

Regeneration and Leisure Scrutiny Sub-Committee

Wednesday 13 October 2010
7.00 pm
Town Hall, Peckham Road, London SE5 8UB

Supplemental Agenda

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Contact

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Date: 11 October 2010

REGENERATION AND LEISURE SCRUTINY COMMITTEE	
Title	London 2012 Olympic and Paralympics – Impacts on Southwark
Report author	Paul Cowell
Date	13 TH October 2010

RECOMMENDATIONS

That the Committee notes the following:

Vision/ pledges

That the original pledges are currently being reviewed by the Cabinet to form an Olympic vision for Southwark and this is expected to be the subject of a member decision.

Shared services

There is an expectation across London to share services such as trading standards officers, wardens, health and social care professionals etc. Work is already being undertaken within the Council to quantify these issues together with identifying likely costs.

Human resources

There is likely to be a direct impact on front line services as staff may want to take leave to attend the games, go on holiday or volunteer to work at the games. A corporate approach is being worked up to address these issues so that the day to day business of the Council can be sustained as well as there being a robust response to additional pressures during this period.

Budget

Services will be under additional pressures, responding to an increase in visitors to Southwark during the Games. This is likely to include street cleansing, trading standards enforcement, wardens, visitor information, signage and parking enforcement as well as other service areas. The Council's response will be within the context of making very significant savings.

Examples of decisions needed include:

- Placing temporary or permanent restricted parking around Jubilee line stations, to ensure visitors do not use residential parking areas as a park and ride scheme.
- Creating a volunteering programme to ensure that residents and local visitors to the area know how to get around and where to find services.
- Improve signage and wayfinding to support the increased visitors to the north of the borough.
- Supporting the development of schools Olympic Action Plans
- Investing in programmes to increase participation in sporting and cultural activities

BACKGROUND

Facts and figures

- Olympic Games – 27 July to 12 August 2012
- Paralympic Games – 29 August to 9 September 2012
- £625million makes Londoners collectively the largest sponsor of the 2012 Games
- 20 Paralympic sports and 26 Olympic sports
- 203 countries
- 15,000 athletes
- 34 venues
- 20,000 media

- 9,000,000 tickets
- 75,000 business opportunities worth £6billion. To date half of the contracts have been awarded to London companies.
- 7000 construction jobs were created in 2009 and 12,000 job opportunities are expected to be created in the Olympic Park after the Games.
- 8m tourists would be expected to visit London over this period if this was a normal year – it is expected that there will be a 50% uplift in the number of additional visitors – an extra 4m

London 2012 Structures

Government Olympic Executive - Department for Culture, Media and Sport (DCMS)

Olympic Board

- Olympics Minister (Hugh Robertson MP)
- Mayor of London
- Chair of British Olympic Association (BOA)
- Chair of London Organizing Committee for the Olympic Games and Paralympic Games (LOCOG)

Key partners

- Olympic Delivery Association (ODA)
- London Organising Committee for the Olympic Games
- Mayor of London and Greater London Authority (GLA)
- London Development Agency (LDA)
- British Olympic Association
- Paralympics GB
- Legacy Trust UK

London 2012 Frameworks

Public services

London 2012 City Operations Strategic Framework, owned by the GLA

The framework sets out its vision for London to host “an inspirational, safe and inclusive Olympic and Paralympic Games”. The strategy sets out four core aims:

- To extend the outstanding Games experience into the city, ensuring that everyone is safe, well informed and entertained
- To showcase London domestically and globally as an outstanding place to live, visit, learn and do business
- To ensure a safe, efficient and mutually supportive approach to operational delivery and command and control for the Games
- To minimise any disruptive effect of the Games on everyday business in London

Legacy

- **Cultural Olympiad**

Celebrating London and the UK and inviting the world.

Inspiring and involving young people to unlock their creativity.

Using cultural and sports participation, audience development, urban regeneration, tourism, international links and other key strands of the Cultural Olympiad to build a meaningful legacy.

<http://www.london2012.com>

- **Get Set London**

Get Set London is a series of education programmes focussing on communication, collaboration and citizenship through, culture and creativity, enterprise, health active

lifestyles, internationalism and school linking, PE and sport, practical learning and sustainability and regeneration

<http://getset.london2012.com>

- **Towards a One Planet 2012**

The London 2012 Sustainability Plan: Towards a One Planet 2012 highlights the aim to host the most sustainable Games to date and the progress we are making.

<http://www.london2012.com/making-it-happen/sustainability>

CURRENT POSITION

Southwark's Olympic and Paralympic Pledges

Two years ago Southwark Council launched 18 Olympic and Paralympic pledges to coincide with the handover from Beijing to London.

- We will continue to invest in the Southwark Community Games.
- We will invest in a new athletics track at Southwark Park.
- We will upgrade our leisure facilities, including Dulwich Leisure Centre and Surrey Docks Water Sports Centre through our £12.3m Leisure Investment Plan.
- We will support our sports clubs to increase their capacity.
- We will maximise opportunities for sports and culture through our extensive "Building Schools for the Future" programme.
- We will ensure that there are varied sports and cultural activities through the Extended Schools programme for people of all ages.
- We will encourage schools to develop Olympic action plans to maximise young people's engagement with and benefit from the games.
- We will use the 2012 games as a catalyst for promoting healthy eating.
- We will increase participation in sporting and cultural activities.
- We will promote the Princes Trust, Y Volunteer and Duke of Edinburgh award schemes as volunteering opportunities for young people.
- We will support volunteering through our "Personal Best" programme and the Volunteer Centre Southwark. We will work with Community Forums to ensure that the benefits are spread throughout the borough.
- We will work closely with Southwark Primary Care Trust to highlight the impact of issues such as smoking, diabetes and obesity on good health and to promote sexual health.
- We will participate in the launch celebrations of the Cultural Olympiad and will act as a channel of communication for the cultural sector during the Olympiad.
- We will develop a programme of cultural activity linking into the key themes of the Cultural Olympiad. We will provide information about the 2012 games throughout our libraries and will deliver the "Setting the Pace" programme within Libraries.
- We will continue to promote and support local businesses to access the Olympic Delivery Authority procurement process.
- We will maximise the benefits of any additional job opportunities to the residents of Southwark.
- We will continue to work with other boroughs to ensure that parks and open spaces are welcoming and engaging places to the many visitors to the Games.

Since the pledges were agreed, there have been significant changes within the Council and nationally. In addition to this, some of the pledges have been fulfilled, such as the major commitment to investing in our leisure facilities. This has resulted in the need for the pledges to be overhauled and work is being undertaken in this area.

BRIEFING INFORMATION -

SCRUTINY MEMBERS VISIT TO CANADA WATER REGENERATION PROGRAMME Monday, 6th September 2010

Contents

- Map of Area
- Broad Briefing Note
- Chronology of Events
- Preferred Option Plan for Shopping Centre Site (AAP)
- Canada Water Library Information

Briefing Information – Scrutiny Members Visit to Canada Water Regeneration Program – Monday, 6th September 2010

- 1) In 2001 - Southwark Property identified a strategic opportunity at Canada Water due to significant Council land holdings, shifting planning policy and the arrival of new transport infrastructure. This was an area devastated in the post industrial decline era of the late 1970's.
- 2) By 2005, having run an EU procurement process the Council had a 10 year strategic development deal with British Land Canada Quays (a special purpose vehicle)
- 3) The objective of the partnership was to bring forward a development masterplan, obtain the necessary consents and enable development deals to be done to bring forward change (on Council owned land first) and ultimately create a new, more traditional and sustainable town centre to replace the out-of-town shopping centre created in the 1980's; and to help stitch together other poorly planned areas of the peninsula.
- 4) During the masterplan development, a huge amount of community engagement was undertaken to ensure local people played their part in developing the plans. A very good level of support has been achieved (and maintained). There is on-going stakeholder engagement.
- 5) At the core of the masterplan is a new civic heart - a new library and associated plaza
- 6) In Dec 2007 the Council sold sites A & B to Barratt Homes. It is important to note that this comprehensive planning and development approach has added significant value to the Council's holdings; when the asset was transferred back to the Council from the London Docklands Development Corporation in 1997 these assets had a notional value of £3 million.
- 7) To date the project has delivered:
 - £63m in gross receipts (£35m net) from the sale of council land plus s105 benefits: including public realm works and a contribution to the library.
 - The iconic Canada Water library is on site due for completion in mid 2011 which along with the new plaza, which is also under construction, will create a new civic heart for Rotherhithe.
 - 63 new homes have been completed on site B1; 21 affordable.
 - A further 554 homes are under construction on sites B2, A1 and A2; 156 affordable.
 - There is a firm commitment to build a further 283 homes on site A3; 57 affordable.
 - Two sites have planning consent, site C and the Leisure Park site, but no delivery timetable for 939 homes; 244 affordable.

- 8) The Council has created a huge amount of momentum here and people really want the new town centre. The Canada Water program has an identity of its own now and is proving desirable in the property market. Sales of homes have continued throughout the current economic downturn.
- 9) The Council is now furthering these benefits with the creation of the Area Action Plan. This is intended to push the benefits of regeneration further afield. This policy document is the conduit for the multi-modal transport planning and delivery work and the meaningful cross-border discussions with Lewisham officers.
- 10) Officers are now focussed on delivering change to Sites: F, G, C and the Leisure site next, in accordance with the preferred option within the AAP. This is being achieved through council officers leading discussions with the private land interests. It should also be noted that the Council owns significant land holdings in the area, perhaps most notably the freehold of the Shopping Centre. There are therefore powerful levers for change now available.
- 11) This work has provided a focus to enable the coordination and planning for a new "all through" school, significant investment in leisure and sports (athletics track, Mellish Fields & Bacons College, Seven Islands Leisure, Surrey Docks Water Sports Centre, etc.) and public realm improvements.
- 12) The area is set to benefit further now from the opening of the new East London Line connecting at Canada Water and Rotherhithe stations.
- 13) This regeneration program has been strategically linked to other regeneration initiatives such as Bermondsey Spa
- 14) Canada Water is one of three major town centres in the borough, along with Peckham and Elephant & Castle. Their future is being planned in a coordinated way through borough-wide retail capacity analysis. This work is designed to reverse the retail spend leakage out of the borough (currently only 16% of comparison good expenditure is retained in the borough).
- 15) The regeneration experiences here have helped shape new strategy and policy for the rest of the borough: e.g. AAP's; Core Strategy; S.106 tariff.
- 16) The program is a net provider of affordable and intermediate housing and is helping to deliver other regeneration and housing programs, providing attractive re-housing opportunities.
- 17) Web site details for further information:
www.canadawater-southwark.co.uk

Canada Water Regeneration Programme

CHRONOLOGY OF DECISIONS AND KEY ACTIONS

- Development brief approved for release.
- On 29th July 2003, Executive Committee gave approval to the Canada Water preferred strategic development partner, British Land Canada Quays Ltd (BLCQ).
- On 12th December 2004, Executive Committee gave approval to the final development agreement.
- On 5th April 2005, the Council signed and exchanged the agreement BLCQ, a condition of which was the procurement of the design of the new library up to the end of RIBA Work Stage D and obtaining full planning consent.
- On 11th October 2005, Executive Committee gave approval to the Canada Water Masterplan vision.
- On 2nd August 2006, outline planning consent was granted for the public realm proposals for Sites A and B of the Canada Water Masterplan, including the new library and civic Plaza. (The Section 106 planning contributions agreement was subsequently signed by BLCQ in May 2007 within which an allowance of £1.7 million is made for "library/leisure payments").
- On 20th March 2007, Executive Committee gave approval to the proposed new Library facility and design, including an allocation of £8.5million from within the Council's capital programme, subject to contract. The report described the Canada Water library proposals in detail, including background information, the design, financial considerations, risks, anticipated programme, consultation details and community impact.
- On 31st July 2007, full planning consent was granted for the Library and Plaza, which were combined in a single application.
- On 31st July 2007, interim and non-EU appointments of the library design team were approved by the Strategic Director of Major Projects under delegated authority.
- On 6th November 2007, the works procurement strategy for the library was approved by the Strategic Director of Major Projects under delegated authority.
- On 21st December 2007, the agreement was signed with Barratt Homes for the development of Sites A and B adjacent to the library.
- On 4th April 2008, the Strategic Director of Major Projects approved under delegated authority the EU appointments for the architect/lead consultant team and for the quantity surveyor, both covering RIBA Work Stages H (Tender Action) to L (Completion) of the library project.
- On 22nd October 2008, approval was given by the Executive member for Regeneration to award the works contract for the Library to ISG Jackson.
- On 29th June 2009, the construction of Canada Water Library commenced on site.
- On 8th March 2010, Canada Water Plaza works phase 1 commenced on site.



DEAL PORTER'S PLAZA



BL CANADA QUAYS



Southmark Council

CANADA WATER
it's your library





 BL CANADA QUAYS

 Southwest Council

CANADA WATER
it's your library



"A day in the life of Canada Water Library"

7:30 Commuters on the way to work and shift workers on their way home use the "lobby library" People on the way to work stop off at the café to collect their lunchtime sandwiches. Some people stop outside the library to check the news headlines on the plasma screen broadcasting 24hour news.

8:00 The main doors open and the plasma screens are switched on to advertise the range of courses, events and activities going on in the building and across the borough, as well as broadcasting news and events from across the world on satellite television.

8:15 The public access computers start to fill up as other people begin to arrive.

10:00 An ESOL class begins in one of the flexible meeting rooms.

10:30 A Sure Start session takes place with staff delivering stories, rhymes and musical activities and access to messy play facilities to a group of under-five's with their parents and carers.

11:00 A group from the local primary school arrive to visit the heritage centre on the upper floor. They are doing an ecology project and visiting the interactive ecology exhibition excites their interest in their schoolwork and improves their understanding of the subject.

12:30 A lunchtime performance takes place in the café. Today it's a poetry reading by a local writer, but there are also music performances, discussion groups and art exhibitions that take place in the café as well as in the main body of the building. The café is a key component of the service and lots of people pop in for a coffee after using the handi-tills to pay their rent or Council tax, to read newspapers or magazines or to wait for an appointment at an income maximisation advice surgery, or to see their local Councillor.

1:00 Floor walking staff empty the self-service return units.

2:00 An introduction to the Internet session takes place for over 50's. Staff guide participants through the specially produced learning package that will enable them to send e-mail, look up information, know which websites to use to get good deals on buying things as well as to help grandchildren with their homework.

4:00 The busy after-school rush period begins with children flooding in from local schools to change books, use the computers and to work on homework assignments. There is a homework club three afternoons every week as well as on Saturday morning, with staff, computers and other learning resources on hand to support the children with their work. There's also a reading help session run by volunteers who will listen to the children read, one to one.

6:00 A volunteer who began using the library at one of the over-50's ICT sessions leads a "Library Induction" group, showing 6 new members around the building, explaining how the library is arranged, showing them how to book a computer, to use the catalogue and giving them details about the programme of activities that they can take part in. The session lasts for forty minutes and two of the new members decide to stay on for the reading group at 7p.m.

6:30 On Friday evening, a large part of the building is given over to activities for young people with a range of activities that they have chosen, being available to them. Tonight there's a DJ workshop, a self-defence group for girls, X-box and PS2 games and a health advisor from the teenage pregnancy team, who is there to talk to young people about contraception

7:30 People begin to arrive for the regular comedy club, which will be held in the performance space. Tonight's programme features an "open mic" session for local comics as well as an appearance from a more well known name.

9:00 The main building closes, but the lights in the lobby remain on and people returning from work late at night can drop off their books, pick a new book for the evening or send an e-mail





CZWG

1700
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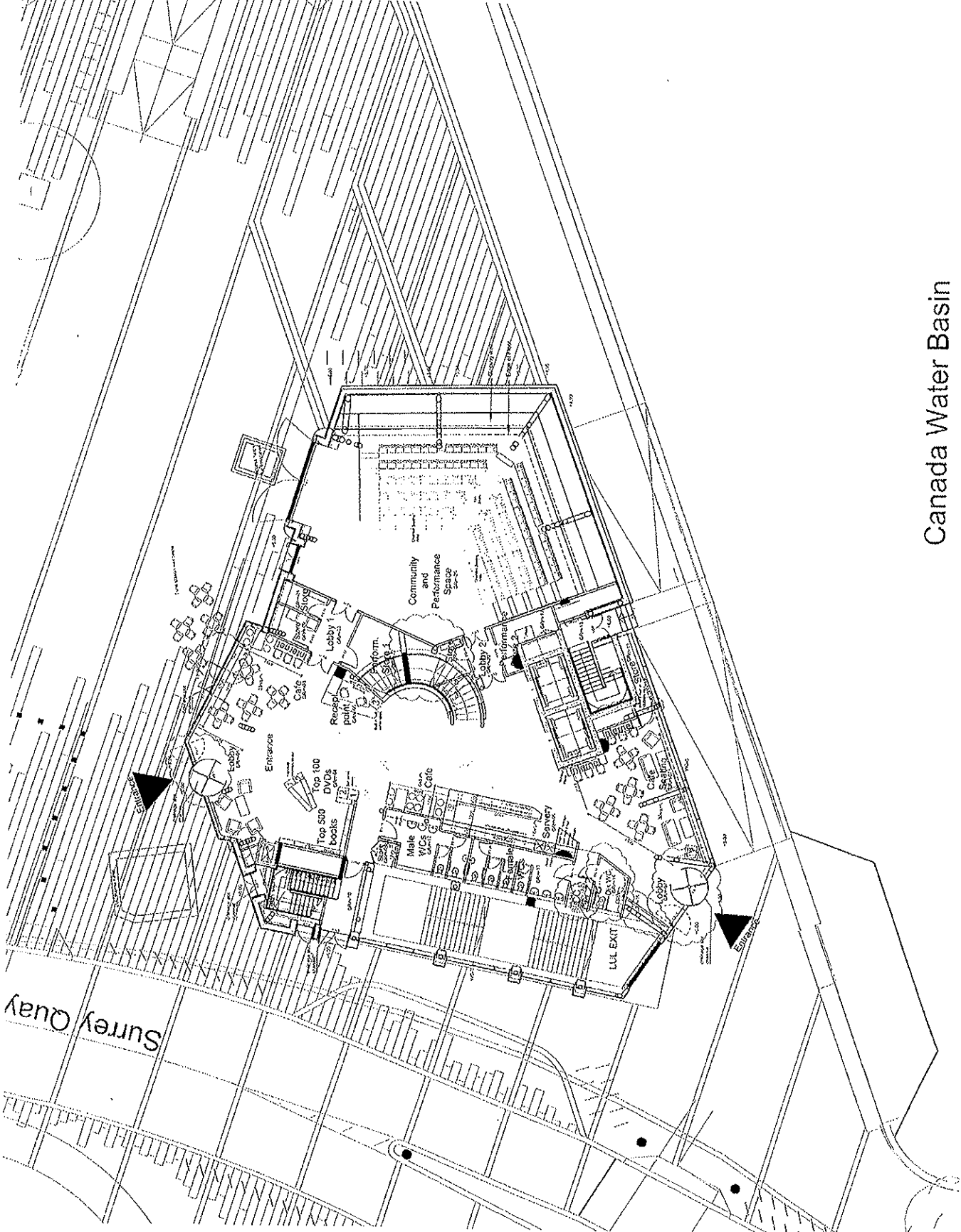
- 1. All work shall be in accordance with the approved plans and specifications.
- 2. The Contractor shall be responsible for obtaining all necessary permits and approvals.
- 3. The Contractor shall be responsible for maintaining access to adjacent properties.
- 4. The Contractor shall be responsible for protecting existing utilities.
- 5. The Contractor shall be responsible for maintaining site security.
- 6. The Contractor shall be responsible for maintaining site cleanliness.
- 7. The Contractor shall be responsible for maintaining site safety.
- 8. The Contractor shall be responsible for maintaining site access.
- 9. The Contractor shall be responsible for maintaining site parking.
- 10. The Contractor shall be responsible for maintaining site landscaping.

CITY OF
LONDON BOROUGH OF
SOUTHWARK
PROJECT
CANADA WATER LIBRARY
THE
GROUND FLOOR PLAN

For Construction

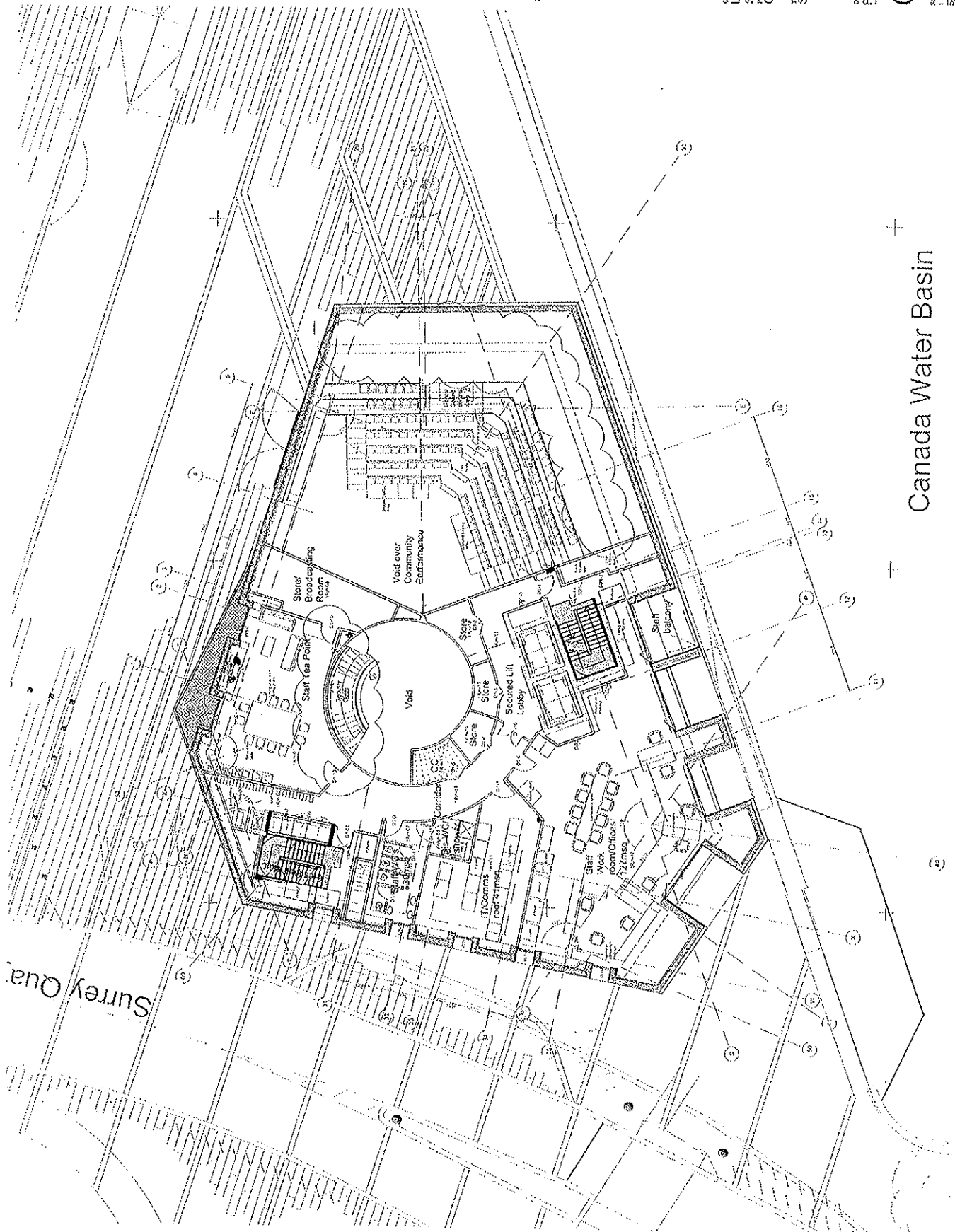
CZWG

DATE: 08/03/2007
SCALE: 1:100
PROJECT NO.: 1557-7-P-200-1010
REV: C



Canada Water Basin

CZWG
15557-7-P-200-1011
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15557-7-P-200-1011



Project Name	Canada Water Basin
Project Address	15557-7-P-200-1011
Client	London Borough of Southwark
Architect	CZWG
Scale	1:100
Date	01/09/2017
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]

Client:
LONDON BOROUGH OF
SOUTHWARK
Project:
CANADA WATER LIBRARY
Drawing:
STAFF MEZZANINE FLOOR

Drawn by:
For Construction:
CZWG
Scale: 1:100
Date: 01/09/2017
Drawing No: 15557-7-P-200-1011
Rev: A
(0/2)

Canada Water Basin

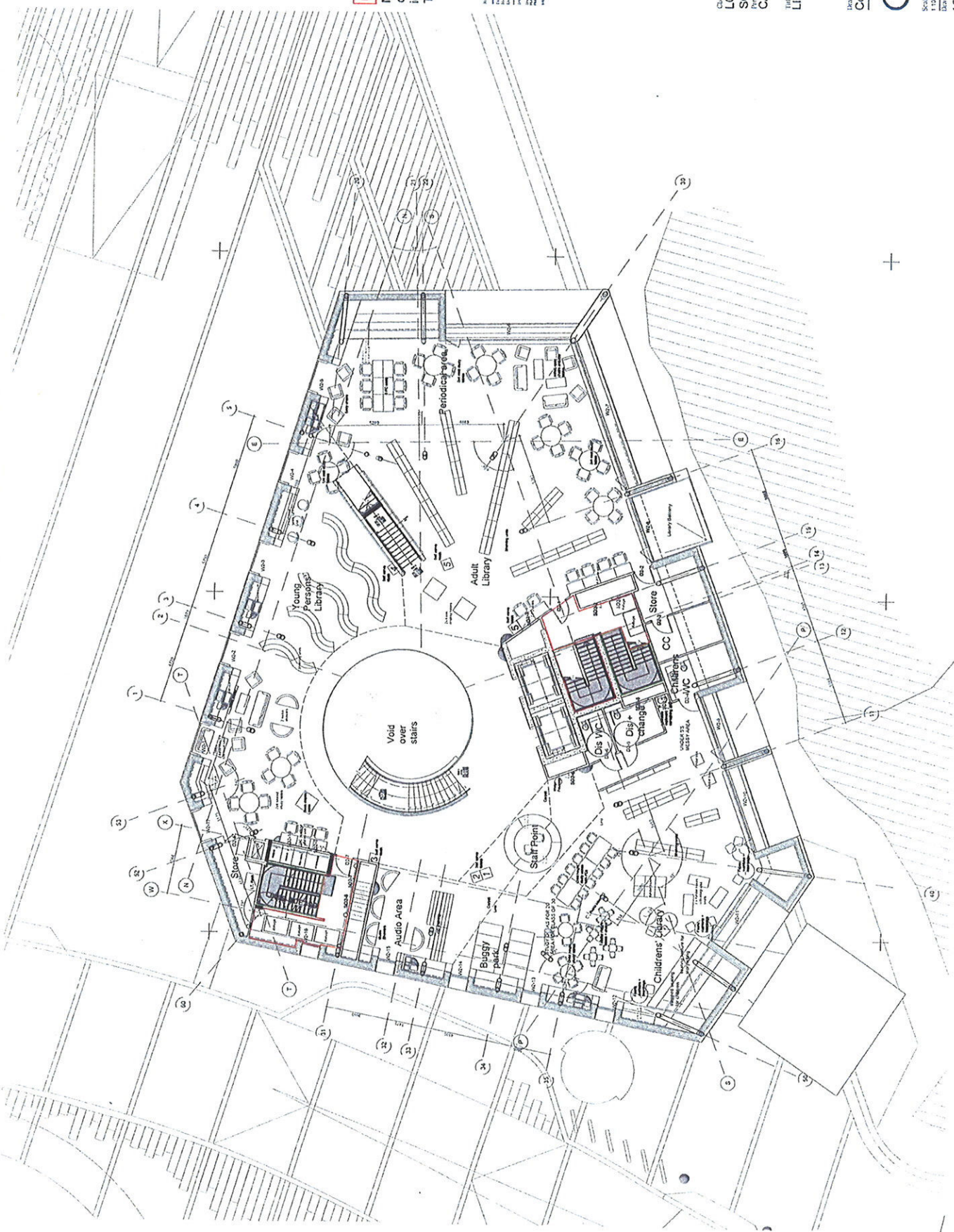
CZWG
 2740 W. 10th Street
 Vancouver, BC V6P 2Y6
 Tel: 604.273.4222
 Fax: 604.273.4223
 www.czwg.com

Construction
 Note: All first issues of construction drawings are identical to the Tender/ Tender Addendum drawings.

Project: 1557-P-200-1012
 Client: LONDON BOROUGH OF SOUTHWARK
 Design: 1557-P-200-1012
 Date: 15/01/2009
 Drawing No: 1557-P-200-1012-01
 Scale: 1/200
 Date: 15/01/2009

Client: LONDON BOROUGH OF SOUTHWARK
 Project: CANADA WATER LIBRARY
 Title: LIBRARY FLOOR PLAN

Drawing Status: Construction
CZWG
 Scale: A1
 Date: February 2009
 Drawing No: 1557-P-200-1012
 (24/2)



CZWG
CONSTRUCTION
1557-7-P-200-1013

Construction

Note: All first issues of construction drawings are identical to the Tender/ Tender Addendum drawings.

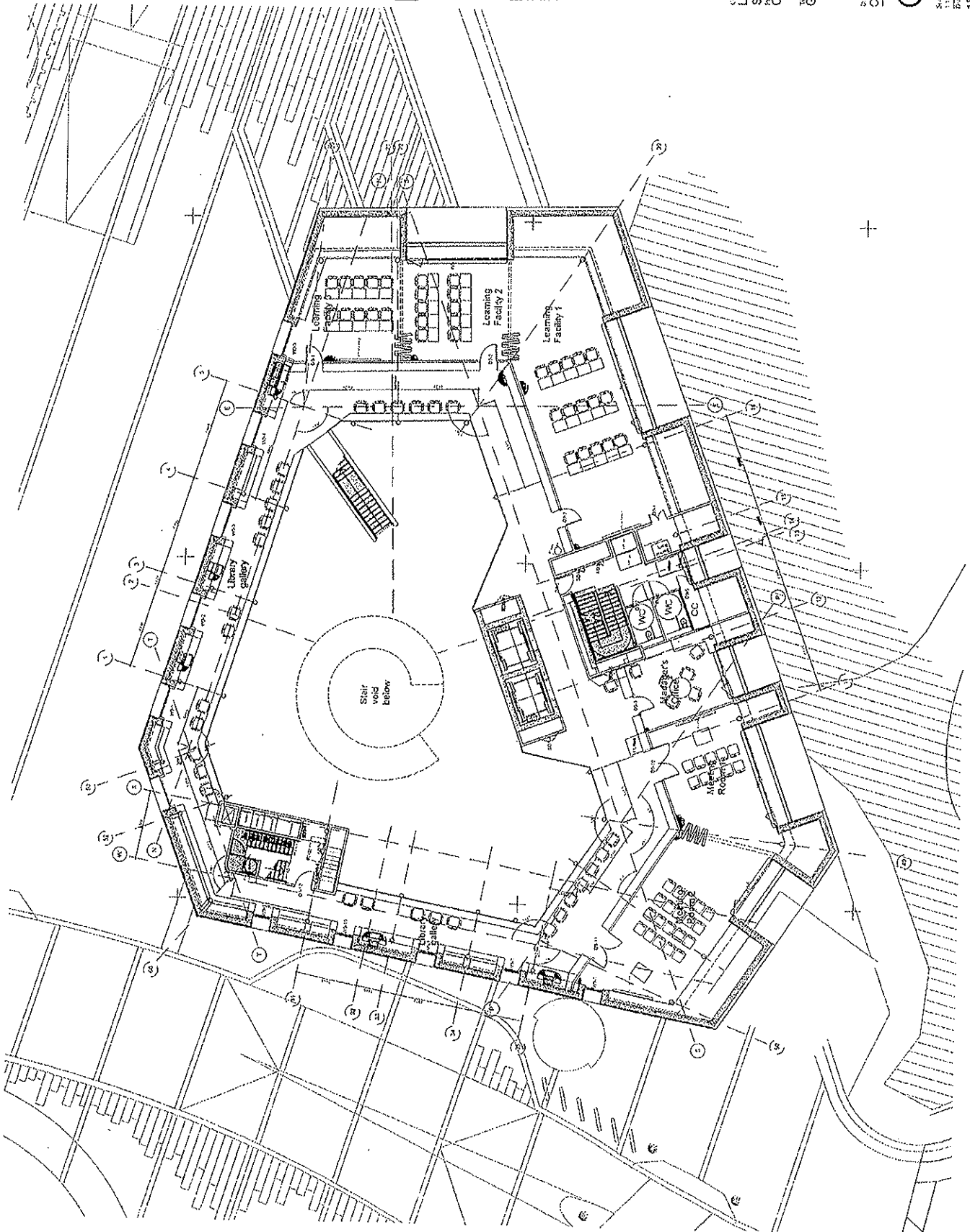
DATE: 01/11/2013
PROJECT: CANADA WATER LIBRARY
DRAWING NO: 1557-7-P-200-1013
SCALE: AS SHOWN
SHEET NO: 20 OF 20

CITY OF LONDON BOROUGH OF SOUTHWARK
CANADA WATER LIBRARY
GALLERY FLOOR PLAN

CONSTRUCTION

CZWG

DATE: 01/11/2013
PROJECT: CANADA WATER LIBRARY
DRAWING NO: 1557-7-P-200-1013
SCALE: AS SHOWN
SHEET NO: 20 OF 20



August 2010

Canada Water Library Site Newsletter

Development Timetable

Towards the end of the week, the final elements of the propping system on the lower levels of the new library building will be removed. The concrete frame, from ground floor to the gallery level, has sufficiently cured and reached its correct strength characteristics to enable the safe removal of this external support system, revealing the sloping shape of the structure.

A one week long laser survey will then accurately measure the envelope of the building to ensure a correct fit for the insulated timber panels, which will form the library's façade. Individual panels will be between one and two storeys in height and around two metres in width. By early September, cladding panels will begin to be craned into position across the lower levels, kicking off a 25 week installation programme that will fully encompass the library.

The steel roof trusses, that form the roof structure and tie in all of the rakish steel elements throughout the building, are being installed over the next two weeks. A metal deck structure will then be built on top of these trusses, providing the first real view of the true scale of the building.

The feature concrete spiral staircase will be completed over the next month, as will the two emergency fire escapes. The back propping system will remain in place across the gallery to roof levels until the concrete slabs have cured.



Large steel trusses are currently being installed by ISG Jackson to form Canada Water Library's roof structure. The image shows one of the larger span sections that has now been bolted into position off the main lift core (to the left of the photograph). The tower crane will perform 32 individual lifts to transport all the structural steel sections onto the roof over the course of the next two weeks.

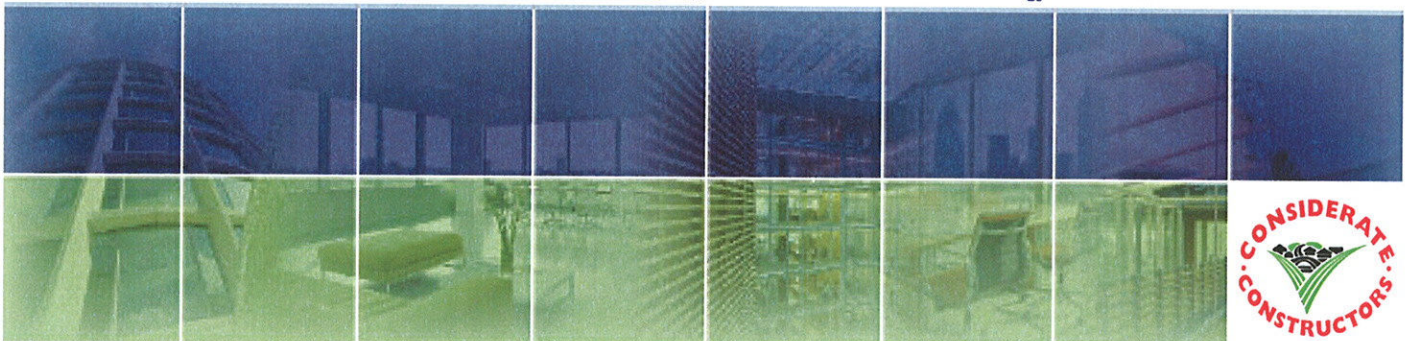
IMPORTANT HEALTH, SAFETY & ENVIRONMENTAL INFORMATION

Health, safety and protecting the environment are key priorities for ISG Jackson, and the company employs rigorous procedures to ensure the well-being, not only of workers on site but, just as importantly, the safety of members of the public that live or work close by to our development schemes. It is important that residents are aware of the real dangers posed by construction sites and that they read and take note of all warning signs that are posted around the site itself.

As a Considerate Constructor, ISG Jackson is committed to minimising any potential inconvenience that may be caused throughout this project. Wherever possible, we adopt a flexible and sensitive working approach to ensure that any disruption is kept to a minimum. If you have any questions about health & safety on site, please contact Len Smith, Senior Contracts Manager on 07811 261583.

ISG Jackson, 86 Sandyhill Lane, Ipswich, Suffolk IP3 0NA

Tel: 01473 335000 Fax: 01473 219931 Email: enquiries@isgjackson.com Website: www.isgjackson.com



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