

Item No. 3	Classification: Open	Date: 07/09/04	MEETING NAME: Planning Committee
Report title:		Release of funds from the Ake Larsen Agreement No.30 (A/C No. 005) for the redevelopment of the Charlotte Sharman Lodge	
Ward(s) or groups affected:		Chaucer and Cathedral Wards	
From:		Strategic Director of Regeneration	

RECOMMENDATION(S)

1. That an allocation of £220,000.00 be approved from the Elephant and Castle Ake Larsen Agreement No.30 (A/C No. 005) for refurbishment and renovation of the building known as the Charlotte Sharman Lodge, West Square London SE11 4SN, to provide After school, Breakfast Club and Holiday Club services and flexible space for the use of other agencies and the local community.
2. That the funds are made available to the Elephant Links SRB programme as part of its regeneration programme for the Elephant and Castle area.

BACKGROUND INFORMATION

3. The planning agreement dated 21 July 1989 as amended by Supplemental Agreements dated 4 January 1990 and 2 October 1991 required, amongst other things, that the developer pay to Southwark Council the sum of £500,000 to be applied by the Council towards "such works to the Elephant and Castle Project Zone as the Council shall consider appropriate and in particular improvements to the environment including but not limited to landscaping".
4. The Elephant and Castle project zone is defined within the Agreement as "the area within 500 metres from the site (such area being measured by reference to the nearest point of the site)". The first site borders Keyworth St, Ontario St, London Rd and Skipton St in LBS. The second site borders Skipton St, Newington Causeway and Southwark Bridge Rd in LBS.

KEY ISSUES FOR CONSIDERATION

5. The LDA has agreed that £510K SRB capital funds can be used for the development of a wrap around care facility at the building known as the Charlotte Sharman Lodge in the 2004/5 Elephant Links SRB delivery plan. The Elephant Links SRB acts as a precursor to the £1.5 billion regeneration programme that will take place at the Elephant and Castle consisting of a social programme that will enable the community of the area to benefit from the physical regeneration.
6. The Childcare will be delivered by Southwark Council's Early Years Service. Using this mainstream council service will ensure the security of funding for the centre and ensure the centre has a robust financial and managerial backing. Childcare Places will

allocated, and costed in line with the council's standard policy and funded by mainstream childcare funds.

7. The Charlotte Sharman Lodge is located on the corner of West Square (the road leading from the square, rather than the square itself) and St Georges Road (336m from the centre of the first Ake Larsen site). Most of the funds sought is to be spent on the refurbishment and renovation of the building, rather than revenue funding the childcare provision, which will be delivered by Early Years. The building is currently derelict, so in itself it will represent an environmental improvement.
8. The building will have 3 flexible spaces for community use when the building is not being used for wraparound care. This space will be accessible by the school, and organisations that provide training for carers and organisations that enable individuals to develop caring as a social enterprise. The room accessed by the school will be shut off from the rest of the building when used for teaching.
9. The provider for Childcare training at the Lodge is to be identified by June 2005 by Elephant Links and the Education Department. Providers will be required to bring their own revenue funding to deliver these services.
10. Additional allocation of the flexible space and management of its use will be directed at a strategic level by a Management Body drawn from local stakeholders (a sub committee of the Elephant Links Community Partnership Board). A building manager and associated staff will manage the day-to-day bookings and use of the building. When not being used for Childcare or Childcare focussed training, the flexible space will be able to be used as a base for outreach for local initiatives such as the Into Project and Elephant Angels, or for advice and outreach services mainstream service providers such a Social Services or the local PCT. In the evenings and weekends the rooms will be available for hire by local organisations. The revenue brought in by these services will augment the funds provided by Southwark Council Education for management of the building.
11. The project will generate the following outputs: -

Outputs

Jobs Created	
care staff	7.5
management	1
cleaning/maintenance staff	2
Total	10.5

Childcare Places created: -	
Breakfast Club	50
After School Club	50
Holiday Club	50

Square meters of commercial premises brought back into use: 373

12. The objectives of this project accord with the requirements for spending the money from the Ake Larsen agreement and the works outlined fall within the designated area. SRB funding requires that projects identify sources of match funding in order to multiply the impact of each SRB £ spent. Consequently the partnership is seeking agreement to use funds from this S106 to match its contribution

Policy implications

13. The proposal assists objectives as set out in the current **UDP**. Policies that are assisted are: -

POLICY R.2.1: In designated Regeneration areas at Bankside, Elephant and Castle, Old Kent Road and Peckham and within the London Docklands Area (the UDA), as originally designated in 1981, investment will be welcomed and public/private sector partnerships encouraged. In these Regeneration Areas, or others which may be designated later, planning permission will normally be granted for proposals which:

- (i) generate employment;
- (ii) improve the environment;
- (iii) meet the needs of local residents;
- (iv) bring back into the beneficial use vacant land or buildings;

POLICY R.2.3 Specific needs can be identified for women, the elderly and disabled people. There is a basic need for provision of childcare facilities to enable carers with children to use facilities already enjoyed by the rest of the population, and to enable women to enter the labour market.

14. **COMPLIANCE WITH S106 OF THE TCPA, 1990 & CIRCULAR 1/97** The expenditure of developer contributions will comply with S106 of the Town and Country Planning Act, 1990 and Circular 1/97 'Planning Obligations'.
15. **Elephant Links Strategic Objectives.** The Project addresses the following strategic objectives in the Elephant Links Delivery Plan agreed by the council's executive committee in April 2004.

SO4 Community Links

"Provide one new community and education facility"

SO5 Individual Links – People into Employment

"Provide job specific pre-vocational and vocational training to bridge identified gaps in provision"

"Expansion of successful and popular schemes such as revision clubs, after school and holiday programmes"

16. **Children's Centres:** Executive has approved the development of Children's centres in 9 wards (in November 2003). Currently this does not include the development of a children's centre in Cathedral Ward, or the Elephant and Castle core area. The Charlotte Sharman project has been developed in partnership with Southwark Education, the department that leads this initiative.

The Lodge at Charlotte Sharman will deal with a different age range to the planned Children's Centres (5-11 as opposed to 0-5.) The model for the activity based at the lodge is similar to that being adopted at the Children's Centres, with childcare provision being augmented by the provision of additional services using the flexible space provided at the

building.

A Children's centre learning network is being established in September 2004. The Elephant Links Team become part of the group' discussions to ensure that it learns from other providers and the proposed centres so that the provision of services from Charlotte Sharman lodge integrates with their planned services, and can look at extension of its activities to those funded for the Children's centres.

Effect of proposed changes on those affected

17. The project will bring into use a dilapidated building and provide much needed childcare in an area where it has been identified that the lack of such care is a barrier to access to training and employment opportunities. In addition it has been shown that the provision of this type of care can markedly improve the attainment of children from less privileged households.
18. The London Childcare Strategy (GLA 2003) states that the lack of affordable childcare is a major barrier to taking families out of poverty. The penetration rate for after school provision in the local area (Cathedral ward) is only 14.6%. At present, Charlotte Sharman School does not have after school or holiday provision. The project will address a real service gap in the area.
19. Levels of unemployment and low skills in the Elephant Links SRB area are very high (with economic inactivity due to joblessness or long term sickness in Chaucer and Cathedrals Wards running at 19.6% [ONS from 2001 census data]), the training delivered from the lodge will not only address this problem by the provision of accredited training to adults in the area, it will produce individuals who will be able to go on and further plug the gaps in childcare in the Area.
20. There is a clear lack of accessible, good quality community space in the Elephant Links SRB area (Physical Capacity Needs Assessment, Colin Buchanan 2000.) The provision of space for community use while other activities are not taking place will help address this gap. In the vicinity of this project, there are only tenants' halls with limited access for non-tenants, and The St. Jude's Community Centre, which is a much larger space suitable for different activities. The project will provide good quality community space outside of normal office hours.

Resource implications

21. The Project was in the Elephant Links Delivery Plan agreed by Executive committee in April 2004 and by the LDA in May 2004
22. There is adequate funding in the Ake Larson agreement to resource this project

Consultation

23. The Programme Management Panel and the Elephant Links Board have agreed the project as a major capital spend project within the current Delivery Plan. The LDA has also approved the project on the same basis, releasing an additional £300K capital into the Elephant Links SRB programme to deliver this project.

24. The project was included in the Delivery Plan following a decision of the Elephant Links Community Partnership Board in November 2001 to instruct officers to bring forward a project to acquire a legacy building for the programme.
25. The project was approved without conditions by an appraisal panel of local stakeholders on 30th July 2004.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor & Secretary

26. This report seeks to secure the use of funds from the Ake Larsen Elephant and Castle Site 3 Planning Agreement for improvements to areas surrounding the site of that development.
27. The Agreement states that funds “shall be applied by the Council towards such works in the Elephant and Castle Project Zone as the Council shall consider appropriate and in particular improvement works to the environment including but not limited to landscaping”.
28. The Elephant and Castle Project Zone is defined with the Agreement as “the area within 500 metres from the site (such area being measured by reference to the nearest point of the site)”.
29. Conditions in Planning Agreements (including conditions of a financial nature relating to payments by developers) must fairly and reasonably relate to:
 - (i) provisions of the development plan and;
 - (ii) planning considerations affecting the site.
30. The use of funds from the Planning Agreement must satisfy the test at paragraph 8.4. Members are entitled to have regard to the assurance of the Director of Regeneration that this test is met.
31. The works proposed by this Report have been assessed as environmental improvement works and would therefore be capable of coming with the requirements of the Agreement provided that such works meet the distance criteria and provided that the test stated in 8.4 is met.

Concurrent from Finance Officer

32. The S.106 Agreement No. 30 – Account Number 005 currently has a balance of funds not yet committed of £397,443 that is currently available for other projects Subject to the proposed purposes of the project expenditure being within the terms of the S.106 Agreement the requested amount of £220,000 for this project can be approved and made available.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Feasibility Study	Elephant Links Project Team 3 rd Floor Coburg House 63-67 Newington Causeway Elephant and Castle London SE1 6BD	Tony Moseley 0207 525 4903
Project Proposal	"	"
Independent Appraisal	"	"
Internal Appraisal	"	"
Minutes of the Project Appraisal Panel	"	"
Minutes of the Elephant Links Board Meeting	"	"

APPENDIX A

Audit Trail

Lead Officer	Paul Evans,	
Report Author	Tony Moseley	
Version	Draft v2	
Dated	12.08.04	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Borough Solicitor & Secretary	Yes	Yes
Chief Finance Officer	No	No
Gary Whitney (Finance Officer for Section 106 Regeneration)	Yes	Yes
Marcia Buxton (LBS Education)	Yes	
Sue Simmance (LBS Education - EARLY YEARS AND AFTER SCHOOL & PLAY)	Yes	
Neil Gordon-Orr (LBS Education EARLY YEARS AND AFTER SCHOOL & PLAY – Children’s Centres)	Yes	
Executive Member	No	No
Date final report sent to Constitutional Support Services		