

Regeneration Project Report End of Quarter 2 (2003/2004)

October 2003

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Regeneration Project Report – October 2003

Greater Peckham Alliance

1 Introduction

- 1.1 The Greater Peckham Alliance (GPA) seeks to ensure community led regeneration in Peckham. Developed as a three-year scheme and with a budget of £1.5 million, its priority is to establish a community network that will build capacity and deliver a programme that will take forward the regeneration of Peckham. In order to achieve this aim, the GPA priorities are: Community Networks; Training & Employment; Youth and Childcare with a particular focus on the Black and minority ethnic communities.
- 1.2 The GPA scheme targets the whole of the community within the Greater Peckham Alliance designated area. This area unites different parts of Peckham with common needs but with different problems. It is an inner city area with a diverse, multi-racial and multi-cultural population, 37.1% of residents are from black and minority ethnic communities.

2 Timetable

2.1 Long term

- a. The GPA SRB programme is due to end in March 2004 however; staff will be retained until June 2004.
- b. Forward strategy has been commissioned.
- c. Also an end of scheme evaluation will be jointly undertaken with the Aylesbury Plus SRB programme.
- d. Three rounds of the Community Initiatives Fund agreed for the year.
- e. Main Grants rolling programme.

2.2 Quarter 1 2002/2003 (April – June 2003)

- a. 1st Round Community Initiatives Fund 2003/2004, 37 applications received from local organisations with activities ranging from summer play schemes, arts events, purchase of equipments for youth venue, taking young people to an African village to networking IT systems.
- b. Schedule E report (Milestones/Key Indicator) submitted to LDA within deadline.
- c. Awards event held for 12 Peer Researchers trained and worked on GPA Youth Audit.
- d. Annual General Meeting held and elections held.

2.3 Last Quarter (July - September 2003)

- a. Board meets to discuss final forward strategy report.
- b. Study visit by Board to Pepys Community Forum for an insight into creating development trusts (part of the agreed option/outcomes for the end of scheme).

- c. Three applications received for board membership. Positions to be filled are in the Faith and Expertise categories.
- d. 2nd Round Community Initiatives Fund 2003/2004, 13 applications received from local organisations, the majority of them being summer schemes.
- e. Main Grants programme - 2 projects approved, another 2 are being developed.
- f. GPA and Aylesbury boards meet to shortlist, interview and appoint consultants for LDA approved joint end of scheme evaluation.
- g. Project selection approved by Board, evaluation commences.
- h. Internal Audit to be undertaken by PricewaterhouseCoopers.

2.4 This Quarter (October - December 2003)

- a. GPA/Aylesbury evaluation complete.
- b. Board undertakes consultation on agreed option and undertakes additional visits to Community Trusts or merged organisations.
- c. 3rd Round of Community Initiative will be launched.

2.5 Headline items for the next 12 months – 2003/04

The GPA's work over the next 12 months will be led by recommendations from the Employer and Youth Audits, with the Task Groups focussing on strengthening links with mainstream agencies and leveraging in resources for projects of mutual interest. The Board will be considering options for the future of the scheme i.e. merge with an existing organisation or become a development trust.

A panel of board members from both the GPA and Aylesbury Plus are managing the end of scheme evaluation of the two programmes scheduled for completion in October 2003.

3 Planned Outcomes

3.1 Forward Strategy - Board to decide which option as way forward. Planning for a series of meetings, visits and consultations is underway. .

3.2 Objective One – Community Networks

- Increased CIF to meet the demands previously experienced for small levels of funding to help with group development.
- Ensure that the Community facilities enhance the existing community premises.
- Develop the Connecting Communities in order that groups can readily disseminate information and better communicate with each other.

3.3 Objective Two –Employment & Training

- To develop further work with Fire Brigade and Employment Service to target more Black and minority ethnic groups within the Peckham Area. Candidates will be offered a series of short customised training to better prepare them in the health and fitness selection.

3.4 Objective Three – Youth

- To further develop the Youth Ambassador Scheme in partnership with other statutory and non statutory agencies as recommended in the Youth Audit.

3.5 Objective Four – Childcare

- Develop a bursary scheme to support parents' access training and work opportunities.

4 Project management and finance

Greater Peckham Alliance SRB

- 4.1** GPA Budget 2003/4: The GPA was able to achieve full spend in 2002/3 and satisfied the LDA satisfied with performance. As a result of this, the GPA is no longer on the "at risk register". The partnership was allocated £603,500 SRB revenue. The LDA agreed £50,000 to be carried forward into Year 3 and for an additional £20,000 to be allocated to the CIF fund. Budget therefore increases to £641,000.

Round 1 CIF programme awarded £30,000 to 13 organisations.

Main Grants Programme - £30,729 has been allocated to two projects, and £34,536 set aside for the further development of two other projects.

5 Future Developments

- 5.1** The GPA is closely working with mainstream providers and other local organisations to carry forward the Neighbourhood Renewal Programme's core actions addressing poverty and social exclusion in the Peckham and Nunhead neighbourhoods.
- 5.2** The completed evaluation should provide the GPA additional information to advise the final decisions on the forward strategy. Projects and other stakeholders will be participating in the evaluation to assess whether and the extent to which the Programme's objectives have been achieved, the quality of delivery systems, identify good practice for wider dissemination and report back to stakeholders and funders of the scheme's achievements.

Regeneration Project Report - October 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 in 'Year 4' of its 10 year programme. Southwark has endorsed the NDC's Year 4 delivery Plan. The SRB is in its final year and discussions are taking place on continuity of a range of its successful projects.

2.2 Last quarter (July- September 2003)

- a. Reviewed funding and procurement options for implementing improvements in SW corner and supported NDC bid to ODPM for additional funds. Invited RSLs to express interest in developing sites in SW corner
- b. Worked with NDC on setting up Citizens Jury to review implications of various funding routes for rolling out improvement works across the estate
- c. Continued to work with Sure Start to support their aim to provide new facility – including discussions with Environment and Leisure and Chumleigh Users on impact of new centre
- d. Rationalised issues relating to accountable body status, following transfer of staff from Housing to Regeneration
- e. Initiated discussions on the future format of the Aylesbury Implementation Task Force and options for the introduction of Neighbourhood Management
- f. Worked toward successful visit by Lord Rooker, addressing cleanliness, remit of community wardens and success of planned preventative maintenance programmes

2.3 This quarter (October - December 2003)

- a. Report to executive on outcomes of funding and procurement review for physical improvement works and implement initial stages as appropriate
- b. Continue to work with LBS and NDC communications officers to ensure positive publicity for all initiatives.
- c. Review findings of Defra study into district heating and consider options for moving forward
- d. Liaise with Education on proposals for all schools in area
- e. Hold further session of operational group for 'front line' workers
- f. Support any agreed changes to Neighbourhood Management model

2.4 Headline items for the next 12 months – 2003/04

- a. agreement on brief and procurement process for the south west corner
- b. clarification of funding options for physical improvements on the rest of the estate
- c. development of Neighbourhood Management
- d. completion of NDC recruitment
- e. completion of SRB programme
- f. development of action plan for educational changes

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., has been rescheduled as capital will not now be spent to fund the redevelopment programme.
- 3.2** Measures of the program are consistent with NDC targets as detailed in their Delivery Plan and those detailed in the June 2002 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 next quarter will be key in starting to implement a programme of physical improvement on the estate

- 3.4** Officers will consider how to improve and simplify management arrangements in the area, taking into account Community Councils and the work that has been undertaken so far in improving and streamlining operational arrangements.

4 Project management and finance

- 4.1** The Aylesbury Project Team (APT) was established during 2002-3 to manage and co-ordinate all initiative on the Estate and liase with NDC. Its workings and operation will be reviewed over the next two quarters to ensure it adapts as the needs of the NDC develop.

The costs for 2002-03 (part of year) were £258,144

The budgeted costs for 2003-4 are £494,724

Regeneration Project Report – October 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 Quarter 1 (April - June 2003)

Milestone	Report
Housing	Executive on the 17 th June agreed a sequence of actions that are intended to give residents on the Heygate certainty about their re-housing options and the principles which will govern the procurement process to select consortia of housebuilders and RSL's to build out the early housing sites required to re-house the Heygate estate.
Development Framework and Transport	Executive on the 22 nd April endorsed for consultation a framework for development which it is intended will be used as a development brief in connection with partner selection processes,

	and as Interim Planning Guidance for the Elephant and Castle subject to final approval in Autumn 2003.
Consultation and Community Engagement	A three-month process of public consultation on the Framework for Development was launched on the 6 th June in the form of a major press launch at the elephant and Castle shopping centre followed by a three-day exhibition of material.

2.3 Last Quarter (July-September 2003)

Milestone	Report
Consultation and Community Engagement	Heygate and Public consultation exercises completed.
Wansey Street Early Housing Demonstration Project	Further design work being undertaken in the context of emerging framework proposals. Full scheme to be submitted for planning consent by end of Q3.
Early Development opportunities to advance wider scheme	Executive agreed report on disposal of Council land holdings at Longville Road car park and 86-88 Newington Butts.

2.4 This Quarter (October - December 2003)

Milestone	Report
	Report
Development Framework and Transport	Executive considers report concerning comments received from local residents, the GLA, and other interested parties in respect of the consultation version of framework, and the conclusions from the work which has been undertaken to test and refine the original proposals.
Wansey Street Early Housing Demonstration Project	Submit detailed proposals for planning consent.

2.5 Headline items for the next 12 months – 2003/04

The next year will see the completion of the public consultation on the Framework for Development (FFD) followed by its adoption as Interim Planning Guidance and endorsement by the GLA as an Opportunity Area plan. Rehousing policy for Heygate tenants will be established and the selection of RSL partners to build out the early housing sites identified in the FFD will be completed under EU procurement arrangements. Commercial partner procurement will commence within the same period. The first phase of decant housing at Wansey Street should obtain planning consent and work will commence on site under a Southwark/Corus joint venture.

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 £1.3m 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 October 2003

Elephant Links SRB

1 Introduction

1.1 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 £20m. programme, now in its fifth 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.

2 Timetable

2.1 Long term

- a. Deliver a wide range of programmes to ensure that the whole community is able to benefit from the redevelopment of the Elephant and Castle area
- b. Create a range of 'legacy' facilities which will ensure the continuation of vital social programmes beyond the immediate life of the SRB and throughout the period of development .
- c. Ensure that the economic and social interests of the whole community are fully integrated into the planning and design of the new physical infrastructure at the Elephant and Castle

2.2 Quarter 1 2003/2004 (April – June 2003)

- a. Agreement by LDA of revised delivery plan
- b. Commence early feasibility work on 56 Southwark Bridge rd
- c. Complete evaluation of tenders for CIX
- d. Official opening of Business Extra premises
- e. Complete nominations of community representatives to Elephant Links Board
- f. Invitations sought for round 2 of small grants programme

2.3 Last quarter (July - September 2003)

- a. First appraisal for schools effectiveness project
- b. Complete appraisal for S.Davis dance school
- c. Complete appraisal for CIX

- d. Appraisal for street wardens initiative
- e. Agree constitution
- f. Elect chair for Partnership Board
- g. Project managers conference

2.4 This quarter (October – December 2003)

- a Commence installation on Elephant lighting scheme*
- b First appraisal for SBR*
- c Complete appraisal for school's effectiveness project*
- d Appraisal for Blackfriars advice centre*
- e Commence 'parents support project' as part of community safety initiative*
- f First draft of delivery plan to the LDA
- g Agree community engagement strategy
- h Development day for new Board
- l Elect Board Vice Chair
- j Conclude DET investigation
- k Launch new 'brand' for programme
- h Elephant Angels will run a basic skills accreditation training programme & recruit 16-24 year olds

* Rolled forward from previous quarter

2.5 Headline items for the next 12 months – 2003/04

The forthcoming year will see the Elephant links SRB delivering against three key priorities. Firstly the delivery of the year 5 expenditure programme of approximately £4.5m which is nearly double that of previous years and planning for the year 6 programme of approx £7m. This year's programme will focus on the on-going delivery of existing projects such as Community Advocacy, the launch of new projects such as Business Extra and the further development of pipeline projects such as the Community Information Exchange and the Employment Access centre. Furthermore the Elephant Impact programme will deliver new physical projects such as lighting improvements, which will have an immediate and beneficial effect on the local environment.

Secondly the new Partnership Board and governance arrangements will become firmly established and provide overall coordination and broad based involvement for the programme.

Finally the SRB will integrate with the physical development and make strategic linkages to London South Central, the local community Councils, the newly emerging neighbourhood renewal programmes and the range of regeneration activities being currently delivered and planned in the SRB and surrounding area.

3 Planned Outcomes

3.1 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 03/04 Projects

	Q1 Actual	Q2	Q3	Q4 Forecast	Forecast Outturn 03/04
Capital	207,900	432,311	513,704	521,886	1,675,801
Revenue	493,651	731,271	801,347	764,518	2,790,787
	701,551	1,163,582	1,315,051	1,286,404	4,466,588

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. Data for the last quarter is still being compiled and will not be available in time for this report

3.1.a.1 OUTPUT TYPE	DELIVERY PLAN/ APPROVED TARGET – April 03 – June 03	ACHIEVMENT - April 03 – June 03	Forecast Target July 03 – Sept 03
3.2 Jobs created	5.6 (2)	5.3 (3)	28 (2)
Jobs safeguarded	4	4	16
Training weeks delivered	95	346	568
Pupils who's attainment is measurably enhanced	574 (148)	618 (434)	389 (287)
People obtaining a qualification on completing formal training	89 (36)	125 (77)	197 (115)
People from a disadvantaged group who obtain a job e.g. physical disability, major health problems	3	5.4	9.2

Businesses advised	15	9	105
Community Safety initiatives	1	3	3
Youth crime prevention initiatives	5	12	8
People attending youth crime prevention initiatives	60 (30)	186 (90)	110 (75)
Capacity building initiatives	7	15	45 (3)
Community groups supported	14	11	26 (13)
Voluntary organisations supported	9	26	40 (7)
Individuals involved in voluntary work	50.5 (3)	113 (25)	128 (30)
Young people benefiting from projects to promote personal and social development	127.5 (10)	513 (348)	538 (376)

4 Project management and finance

- 4.1 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.
- 4.2 The actual and planned performance of the Project team for the current financial year is shown with staffing costs highlighted

Administration Budget

	Q1 Actual	Q2 Forecast	Q3 Forecast	Q4 Forecast	Forecast 03/04
Staffing	102,867	95,731	95,731	95,731	390,060
Administration	9,744	15,732	25,732	65,732	116,940
	112,611	111,463	121,463	161,463	507,000
Funding					
SRB	50,000	50,000	50,000	50,000	200,000
LBS	62,611	61,463	71,463	111,463	307,000
	112,611	111,463	121,463	161,463	507,000

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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 3 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 areas 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.

- I. 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.

- 1.4 A European Procurement process to select a 'preferred developer and masterplanning team' has been completed, with the British Land led team being successful. They will now work with the Council to define commercial terms and produce a masterplan and development framework ready for consultation early in 2004.

2 Timetable

2.1 The assumed timetable is as follows:

- a. 2nd Dec Executive to confirm or otherwise the appointment of British Land / Canada Quays as Preferred Developer Partner
- b. 6 months to complete M-Plan (Mar 2004)
- c. 4 months to complete Heads of Terms / Contract (Jan 2004)
- d. Exchange of contracts with preferred developer (Mar 2004)
- e. Planning Process (March 2004 – March 2005)
- f. Build out schemes (March 2005 – March 2009)

2.2 Last Quarter (July – September 2003)

- a. 'Executive' date of 29th July programmed - Completed
- b. appoint legal consultants mid August 2003 - Completed
- c. commence negotiation with preferred developer team in September 2003 - Completed
- d. Masterplanning team to commence discussions with adjoining land owners to accommodate their aspirations - Completed
- e. Continue partnership discussions with adjoining land owners as Council – Completed

2.3 This Quarter (October – December 2003)

- a. Continue negotiations with British Land / Canada Quays regarding the legal agreement and development of the masterplan.
- b. Continue discussions with the adjoining land owners, seeking to establish a greater level of co-operation and potentially a land-owner forum.
- c. 2nd Dec, report to Executive on progress of negotiations and development of the masterplan.

2.4 Headline items for the next 12 months – 2003/04

Having selected the British Land led developer team, the Council will work with them to reach commercial terms and to start defining the draft masterplan. The masterplan will evolve through input from Council Officers and public consultation with outline concepts feeding into the

2nd Draft of the new UDP and further development of the SPG into early 2004. By mid 2004 we are expecting outline planning to be submitted for the core area with detailed applications or detailed development briefs coming forward for the first phases of development.

3 Planned Outcomes

Financial

- 3.1** 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).
- 3.2** It is still to be determined how the Council will extract its value, and will indeed be a function of the ultimate development agreement between any preferred developer selected from the current competition and any joint venture between the adjacent land owners (likely to be a combination of short-term capital gain and long-term investment/revenue stream).

Regeneration Measures

- 3.3** Details on Regeneration measures to be provided through the Masterplanning phase.
- 3.4** 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 35% across the area.
- 3.5** 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.
- 3.6** Health facilities: Significant new primary health care facilities will be provided within the area.
- 3.7** Community Facilities: Significant new community facilities will be provided within the area.
- 3.8** 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 an Urban Renaissance". Density profiles will be worked up with the developer partners and the Council's Planning Policy function.

- 3.9** 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 ("Cradle to grave" analysis will be required of any development). 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.

Finance

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

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Bermondsey Spa Regeneration

1 Introduction

- 1.1** 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 a field. 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'.
- 1.2** 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 project's delivery. That 'working group' function has recently (September 2003) been subsumed into the new local Community Council structure and local involvement continues.
- 1.3** The Council is now just over 3 years into the 'implementation' phase of the programme, with detailed proposals being worked up for the first 4 development opportunities, covering approximately 8.5 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.

2 Timetable

2.1 Planned Sale/Development of Council Sites

Year	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			*	*	*	*

2.2 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/Highways						*	*	*
Tree Planting				*	*	*	*	*
Council Hsing Refurb.					*	*	*	*

2.3 Last quarter (July to September 2003)

Cllr. Briefing / Presentation

24th July 2003 – briefing / up-date being given to local councillors, Lead Exec Members, and Simon Hughes MP, regarding the whole program.

Successfully completed

Site A

- Exchange contracts – expected, once new health investor contracts finalised – **Not yet completed**
- Detailed planning application – being progressed by planning / development control – **On-going / yet to be determined**

Site C

- Continue to negotiate incorporation of Baylight Properties site within Site C Development Brief in preparation for disposal. - **on-going**
- Property review work on-going for decants to Site D, and incorporation of Social Services premises of Mabel Goldwin, Evelyn Coyle and Gibson Houses within overall Site C development and disposal proposals. This project is also proceeding in co-ordination with Property's borough-wide 'Office Accommodation Review' (this due to report initial findings in September 2003) and will continue to co-ordinate findings / direction. – **Office Accommodation Review underway – due to report to members in Spring 2004.**

Site D

- Evolve design proposals with Lifshutz Davidson to Stages B & C, having taken consideration of Planning Department feedback. – **on-going for residential scheme, plus some retail units at ground floor level fronting Spa Road**
- Select 2 design schemes for consultation with Working Group, Members and Officer Teams, fully appraised on cost and valuation feasibility.- **new procurement process adopted**
- Continue to liaise with short-listed development teams following Stage 1 'Expressions of Interest' process.- **new procurement process adopted**
- Invoke Stage 2 Selection process for Development Partner – **new procurement process adopted.**
- Progress detailed negotiations with owner of Lion Public House and instruct legal team to draw up conveyance / papers. – **acquisition successfully negotiated, contracts exchanged 9 October 2003, completion date 19th November 2003.**

Site J

- Finalise pre-contract negotiations and enquiries. **Completed**
- Exchange contracts September 2003.- **on-going (exchange expected October / November 2003)**
- Submit detailed planning application August 2003. **Now October / November 2003**

Site N

- Valuation of intermediate leasehold interest due July 2003. **Completed**
- Detailed negotiations with Head-leaseholder. **Underway**
- Initiate CPO if necessary. **Await outcome of above**
- Continue evolution of development proposals that link Site N with Site D. **Now 2 separate projects but designed by same Design Team**

Sites E,F,H,S,U

- Re-structure and review lead developer arrangements. **On-going**
- Advance negotiations and discussions with prospective partner. **On-going**
- Report to Exec September. – **approved at Executive, October**

Spa Park

- Detailed planning application due August 2003. **Submitted**
- Progression of details relating to sustainable management of site facilities. **No update**

Working Group

- Meetings / group to be subsumed into local 'Community Council' Forum to ensure improved context / joined up thinking beyond program boundaries. **Done, but under review**

2.4 This quarter (October to December 2003)

Site A

- Exchange contracts – finalise Health Centre details
- Determination of detailed planning application

Site C

- Agree Heads of Terms with Baylight Properties
- Property review work on-going for decants to Site D, and incorporation of Social Services premises of Mabel Goldwin, Evelyn Coyle and Gibson Houses within overall Site C development and disposal proposals. This project is also proceeding in co-ordination with Property's borough-wide 'Office Accommodation Review' and will continue to co-ordinate findings / direction.

Site D

- Complete initial design work within existing budget through Lifschutz Davidson for prestigious residential development and 4 retail units (possible decant from Site G retail units).
- Appraise scheme and consider options for outline planning permission and disposal.
- Consider business case for proceeding to detailed design work and detailed planning permission
- Report to Executive 2 December 2003 for approvals to dispose on open market with benefit of planning permission
- Completion date for Lion PH 19 November 2003
- Demolition contract for 89 Spa Road Warehouse, Lion PH, and Enid Street garages to be organised /appointed by SBDS

Site J

- Resolve any outstanding complications with Parish Diocese for incorporation of Nursery into redevelopment contracts
- Exchange contracts November 2003.
- Submit detailed planning application November 2003.

Site N

- Detailed negotiations with Head-leaseholder
- Initiate CPO if necessary

- Complete initial design work within existing budget through Lifschutz Davidson for quality office development to include CSC and One Stop Shop, and establish optimum size building and integrate with Office Accommodation Review.

Sites E, F, H, S, U

- Executive report 7th October 2003 – approvals to selection of Hyde Housing Association
- Progress design work and submit planning application by December with all necessary surveys and studies
- Progress legal documentation to exchange December 2003

Spa Park

- Progression of details relating to sustainable management of site facilities

Community Council

- Maintain communication and provide up-dates on monthly basis as required

2.5 Headline items for the next 12 months – 2003/04

The next year will see preparatory work for 4 sets of sites by developer teams, following a competitive selection process.

This includes the submission of detailed planning applications, the finalisation of legal contract documentation and various site investigations.

The planning framework will be formalised through the adoption of Supplementary Planning Guidance for the Spa area – end of 2003/2004.

Community consultation work will continue through the Community Council Forum meetings (having subsumed the Working Group).

3 Planned Outcomes

Financial

- 3.1** The entire Bermondsey Spa Regeneration Programme is expected to provide well in excess of £40m in capital receipt over its projected 10-year lifetime.
- 3.2** 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.
- 3.3** 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

- 3.4** 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.
- 3.5** 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.
- 3.6** 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.
- 3.7** 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".
- 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.

- 3.9** 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).

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 £230k/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 £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)