

Good afternoon,
Council Members and
distinguished guests
and everyone present
here today.

My name is **James
Rose**, and I have been
a resident of **Peckham**
for over twenty years.
Peckham is more than
just the place I live, it

is my home, and I take great pride in being part of this vibrant and diverse community.

I am the owner of a small independent business called **BolaBolaBoba**, a bubble tea shop that has been serving the

people of Peckham
and beyond. Through
my business, I have
had the privilege of
engaging with a
**diverse range of
customers**, reflecting
the rich cultural fabric
of our community
here in Peckham. In
addition to serving the

public, my business
also provides part-
time employment
opportunities to local
young people, many
of whom are studying
at university and
seeking valuable work
experience of which I
am very proud of.

I would like to clarify

that BolaBolaBoba is
an independent
business, separate
from Market Place but
housed in
Marketplace Unit 10
Aylesham center. I am
one of ten third-party
small business
owners who currently
operate within Market

Place, I must emphasise that we the small businesses is Marketplace with each of us running our own businesses independently. While we share the same physical space, we are individually responsible for our

businesses

operations, staff, and

community

engagement.

Unfortunately, neither

I nor the other unit

holders have been

consulted regarding

the current

development plans or

any potential business

relocation. This lack of communication has left many of us feeling unsupported and overlooked, despite our ongoing contributions to the local economy and to Peckham's distinct cultural identity. For years, we have helped

to sustain the area's
diverse food and drink
culture, which plays a
pivotal role in bringing
people together and
fostering our diverse
community pride.

The prospect of
relocation presents
significant challenges
for small, independent

businesses like mine. Suitable alternatives are extremely limited, and the process of moving and re-establishing a customer base would be both financially and operationally difficult. For many of us, the uncertainty

surrounding our future
is deeply concerning.
I am particularly
worried about the
broader impact on
**Peckham's small
business community.**
The independent
traders and food
vendors within Market
Place plays an integral

part of the local
economy. we
contribute to the
area's identity, vitality,
and sense of
belonging. The
potential loss or
displacement of these
businesses would
represent not just an
economic setback,

but a cultural one too.
Peckham has long
been celebrated for its
diversity, creativity,
and community spirit.
The local markets and
food businesses are a
living expression of
that identity , places
where people from
different backgrounds

come together, share experiences, and build connections.

If this development moves forward, I respectfully urge the Council and the relevant stakeholders to **consider the voices and livelihoods of small business**

owners like myself.

We are not simply
tenants; we are active
contributors to
Peckham's character,
economy, and
community life.

Thank you for your
time, and for giving
me the opportunity to
speak today but most

importantly whatever
is the outcome I
asked for your
consideration on us
the Small business
owners.

