

# Walworth Community Council

Monday 21 June 2010

7.00 pm

Inspire, The Crypt at St Peter's, Liverpool Grove, SE17 2UD

## Briefing notes circulated at the meeting

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# Elephant and Castle – community council briefing

June 2010

[www.southwark.gov.uk](http://www.southwark.gov.uk)

## **Lend Lease**

The new administration is committed to the Elephant and Castle project and has met with Lend Lease to discuss the regeneration agreement, in particular the approach to affordable housing and the shopping centre. Good progress is being made and the cabinet is expected to consider the regeneration agreement at its meeting on 7 July.

## **Leisure centre**

The cabinet will also consider a report on a preferred site for a new leisure centre at its meeting on 7 July. We will consult residents on what new facilities are needed at the leisure centre over the summer. The cabinet will make a final decision about the centre in the autumn.

## **Timeline**

If the cabinet agrees the contract with Lend Lease on 7 July, the next step is the preparation of a planning application for the site. This will not be submitted before autumn 2011.

We will make sure that there is a programme of public consultation to allow residents to influence the proposals in the application. The council and Lend Lease will produce a detailed programme of consultation within three months of the agreement of the regeneration agreement.

## **Other projects**

### **Major commercial development**

The 43-storey Strata Tower is expected to be completed during July. The development includes 98 shared ownership and shared equity units managed by Family Mosaic. Up to six former Heygate leaseholders are likely to move into the shared equity units. The project includes environmental improvements worth over £1m, including new play facilities for the Draper estate.

The Printworks on Amelia Street is also almost complete. The scheme includes 24 social rent units and 43 shared ownership homes managed by L&Q. These homes are being offered to Heygate residents.

### **Infrastructure**

TfL has started work to remove the southern roundabout and subways. The project is expected to complete in spring 2011.

## **Housing sites**

Six housing sites comprising 250 units in total are now underway. These are New Kent Road, St Georges Road, Brandon Street, Camberwell New Road, Townsend Street and Library Street. The St. Georges Road development will complete in October 2010 and New Kent Road in December 2010 ,

Two further applications are being prepared for schemes which will have very high levels of affordable accommodation for rent.

- a. Stead St – Oct/Nov submission
- b. Harper Road – Oct submission

There will be public consultation on both proposals before the planning applications are submitted.

## **Heygate rehousing**

Most residents of the estate have moved. There now only 20 Leaseholders and 15 secure tenants remaining. Around 250 Heygate residents have completed right to return forms which allow them to bid for new social housing which is being built on the housing sites referred to elsewhere in the leaflet.

## **Heygate demolition**

The demolition process for phase 1 – Wingrave and 43-53 Rodney Road – is underway. A public meeting will be held on 20 July for residents living around the site. Details of the event are being sent to residents living around the site and will be posted on noticeboards around the site. This will be an opportunity for residents to hear about the programme, the method of demolition and to ask questions about the project.

Equipment to monitor noise, air quality and vibration has been installed. This will be independently monitored.

Lend Lease is managing the demolition and will appoint the main contractor in October. The demolition of the main structure of the buildings will start in November and should be complete by April 2011.

## **Contact**

Jon Abbott  
Project Director - Elephant & Castle  
Major Projects  
0207 525 4902  
[jon.abbott@southwark.gov.uk](mailto:jon.abbott@southwark.gov.uk)  
[www.elephantandcastle.org.uk](http://www.elephantandcastle.org.uk)

## **East Street Infrastructure Improvement Programme briefing** **Walworth Community Council meeting.**

The project involves 3 main elements of work, these are:

**1-East Street footways and carriageway improvements;** we are currently preparing feasibility design and options; this may include the raising of the carriageway level to that of the footway. Also we are considering resurfacing the carriageway by overlaying the existing surface to raise it so that the kerbs are at the same level and installing hazard warning paving 800 mm wide in the footways. The carriageway will be finished with light coloured anti skid surfacing. The main area involved is the section from Walworth Road to Dawes Street.

**2- Walworth Road near its junction with East Street;** carry out improvement to existing Pedestrian Crossing. The proposal is aiming at improving pedestrian safety and address local concern. Initial consultation with TFL is well underway with some initial options are being drawn. Further investigation and surveys are required before TFL can approve the options. They have informed us that they will require 6-9 months to approve and implement any proposals. Assuming that we require a month to undertake the surveys then we hope to implement the proposals if all locals support the improvement by end of March 2011. Funding needs to be spent by 31<sup>st</sup> March 2011.

**3- Other possible works;** new raised zebra crossing in Browning Street near King and Queen Street, also raising an existing zebra crossing in Flint Street near Deans Buildings, and considering constructing a speed table across Portland Street junction and moving the compactors to the down stream side to improve visibility and safety. All these proposals are subject to further investigation and budgetary constraint.

**4- Funding streams;** the total funding available for the project is £350K. £250K has been allocated by TFL, with the remaining £100K being allocated from the Council. However, the actual works budget is £330K, after taking away consultation and other feasibility costs.

Works are currently being assessed and costings obtained.

As part of this assessment we take into consideration the allocated budget, the variety of material that can be used and their acceptability locally. Also we are considering the costs of replacing the power points to the stalls with units flush with the footway if possible.

**5- Consultation;** the feasibility and detail design would require approximately 2 months to complete, with a further 1 month for public consultation. If majority of the local community supports the scheme, then we can undertake the statutory consultation and S58 notices which normally takes 3 months to complete, with the view to start works on site in January 2011.

We will seek to consult with Walworth Cllrs, Southwark Traders reps, shoppers and local community, and then report back to Community Council in October to approve agreed scheme for sign off by Cabinet Member.