

SOUTHWARK NOTES presents  
**REGENERATION NOIR**

# THE AFFORDABLES

**VOLUME ONE  
ISSUES 1-6**



Council Dude, I hear  
you been appearing in  
cheap-ass comic

*Yeah. I read it.  
Cheap shots as you say.*

The moaners are always  
cheap. Cheap and nasty

*You think so?*

Yeah. Poor folks with  
nothing better to do

*They should get a life, eh?*

Exactly. But somewhere  
else. Not round here

*We're trying our best, no?*

While we are  
on the subject,  
you got anymore  
them Heygate's  
knocking around?

*Am sure we can  
find something  
for you*

Aylesbury?

*In the bag.*



SOUTHWARK NOTES attempts **REGENERATION NOIR**

# THE AFFORDABLES

SOUTHWARK NOTES thought it would try it's hand at putting some of the most obvious aspects of the Great Elephant and Castle Regeneration Rip-Off into a supposedly funny comic strip!

The most obvious things of the RIP-OFF are the increasing number of new developments that feature no 'affordable' housing component. Instead the Council has begun to sanction areas near the Thames (but also at Elephant) for exclusively private flats and penthouses for the rich.

As part of this free reign to developers, a lump sum of a million from the developers profits will go towards some 'affordable' housing being built elsewhere. Allegedly the Council is promising 1000 new council homes also. We guess after the Heygate Early Sites scandal we are wondering *who* will be holding the Council accountable to such promises? We are also aware that 5000 council homes have been lost to demolition in the last 20 years!

Another topic of our supposedly funny comic is the total waste of time that consultation on big developments is. As a *strategy* to overwhelm local opposition it is, by now, a well devised and much used device within the newly invented regeneration industry.

It's also about the human side to both Council workers and developers and how both are weirdly enthusiastic about regeneration but so deeply *cynical* at the same time!! For both it's a job and wage at the end of the day. Consequences on the ground seem far away.

Developer Dude ★ **STARRING!!!!** ★ Council Dude

**VOLUME ONE ISSUES 1-6**

**1: Feb 2012 - 2: Feb 2012 - 3: March 2012  
4: April 2012 - 5: May 2012 - 6: July 2012**

s o u t h w a r k n o t e s . w o r d p r e s s . o r g

# AFFORDABLE FUNNIES

JANUARY  
2012  
PRICE: £1M

## SOUTHWARK, 2009

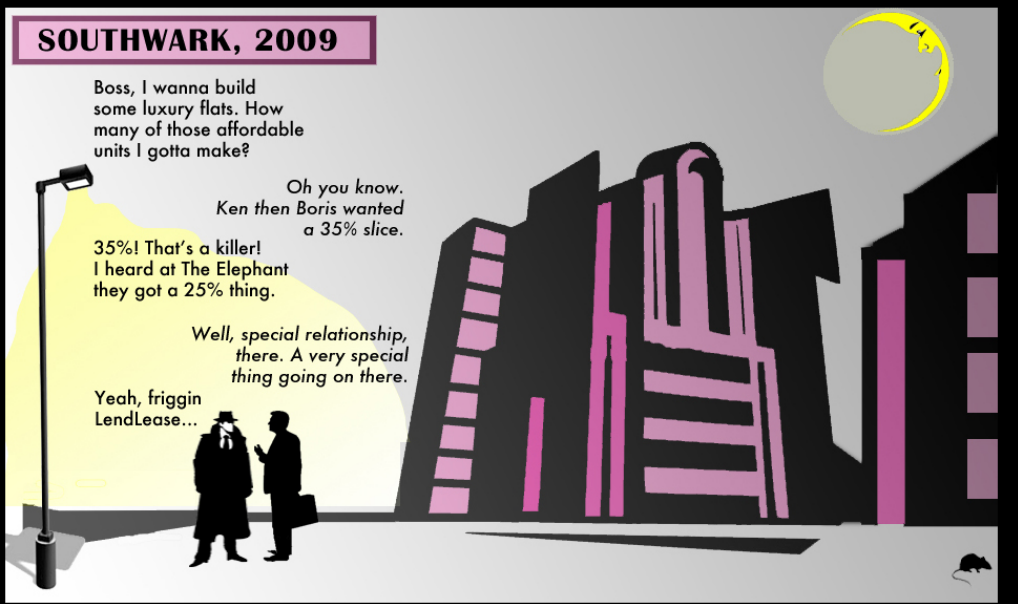
Boss, I wanna build some luxury flats. How many of those affordable units I gotta make?

Oh you know. Ken then Boris wanted a 35% slice.

35%! That's a killer! I heard at The Elephant they got a 25% thing.

Well, special relationship, there. A very special thing going on there.

Yeah, friggin LendLease...



## SOUTHWARK, 2010

Boss, I'm building some more luxury flats down by The River. Real nice! How many of those, ahem, affordable things I'm gonna need?

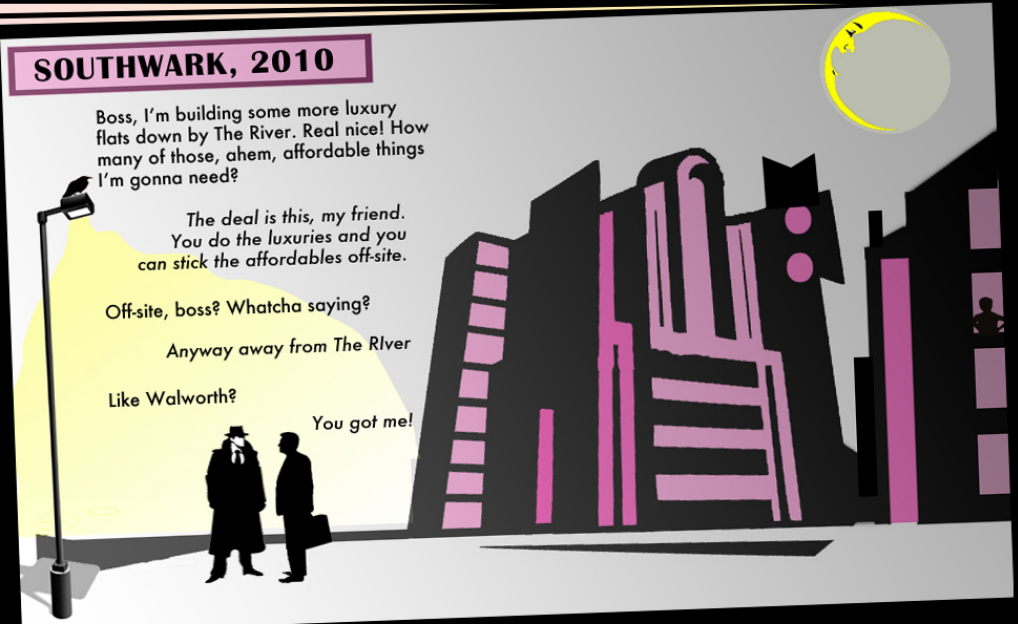
The deal is this, my friend. You do the luxuries and you can stick the affordables off-site.

Off-site, boss? Whatcha saying?

Anyway away from The River

Like Walworth?

You got me!



## SOUTHWARK, 2011

Boss, I'm building another load of luxuries by The River. For the Dubai crowd, the Singapore Set, you know. How many of those, er, cheap houses I have to put up?

It's all got easier, my friend. What about I tell you a big fat zero!

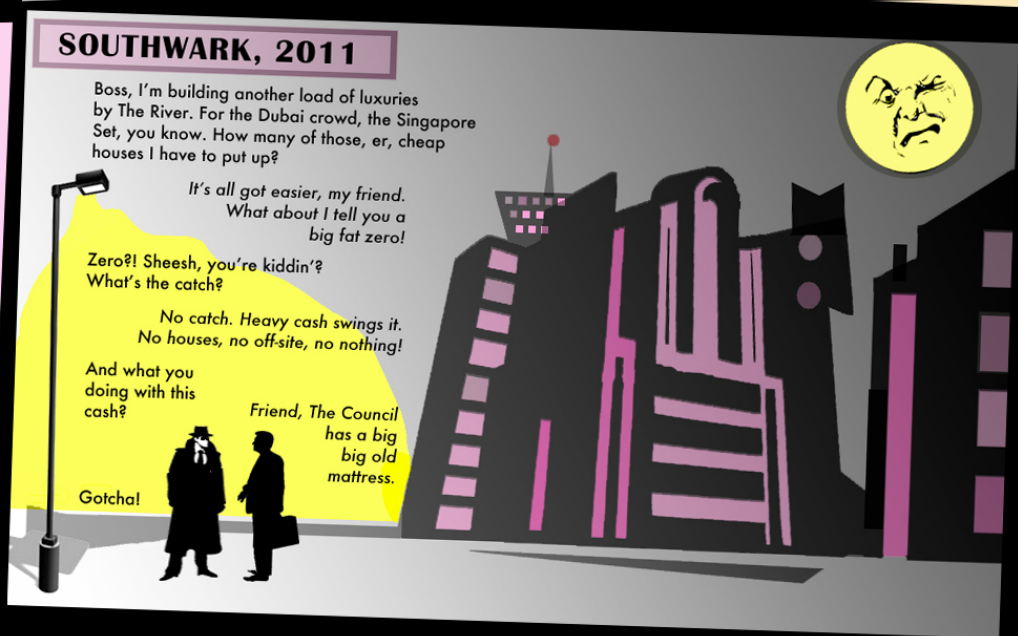
Zero?! Sheesh, you're kiddin'? What's the catch?

No catch. Heavy cash swings it. No houses, no off-site, no nothing!

And what you doing with this cash?

Friend, The Council has a big big old mattress.

Gotcha!





# AFFORDABLE FUNNIES

FEB 2012  
NO:2  
PRICE: £1M



Nice. What was once wasteland is now...

Dude, of course not! You softening up or something? What's up?



**SOUTHWARK, DOWN BY THE RIVER  
SOME TIME IN 2013**

Council Dude, I love the smell of The River at this time of night and the Moon on The Water.

...Yeah, my flats, my hotels, my galleries, my shops, my...But, hey, was it really a wasteland?

Dunno Boss. It's all becomes so enormous. I been writing some poetry...trying to make sense of it all....



They moved. They went. Let's just say that where they went there ain't much coming back from.

They were not good people.

The wrong crowd.



**SOUTHWARK, DOWN BY THE RIVER  
SOME TIME LATER IN 2013**

What happened to those other people? You know the ones that used to...

They went, yeah? But they coming back some time?

That's tough, huh. A tough business.

Bad crowd?



What's not to get? You build new things and the people come. They love it!

Sure. Sure. If you have too.

...I thought it would rhyme..

Free? Ain't no such thing! Believe me.



I'm gonna be straight with you, I'm not sure I get this lark, regeneration, y'know

Can I tell you one of the bits of my poem?

'I made a dream. You can see your face in The River from your penthouse flat. No going back. You made it big. What next?..'

Boss, it's called 'Free Verse'.

You're a cold man. Ice cold

**SOUTHWARK, DOWN BY THE RIVER  
SOME TIME EVEN LATER IN 2013**





# AFFORDABLE FUNNIES

FEB 2012  
NO:3  
PRICE: £1M



Place-making, city forming,  
great job satisfaction, piles  
of moolah each week...

No, I shuffle papers. Shuffle, shuffle!  
Then things happen to buildings,  
to parks, to people.

Believe!  
Dis-believe! Pah!

Am I?

Council Dude, it's obvious  
what I'm getting from all  
this. A few more trinkets  
and baubles as we go but  
I can't for the life of me see what's in it for you.

**SOUTHWARK, DOWN BY THE RIVER  
SOME TIME AGAIN IN 2013**

Really!

Shuffling eh? You mean you don't really  
believe in what you're doing?

You're scaring me now.



Oh! The Tube. They like The  
City and The West End. You  
know, the parks, the shops and...  
I guess, for when they aren't in their  
other place.

Sure. Dubai, Moscow.  
Hong Kong,  
All them places.

Right!

I gotta question for you.

Shoot!

What makes the people  
who live in my flats want  
to come to an area like this?

**SOUTHWARK, DOWN BY THE RIVER  
SOME TIME SOME MORE IN 2013**

...But why do they buy a place right here?

The other place ain't no good?

Nice. Nice places. Sweet.  
But not like here?



The world being a globe  
and all.

And yourself?

Bahamas?

Oh! Semi-detached  
in Hounslow.

Er! No  
Thanks.

It's a global world now!  
So they say, no?

Yeah, the Chief's gotta place in Monaco now!

I gotta place. My island hideaway. Yeah.

Isle of Man. Yourself?

Ok! Up and coming? Should  
I come round and regenerate?

**SOUTHWARK, DOWN BY THE RIVER  
SOME TIME ONCE AGAIN IN 2013**



I been doing some asking around with the locals, yeah. Seeing what's up and that. Just getting a feel...

Good idea. Don't get too close though. I know some people you can use. Professional people.

Sound people. I know them. They're doing their thing, yeah? Consulting?

They using all the colours?

Figures. Don't want to make it too complex I guess. What they find out with all these Post-It's?

So you're going to do these things?

No. Just kidding. Listening is the main thing. That's what's important.

Boss! I already got them consultants on it. 'Schmoozings' from uptown. You know them?

Consult-A-Go-Gol Damn, I never seen people so busy. Flipcharts, feedback forms, charts, piccies...and them Post-It notes.

Nah! Just pink and yellow.

Wow! Loads of local things.

Sheez! Do I have too?

**SOUTHWARK, THE ELEPHANT, AT A BUILDING SITE ABOUT 3AM...**

Yeah, it seems like a lot of local people don't care very much for what I'm trying to do here?

Which is?

Hmm. Make the place a real place. A really nice place. Somewhere you'd wanna come too.

I did. A pink one. Pink was for positive...

Yeah. I get ya. Me too. All this consultation is enough to tire any man out.

Damn, Boss, you're in a cynical mood tonight. What's up?

No way! I mean what...

You okay?

Did you put that on a Post-It?

Nice! An island of pink in an ocean of yellow. Sorry. Am a bit tired.

I think that's the point of it.

Here's cynical for you. If Schmoozings reported that local people didn't want your luxury flats, would you hire them again?

...The show must go on!

Forgot to take my tablets today.

**SOUTHWARK, THE ELEPHANT, AT A BUILDING SITE ABOUT 4AM...**

In the old days, we just used to whack 'em up and sell 'em. Take the money and move on. There was none of this talking to the locals.

Yeah, times change but the buildings remain the same. You got to go with the times, though. Adapt or die!

Boss, I figure ya right there. Roll with the punches...

...Yep! The punches are all about taking it, listening, and keeping smiling through it all.

Yeah. That's what Schmoozings told me. They said it's all about creating an 'experience of participation'. Something like that.

That's right. It's a bit like window shopping. You look at things you want and dream a little bit but you can't have them...

...but one day you might though, eh!?

No! You won't

But you've had the experience...

I think you're really getting it now.

**SOUTHWARK, THE ELEPHANT, AT A BUILDING SITE ABOUT 5AM...**



## THE ELEPHANT SOME TIME AROUND THE YEAR 2013



Lots of heavy cash from Moscow. I hear you.

All good, my friend. All expanding our tax base.

Yeah. We gonna get some art stuff going on, museums and some new hotels too.

Sure. Plenty jobs in retail and security for all!.Used to be called the trickle down effect...

Cross between a drought and scorched earth.

Boss, I got a lotta backing from some Russian guys for this. Plenty roubles!

We been hoovering up some funky currency for these puppies. Luxury flats, corporate rentals and all.

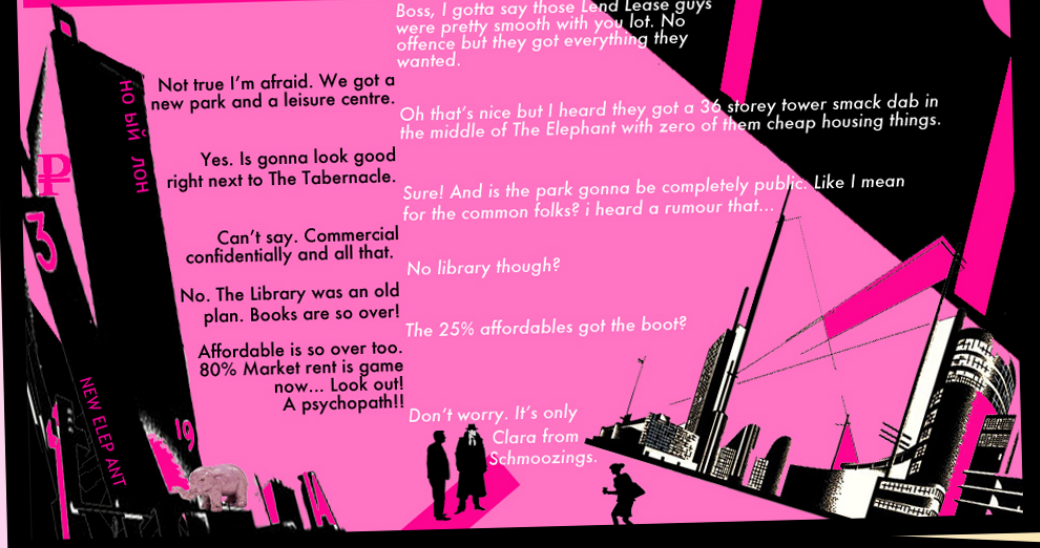
Yeah, bringing the cash from high up to those at the bottom end. As it should be.

That's for the locals, yeah!

And what's it called now?

Uaf! That's gotta hurt

## THE ELEPHANT SOME TIME AROUND THE YEAR 2013



Not true I'm afraid. We got a new park and a leisure centre.

Yes. Is gonna look good right next to The Tabernacle.

Can't say. Commercial confidentially and all that.

No. The Library was an old plan. Books are so over!

Affordable is so over too. 80% Market rent is game now... Look out! A psychopath!!

Boss, I gotta say those Land Lease guys were pretty smooth with you lot. No offence but they got everything they wanted.

Oh that's nice but I heard they got a 36 storey tower smack dab in the middle of The Elephant with zero of them cheap housing things.

Sure! And is the park gonna be completely public. Like I mean for the common folks? i heard a rumour that...

No library though?

The 25% affordables got the boot?

Don't worry. It's only Clara from Schmoozings.

## THE ELEPHANT SOME TIME AROUND THE YEAR 2013



Hi Clara.

I saw that. Comprehensive.

Oh yeah. Me and everyone else. I liked how you even put the opposition in there too.

...And you did a few things they wanted?

That's how it works.

Flawless!

Box ticked! Result. She doesn't say much eh?

BOO!!

Sorry!

Hi Clara.

Clara did our Statement of Community Involvement for our Masterplan. It was knock-out stuff! Didn't miss a bean.

Yeah. You read it?

The moaners! They had to go in...

No! But they're in there. That's how it works, isn't it? Everyone has their say.

It's a beautiful process.

Works every time!

She's a listener, Boss.

That wasn't very funny!



# AFFORDABLE FUNNIES

JULY 2012  
NO:6  
PRICE: £2M

We're going to build 1000 new council homes in Southwark over the next ten years.

Yes, my friend. It appears so. But it must be done...

Hey, that's my line. Seen to be done, yes! You see the closer you watch, the less it happens! So it's a trust thing!

Like those indeed. So you remember those?

Not so! Some of them got built in the end. Some old Heygate tenants got places.

The figures are not to hand, I'm afraid. I'll fax them over Monday.

Boss, did the the world finally turn upside down?!

...Or seen to be done, no?

I gotcha! Like those Heygate homes for decanted tenants you were building?

Must be the only one, Boss. Muchos P.R, muchos fanfare and spin. A triumphant non-event!

Crazy, yo?! How many exactly?

**THE ELEPHANT ONCE MORE, PROBABLY ABOUT NOW...**

Building new council houses will demonstrate our commitment to those on our waiting lists.

You see with 20,000 people on the list we can't just do nothing about it anymore.

People are crying out for genuine affordable housing in the local area.

We have a duty of care to those who who trust us to deliver cheap quality homes for all.

My friend, are you listening to me? Boss, are you listening to me?

Yes, I am. Am sure we can get a few built in time for the next election.

Sure I am. Got any more estates we can knock down?

Thanks for the green light on my new tower by the way! 600 flats, all top notch.

We getting some of them eco turbines thingys in every flat and two Waitroses and a Foxtons too.

But I need to get some more stuff going up in the Opportunity Area. That's where the killing is.

**THE ELEPHANT ONCE MORE, PROBABLY ABOUT NOW, KIND OF...**

1000 new Council homes in ten years is nothing to be sniffed at.

About 39,000.

Yeah. 1260 units...

Yes, a few hundred more.

Yeah, okay, okay.

It's easy to misunderstand our intentions.

Building new council homes.

Well, I can think of three empty sites we got!

Boss, there's a lot of sniffers out there! How many Council homes you got right now?

But with Heygate gone, that must have taken a chunk away...

And with Wood Dene demolished, how many?

And the Elmington blocks demolished too...

Regeneration's a bitch, eh?

Sure it is. What are they again?

And my fancypants flats?

**THE ELEPHANT ONCE MORE, PROBABLY ABOUT NOW, KIND OF, WHATEVER...**