

Item No. 16.	Classification: Open	Date: 20 October 2015	Meeting Name: Cabinet
Report title:		Aylesbury Regeneration: Amersham Site (Plot 18) Redevelopment	
Ward(s) or groups affected:		Faraday	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

FOREWORD - COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION AND NEW HOMES

The regeneration of the Aylesbury Estate is more than just replacing poorly designed and constructed homes with new homes of the highest quality, it is about providing all of the elements for a successful and thriving community. This includes new affordable homes, new parks and open spaces, better connections for people rather than cars, and brand new community facilities. This report seeks approval to proceed with the submission of a planning application for the redevelopment of the Amersham site (Plot 18) to ensure the delivery of these new community facilities, including a new library, a health centre and pharmacy, early years facility, community space plus public open space and approximately 120 residential units. These will be delivered at an early stage within the Aylesbury regeneration programme so that residents can start benefiting from them as soon as possible.

RECOMMENDATIONS

1. That the cabinet notes the update progress report of the work carried out by the council and its development partner, Notting Hill Housing Trust (NHHT), in bringing forward the regeneration of the Aylesbury Estate as set out below:
 - Detailed Planning consent for the First Development Site and outline Planning consent for the remainder of the estate Masterplan (Phases 2, 3 and 4) has been granted by the Council and the associated section 106 agreement has been signed.
 - Demolition of vacant buildings within the FDS is now underway with the commencement of the internal soft strip contract in August 2015.
2. That the cabinet agrees to proceed with the submission of a planning application for a new Library on the Aylesbury Estate, along with a range of community facilities, including a health centre and pharmacy, early years facility, Community Space plus Public Open Space and approximately 120 residential units, to be delivered through the redevelopment of the Amersham site (Plot 18), ensuring that community facilities are provided at an early stage within the Aylesbury regeneration programme.
3. That the cabinet notes the funding implications of the proposed community facilities are currently being reviewed and will be reported back to cabinet as part of the capital monitoring report.

4. That the cabinet also notes the improvement works proposed to Westmoreland Road as a key gateway into the Aylesbury Estate.

BACKGROUND INFORMATION

5. Having undertaken an EU-compliant procurement process, the council appointed Notting Hill Housing Trust (NHHT) to bring forward the phased regeneration of the Aylesbury Estate, and a Development Partnership Agreement (DPA) between the Council and NHHT was signed on 28 April 2014. This partnership will see the development of a further 3,500 new homes across the Aylesbury development area, along with a number of community facilities, commercial facilities and a range of parks and open spaces and high quality public realm. In addition to the physical regeneration, the partnership provides for a number of social and economic regeneration initiatives for the duration of the anticipated 19 year development period.
6. This report sets out the progress made on the development by the council's development partner, since the latest report to cabinet, and seeks approval to proceed with the early delivery of a range of community facilities, including a new library, at Plot 18 of the development site, as well as public realm improvement works on Westmoreland Road.

KEY ISSUES FOR CONSIDERATION

General update

7. Planning approval for both the detailed planning application for the First Development Site and Outline Planning application for the Masterplan for the estate, were granted by the council in August 2015. The section 106 Planning agreement for the development was signed in August 2015. The statutory period to challenge the consents through application for Judicial Review has expired and the Council has not been made aware of any application being made for a Judicial Review of the Planning consent.
8. The council has made significant further progress in re-housing the remaining occupiers of the First Development Site. Three blocks within the site are fully vacant, those being 69-76 Chartridge, 77-105 Chartridge and 106-119 Chartridge, and internal soft strip demolition of those blocks was commenced in August 2015.
9. Of the remaining blocks on site, presently just one tenant remains and is due to move once alternative premises identified become available. There are now just 14 leaseholders remaining on site, with 2 leaseholders recently moving to brand new Notting Hill properties at Camberwell Fields through the Council's re-housing assistance programme, while another is progressing a Council tenancy. 8 of the remaining leaseholders are non-residential leaseholders, of whom 4 have accepted offers from the Council.
10. The Public Inquiry into the Compulsory Purchase Order (CPO) was opened at the end of April 2015 and ran for 5 days. The Inquiry was adjourned by the Planning Inspector, to allow objectors to secure legal representation, and was reconvened on 13 October 2015. A decision on whether to confirm the CPO is expected from the Secretary of State in early 2016.

11. Decant of Phase 2 is well underway and tenants are moving out at a rate of approximately 30 per month, in line with the Council's re-housing programme. An early buy back programme is under way until March 2016 for leaseholders within Phases 3 and 4 who wish to sell their property back to the Council ahead of the programme for re-housing those phases. The Council has received 37 enquiries and has already either completed or agreed the buy back of 14 properties under this scheme.

New Library and community facilities

12. In 2009, the Council committed to delivering new community facilities early on in the Aylesbury regeneration programme, and this is reflected within the Aylesbury Area Action Plan (AAP). The Amersham site was identified within the AAP (as Site 10) as the optimum location for the new community facilities as it is situated in the heart of the development area, mid-way along Thurlow Street, and forms a key link between the conservation area to the west and Surrey Square park to the east.
13. This report seeks approval to proceed with the submission of a planning application for redevelopment of the Amersham site to deliver a new Library, along with a range of other community facilities. The scheme will ensure the delivery of key facilities at an early stage of the development programme to support the community over the period of the regeneration of the estate, serving existing residents on the estate and surrounding residential areas as well as serving the future residents of the redeveloped estate. The early delivery of this site will also facilitate the relocation of existing community facilities on the estate located in Taplow, in line with the timetable for the re-housing programme for residential properties within Phase 3.
14. The council has consulted extensively with key stakeholders in developing the brief for the new community facilities on the site, and these will comprise the following:
 - Approx. 3,100m² Health Centre, to provide new premises for the Aylesbury Medical Centre and the Aylesbury Community Health (both located in Taplow)
 - Approx. 1,000m² Early Years facility
 - Approx. 950m² Community Space, comprising a new Library, Stay and Play facility and community trust offices
 - Approx. 350m² retail space, including a pharmacy to provide new premises for the Medi-pharmacy (currently located in Taplow)
 - Public Open Space
 - Approx. 120 residential units.
15. While the precise tenure split of the residential units remains to be finalised in the coming month, at least half of the new homes on the site will be affordable in tenure, split between social rented and intermediate shared ownership. All new social rented homes within the scheme will be let at target formula rents, as required by the section 106 for the whole of the Aylesbury development area. It is also anticipated that a local lettings policy will be drafted based around creating a mixed community of people over 55 years in age, whose children are no longer living at home, thus improving health and wellbeing and reducing long-term need for external care services.
16. NHHT will deliver the new facilities on this site on behalf of the council, under

arrangements set out within the DPA, including progressing and submitted the Reserved Matters Planning application and procuring and managing the construction of the development. Outline Planning consent for the new facilities has already been granted by the Council as part of the Masterplan for the overall estate, approved in August. Following completion of detailed design work, a Reserved Matters Planning application will be submitted to the Council in November, with Detailed Planning consent anticipated to be granted in early 2016.

17. The DPA provides for Notting Hill to deliver the scheme on Plot 18 under a Building Lease with a plot lease for the north block to be granted to Notting Hill upon completion with sublease carved out for the Council-owned library and community space. The south block will remain in the Council's ownership, and the Council will grant leases for the new the GP medical practice and community health facility on commercial terms.
18. The development site comprises 300-313 Missenden, the three blue huts and adjacent multi-use games court, and arrangements are in place for the properties to be vacated to allow for demolition to commence in Spring 2016. In addition, in February 2015, the Council decided to bring forward the decant of 57-76 Northchurch from Phase 3 into Phase 2 to mitigate any negative impacts of the construction of Plot 18 on residents.

Westmoreland Road Public Realm Works

19. Public realm improvement works to Westmoreland Road have been identified as part of the Aylesbury regeneration programme due to the nature of this route as a key gateway into the Aylesbury development area from the west.
20. The proposed works will improve the visual amenity of the streetscape through the introduction of three new street trees and use of granite as a high quality paving materials in footways matching those used on Walworth Road, and will improve pedestrian safety and accessibility through the introduction of raised pedestrian crossing table, while footways adjacent to the pedestrian crossing and at the junctions with Horsley Road and Red Lion Row will be extended.
21. The proposed works were recently presented at Community Council for approval to proceed to detailed design and, subject to the outcome of statutory consultation, implementation. The anticipated programme is for commencement of works in March 2016 with completion in July.

Policy implications

22. The recommendations set out within this report are intended to ensure the council is able to deliver on vision for the regeneration of the Aylesbury Estate in line with the principles set out in the Aylesbury Area Action Plan and the Council's Core Strategy. Both the Aylesbury Area Action Plan, approved by Council assembly in January 2010, and the Core Strategy, approved by Council assembly in April 2011, set out the Council's detailed vision for the future of the Aylesbury and provide the Planning policy framework for the area.
23. The council is currently reviewing the Core Strategy and Southwark Plan to articulate its vision for the regeneration of the Borough over the next 10-15 years. Public Consultation on the options for the New Southwark Plan, as well

as the scope for the impact assessment of the new plan, took place over the period February to March 2015. The New Southwark Plan reaffirms the Council's vision for the regeneration of the Aylesbury estate as established within the 2010 AAAP.

Community impact statement

24. Section 149 of the Equality Act 2010 states that the council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and foster good relations between persons.
25. The recommendation of the current report is to proceed with the submission of a Planning application for the development of a new Library and a range of other community facilities at the heart of the Aylesbury Estate. This is required to deliver on the regeneration of the estate in line with the vision set out within existing policy framework of the AAAP, as detailed above. Equalities considerations have been expressly considered at each step of the process.
26. An Equalities Impact Assessment into the Aylesbury Estate Renewal Programme was undertaken as part of the development of the AAAP and this together with any appropriate updates is a material consideration in Planning decisions regarding the estate. Following an Examination in Public into the AAAP, the Inspectors report, published in November 2009, concluded that the estate "shows clear signs of stress, and there is evidence that the built fabric would be expensive to retain in the long term and would in any event be unlikely to achieve a satisfactory residential environment."
27. Equalities considerations were expressly taken into account by the council in its determination of the Planning applications for both the First Development Site and the outline Masterplan for the wider estate. In undertaking an assessment compatible with the council's equalities duties, it was concluded that the development will have some beneficial impact on protected groups, the advancement of equality of opportunity and the fostering good relations between persons who share a relevant protected characteristic and persons who do not share it. Officers concluded that the scheme will deliver a mixed and balanced community that provides for individuals and groups over the short, medium and long term.
28. The proposed redevelopment of plot 18 will result in the early provision of new facilities for a range of uses. The development will comprise a new library with Stay and Play facilities, GPs practice and community health facility, early years facility and community trust space. These will support the existing community and throughout the period of the regeneration of the estate and assist in establishment of sustainable balanced communities beyond. Overall it is considered that the scheme will promote good community relations, enhancing equality of opportunity for all residents.
29. There will also be further consideration of the equalities impact of the proposed development of the new library and community facilities on the Plot 18 site as part of the council's consideration of the reserved matters planning application, once submitted.

Resource implications

30. There is an existing allocation, which was approved in November 2013, of £76.7m within the Council's Housing Investment Programme for the regeneration of the Aylesbury estate for the period up to 2019/20. This was identified to meet a range of council capital costs in delivering the regeneration of the estate, including land assembly and demolition. This funding provision was estimated to be sufficient to bring forward Phases 1 and 2 of the programme. In April 2014, the DPA Business Plan, produced by Grant Thornton as part of the procurement of NHHT as development partner for the estate, confirmed that the ultimate cost under the DPA to the council in bringing forward the redevelopment of the estate over the 20 year programme would ultimately be in the region of £150m.
31. Under the arrangements set out within the DPA, the council is to fund the council works within the scheme, which comprises the new community facilities and public open space within Plot 18. Shared costs, such as associated professional fees, are apportioned between the council and NHHT with the basis for this set out within the Business Plan under the DPA. Under the DPA, NHHT are required to pay the council an infrastructure fee of £9m, in stages linked to the start of work on the First Development Site. This infrastructure fee was intended to contribute to the delivery of social infrastructure in the area and can be used towards the provision of new community facilities on Plot 18. In addition, at planning committee on 4 November 2014, Members approved the release of £3,082,784.40 of existing section 106 funding towards the new health centre, library and open space on the Amersham Site.
32. The delivery of the Plot 18 forms an early element of the wider Phase 2 of the Aylesbury development, under the DPA with NHHT. NHHT has confirmed its commitment to take the scheme for Plot 18 to Planning submission in November 2015. Subsequent commencement of development works, currently anticipated to be in Quarter 3 2016/17, will be dependent upon NHHT demonstrating the viability of the wider Phase 2, under the DPA.
33. Further assessment of the capital funding impact of the proposed community facilities is currently underway and will be reported back to cabinet through the capital monitoring process. The Councils' share of the costs of design fees and surveys required to bring the scheme to Planning submission are estimated at £1.1m. This is being funded through the existing committed section 106 funds.
34. As set out in more detail below, there has been extensive consultation with stakeholders including the council's Libraries and Leisure and Children's and Adults' Services teams, the Aylesbury Medical Centre, Guys and St Thomas' Trust, NHS Southwark CCG and the local community trust, on the development of the brief and detailed designs for the community facilities proposed on the site. The proposed uses represent a combination of new facilities and expanded re-provision of existing facilities in the area. There is in-principle commitment from each party, and the running costs associated with the new facilities are being built into future budget assumptions. In addition, the letting of the new GP medical practice and community health facility on commercial terms will result in a revenue stream to the council.

Consultation

Community consultation

35. There has been a long history of consultation with the community on the proposals for the regeneration of the Aylesbury estate, which has been detailed in previous reports. There was extensive public consultation on the Aylesbury Area Action Plan (AAP), which sets the overall vision for the regeneration of the Aylesbury Estate, during the period of its development from 2007 to its adoption in January 2010, including a statutory Examination in Public in September 2009.
36. The planning applications for the First Development Site and for the outline Masterplan for the redevelopment of the wider Aylesbury Estate, which were developed within the framework set by the AAP, were the subject of further community consultation, including over 20 different events over the period March and August 2014, in advance of the submission of the Planning application in October 2014, after which there was further statutory consultation in early 2015. The Council's Planning committee resolved to approve both applications in April 2015.
37. There has been consultation with the community throughout the development of the designs for Plot 18, starting in March 2015 with workshops on the design of the new public open space and on the over-55s residential block. More recently, a consultation event was held on Wednesday 16th September 2015 at East Street Library to seek the community's feedback on what they would like to see in the new library, while a weekend consultation event took place on Saturday 3rd October 2015 to gain feedback on the overall emerging designs for Plot 18.
38. Once the planning application for Plot 18 has been submitted to the Council for consideration, there will be further statutory public consultation on the detailed designs.

Stakeholder consultation

39. In addition to community consultation described above, the council has undertaken an extensive programme of key stakeholder consultation in the development of both the brief and designs for the community facilities being delivered as part of redevelopment of the Amersham Site. In relation to the new library, stay and play facility and community trust office space, there has been on-going consulting with the Council's Libraries and Leisure team as well as local groups such as Creation Trust. The new Health Centre, comprising GP medical practice and community health facility, has been developed through close working with staff at the Aylesbury Medical Centre, Guys and St Thomas' Trust and NHS Southwark Clinical Commissioning Group through a Project Steering Group, which also includes representation from other health specialists. Finally, regarding the Early Years Facility there has been on-going engagement with LBS Children's and Adults' Services.
40. The development of the brief for the site was the product of joint working and significant involvement from each of the stakeholders over the period June to November 2014. The brief development was led by the council's Aylesbury regeneration team, with specialist input appointed for the Health and Early Years brief, through a collaborative process which included an initial joint workshop session, visits to precedent facilities and a programme of regular meetings throughout the development of the brief. This process generated a 150-page

briefing document, setting an overview of the projects and detailed brief for each facility, including the relevant technical standards, schedule of accommodation and adjacency diagram. The brief was agreed by the stakeholders in November 2014.

41. Thereafter, key stakeholders were involved in the selection of the design team to bring forward the new development over the period November to December 2014. Stakeholders for the Health Centre and Early Years Facility were engaged as panel members in the interview and selection process for architects for the “feature” South building containing the Health Centre and Early Years, through which Duggan Morris Architects were selected, from shortlist of 6 practices, to work along side HTA who were engaged for the overall Masterplan and the North Building comprising residential, retail and Library and community facilities on ground floor.
42. Stakeholder involvement continued throughout design development over the period January 2015 and on-going up to Planning application submission programmed for November 2015. Designs have been developed through very close working with each of the stakeholders throughout the design period, inputting into key aspects of the layout requirements in terms of end-user operations. Stakeholders were engaged through a programme of design meetings in both at Concept and Detailed Design stages, as well as visits to precedent facilities. In addition there has been regular engagement with the Council’s Planning and design officers throughout the project. Officers were consulted on the outcome of the feasibility study and their input fed into the design brief. A formal Pre-Application agreement has been entered into by NHHT, under which regular design and Planning meetings have taken place, as well as two Design Review Panel reviews of the scheme designs in March and August, which concluded that the Panel broadly endorsed the designs. Each of the stakeholders will sign off the final designs, layout drawings and schedule of accommodation, in late October prior to Planning submission.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

43. This report seeks approval for the council as landowner to submit a planning application for the redevelopment of the Amersham site at the Aylesbury Estate. This will include a new library together with a range of community facilities. The position relating to the funding of the project will be reported back to cabinet at a future date.
44. The report refers to the public sector equality duty as contained within the Equality Act 2010 and paragraph 14 refers to the extensive consultation which has been undertaken and paragraph 27 concludes that the proposed development will in fact have some beneficial impact for protected groups.
45. The planning application will in due course be considered by the council's planning committee in accordance with its statutory obligations. At this stage, the decision to proceed with a planning application is clearly one which may be taken by cabinet.

Strategic Director of Finance and Governance (FC15/028)

46. The strategic director of finance and governance notes recommendations in this report including to proceed with planning application for Plot 18, Amersham community site redevelopment. This report specifies that a total existing funding of £12m has been identified (paragraph 31) with the remaining sources of funding currently under review; to be reported through the capital budget monitoring reports.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Area Action Plan	Chief Executive's Dept Southwark Council 160 Tooley Street London SE1 2QH	Simon Chambers 0207 525 7495
Link: http://www.southwark.gov.uk/info/200211/area_action_plans/1327/aylesbury_area_action_plan		
Selection of a Preferred Partner to Work with the Council to Deliver the Regeneration of the Aylesbury Estate	Chief Executive's Dept Southwark Council 160 Tooley Street London SE1 2QH	Simon Chambers 0207 525 7495
Link: http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=4326		
Aylesbury Regeneration – Early activation of 57-76 Northchurch	Chief Executive's Dept Southwark Council 160 Tooley Street London SE1 2QH	Simon Chambers 0207 525 7495
Link: http://moderngov.southwark.gov.uk/documents/s52089/Report.pdf		

APPENDICES

No.	Title
Appendix 1	Amersham Site (Plot 18) scheme – visualisations of the completed scheme

AUDIT TRAIL

Cabinet Member	Councillor Mark Williams, Regeneration and New Homes	
Lead Officer	Neil Kirby, Head of Regeneration South	
Report Author	Matt Derry, Senior Regeneration Manager	
Version	Final	
Dated	7 October 2015	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		Yes