

**Conservation...Commercial Interests...Noise...  
Traffic...Street Cleaning...Planning...Policing**

# **COUNCIL ENDORSES CODE OF CONDUCT FOR BUSINESSES AND RESIDENTS**

Southwark Council has officially endorsed a new Code of Conduct for Shad Thames to provide a framework to protect the interests of residents, businesses and landlords in the area. The new Code, signed by Gill Davies, Director of Environment and Leisure, is an expanded version of the Code introduced a year ago by the Butlers Wharf Residents' Association (BWRA) and agreed by the Conran Group.

Its main function is to regulate noise, deliveries and refuse collection in the area. The new Code is viewed by the Council as a model scheme which can be successfully applied to other mixed residential/commercial developments in the borough such as Bankside.

The Code has been signed on behalf of the BWRA by Chairman John Fletcher who will now be approaching businesses and other residents' associations in Shad Thames to obtain their endorsement.

"We feel that there has been considerable progress in improving our environment in the last 12 months and we hope this will continue" said Fletcher. "While the Code is voluntary, we do have over 2,000 residents in this relatively small area, many of whom have a high level of purchasing power. We shall be asking them to note which organisations agree to sign up to the Code, and abide by it, and calling on them to support these organisations with their custom."

*The Code is reproduced overleaf in full:*

## **LIB-DEM LEADER MEETS SHAD THAMES RESIDENTS**

The local Lib-Dem councillor, Nick Stanton, spent an evening with Shad Thames residents on 16 April at the Bridge Bar. Southwark Council has been run by Labour – with the narrowest of majorities – over the last four years and the Lib-Dems are hoping to take control at the 2 May elections.

Nick Stanton, who is the Lib-Dem Leader in Southwark, has always been responsive to the needs of local residents, who have pointed out that the contributions in council tax from residents in Shad Thames produce over £1 million per year of Council revenue. If elected with a Lib-Dem majority on 2 May, Nick Stanton has promised major initiatives on education, crime, poverty and the environment.

In the latter context, he has promised to end, within one year, the early morning (0600) council refuse collections in Shad Thames.

## **FILMING IN SHAD THAMES**

Residents will be aware that Shad Thames is a popular location for TV and film producers. BWRA has received complaints on a number of occasions arising from late night or early morning use of arc lights, disturbance from cables, sound recording and parked vans.

We have agreed with Southwark Council that requests to film must be accompanied by a donation to the Residents Association.

Residents also drew his attention to problems in the area associated with crime, street cleaning, parking and planning applications.

Stanton and the Lib-Dems are particularly interested in developing local initiatives such as the Shad Thames Forum.

## **SECURITY INITIATIVE WITH CORPS OF COMMISSIONAIRES**

Residents Associations and businesses are currently investigating the possibility of engaging the Corps of Commissionaires (composed of ex-servicemen) to provide night time security in Shad Thames from 2200-0600hrs. They would also have a role to play in reducing late night noise and early morning disturbance. Preliminary studies indicate that an annual budget of around £70,000 would be required to provide for two staff, with necessary backup, who would patrol Shad Thames and the immediately adjacent streets.

Residents and businesses clearly cannot rely on the police to do this.

Local enterprises such as the Conran Group – who would benefit from reduced insurance premiums – are also interested and we would like to take this further. If enough businesses and residents signed up to the scheme, the cost could be reduced to something like £1 per week per resident.

In the case of residents, for example, this cost could be incorporated into the annual service charge and collected by the managing agents.

*Please use the form in this newspaper (overleaf) to give us your views.*

## **SHAD THAMES NEWS**

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## **CREATING A SHAD THAMES FORUM**

The BWRA, Butlers Wharf West Residents' Association, Anchor Brew House Residents' Association, Wheat Wharf Residents' Association and Vanilla and Sesame Residents' Associations are looking to form a Shad Thames Forum with the aim of:

- Promoting the Code of Conduct
- Preserving the unique character of the area
- Encouraging the establishment of appropriate businesses
- Lobbying local government and the Mayor's Office

We invite other interested parties, including Residents' Associations and businesses, to join us (see over).

# Shad Thames and Tooley Street Residents' Association

## CODE OF CONDUCT AGREED BETWEEN BUSINESSES AND NEIGHBOURHOOD RESIDENTS' ASSOCIATIONS IN SHAD THAMES

1.	<b>Objectives</b>	3.1.1	Businesses shall only accept deliveries outside of the quiet period.
1.1	<p>Residents, business, landlords and the London Borough of Southwark are all stakeholders in Shad Thames and the surrounding area. We have a mutual interest in ensuring that the street and surrounding area is a safe, peaceful, healthy and clean environment, which respects the rights of:</p> <ul style="list-style-type: none"> <li>• residents to peace and quiet during a quiet period;</li> <li>• business interests, such as pubs, bars and restaurants, to operate successfully; and</li> <li>• the London Borough of Southwark to deliver public services, such as street cleansing and refuse collection, in the area.</li> </ul>	3.1.2	Businesses shall make their suppliers aware of the requirement to respect the quiet period.
1.2	<p>These rights are certainly not mutually exclusive. We wish to develop a sense of community in the area in which we live and work, to ensure its continued regeneration and to attract both residents and successful, appropriate businesses into the area.</p>	3.1.3	Any deliveries that do take place within the quiet period will be monitored variously by residents, porters and/or security staff and recorded in a Day Book, which is maintained at the Butlers Wharf porter's lodge.
1.3	<p>We feel that we can achieve this best through the adoption of the following Code of Conduct. All signatories agree to comply by the Code voluntarily and the expectation is that all parties abide with its spirit as well as letter. The Code does not however constitute a legally binding contract and breaches of the Code or any of its provisions do not confer upon any of the parties a right of action beyond that already available in law.</p>	3.1.4	Businesses agree to warn suppliers in writing on the first occasion of breach of clause 3.1.1 above. Should a supplier breach clause 3.1.1 subsequently, the business agrees to cease dealing with that supplier.
2.	<b>Definitions</b>	<b>3.2</b>	<b>Rubbish/Waste Collection</b>
2.1	<p><b>Quiet period</b> – all parties to this Code agree to observe a quiet period between 2300 each evening and 0800 Monday to Friday inclusive, and 2300 to 0900 on Saturday, Sunday and Bank Holidays.</p>	3.2.1	Businesses shall undertake that no trade waste collections in the area will take place within the quiet period.
2.2	<p><b>The Area</b> is defined as the region bounded by the Thames to the north, St Saviours Dock to the east, Tooley Street to the south, and Tower Bridge Road to the west.</p>	3.2.2	Businesses undertake to work amongst themselves to engage a single contractor for the disposal of their trade waste, outside of the quiet period, at the earliest opportunity.
3.	<b>Businesses</b>	3.2.3	Businesses shall not permit rubbish to be placed outside their premises, nor permit rubbish to be moved noisily within their premises within the quiet period.
3.1	<b>Deliveries</b>	3.2.4	Businesses shall place perishable waste, especially food, in tied/sealed bags for collection.
		<b>3.3</b>	<b>Noise</b>
		3.3.1	Businesses shall conduct commercial operations in a quiet manner during the quiet period. In particular, there should be no noisy movement/ crashing of bins and other equipment – especially glass.
		3.3.2	Businesses shall place appropriate notices about the need to work quietly in kitchens and bars and ensure that all staff, especially kitchen and cleaning staff, are properly supervised.
		3.3.3	Businesses brief all kitchen and bar staff, fully and regularly, on the necessity to respect the quiet period – in particular leaving quietly and respecting

	the quiet period when outside during breaks.	4.6	Residents shall place perishable waste, especially food, in tied/sealed bags for collection.
3.3.4	Businesses undertake to warn staff and contractors in writing that they may be dismissed or their contracts terminated in the event of repeated breaches of clauses 3.3.1 and 3.3.2	4.7	Residents agree to give adequate notice of any large or potentially noisy parties and to wind down such events after 2300.
3.3.5	The effectiveness of clauses 3.3.1 and 3.3.2 will be monitored through the Day Book, as mentioned above in 3.1.3	4.8	Residents shall remind guests leaving within the quiet period that they are in a residential area and ask them to leave quietly.
3.3.6	Businesses agree that no renovations/maintenance/contractual works shall be carried out, including works for the benefit of residents, outside of those times agreed with the London Borough of Southwark, or on Sundays or Bank Holidays.	4.9	Residents undertake to contribute to the costs of independent monitoring of noise sources referred to in 3.3.8.
3.3.7	Businesses shall remind guests leaving within the quiet period that they are in a residential area and ask them to leave quietly.		
3.3.8	Should a dispute arise as a result of repeated and unidentifiable noise (such as machinery) during the quiet period, businesses undertake to work with residents to trace and eliminate such noise. Should this require independent monitoring, both businesses and the affected residents' association(s) will contribute to costs.		
<b>4.</b>	<b>Residents</b>		
4.1	Residents shall accept no deliveries during the quiet period.		
4.1.1	Residents, where they have regular suppliers, shall make those suppliers aware of the requirement to respect the quiet period.		
4.2	Any deliveries taking place within the quiet period will be monitored variously by residents, porters and/or security staff and recorded in the Day Book, as mentioned above in 3.1.3.		
4.3	Residents shall ensure that they conduct themselves in a quiet manner and especially not play loud music during the quiet period.		
4.4	Residents agree that no renovations/maintenance /contractual works shall be carried out during the quiet period or at all on Sundays or Bank Holidays.		
4.5	Residents shall not place rubbish outside their premises, or permit the noisy movement of rubbish within their premises within the quiet period.		
			4 May 2006