult for people to find out what's going on or to feel it's a local space for them.

Interviewees were aware of the cheap and informal places which are no longer available: the Trundle Street hall, Red Cross Hall, Charterhouse-in-Southwark and the old library on the corner of Union Street and the old library at 59 Southwark Bridge Road. It was hoped that this building would be made available to the local community. Instead, the arrangement between the Council and Ability Media, a well-respected organisation which leases the building and provides media training to people with disabilities, is to allow free community use of the 80-seat hall on evenings (except Fridays) and at weekends. The hall is not oversubscribed (a choir and an African market are regular users at present) and the reasons for this may be the lack of storage space for regular activities and that it is "free of charge, but only for groups who do not receive funding."

Bermondsey Village Hall is well used for fitness groups and children's parties and charges £20 - £25 per hour. Bankside Community Space is a well equipped, light and airy space which is



A range of activities takes place under the railway arches, including weight-lifting, boxing and dance.

Local services, groups and opportunities

available to hire seven days a week for around the same fee. The YWCA runs The Bridge, which provides a women's gym, licensed cafe, fitness classes and room hire which starts at £102 for half a day.

Local organisations

The Jerwood Space has recently hosted an artist who uses ritual "to offer insights into unresolved questions in society." As part of this, a skills swap-shop and daily community lunches were organised. The Jerwood is interested in working more closely with local residents, but finds them hard to locate when they are not already gathered.

As well as the Neighbourhood Forums on both sides of the parish, there are two Business Improvement Districts which work on behalf of local businesses to make the area better for business. Team London Bridge and Better Bankside both have a Corporate Social Responsibility arm and work in partnership with local community groups.

Bankside Residents Forum had, until recently, a paid worker to co-ordinate its work, which included responding in full to policy proposals such as the draft Supplementary Planning Document. Council funding for this post has been withdrawn, which has made it more difficult to bring local residents in this part of the parish together. The loss of a small grant from, for example, Tabard Gardens TRA's website, means less interaction and a poorer community life.

Tate Modern has an active community outreach team which runs a film club for local people and, with Bankside Open Spaces Trust, is inviting parishioners in to create a community garden at one side of the gallery.

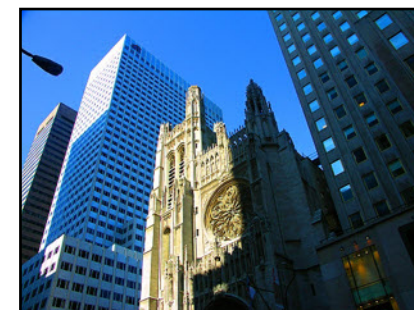
Although there is a wide range of activities and services for local people, even if they need to travel outside the parish to find them, interviewees were well aware that there was not nearly enough of them. Many more are needed. "There can't be enough services for people with mental health issues."

Opportunities

The parish has more than its fair share of challenges, but it is also rich in its people (and especially its mix of people), its organisations, its history, its arts and commercial quarter, its buildings and even its location.



Residents of Lucy Browne House (sheltered housing) are visited by the Southwark Pastoral Auxiliary of Southwark Cathedral. Activities and outings are also organised.



The area around Southwark Cathedral is expected to see more tall buildings over the next decades. St Thomas in New York City (above) has experience of this.

Local services, groups and opportunities

LOCATION

"The Cathedral is sitting "Where it's all happening", said one interviewee. "The financial hub of the City, housing controversies, deprivation alongside great wealth, newly arrived communities from overseas, a local urban community experiencing the impact of a globalised economy - can it hold a mirror to this, invite informed debate?"

With local, regional and national seats of power so close (Southwark Council offices and City Hall are a short walk away and Westminster is just up river), the Cathedral's parish sits at the heart of a global city. The riverside area attracts international investment and hosts Time Warner's IPC, the Financial Times, offices of the Royal Bank of Scotland and several other well known businesses. Gordon Ramsay is opening the Union Street Café in 2013 and there are many other developments in the pipeline.

Yet the parish also reaches back from the newly developed riverside and includes areas which have not benefited from the recent surge of investment.

PEOPLE AND ORGANISATIONS

The parish is not short of movers and shakers; there is plenty of energy along the riverside from Tate Modern, Better Bankside and Bankside Residents Forum, Shakespeare's Globe, Borough Market, the two Neighbourhood Forums, the Cathedral and Team London Bridge. Set back from the river, Bankside Open Spaces Trust, Blackfriars Settlement, United St Saviour's and experienced community activists are deeply involved in supporting local people.

The parish has a great asset in its residents: people who are rich in culture and experience are invaluable to any community and they witness to the history and continuing story of this part of London. A review of Zukin's *Naked City* (2010) spoke of regeneration in the USA: "The rapid and pervasive demand for authenticity - evident in escalating real estate prices, expensive stores, and closely monitored urban streetscapes - has helped drive out the very people who first lent a neighborhood its authentic aura: immigrants, the working class, and artists."

The challenge is to ensure that those who live on the wrong side of the tracks - the social housing residents - are not cut adrift but are involved, meaningfully, in the unprecedented changes taking place in the area and benefit from the large amount of inward investment.



Opposite property developers tp bennett on America Street, the railway arches are used in traditional style for car maintenance and repair.

Local services, groups and opportunities

CATHEDRAL CONGREGATION

The success of the Robes Project, where members of the congregation help out at a night shelter for the homeless (at Christ Church, Blackfriars) has shown how the high profile of the Cathedral can combine with social action to give credibility and prominence to important issues.

Over and above the benefits to rough sleepers, those who have taken part have enjoyed the experience; it has brought volunteers together on a worthwhile venture, strengthened relationships, provoked discussion and broadened knowledge. A key aspect has been the confidence that members of the congregation have gained through structured involvement. Instead of being hesitant to leave their comfort zones or to appear naïve, a few instructions and a bit of training cleared a path for them to try something new, exciting and worthwhile.

An estimated third of the congregation lives fairly locally. Many of those who travel in to worship also take an active interest in the local work of the Cathedral, which is well known for highlighting less well known causes and using its 'voice' to raise awareness.

CATHEDRAL BUILDINGS

The Cathedral itself is large, open every day and well used for worship, concerts and performances, educational visits and as a visitor attraction. The adjoining facilities are also in demand, raise a significant part of the Cathedral's revenue and have the potential to be used more fully. The curtilage is enjoyed by local workers and visitors, is packed during the summer months, and provides a rare and welcome area of green open space in a built-up landscape. The Cathedral is well known by office workers, public sector employees and small businesses in the area, some of whom call in to find 'an oasis of calm' between meetings. During the study, some small and medium sized enterprises welcomed the idea of a closer connection with the Cathedral.

When the re-built St Hugh's Church is up and running, there will be a second place of worship and some community space, particularly for the east of the parish. Should All Hallows be brought back into use, there will be a contrasting space to serve the west of the parish.

The Cathedral is a significant landowner. Now that land values are rising and structures built for the benefit of local people are becoming scarce, there is increased interest in how the Cathedral uses its existing buildings in a way which articulates the values and the social mission of the church.



Hay's Galleria was decked out with flags from across the world during the Olympics. The parish is home to people from many countries and where many languages are spoken. One long-term resident (originally from Ghana) regretted that none of the local cafés serve Ghanaian food. Harnessing the expertise of the community may provide opportunities for social enterprise.

All Hallows Church and Garden



As old buildings in the parish are demolished to make way for new developments, places such as All Hallows become ever more precious as places which hold the memory of the community and which honour the past.

While Canon Missioner, the Bishop of Woolwich wrote about 'salt' churches and 'light' churches. 'Salt' churches are tucked away, hidden from the main thoroughfare, unglamorous, but trusted and valued, doing their work quietly; people come to them as they are. 'Light' churches are beacons: prestigious, architecturally prominent, learned, unmissable, centres of excellence, inspirational, with glorious liturgy and music.

While the Cathedral is a 'light' church, All Hallows is likely to be thought of in terms of salt; its saltiness seeping into the community in quiet and unremarkable ways, but no less effectively. Bishop Michael's paper suggested that they do different things, they complement each other and we need both kinds of church. The Cathedral parish is fortunate to have both. When St Hugh's is rebuilt, there will likely be another 'salt' church in the parish.

With so much change all around - architecturally, demographically, economically, culturally - All Hallows and its garden becomes more and more precious. Not only to local residents, but also to office workers and visitors, who value the history and human heritage held in the architecture and patch of land.

All Hallows started off as a Mission Hall in 1875 in what was a very poor area. The Clewer Sisters, an Anglican Augustinian order, and parish clergy worked to relieve poverty, running soup kitchens, distributing clothing and looking after young factory workers.

The church took 13 years to build and during that time the relief work grew. The building was large, so that local residents might, "have one place which by its grandeur and beauty shall take them from their misery and squalor into another world."

All Hallows was bombed during WWII and the lady chapel, north aisle and the crypt were restored to form a smaller church in 1957. The renowned artist Hans Feibusch, a Jewish refugee from Nazi Germany, was commissioned to paint a mural on the dividing wall between the gothic and the barrel-vaulted parts of the building. It is currently bricked up for protection, but it is a beautiful and important work which depicts Jesus and Mary Magdalene in the garden after the resurrection, 'Noli Me Tangere.'

During the 1970s, local residents cleared the rest of the site to form a garden, which has been developed and cared for to the present day. The church closed in 1971 but remains consecrated. A suite of recording studios was built inside during the 1980s, which also remain, although the building has not

All Hallows Church and Garden

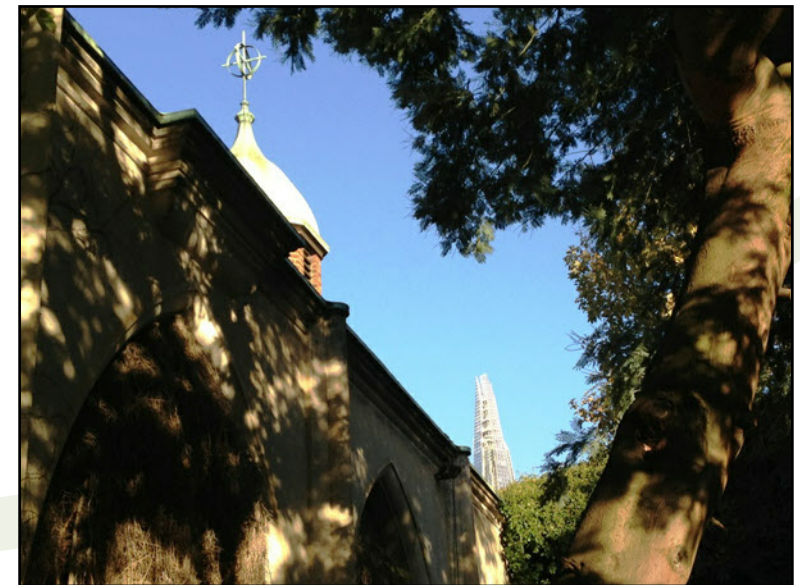
been used since 2001. Blackwing Studios were a key contributor to the successful Britpop period of popular music: Depeche Mode recorded their breakthrough album *Speak and Spell* at All Hallows and singer Alison Moyet is pictured at the studios during this time.

The group which cleared the nave and south aisle area and created the garden, which many now enjoy today, have actively campaigned to protect the building and garden from previous plans by the Cathedral to develop the site. All Hallows shares a border not only with a church hall (currently used as an art gallery) and accommodation for church workers, but with the housing estate to the north, the Winchester Park Estate. These flats have a long association with the Church of England. They were built between the wars by the Church Commissioners and rented at affordable rates to local people on low pay. The names of the blocks relate to past figures, including the Bishops of Winchester, Waynfleet, Wykeham, Farnham, Tomlin and Thorold.

It came as a devastating blow when the Church Commissioners stated their intention to sell the freehold. There was a long campaign by residents and supportive local people, including Simon Hughes, MP, and local clergy, but the campaign was lost and the flats were sold in 2006. The Church Commissioners outlined their hopes at the time:

"We are pleased with this outcome. Unlike Genesis Housing Group and The Grainger Trust, the Church Commissioners are not focused housing providers. The new owners are more likely to be able to make any necessary investments in the properties. We understand the concerns of the residents and have sought to keep them in touch with developments throughout, but believe that this sale will be of benefit to them in the longer term."

Interviewees did not believe that the sale was of benefit to the residents and there are now little over a quarter of the flats whose rents are protected; when the flats become vacant they are let at higher and market rates which has radically changed the nature of community life on the estate. This was a great loss and continues to have a negative impact on the ever-reducing number of families and older people living on the estate. It has become a place with a high turnover of residents and where there are fewer children and fewer elderly



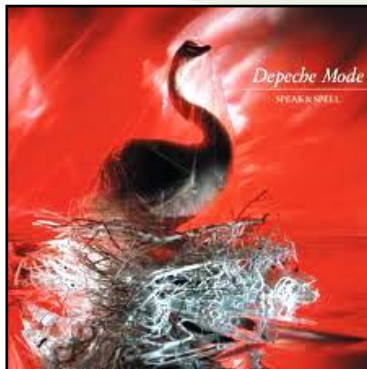
The Shard viewed from All Hallows, with the bell tower to the left and mimosa tree to the right.



The garden has nearly a dozen benches where people sit and enjoy the peace and quiet. Occasionally the benches are used by rough sleepers, although the garden is locked at night.



The Kirkaldy Testing Museum on Southwark Street was purpose built to house a materials testing machine used in Victorian times. Tate Modern holds part of the area's history in its structure, but many of the new developments do not readily relate to the Borough's or West Bermondsey's history.



Depeche Mode recorded their breakthrough album *Speak and Spell* at Blackwing Studios, which were built inside All Hallows Church in the 1980s.

All Hallows Church and Garden

people year by year; where both growing up and growing old has become unusual. This does not make for a rich and enjoyable community life, according to interviewees.

Coupled with the extensive redevelopment in the rest of the parish and the transformation of the area north of Southwark Street with modern glass and steel buildings, which did not readily relate to or benefit existing residents, the selling off of the Winchester Park Estate left local people feeling unheard and disregarded.

John Inge has written about a theology of place and a review of his book notes, "A renewed understanding of the importance of place from a theological perspective has much to offer in working against the dehumanising effects of the loss of place. Community and places each build the identity of the other; this book offers important insights in a world in which the effects of globalisation continue to erode people's rootedness and experience of place."

When, a few years ago, the Cathedral (believing All Hallows to be beyond repair) presented its plans for a mixed new development of social housing, church accommodation and worship space in place of All Hallows, this was perceived as representing part of the problem, not part of the solution. The garden was, and is, cherished, and the loss of the old building in favour of those with no obvious relation to the identity or history of the area was not welcome.

More recently, the Cathedral has been in conversation with the campaigners and there is a new enthusiasm to explore possible uses for All Hallows which would involve local residents, particularly those on low incomes, and be of benefit to them. An alternative suggestion of creating C21st almshouses and a community space from the existing buildings was also made, bearing in mind the lack of affordable housing in the parish.

The building is sound but would need underpinning at one corner to make it safe for use. The recording studios 'boxes within a box' are still in place, but the church has three distinct spaces which each have their own character and all have independent entrances and large windows: an area under the original altar which could accommodate groups up to around 25 people; a larger gothic style vaulted area with a higher ceiling; and a barrel-vaulted area (with the Feibusch mural on the dividing wall) of about the same size.

All Hallows Church and Garden

The responses of several visitors to All Hallows has been one of curiosity and excitement, where it is seen as a place of significant history, potential beauty and as somewhere where local people could recover a sense of agency. The poor state of the interior can be seen as an asset: far from needing a complete makeover before being useful, the very transformation of the neglected space, over time, by local people themselves, could bring opportunities to get together, to get involved, to acquire skills and to build community. The measure would not be the time it took, nor the end result, but the benefits the process brought to local residents. A strong link to the Cathedral and its tradition of speaking out on issues of justice and inclusion could be a catalytic combination. Sharing the learning from this process, by social media and other means, would widen the circle of involvement. Congregational participation, support and interest would be important.

The study confirmed that the Feibusch mural is of interest to Tate Modern (the Tate holds another work by this artist within its collection). Interviewees were interested in the possibility of a quiet or sacred space being part of a re-used All Hallows, welcoming people from all traditions and providing a still centre to community life. The church year, if it was decided to licence All Hallows for worship, would bring opportunities for creative liturgy rooted in the experiences of the locality. Several people commented that the garden has a quality which some would describe as spiritual and linking the garden with the interior would make sense.

Others suggested that the garden metaphor was a rich one and that the recent history of care for the garden could be extended to activities inside the building: potting shed (planting seeds or ideas, nurturing), creating pathways (into work, out of isolation), putting down roots (for newly arrived residents), harvesting (social enterprise), pollination, letting a thousand flowers bloom, and many more.

All Hallows has an eclectic history, worthy of the locality, which has included worship, social mission, fine art, different religious traditions, contemporary music and a love of gardening and of the natural world. There are current residents who remember attending services at All Hallows and many more who have enjoyed a lunch break in the garden or joined in community events there. The Save All Hallows website has a mailing list of around 130 people who have been involved in the campaign.



The garden at All Hallows is valued for its quietness and by people who appreciate the green space. Research recently shared at Bankside Open Spaces Trust reported how people appreciate the natural elements, finding some peace and quiet in a very busy environment and enjoying passive activities such as sitting, thinking, looking at the garden and maybe having a bite to eat.



The parish attracts many young professionals. They tend to move out to places like Blackheath and Greenwich after they have settled down and had one or two children.



This graffiti along Union Road was removed within a day. How we live well locally in a global city is a question which concerns us all.

Conclusions

The Cathedral parish, although small, is mixed in many ways: straddling different 'urban villages', including the very rich but also with deep pockets of deprivation, experiencing fast-paced regeneration but also poverty and exclusion, home to successful businesses and arts establishments but also to those experiencing unemployment and isolation. This presents unusual opportunities.

Parish population

Some residents have lived in the area for generations, others are new arrivals. There are increasing numbers of students and young professionals, who are resident for only a few months or years.

The parish population is

- Young (largest age group is people in their 20s)
- High turnover (26%)
- Large and increasing student population (est >25%)
- Ethnically superdiverse, many different countries of birth, languages

Social need in the parish

- Parish within the 20% most deprived parishes in England
- 31% child poverty, 30% pensioner poverty
- High crime rates
- High unemployment rates, particularly youth unemployment (7.3%)
- Severe lack of affordable housing, especially for families
- availability of social housing falling
- Few local opportunities for youth and elderly
- Prevalence of diabetes, alcohol and smoking related diseases, childhood obesity
- Poor mental health, suicide hotspot

Conclusions

- Isolation
- Fragmented communities, kinship and friendship networks under stress
- No parks, few sports facilities, few open green spaces, few community spaces

Loss and exclusion

For some parishioners, there is a sense of loss of neighbourhood identity and ownership, and a feeling of exclusion from much of the regeneration activity, “People do feel they’re being left behind”. It can be easy to feel invisible and to lose a sense of agency. For those who do rise to the challenge, dealing with regeneration professionals can be daunting, “I don’t know how to speak to these people.” “How do we fill in the forms?” For new arrivals, it can be hard to integrate into a community which is itself fragile and fragmented.

This sense of not being known or recognised is exacerbated by the reduction in services provided by known individuals in a personal, face-to-face way. Many services are being reduced or going online and the social fabric is becoming increasingly thin.

The draining away of human interaction and thinning of the social fabric puts more pressure on the organisations and services which remain. Examples given to the study include:

- Day centres closing down
- Historic Charterhouse-in-Southwark ceasing to provide services
- Sheltered housing losing their own wardens, to be replaced by a ‘floating hub’ of peripatetic wardens
- Spa Road One Stop Shop moving further away and providing a limited service
- Loss of basic but affordable community space at Trundle Street, Charterhouse-in-Southwark, St Hugh’s, 59 Southwark Bridge Road
- Bankside Residents Forum losing funding for its work
- Winchester Park Estate losing its campaign to remain as social housing

The Cathedral co-hosted the House of Switzerland during the Olympic Games.



The view from the Cathedral across the river to the City of London.



The view north from the Kipling Estate, showing a range of older buildings, Guy's Hospital and the newly opened Shard at London Bridge.

Conclusions

- Changes in implementing Section 106 policy resulting in new housing developments which do not include any social housing
- Youth services declining
- Community Mental Health services very stretched; nurses covering three boroughs
- Community Councils enlarging, resulting in a reduced local focus
- Safer Neighbourhood Police merging with neighbouring teams - local officers will cover a wider area, with reduced local focus
- Dedicated caretakers on housing estates replaced by roaming estate officers
- Changing social housing allocation policy resulting in the break up of extended families
- Pubs closing down, affordable places to meet up are few
- Perceived loss of control over changes in the area
- Neighbourhood perceived as a 'rich' area, "You're sorted, mate!" when some people are struggling as much as ever, or more so

One interviewee noted, "Recognising the absolute individuality and humanity of each person is a big area of importance in a place like this" and another, "People need people."

Priority groups

Concern for young people and the elders of the parish were voiced during the study. The working age population also faces challenges, but these two groups are more vulnerable. Much of the existing service provision is for peer groups, but there is potential for intergenerational activity which could harness the skills and experience of the elderly while providing encouragement and opportunities for young people. Parents or other family members could be involved in activities designed to help young people into the job market.

Social enterprise

Exploring opportunities for social enterprise in the parish could help address the work experience and skills gap amongst NEET individuals and those looking for jobs. Activities and products relating to healthy living, local history and genealogy are possible.

Conclusions

Working in partnership

The parish has some very active and effective organisations and individuals and there is plenty of goodwill to work with the Cathedral and local residents to alleviate social need. Partnerships will be vital to any initiative.

Interviewees did not recommend the setting up of projects; sustainability is hard to maintain in the current funding climate. Instead, there were suggestions that any initiative by the Cathedral sits light and remains committed to the area, responsive to the changes taking place but does not lock itself unnecessarily into long-term commitments. Many interviewees stressed the need to consult and work with local residents from the offset.

Local groups which may be interested to work in partnership or supporting initiatives include

- Bankside Open Spaces Trust
- Blackfriars Settlement
- United St Saviour's Charity
- Copperfield Community Garden
- Marshall's Charity
- Library, Borough High Street
- John Harvard Library
- Mint St Playground and Mini-Mints
- JobCentre Plus, London Bridge
- Imperial War Museum
- Bankside Residents Forum
- Safer Neighbourhood Teams
- Bermondsey and Bankside Neighbourhood Forums

Although the parish includes some of the most expensive property in the capital, there are also deep pockets of deprivation.



The Manna Centre and St Mungo's offer food and shelter to the homeless.



The parish has featured in several well-known films: this tunnel appears in the latest James Bond movie, Skyfall.



Cathedral Group Plc are property developers based in St Thomas' Street. One of their straplines is 'The Church of Ideas'.

Conclusions

- London College of Contemporary Music
- Clinical Commissioning Group, Southwark
- Team London Bridge and Better Bankside
- Tate Modern (particularly in relation to the Feibusch mural)
- IPC Media
- Mace
- Essentia
- Guy's and St Thomas' Hospital Trust
- English Heritage
- Imperial War Museum
- Royal Bank of Scotland
- Transport for London
- London Dungeon

Section 106 monies and Community Infrastructure Levy support, through Southwark Council, may also be possible.

Space for social mission

The existing social mission of the Cathedral, including the work of the Southwark Pastoral Auxiliary, is occasionally in need of a space 'to do things'. Any further initiative will need a home which both the local population and the congregation could relate to. Bringing All Hallows back into use in a slow and deliberately people-focused manner would gradually provide what is necessary. When St Hugh's is rebuilt, the contrasting spaces will provide choice and will more easily serve residents in both the east and the west of the parish. If these places are not used, rooms will need to be hired or some of the space at the Cathedral freed up.

Conclusions

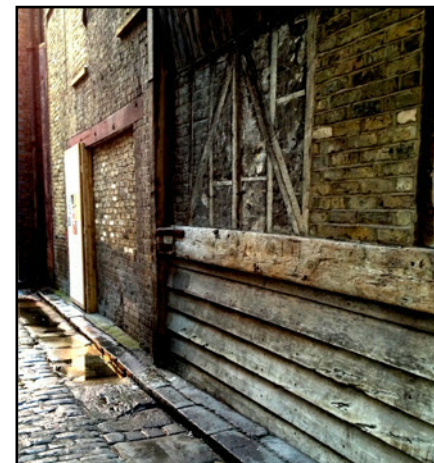
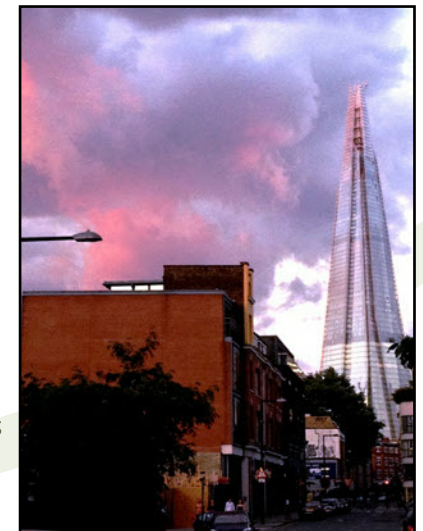
Linking the Cathedral congregation directly with activities at All Hallows would raise awareness and increase participation. Those attending worship on Sundays could make a habit of bringing a couple of tins for a Food Bank; activities designed to increase work-readiness could be linked to a high profile summer Jobs Fair in and around the Cathedral.

The Cathedral has a long and distinguished record of acknowledging the outsider, championing social justice and speaking out on matters of concern. The Cathedral is also a significant landholder within the parish. There is an opportunity to ask questions about how the global plays out locally, who benefits and who does not, what local communities can do and how we live well in a global city in the twenty-first century.

Many parishes do not combine the different elements which co-exist within the Cathedral parish. The list below shows a wide range of suggested initiatives, but the key to deciding which, if any, to pursue will come from a lively engagement and deep reflection with local people and potential partners.

- Mental health support/activities
- Food bank, cheap food market, debt counselling
- Healthy living - cook and eat, access to sport, local exercise trails
- Social enterprise incubator
- Employment - mentoring, pre-work assistance, involvement of families
- Signposting, information on Council and other services, what's on
- Youth activities - kickboxing, recording studio, place to be
- Intergenerational activities, University of the Third Age
- Hands-on gardening, vegetable patch, environmental awareness
- Intercultural gatherings, celebrating local diversity, different histories and heritage
- DIY community entertainment, creative arts, music
- Homework clubs, breakfast and after-school clubs

The Shard is visible from across the parish. This view is from Union Street.



The parish has many hidden alleyways, courtyards and unexpected historical gems: this C16th wall and cobbled street is off Borough High Street.



Recommendations

1. Bring All Hallows Church back to life as a focus for the Cathedral's social mission, making the most of a wonderful asset and building on its many-faceted history: sacred space, hospitality and support for the poor and excluded, fine art and contemporary music, openness to different religious traditions, community involvement, an appreciation of the natural world and the creation of a garden.
2. Preserve the sacred space, possibly including the Feibusch mural, license All Hallows for worship and work with local people to create a liturgical life that reflects a sense of place. Offer the sacred space for use by people of all faiths and none.
3. Continue to bring together individuals from the congregation and from other local organisations to be a sounding board for the development of the Cathedral's social mission.
4. Contract an approachable and capable person to hold the vision of social mission with the Cathedral Chapter and to work creatively with local people, the congregation, volunteers and local organisations, using All Hallows as a base for hospitality and life-sustaining activities.
5. Involve local people from the very start by offering invitations to see inside All Hallows in its current state, to clear an initial space for use and to create a local history within its global context through the collection of stories, memorabilia, photographs, music, art and historical records.
6. Apart from underpinning and securing the building and making it safe for use, avoid the temptation to strip it out in order to deliver services or manage projects. Instead, allow the work to develop slowly and organically from the interaction, exchanges and conversations taking place amongst those who gather there. Activities will flow from this.
7. A bias to local residents on low incomes, to elders and to young people should be evident, with mutually beneficial opportunities for local people to come together across divisions such as age, income, ethnicity, educational attainment, disability and length of residence.
8. Support local voluntary and community organisations (brokering pro bono and volunteer assistance, celebrating and profile-raising, signposting) and work in partnership whenever possible. Build working relationships with local public sector organisations (NHS, police, JobCentre Plus, Southwark Council) and with the arts and business sectors locally.
9. Integrate the social mission work of the parish into the wider life of the Cathedral, offering specific pathways for participation to the congregation, Friends and visitors. Explore opportunities to question, speak out and witness to the life of a parish at the heart of a globalised city which embraces such a wide spectrum of experience.
10. Share the learning from the Cathedral's social mission on a regular basis, by social media or other methods, with parishes in the Diocese and other interested groups.

Further information

London Data Store, GLA <http://data.london.gov.uk>

Neighbourhood Statistics www.neighbourhood.statistics.gov.uk

Census 2001 Parish statistics <http://www.southwark.anglican.org/resources/Census-2001/pdf/256w.pdf>

Census 2001 <http://www.ons.gov.uk/ons/guide-method/census/census-2001/about-census-2001/index.html>

Census 2011 <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

Indices of Deprivation 2010 <http://www.communities.gov.uk/communities/research/indicesdeprivation/deprivation10/>

Department of Education Performance Tables <http://www.education.gov.uk>

Ofsted Inspection Reports <http://www.ofsted.gov.uk/inspection-reports>

Church Urban Fund Poverty Indicators <http://www.cuf.org.uk/povertyinengland>

Safer Southwark Partnership Rolling Action Plan 2011-12
http://www.southwark.gov.uk/info/200030/community_safety_and_enforcement/434/safer_southwark_partnership/1

Metropolitan Police Crime Figures
<http://www.met.police.uk/crimefigures/datatable.php?ward=00bege&borough=md&period=year>

Strategic Review and Redesign of Psychological and Counselling Therapies (for NHS Southwark 2010)
<http://www.southwarkpct.nhs.uk/documents/6353.pdf>

Health Profile Southwark 2012 www.healthprofiles.info

NHS Southwark Annual Report 2011-12 <http://www.southwarkpct.nhs.uk/documents/7704.pdf>

Sexual Health Balanced Scorecard <http://www.apho.org.uk/default.aspx?RID=117779&TYPE=FILES>

Suicide in Southwark, A Strategy for Prevention, Southwark PCT, 2005
<http://www.southwarkpct.nhs.uk/documents/3339.pdf>

Nomis labour and unemployment figures <http://www.nomisweb.co.uk>

Save All Hallows flickr and website has a detailed history of the church and garden, including historic photos of the building and the Hans Feibusch mural www.saveallhallows.com www.flickr.com/photos/saveallhallows

