

1 Recommendations

- 1.1 That the Executive notes the continuing progress made on the main regeneration

2 Background

- 2.1 This is the second of the progress reports on main regeneration projects:
 - a. Peckham .
 - b. Aylesbury
 - c. Elephant and Castle (Development Project and Links SRB)
 - d. Canada Water:
 - e. Bermondsey Spa

- 2.2 The format of the reports is still being developed and as promised in the previous report these summaries will be made available to all members and the public in the near future. Other information about progress is made available through:
 - a. A newsletter in the Elephant and Castle area (first issue January 2003)
 - b. A newsletter for Peckham (last issue December – quarterly)
 - c. A newsletter issued by the Aylesbury New Deal for Communities (most recent issue December)
 - d. The Canada Water Forum;
 - e. The Bermondsey Spa Working Group.

**Regeneration Project Report
Quarter 3
February 2003**

Peckham Partnership & Greater Peckham Alliance	3
Aylesbury Regeneration Programme	8
Elephant and Castle Development	11
Elephant Links SRB	14
Canada Water Regeneration	17
Bermondsey Spa Regeneration.....	21

Regeneration Project Report - February 2003

Peckham Partnership & Greater Peckham Alliance

3 Introduction

- 3.1 The Peckham Partnership was created as a result of successful round 1 SRB bid. In its final year the 7-year programme had a total value of £290 million of which £59.9 million was Government Single Regeneration Budget Grant. A partnership board made up of representatives from the statutory, private and community sectors oversaw the scheme.
- 3.2 The target area was centred on a locality which, in 1994 when the SRB bid was prepared, consisted of five Council estates, almost entirely in Little Ward, plus the commercial and shopping area of Rye Lane/Peckham High Street. The Partnership's physical vision for the area was set out in a Masterplan and the relationship between the Council and its housing partners is laid out in a Strategic Development Agreement (SDA).
- 3.3 In addition, the Partnership has also been responsible for the management of a Capital challenge Programme of £11m
- 3.4 The Partnership sponsored an additional bid for SRB funds to meet the objectives and costs of the Greater Peckham Alliance or GPA.

4 Timetable

- 4.1 Peckham Partnership's vision was to transform Peckham into a place where people choose to live, work and visit over the seven years starting from 1994. Over the final year of the SRB programme, the Partnership sought to:
 - a. review what progress was made towards achieving its vision;
 - b. agree what needed to be put in place post March 2002 to take the Partnership's work forward - including the setting up of the Greater Peckham Alliance 'Pride and Prosperity in Peckham' SRB.
- 4.2 The GPA will last for 3 years during which £1.5m will be allocated for spending on community development; jobs training; working with local young people; and on affordable childcare.

5 Planned Outcomes

Peckham Partnership

- 5.1 The Peckham Partnership had 9 objectives addressing: training and employment, education, housing, community safety, town centre, health, safe access and community developed.
- 5.2 Mid way through the Scheme (June 1998) the Partnership refocused the programme to provide enhanced support to people-centred programmes around education, training and employment and community development. Over the final years of the partnership results of this work have been more readily recognised.
- 5.3 Both the SRB programme and the Capital Challenge Programme have made significant contributions towards the changes that have been made to the physical appearance of the area.
- 5.4 Outcomes have been monitored over the past seven years and have been the subject of previous reports. An end of scheme final evaluation has been completed and a detailed report will be made.

GPA Outcomes 2001/2002

- 5.5 Capacity Building: In the first year of the capacity building programme, a community initiatives fund was set up and a series of workshops on applying for funding in the GPA area were held. A database has been devised which holds information on local community, voluntary sector and faith groups in the GPA area
- 5.6 Community Initiatives Fund: In the first year of the capacity building programme a community initiatives fund was set up as a series of 'quick wins', which included establishing a 'community chest', an easy access small grants programme that provided a range of support to small groups including specific project funding and developmental support. The GPA prepared a specification for the Community Chest and sent out a letter to 500 groups on the GPA and advertised in the local press advising them of the project.
- 5.7 The community initiatives fund, which supported projects with grants up to the amount of £5,000, was launched in August 2001. The fund was advertised in the local press and in addition a total of five hundred groups in the GPA designated area were contacted directly and asked to apply. This initial launch resulted in the receipt of over 70 applications for funding.
- 5.8 A mid programme review was carried out towards the end of the fourth quarter but the initial early success has reinforced the initial view of the GPA that this type of programme is necessary and can be valuable in supporting grass roots activities and building the capacity of groups. Some 37 groups received funding.

- 5.9 Data Base: It had been identified that there were a number of databases in the area, which held information on the community voluntary and faith groups. These were merged into one database, to create the GPA database. The database is a vital tool for disseminating and receiving information and ensuring that the community kept up to date and involved in the work of GPA and partnership organisations. It will be updated and used to target groups who have not already been identified in the area.

GPA Outcomes for 2002/2003

- 5.10 Community Initiatives Fund: A second round of the fund has been launched. To date total funding of £89,250 has been approved.
- 5.11 Main Grants Programme: To date a number of organisations and projects have received funding. A few example of these are listed below
- PECAN , ITC Centre for over 50's - £57,000
 - Learning Mentors Programme - £40,440
 - Youth Audit - £20,000
 - KITE – Educational project -£8,000
 - Employment and Training Event - £7,000
 - Employment and training Gap Analysis

Programme Priority for 2002 /2003

- 5.12 Objective One – Community Networks
- Build on the success of the Community Initiatives Fund and target hard to reach and new communities in the GPA area.
 - Develop a community Involvement strategy to feed into GPA staff team work programme
 - Fund community involvement days
 - Develop an initiative to promote volunteering
 - Devise a selection process for ensuring wider participation on the GPA Board and Sub groups.
 - Conduct Capacity building 'Health Checks' programme
- 5.13 Objective Two – Training & Employment: The Employment Task Group will lead and implement the employment Action Plan
- Work with the Pool of London and Cross River Partnerships and create links for employment and training opportunities for local people
 - Develop work trials and class-room assistants projects
- 5.14 Objective Three – Youth: The Youth Task Group will lead and implement the Youth Action Plan, they will be identifying projects which:
- Provide services to improve understanding and integrate youth from different backgrounds
 - Break down geographical divides across Peckham

- Projects which focus on voluntary and community sector groups with support from the statutory sector, working in partnership to provide complementary services for young people
- Projects which involve training/skills improvement component
- Projects, which tackle problems of concern to young people such as safety, street or gang violence, drugs, relationships, and problems with parents and cultural identity.
- Projects which provide young people with new experiences which broaden their knowledge and horizons.
- Promote projects that aim to improve young people's esteem, self-determination and creativity.
- Identify youth ambassadors to act as an interface between the GPA programme and young people in the area.

5.15 Objective Four – Childcare: The Childcare Task Group will lead and implement the Childcare Action Plan, and they will be identifying ways in which they can:

- Promote projects which develop parents capacity to enter employment
- Promote projects that give added value to existing provision and strengthen existing neighbourhood and community childcare provision.
- Promote projects which provide advice to parents in the GPA area
- Develop clear links with the Surestarts programmes located in the area.

6 Project management and finance

Peckham Programme

- 6.1 Over its lifetime the major Peckham Partnership SRB project benefited from £3.781m of council funding to meet management and administration costs. A further £0.458m was spent on such matters over its final year. These amount excluded £0.898m SRB costs used for paying staff in the housing team over the last six years and £0.146 million for the final year.
- 6.2 It is currently expected that as some housing phases are yet to be completed, the final housing phase may well be completed sometime in 2004. Housing projects apart, some open spaces/parks/play grounds are scheduled for completion in 2006.
- 6.3 Discussions are taking place on how such costs can best be met as only limited revenue funds have been set aside for the management of Peckham Projects after the end of the major SRB on 31st March 2002.
- 6.4 It is estimated that over the next 5 years, at today's prices and assuming no diverse ground conditions, title restrictions and that appropriate

planning permissions for redevelopment are granted, approximately £20m will be generated by the council in capital receipts in the area.

- 6.5 It is anticipated that some of this amount will be set aside for funding housing projects and for open spaces/parks development. The council's capital budget contains allocations for all such capital projects excluding LIP Fund (from Transport of London and the council) for mainly Town Centre works and Rye Lane Station Improvements, as well as Capital Receipts funding from the council.

Greater Peckham Alliance SRB

- 6.6 GPA Budget 2002/3: The original budget allocation has been amended to £553,000 with £50,000 being carried forward into 2003/2004. In addition, £29,500 of the original £39,500 capital is to be reinstated in 2003/4. Due to lower than expected expenditure due to delays in starting projects, the GPA has been temporarily placed on the 'at risk' register. However the GPA is confident that the revised target will be met. The third quarter claim has been submitted on schedule and total SRB expenditure defrayed to quarter 3 is £302,000 compared to quarter 2 position which was £137,000. Council match funding is expected to be £50,000 for the year. This amount is taken from the revenue budget the Regeneration Department makes available to fund the continuing Peckham Programme.

7 Future Developments

- 7.1 Evaluation of the work of the Partnership is currently being undertaken. This includes scheme specific assessments, as well as independent studies undertaken by MORI and by evaluators skilled in undertaking such tasks elsewhere. This will help in determining a future strategy for taking programmes of work forward in the Peckham area.
- 7.2 To this point it has been suggested by previous assessments that future work should be aimed at the development of a more socially focused programme aimed at creating locally a more robust infrastructure of community activities, accessible community facilities, organisations and structures so that an innovative programme of community involvement becomes more embedded in the area.
- 7.3 This is to be undertaken through work with the local voluntary and community sector, the GPA, and the work of the Local Strategic Partnership. An Action plan towards this end is being developed.
- 7.4 Outstanding programmes of work will also be taken forward to fulfil objectives set out in the Housing, Environmental and Open Spaces and Town Centre development programmes.

Regeneration Project Report - February 2003

Aylesbury Regeneration Programme

1 Introduction

- 1.1 The Aylesbury Estate of 60 acres comprises of 2,800, predominantly Council owned dwellings. It has been identified as needing special attention through three regeneration/improvement programmes: New Deal for Communities (NDC), Single Regeneration Budget (SRB) and Sure Start.
- 1.2 In December 2001, residents voted against a transfer to Community Housing and thus the demolition and rebuilding of the area. As a result, options for the estate have been reappraised and more limited intervention considered to meet the needs of residents.

2 Timetable

- 2.1 **Long term:** the Aylesbury NDC is half way through 'Year 3' of its 10 year programme. **Medium term:** the 'Manifesto for Change' details actions for the next 12-24 months.
- 2.2 **Last quarter:**
 - *Planned Preventative Maintenance Programme:* Tenders for maintenance and improvement works for many of the blocks are out and work will be commissioned by December for commencement of work in January/February.
 - *Pre contract meetings have been held on the four contracts, Michael Faraday; Foxcote, Padbury and Wislow: Asbestos and Estate Lighting. They will start on site in February or the beginning of March*
 - *Lifts:* A report assessing the problems of lifts on the estate is due in October.
 - *Lift report is complete and is informing decisions on programming of future improvements*
 - *Structural survey:* A structural survey has been completed and the report due in September.
 - *Structural survey report is complete and is informing decisions on programming of future improvements*
 - *Street Action:* This project aimed at solving problems at ground level will commence at the end of September.
 - *This project is proving to be effective, with strong involvement from residents, police and council officers*
 - *Refuse:* Waste Management are preparing a proposal for review in October.

- *Proposal accepted by residents. To be implemented when new contract arrangements are put in place in April*
- *District Heating: The DEFRA funded feasibility study will be completed by January.*
- *Completion due in next quarter*
- *Place Check: A detailed analysis of the south-west section will be completed by the end of October. An Urban Design Options Analysis will be commissioned by December.*
- *PlaceCheck complete and findings reviewed with residents.*
- *Consultants appointed in December to carry out options appraisal*
- *Education: A performance review of local schools is underway. Education is also preparing a potential PFI bid for Walworth School.*
- *Information on performance is being collated by WS Atkins. Joint PFI bid (with Archbishop Michael Ramsay) has been submitted*

2.3 Next quarter:

- *Options appraisal: Consultants to review options in the South West corner, leading up to residents' conference in April*
- *NDC: Continue to work closely with NDC as new governance arrangements are introduced and new staff appointed.*
- *Transfer of staff: Final stage of transfer from Housing to Regeneration to be completed, including SRB officer*
- *Operational group: Based on successful initial session in December further support to be given to operational network*
- *Client group: A client group, consisting of APT, NDC, Housing, (and other council departments as appropriate) has been set up to co-ordinate physical improvements. Initial works include identifying premises for NDC funded groups, and development of play strategy*
- *Web page: To be developed as part of communications strategy*
- *Aylesbury Implementation Taskforce: Continue to bring together this effective group of strategic officers from within and without the council.*

3 Planned Outcomes

- 3.1 The NDC has a budget of £56m to be spent over the 10 years of the project. The capital element of this, which amounts to £40m approx., is being rescheduled as capital will not now be spent to fund the redevelopment programme. The APT will work with the NDC in programming this capital spend. Southwark budgets for the Aylesbury include £7m additional capital spend and funding for education projects.
- 3.2 Measures of the programme are consistent with NDC targets as detailed in the Manifesto and those detailed in the Executive Committee report.

In summary Southwark is committed to implementing a clear programme for managing change in the Aylesbury area. This will include:

- a. Continuing improvement and investment in the housing, but no wholesale redevelopment
 - b. Developing proposals for the improvement of educational attainment, taking into account NDC and SureStart programmes
 - c. Developing a joint strategy with the NDC aimed at achieving physical improvement in the local environment. The strategy will be incremental in approach, based on pilot studies and full investigation of all funding opportunities
- 3.3 The Aylesbury Action Plan 03/04 details specific timelines, milestones and is used to monitor projects. This is available from the Aylesbury Project Team.
- 3.4 Officers will consider how to improve and simplify management arrangements in the area, taking into account the development of area committees and the possibilities offered by the Local Strategic Partnership

4 Financial

- 4.1 Measures of the program are consistent with NDC targets as detailed in the Manifesto and those detailed in the Executive Committee report.

5 Project management and finance

- 5.1 A new Aylesbury Project Team (APT) consisting of Pauline Nee (Project Leader), Annette Schifko (Project Manager) and Georgia Henderson (Project Officer) has been established to managed and co-ordinated all initiative on the Estate and liase with NDC.
- 5.2 Budget has been completed for APT.
Costs up to Nov 02: £132,000

Costs up to Nov 02: £132,000
Estimated costs for 2002-03: £250,000

Regeneration Project Report – February 2003

Elephant and Castle Development

1 Introduction

- 1.1 The project proposes the comprehensive transformation through partnership of the Elephant and Castle to combine the development potential of a central London location with the provision of a wide range of benefits and opportunities for local people. This will be achieved by replacing the car-dominated central core with a true town centre served by high quality transport provision and surrounded by new homes and open spaces.
- 1.2 The development project is linked closely to the SRB Delivery plan which aims to prepare local people to seize the opportunities that his programme will generate over the coming years.
- 1.3 The project also relates closely to the South Central London initiatives which encourage and support the growth of that area of south London from Vauxhall to Tower Bridge which has the potential to accommodate the continuing growth of the centre.

2 Timetable

- 2.1 **Long term:** The overall project will involve development over 10 years or more. The detail of that timetable is being developed as part of the next stage of work.
- 2.2 **Current Activity:** There are five major elements:

Milestone	Report
Housing Needs survey underway to clarify the requirements on the Heygate Estate. Report on options by end 2002. Developing options for new housing provision, including procurement of partners, underway to report back by end 2002.	 Housing needs Survey completed by December 2002. Developing options for new housing provision prepared and approved by executive 11 th Feb 2003. Executive instruction to bring back report on procurement arrangements to select RSL/Housebuilder partners in May 2003. Details awaited from Housing

<p>Consideration of investment requirements of the other estates in the area following borough stock condition survey.</p>	<p>Department conclusions from Boroughwide stock Condition Survey.</p>
<p><i>Development Framework and Transport</i></p> <p>New framework in preparation with Tibbalds. Consultation planned for November. Report for decision in last quarter 2002/03.</p> <p>Consultants preparing a highways feasibility study. Consultation with TfL. Decision as part of the Development Framework</p>	<p>Report completed and endorsed by Executive in December 2002 [1 quarter earlier than programmed].</p> <p>As above.</p>
<p><i>Community and Economic Impact</i></p> <p>Consideration of a development trust structure as part of managing s106 gain.</p> <p>Assessment of local social and economic impact being undertaken by Arups. Report in November.</p>	<p>Section 106 strategy to be included in final version of comprehensive development framework which is scheduled to be reported to Executive at the end of April.</p> <p>Baseline report completed in December 2002.</p>
<p><i>Commercial and Development Partner</i></p> <p>Previous procurement process terminated and Prior Information Notice issued.</p> <p>Proposals for new partner to be brought forward in Q4 2002/03. Aim to appoint April 2003.</p>	<p>Completed April 2002</p> <p>Re-appraisal of project development has concluded that formal partnership arrangements with private sector should be put back to after launch of CDF. It is now anticipated that a report on procurement arrangements will be put to executive before the end of 2003.</p>
<p><i>Consultation and Community Engagement</i></p> <p>External advisors appointed</p> <p>Strategy to be determined in November</p>	<p>Kallaways appointed in July 2003.</p> <p>Communications Strategy adopted by Executive in December 2002.</p>

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3 Planned Outcomes

- 3.1 The Elephant and Castle Development project has no external sources of funding at this time. The approach is to use the latent value in the Council's landholdings to unlock the potential of the area. This is founded in a view that it is the municipally planned character of the location that has prevented its growth as part of the central fringe on the city. The nature of the central road system and the coverage of the surrounding areas by large council housing estates have left little space for a mixed economy in any area of provision.
- 3.2 The large-scale outcome is therefore to create an area characterised by high quality and sustainable improvements in its housing, transport and public realm and which manages its schools and training and its public services in a manner designed to assist its local population to become more self-reliant.

4 Project Management and Finance

- 4.1 There is budget provision for running the Elephant and Castle project, including Officers and external advisors, for £750k this year. The opportunity to drive forward major change largely delivered by release of asset value means that the prospects of future capital receipts whether in cash or in kind are immense. In addition the project has generated European money (ZEN project) and the opportunity to increase funding from this source for sustainable building elements of the project is significant. It is also anticipated that sponsorship can be attracted from industry (CORUS). However the principal source of funding will be from a commercial partner prepared to work in partnership with the Council on the basis of a reasonable rate of return to finance the preparatory work to drive the regeneration forward e.g. planning, CPO indemnities etc.

Regeneration Project Report February 2003

Elephant Links SRB

5 Introduction

5.1 The Elephant links SRB programme is a seven-year regeneration programme managed by the Project Team on behalf of Southwark Council (the accountable body) and the Elephant Links Partnership. The £25m. programme, now in its fourth year was submitted to the Government Office for London (GOL) by Southwark Council. Responsibility for funding has now passed to the London Development Agency (LDA). The programme is based around five strategic objectives each with a wide range of outputs and outcomes and timescales. The whole programme is summarised in the Delivery Plan, which has to be agreed between all parties on an annual basis. The role of the Project Team is to ensure that SRB and other guidelines are met in the allocation of grant funding and that contracted organisations deliver the outputs identified in the annual delivery plan. Furthermore the team provides a wide range of administrative and financial support services to the Partnership including the servicing of the Partnership Board.

6 Timetable

6.1 The current year's activities fit within an overall seven-year delivery plan, which has annual expenditure and performance targets. SRB expenditure incurred so far on the programme is approximately £3.3 m. and **the target for the current year is approximately £2.5m.** The target expenditure for the remaining three years is approximately £6.4m per annum

6.2 Last quarter;

- a) Business Support Agency capital programme (refurbishment of new premises at Walworth rd) approved and commenced
- b) Consultation on proposals for the composition and structure of the new Partnership Board completed
- c) Proposals for new Board agreed and planning now underway for inaugural board meeting.
- d) Outline proposals for capital programme agreed with LDA pending formal partnership agreement to delivery plan

6.3 Next quarter

- a) Inaugural meeting of new Partnership Board
- b) Inaugural meeting of new diversity panel

- c) Formal agreement by Board of new arrangements for community participation and an agreed package of constitutional rules and structures.
- d) Agreement by Board, council and LDA of revised delivery plan
- e) Achieve a full (year 4) SRB spend

7 Planned Outcomes

7.1 The actual and planned performance of the SRB programme for the current financial year is shown below and the project team at 4.2

SRB Planned Expenditure for 02/03 Projects

	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Forecast	Forecast 02/03
Capital	102338	70635	72021	255923	500917
Revenue	381106	475982	485655	515257	1858000
	483444	546617	557676	771180	2358917

The SRB programme is recording around 40 output measures on a quarterly basis. There follows a selection of key measures with an indication of the target and performance in quarters 1,2 and 3. It should be noted that all the measures recorded are currently performing above profile

<i>7.1.a..1 OUTPUT TYPE</i>	DELIVERY PLAN TARGET - April 02 to Dec 02	ACHIEVMENT - April 02 to Dec 02	Variat ion
7.2 Jobs created	35 (5)	36 (15)	1
Jobs safeguarded	2	8	6
Training weeks delivered	670	1345	675
Pupils who's attainment is measurably enhanced	267 (72)	2401 (857)	2134
People attending youth crime prevention initiatives	225 (200)	565 (375)	340
People resident in the target area who get jobs as a consequence of training/advice/assistance	137 (49)	109 (62)	-28
People from a disadvantaged group who obtain a job e.g. physical disability, major health problems	10 (1)	23 (17)	13
People trained obtaining permanent jobs who were formerly unemployed	27 (8)	47 (29)	18
Parents accessing new opportunities	45	803 (458)	758
Businesses advised	191 (25)	201 (25)	10

New business start ups	0	4	4
Improved business/commercial floor space (m ²)	0	440	440
People over age of 60 benefiting from Community Safety initiatives	60 (7)	54 (7)	6
Capacity building initiatives	37	117	80
Voluntary organisations supported	6 (12)	97 (3)	91
New childcare places provided	38	52 (6)	14
Young people benefiting from projects to promote personal and social development	636 (190)	1241 (626)	605
Residents benefiting from capacity building	128	316	188
Community Advocate advice episodes	4500	4540	40
People totally excluded agreeing action plans (Community Advocacy)	50 (29)	69 (47)	19

8 Project management and finance

- 8.1 The SRB project team has an agreed establishment level of nine full – time posts which until recently comprised five agency posts, however, following a successful recruitment process, four of the five agency posts have now been filled on a permanent basis.
- 8.2 The actual and planned performance of the Project team for the current financial year is shown with staffing costs highlighted

Administration Budget

	Q1	Q2	Q3	Q4	Forecast
	Actual	Actual	Actual	Forecast	02/03
Staffing	91400	130279	116114	76157	413950
Administration	7840	4256	27797	87157	127050
	99240	134535	143911	163314	541000
Funding					
SRB	50000	50000	50000	50000	200000
LBS	49240	84535	93911	113157	341000
	99240	134535	143911	163157	541000

Regeneration Project Report - February 2003

Canada Water Regeneration

1 Introduction

- 1.1 Canada Water will offer a new world of quality shopping, working and living in south London, underpinned by opportunities for excitement and relaxation in a superb waterside setting. The arrival of the state of the art Jubilee Line and the recently announced extension of the East London Line has given the area new significance on the map. Canada Water will be a 21st century urban village destination.
- 1.2 Over the last 2.5 years the Council (Southwark Property) has worked to develop a local stakeholder group 'the Canada Water Forum' that has worked with the Council and its consultants to produce a 'Development Brief' for the whole 40-acre area. The Council intends to use its 8 acres of land holdings (within the 40 acres) to influence the whole area's regeneration.
- 1.3 There are 11 core objectives:
 - a. To create a 'focus of activity' within the Rotherhithe Peninsula balancing commercial and local community aspirations as listed in the executive summary.
 - b. To encourage high quality design and sustainable development in social, environmental and economic terms
 - c. To deliver a comprehensive solution for the whole area.
 - d. To deliver a project that meets the objectives of the Government's Urban Policies (including the Urban White Paper) both now and through the development of each phase
 - e. To deliver a project that meets the objectives of the London Plan
 - f. To create a mixed use project that complements and enhances the Peninsula and wider region
 - g. To provide a community focus for the Rotherhithe Peninsula.
 - h. To create a project that maximises benefits to neighbouring communities, land and buildings and to the area.
 - i. To make the best use of the area's transport connections to create a development that is truly integrated with its surroundings, both in terms of the Rotherhithe Peninsula and the wider London Conurbation.
 - j. To work with the community to deliver comprehensive sustainable regeneration
 - k. To retain the water features and wildlife which add to the attractiveness of the area.

- 1.4 The Council is also working up a 'Supplementary Planning Guidance' note for the area that will complement the new 'Southwark Plan' (UDP), and support the sustainable development of the area.
- 1.5 A European Procurement process to select a 'preferred developer and masterplanning team' is currently in progress. The team must be innovative and capable of producing and implementing an inspirational masterplan for the key mixed-use project – to include community, commercial, retail and residential land issues.

2 Timetable

2.1 The assumed timetable for selection is as follows:

- a. Selection of Shortlist and Development Brief sent to the shortlist by (Feb 2003)
- b. LBS Briefing sessions if required (Feb 2003)
- c. Q & A Session with the Consultative Forum (April 2003)
- d. Responses to the Development Brief received (May 2003)
- e. Public Exhibition (June 2003)
- f. Interviews with selected bidders with LBS (February – April 2003)
- g. Interviews with selected bidders with Consultative Forum (Feb - Apr 2003)
- h. Appointment of preferred development partner will take place by (May – July 2003)
- i. Once developer selected (July 2003)
- j. 6 months to complete M-Plan (Jan 2004)
- k. 6 months to complete Heads of Terms / Contract (Jan 2004)
- l. Exchange of contracts with preferred developer (Mar 2004)
- m. Planning Process (March 2004 – March 2005)
- n. Build out schemes (March 2005 – March 2009)

2.2 Last Quarter

- October 2002 = Selection of Shortlist and the 'Development Brief' sent to shortlist. (Council working in conjunction with the local stakeholder 'Quality Panel').
Further selection stage was agreed with Forum and the long list submitted further information and attended interviews to agree a short-list.
- **Agreed short-list with local stakeholders and CABE.**
- October - November 2002 = LBS briefing sessions (if required)
Briefing sessions to take place Feb 2003
- November 2002 = Question and Answer sessions with the Canada Water consultative Forum.

Sessions to take place Apr 2003.

2.3 Next Quarter

- Jan 28 – Executive report seeking approval to proceed with shortlist.
- Feb 2003 release brief to short-list to prepare masterplans.
- Feb 2003 briefing sessions with officers.
- April 2003 short-list to meet with Forum.

3 Planned Outcomes

Financial

- 3.1 On current research, the value of the Council's own land holdings is estimated to be in excess of £70m. Looking at the whole Canada Water redevelopment area of 40 acres, it would be reasonable to expect an investment of over £1B (gross development value).

Regeneration Measures

- 3.2 Details on Regeneration measures to be provided through the Masterplanning phase.
- 3.3 Housing: A significant number of new homes will be created over the life of the project. It is expected that the number of 'affordable' and 'intermediate' units provided will equate to somewhere between 25% and 40% across the area.
- 3.4 Mixed Use: To ensure the sustainable re-growth of the area a significant percentage of the redevelopment of the area will include commercial and retail uses. Consideration will be given to the proper planning of the area and the appropriate planning policy documentation both on a strategic, area wide basis, and on a 'site-by-site' basis.
- 3.5 Health facilities: Significant new primary health care facilities will be provided within the area.
- 3.6 Community Facilities: Significant new community facilities will be provided within the area.
- 3.7 Planning & Brown-field Re-use: Within the programme area, the redevelopment will provide a significant enhancement on density of use. This is in accordance with Governmental Guidance, the aspiration of the GLA's SDS and the Urban task Force's report "Towards on Urban Renaissance".
- 3.8 Environmental/Sustainable Development/LA21: All Council-led developments will achieve a Building Research Establishment 'Ecohomes' rating of 'very good' or better. This is to ensure the

developments are energy efficient, both during their construction and maintenance, and in their use by occupiers. Such requirements will contribute positively to the 'Air Quality Improvement' targets set by the Council. The on-site parking provision within such developments will be limited to a maximum of 50%. Other modes of personal transport parking will be required within developments. These measures should help ensure the Council meets its traffic reduction targets, as required by Legislation (In spite of increasing density of occupation and use in such regeneration areas).

4 Project Management & Finance

Staffing

- 4.1 The project is currently accommodated within the 'Projects Team' of the 'Development & Regeneration' Business Unit of Southwark Property. The costs associated with the programme delivery by LBS staff and external consultants are £295k/annum (this is assessed through fee charges levied through the Property Management Contract).

Finance

- 4.2 The global annual cost of delivering the programme (incl. staff fees, etc.) is projected to be £360k/annum.

Regeneration Project Report - February 2003

Bermondsey Spa Regeneration

5 Introduction

- 5.1 In 1999 the Council (Southwark Property – Projects Team) decided to take a strategic view of the Spa Road area given the amount of change and improvement happening close by and further afield. It was felt there was real regeneration potential for what had become a neglected backwater given the high level of Council land holdings. Since early 2000 there have been a 'Masterplan' and 'Development Framework' produced which has been financially tested (and adopted by Full Council in October 2000). The plan is expected to take 10 years to deliver. The programme has been set up to be self-financing: the sale of Council land will provide funds for the local area improvements along with contributing to the greater Council- wide 'capital programme'.
- 5.2 There are 4 core objectives: 'To better the area', 'to shape the big picture', 'to encourage community development' and 'to optimise Council landholdings'. The programme will assist in the delivery of other core Council objectives such as 'Air Quality Improvement', 'the Community Strategy' and the 'Economic Development Strategy'. A local stakeholder working group was set up from the earliest stages to provide the council with a local reference for the projects delivery.
- 5.3 The Council is now just over 2 years into the 'implementation' phase of the programme, with detailed proposals being worked up for the first 3 development opportunities, covering approximately 7.5 acres of Council owned land. The council will continue to exert a high level of control regarding the quality and sustainable nature of development through explicit development briefs and contract documentation, allied to the sale of its land holdings.

6 Timetable

6.1 Planned Sale/Development of Council Sites

Year	02/03	03/04	04/05	05/06	06/07	07/08	08/09
Site: A		*	*				
Site: D		*	*	*	*	*	
Sites: E-U	*	*	*	*	*	*	
Site: C			*	*	*	*	*
Site: G				*	*	*	*
Site: J		*	*				
Site: T						*	*
Site: B						*	*
Site: N			*	*	*		

6.2 Planned Public Realm/Local Area Investment Projects

Projects	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
Rail Arches	*	*						
Spa Park	*	*	*					
Street Lighting		*	*	*	*	*		
St James' Churchyard Pk			*	*	*			
Traffic Mngmnt			*	*	*	*	*	*
Paving/High ways						*	*	*
Tree Planting				*	*	*	*	*
Council Hsing Refurb.					*	*	*	*

6.3 Last quarter

- October 2002 = Dockley Road Industrial Estate – Report to Executive seeking permission to acquire head leasehold interest of Council managed industrial estate.
Done.
- November 2002 = Site: J selection of Preferred Developer Team – Report to 'executive' to agree Council land sale (this following final presentations by short-listed teams to the local stakeholder Working Group and Council Officer team).
Done.
- October 2002 = Accommodation and Regeneration Strategy (to include Site: C, Site: D, Site: T, and Site: G) – Report to 'executive'.
Briefing report provided to lead member.
- Site D
Commissioned international design team; carried out detailed site survey; submitted outline planning application.
- January 2003 = Sites: C & G, Approval and Release of Development Briefs – Report to 'executive'.
Site C – included within brief supplied to lead member (October 2002).
Site G – deferred in programme whilst issues with commercial leasehold tenants are resolved.
- Spa Park = Progression of Detail design of regeneration scheme (project management by LBS Parks).
Done / ongoing; 'Bermondsey Sure Start' revenue funding secured.

- Site: A = Exchange of contracts with preferred developer team and detailed planning application submitted by developer.
Overall Delays caused through Health Centre contract delays (contract exchange expected February 2003).
- Sites: E – U = work up detailed contract documentation with preferred developer team following approval of 'Heads of Terms' by 'executive' on 10th September 2002. To include Housing Management Contract alterations for local TMO.
Done / ongoing.
- Site T – opportunity to bring forward scheme in overall program via a joint development with an adjacent land owner explored, but eventually discounted.
- Local Stakeholder Working Group to meet on a monthly basis.
Two meetings held.

6.4 Next quarter

- Site J – Progression of development contracts (expected exchange May 2003, with subsequent planning application in June 2003).
- Site D – continue to work up initial feasibility ideas for site with commissioned design team; market 'development partner' opportunity; Continue negotiations to acquire adjacent 'pub'.
- Site A – exchange of development contracts with preferred developer team now expected in February 2003.
- Dockley Road Industrial Estate – carry out detailed valuation exercise of third party interest; market the development opportunity to the commercial development world; carry forward the acquisition / CPO process with a drafting of Statement of Reasons.
- Sites E-U – significant progression of contract documentation with preferred developer team (due date for exchange of 28th March 2003 agreed by all parties, with a subsequent detailed planning application to be submitted by end of April 2003).
- Site C – draft development brief to be worked up in conjunction with the local 'working group' and leading members; development opportunity to be marketed in March 2003.
- Spa Park – further progression of detailed design of park and buildings design, to include detailed costing exercise; further 'Bermondsey Sure Start' funding to be explored; detailed planning application to be prepared.
- Local Stakeholder Holder Working Group to meet on a monthly basis.

7 Planned Outcomes

Financial

- 7.1 The entire Bermondsey Spa Regeneration Programme is expected to provide well in excess of £40m in capital receipt over its projected 10-year lifetime.

- 7.2 The regeneration programme is committed to reinvesting in excess of £12m directly into the local area in public realm, facility improvements and to existing Council Housing stock.
- 7.3 The programme also includes a development site that forms part of the Southwark Estates Initiative (Site: F). It is anticipated that the capital receipt from this site will be available to the SEI between 2005 & 2007.

Regeneration Measures

- 7.4 Housing: In excess of 1,000 new homes will be created over the 10-year life of the project. It is expected that the number of 'affordable' and 'intermediate' units provided will equate to somewhere between 25% and 40% across the area.
- 7.5 Mixed Use: To ensure the sustainable re-growth of the area a significant percentage of the redevelopment of the area will include commercial and retail uses. Consideration will be given to the proper planning of the area and the appropriate planning policy documentation both on a strategic, area wide basis, and on a 'site-by-site' basis.
- 7.6 Health facilities: Significant new primary health care facilities will be provided within the area. For instance, it is expected that provision for GP's will increase from 7nr to 16nr.
- 7.7 Planning & Brown-field Re-use: Within the programme area, the redevelopment will provide a significant enhancement on density of use. A range of between 450 & 1,100 Habitable Rooms/Hectare is anticipated. This is in accordance with the Council's new draft UDP, Governmental Guidance, the aspiration of the GLA's SDS and the Urban Task Force's report "Towards an Urban Renaissance".
- 7.8 Environmental/Sustainable Development/LA21: All Council-led developments will achieve a Building Research Establishment 'Ecohomes' rating of 'very good' or better. This is to ensure the developments are energy efficient, both during their construction and maintenance, and in their use by occupiers. Such requirements will contribute positively to the 'Air Quality Improvement' targets set by the Council.
- 7.9 The on-site parking provision within such developments will be limited to a maximum of 50%. Other modes of personal transport parking will be required within developments – for instance, a minimum of 1 secure cycle space per bedroom. These measures should help ensure the Council meets its traffic reduction targets, as required by legislation (In spite of increasing density of occupation and use in such regeneration areas).

8 Project Management & Finance

Staffing

- 8.1 The project is currently accommodated within the 'Projects Team' of the 'Development & Regeneration' Business Unit of Southwark Property. The costs associated with the programme delivery by LBS staff and external consultants are £230k/annum (this is assessed through fee charges levied through the Property Management Contract).

Finance

- 8.2 The global annual cost of delivering the programme (incl. staff fees, etc.) is projected to be £310,000/annum.
(NB: The project has a detailed income and expenditure cash-flow forecast associated with it – however, as this contains commercially sensitive information it is not available for publication as part of an 'open' agenda item)