

Regeneration and Leisure Scrutiny Sub-Committee

Monday 7 March 2011

7.00 pm

Meeting Room A2 - Southwark Town Hall, London SE5

TABLED PAPERS

List of Contents

Item No.	Title	Page No.
6.	Regeneration of Peckham town centre It was decided at the meeting that the 'closed documents' on Peckham town centre and Peckham projects could be made available to the public. The documents were tabled to the public present and will be published as such.	1 - 35

Contact

Julie Timbrell on 020 7525 0514 or email: julie.timbrell@southwark.gov.uk
Webpage:

Date: 7 April 2011

Brief report to Regeneration and Leisure Scrutiny Sub-Committee

In respect to outlining opportunities to use land holdings to regenerate Peckham; particularly how these could be used to encourage commercial investment in Peckham.

Introduction

The Property Department has been requested to provide an initial briefing note to outline the opportunities of using the Council's existing land and buildings within the area defined within the proposal Peckham and Nunhead Area Action Plan to encourage development and attract inward investment.

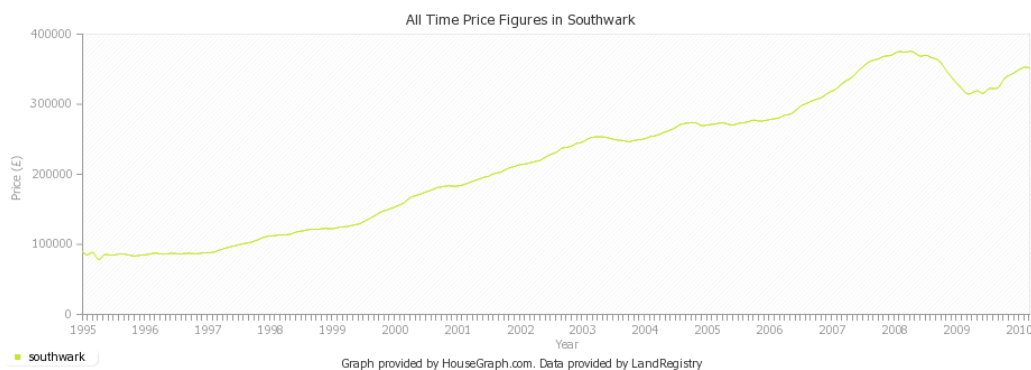
The council has substantial Housing land within the area but the majority of this forms Housing estates which are not included for the purpose of this brief as the majority are either let or sold on long leases. Some refurbishment and in fill development is taking place and a number of sites including Wooddene are due for redevelopment.

For the purpose of this brief we have listed the Council's land holdings (See Appendix 1) that could be utilised to encourage inward investment by way of development opportunities the majority of which are commercial sites with some housing opportunities.

It should be noted that several of these sites are already on the market and are in negotiations with developers under other programmes particularly the 'Modernisation programme'.

Issues

The current economic climate in the UK is weak. Whilst London has not seen as a dramatic downturn in land values as other parts of the UK, never the less there has been a fall in House values in the region of 15 -20% over the last two years. The decline has been due in part to the recession, but more particularly the inability for first time buyers to obtain mortgages. Some signs of recovery are showing.



The property development market remains poor as developers are unable to obtain viable financing from Banks and Financial Institutions, who are not willing to lend expect on very secure development opportunities.

In addition the current Government has embarked on a policy of serious cutbacks in public spending, which in turn is having a dramatic effect on government and local authority spending on provision of affordable homes. The future resourcing of the Homes and Communities Agency is still to be determined and cut backs have already curtailed development, most notably Wooddene Site where the Housing Association in negotiation with the council is unlikely to agree terms due to lack of HCA funding.

Whilst Peckham has seen substantive regeneration, particularly the North Peckham Housing Area; and improvements around East Peckham and Nunhead, the commercial centre of Peckham remains in decline and the current economic conditions will not readily encourage developers and in-ward investors to consider Peckham as an 'opportunity'. This is likely to remain the position until there is substantial improvement in the economy; finance becomes more readily available and or in-ward investment is encouraged with 'pump –priming '

Options

In order to develop a programme or policy to encourage development there needs to be undertaken a thorough review of potential opportunities both private and Council led.

The current proposals to develop the Area Action Plan should remain the principle route to the development of such policy as the determination of planning policies will have the most effect in seeking to attract developers.

We would recommend consideration is given to the following:-

1. Comprehensive AAP to include 'holiday or reduction on Planning fees and or Section 106 contributions. This would not be a direct cost to the Council.
2. Grant funding for shop front improvements and street furniture, subject to funding availability particularly to parts of Rye lane.
3. Engage with major landowners and occupiers to establish if they are currently considering major changes and enter into dialogue to establish ways that the Council can enable for such plans to be brought forward. For example establish what Morrison's supermarket are intending; Reconvene discussions with Network Rail about improvements to Rye Lane station forecourt.
4. Review Southwark's land holdings to establish if some can be used to jointly develop larger sites. By delaying capital receipt for sale of land the Council would have opportunity to share in development profit and provide a developer the opportunity to reduce costs during the development period.
5. Review of the Voluntary Sector needs and best utilisation of Council owned tenants and community facilities. Example is the proposals for Peckham settlement to establish a new community hub near to Acorn estate and provision of free facilities to the local community at nil cost to the Council.
6. Further engagement with the local community led through the Peckham and Nunhead Community Council. (this is being undertaken as part of the PNAAP consultation.

Conclusion

The property department continue to review the surplus property estate and actively seek to dispose where appropriate. The linking of such disposals to a revised policy would not necessitate additional resourcing.

Addition resourcing would be required to undertake further consultation particularly with the private sector landowners and major occupiers.

I will be happy to answer any further questions at the meeting.

Jeremy Pilgrim MSc MRICS
Head of Property
Regeneration and Neighbourhoods

3rd March 2011

Peckham Projects

March 2011 Update

Southwark Property

Flaxyard West

Land adjoining Melon Road & Jocelyn Street, London SE15

Location Map Reference: 8

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	10,960 m ² / 1.096 ha / 2.7 acres
Holding Department	Corporate Property Holdings Account - ?
Ward	Peckham
Description	Open grassland

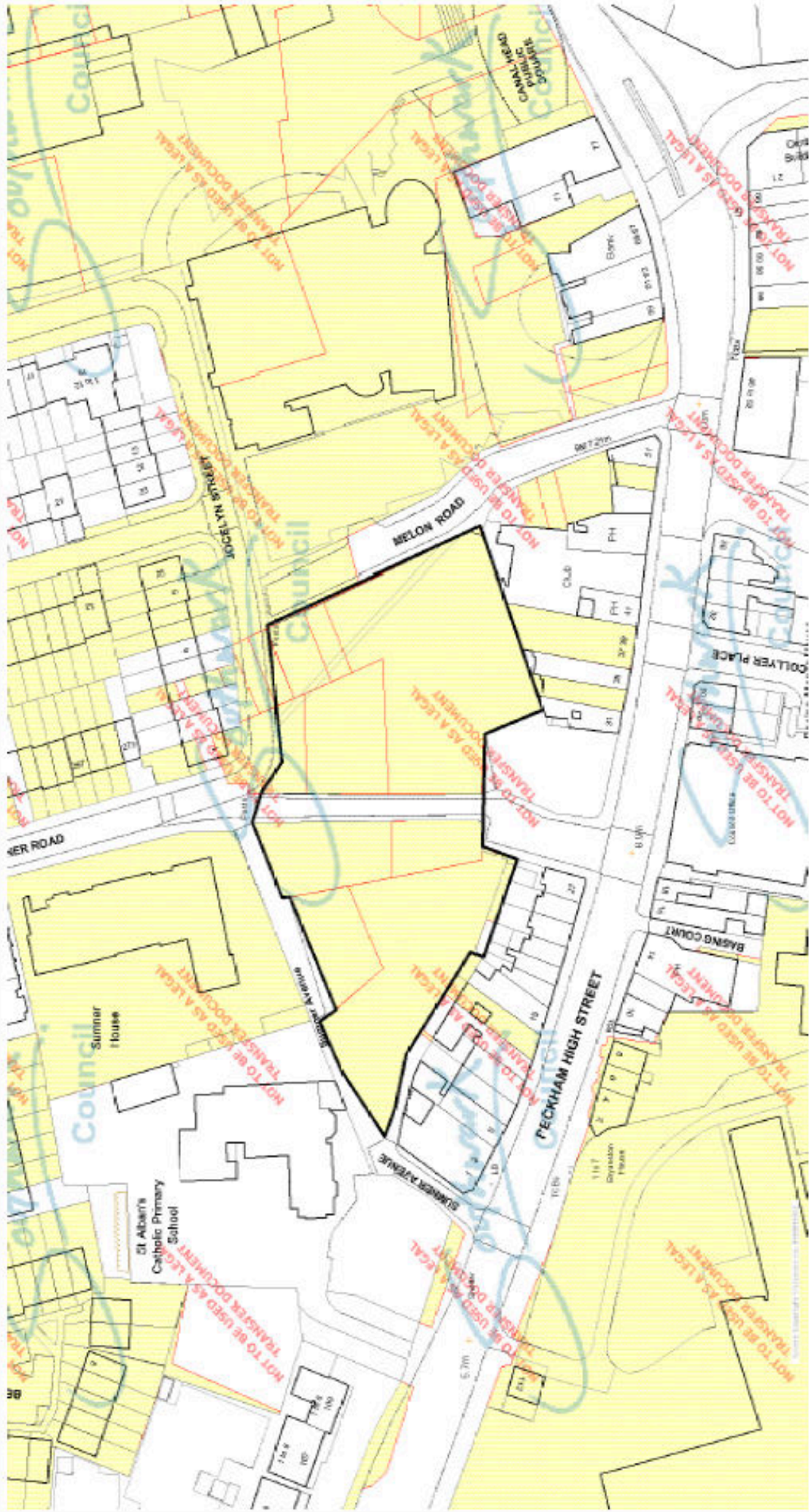
Long term proposals Mixed use, commercial & residential

Short term proposals

Key issues & dependencies
Current status



Flaxyards



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 Date 19/7/2006

**Southwark
 Council**

Flaxyard East

Land adjoining Melon Road & Jocelyn Street, London SE15

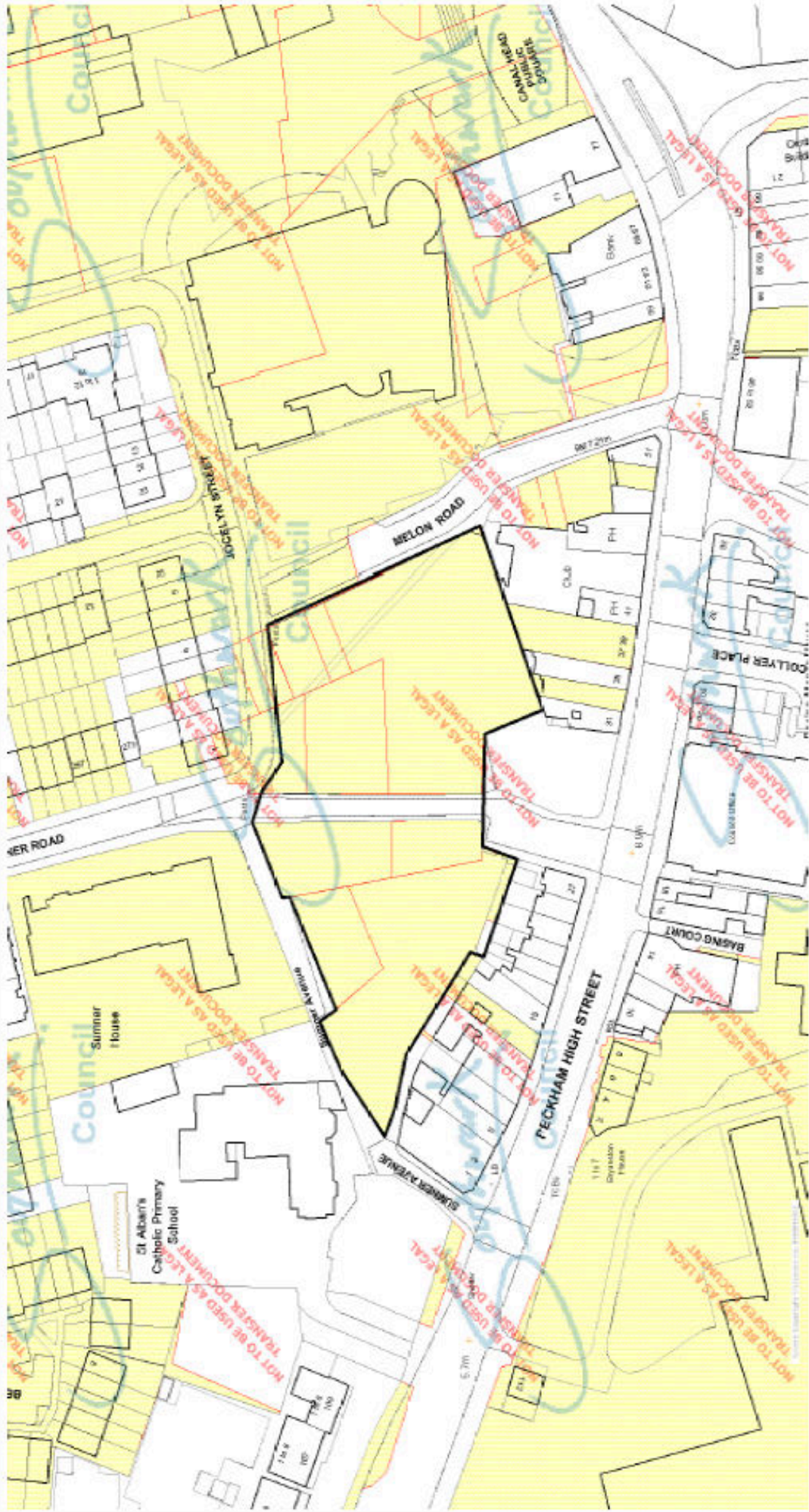
Location Map Reference: 8

Site Data:



Lead officer	Jeremy Pilgrim
Site Area	10,960 m ² / 1.096 ha / 2.7 acres
Holding Department	Corporate Property Holdings Account
Ward	Peckham
Description	Open grassland
Long term proposals	Mixed use commercial & residential
Short term proposals	
Key issues & dependencies	
Current status	

Flaxyards



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**Southwark
Council**

Site 7a

Saul Court, Painswick Court, & Sharpness Court,
Daniel Gardens, London SE15 (6BG, 6BA, 6BQ)

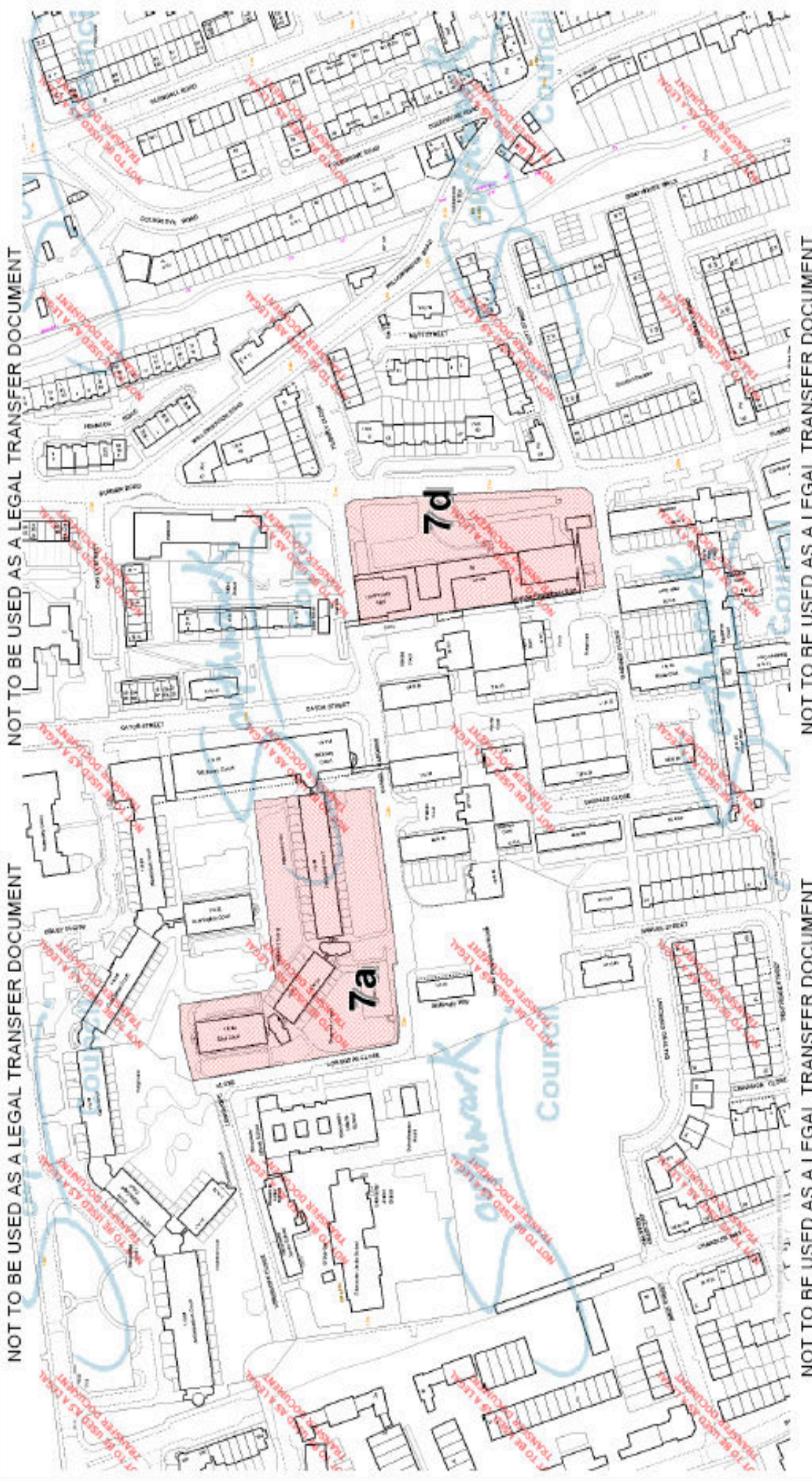
Location Map Reference: 10

Site Data:

Lead officer	John O'Kelly
Site Area	8,180 m ² / 0.818 ha / 2.022 acres
Holding Department	Housing
Ward	Peckham
Description	Vacant social housing blocks -
Long term proposals	
Short term proposals	
Key issues & dependencies	
Current status	New Tuke School



Peckham Sites 7a & 7d



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Property Services

Site 7d

Sumner Workshops / Hordle Promenade East,
80 Sumner Road, London SE15 6LA

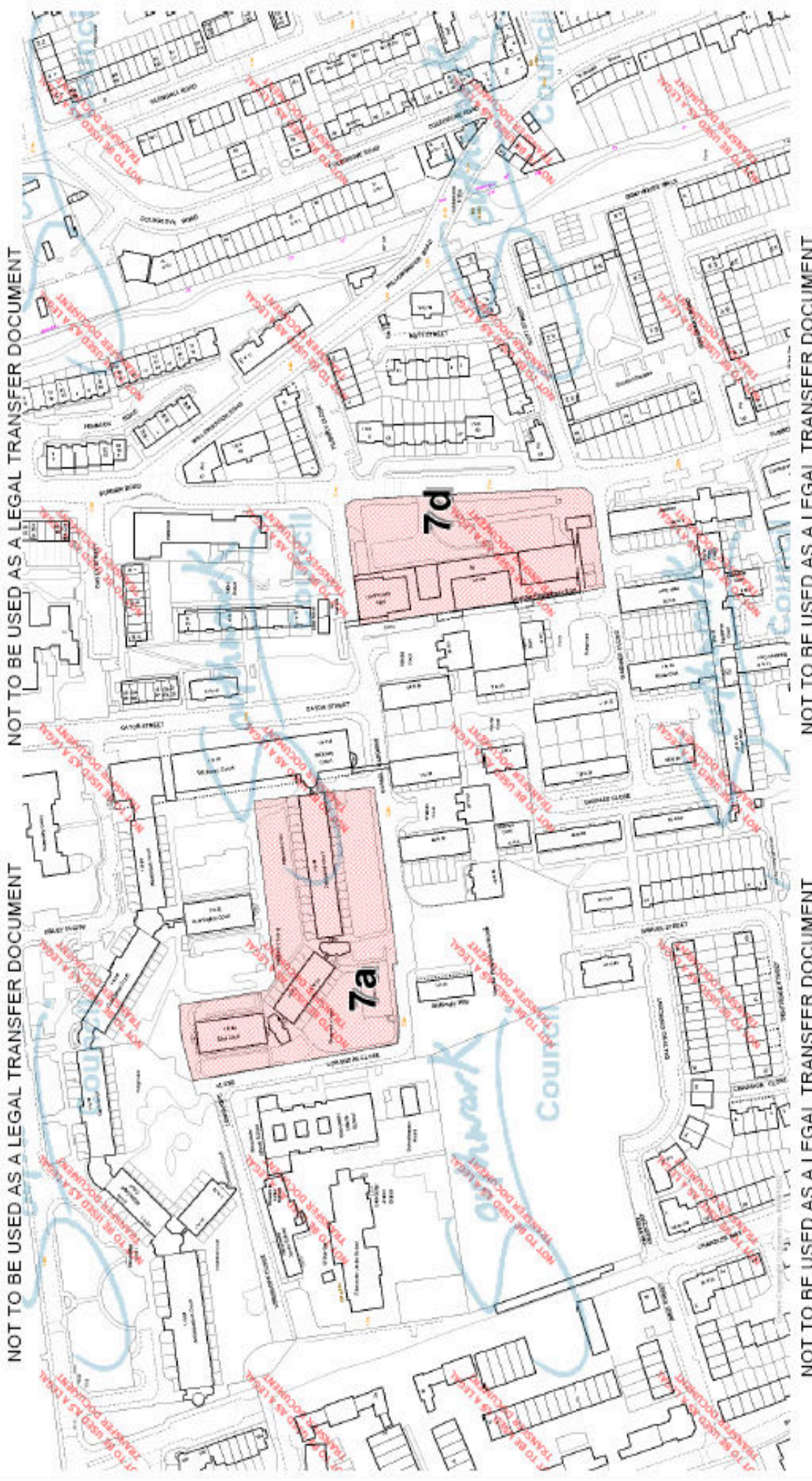
Location Map Reference: 10

Site Data:



Lead officer	Paul Davies
Site Area	5,820 m ² / 0.582 ha / 1.437 acres
Holding Department	Housing
Ward	Peckham
Description	Cleared site
Long term proposals	Dispose of site to RSL / Developer for mixed use development
Short term proposals	No short term proposals
Key issues & dependencies	State of the market Availability of housing grant
Current status	The site has been demolished and is currently vacant

Peckham Sites 7a & 7d



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 Date 30/3/2008

Property Services

Peckham Rye Station

Rye Lane, London SE15

Location Map Reference: 14

Site Data:



Lead officer Jeremy Pilgrim
Site Area x m² / x ha / x acres
Holding Department (External) Network Rail
Ward The Lane
Description

Long term proposals

Short term proposals

Key issues & dependencies

Current status

Investigating Member support and Council funding to develop refurbishment / redevelopment scheme in conjunction with Network Rail.

Eagle Wharf

163 Peckham Hill Street, London SE15

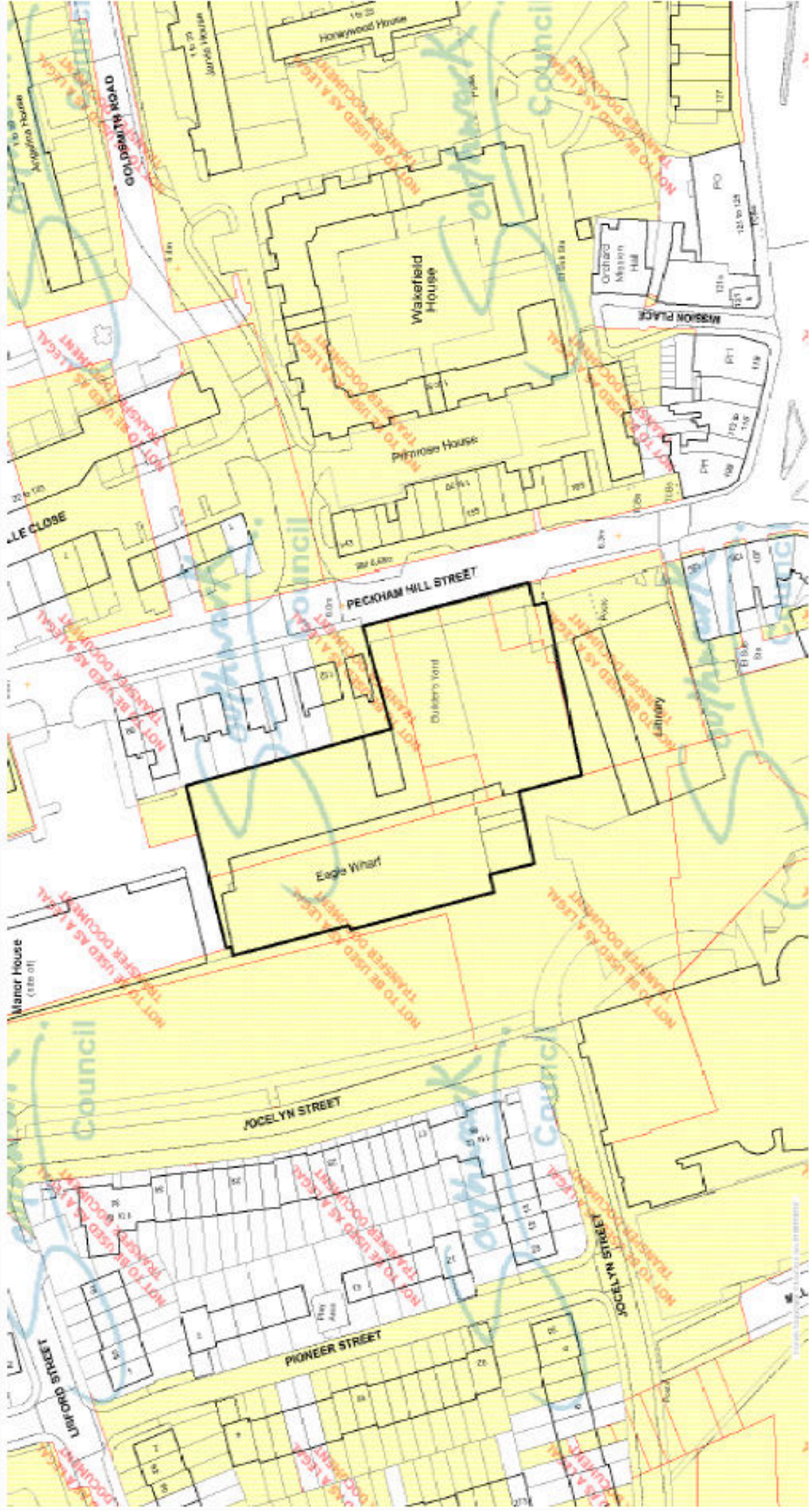
Location Map Reference: 15

Site Data:



Lead officer	Paul Murphy
Site Area	4,780m ² / 0.478 ha / 1.18 acres approx
Holding Department	CPHA
Ward	Peckham
Description	Old warehousing with yard
Long term proposals	Suitable for potential mixed-use redevelopment – including cinema, creative space, retail, offices and residential in line with Peckham Area Action Plan
Short term proposals	Demolish building and consider disposal options. Potential for temporary car park let
Key issues & dependencies	Town Centre management proposals/ public realm improvements to Peckham Square dovetail with redevelopment proposals Negotiations with private landowners and businesses - Develop strategy to identify development partners/ marketing exercise Emerging Peckham AAP and Core Strategy Currently being demolished
Current status	

Peckham Wharf



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**Southwark
 Council**

Rye Lane Cinema

Rye Lane (Moncrieff Street), London SE15 5HL

Location Map Reference: 17

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	5,590 m ² / 0.559 ha / 1.38 acres
Holding Department	CPHA
Ward	The Lane
Description	Cinema and car park
Long term proposals	Mixed Use Redevelopment
Short term proposals	Relocate cinema facility to Peckham Wharf
Key issues & dependencies	Town centre management plans TFL plans
Current status	



Rye Lane Cinema



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**Southwark
Council**

Tower Car Park (Choumert Grove)

Choumert Grove Car Park, Choumert Grove, London SE15

Location Map Reference: 19

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	4,091 m ² / 0.409 ha / 1.011 acres
Holding Department	Environment & Leisure
Ward	The Lane
Description	Open car park

Long term proposals	Potential site for council office accommodation, or mixed use development. Part of the site will be going to GP's Surgery
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Short term proposals	Retain Car park
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Key issues & dependencies	Pedestrian only access to Rye Lane
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Current status	Car park
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Tower Car Park



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**Southwark
Council**

Tuke School

4 Woods Road, London SE15

Location Map Reference:

Site Data:

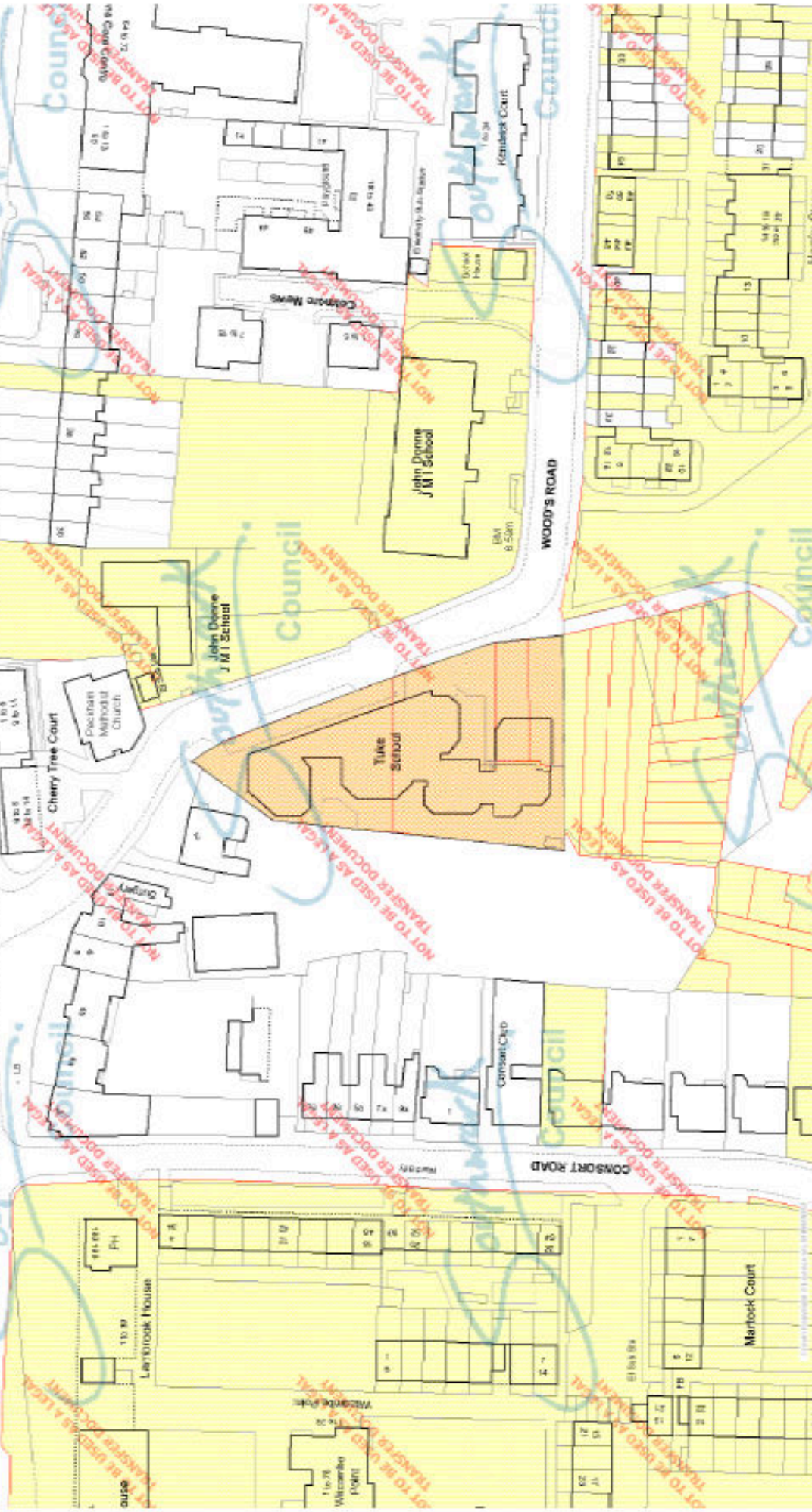


Lead officer	Chris Rhodes
Site Area	2,481m ² / 0.25 ha / 0.61 acres
Holding Department	Nunhead Ward
Description	Tuke School is a single storey building, which looks to be typical of 1970s developments.
Long term proposals	Post 2011 redevelopment – probably residential Potential site assembly with adjoining scaffold site Demolish and appropriate for housing land
Short term proposals	
Key issues & dependencies	Free School requests
Current status	The property is currently being occupied by property guardians for security purposes

Tuke School

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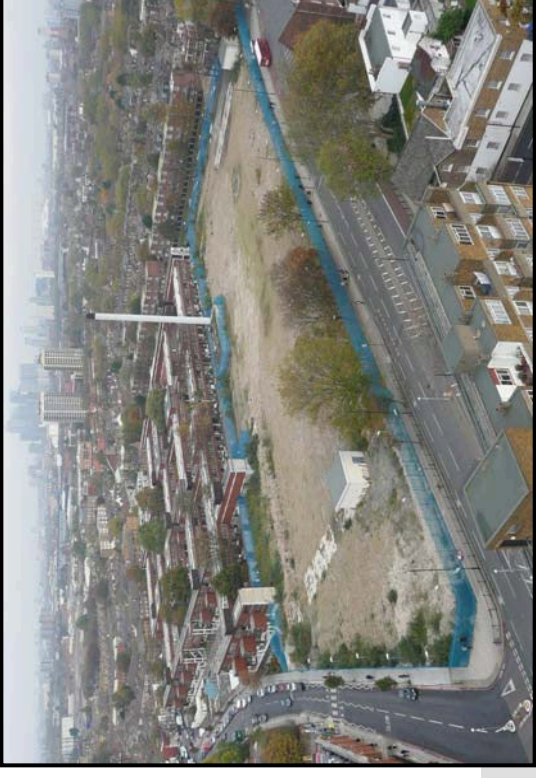
Scale 1/1250
 Date 4/9/2006

Property Services

Wood Dene

Queens Road, London SE15

Location Map Reference: 20



Site Data:

Lead officer Tom Hanman
Site Area 13,950m² / 1.395 ha / 3.447 acres
Holding Department Housing
Ward Livesey Ward
Description Cleared development site

Long term proposals Mixed-use redevelopment

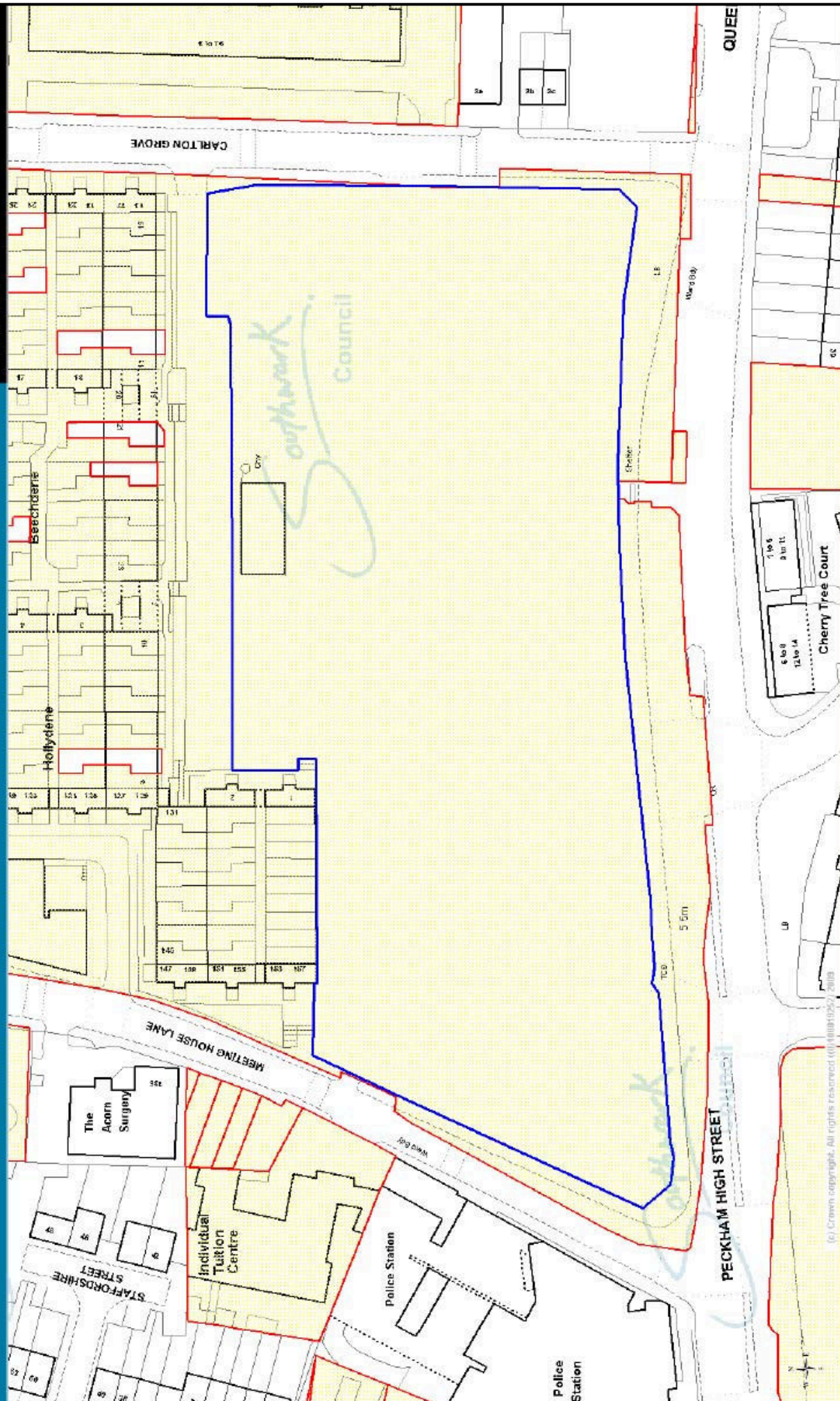
Short term proposals Aim to agree terms with Notting Hill Housing Trust for site disposal and redevelopment

Key issues & dependencies Housing Grant
Agreement to provide combined heat and power plant / boiler house to Acorn

Current status No status

Date 3/6/2009

Wooddene



Scale 1/1000

9 Blenheim Grove

Blenheim Grove, London SE15 4QS

Location Map Reference: n/a

Site Data:

Lead officer	Jessie Lea
Site Area	436 Square Meters / 0.0436 Hectares / 0.11 Acres
Holding Department	Housing
Ward	The Lane
Ward Councillors	Nick Dolezal, Mark Glover, Keadean Rhoden (all Labour)
Description	Grade II Listed Victorian villa currently laid out as office space, was being used by the Peckham Programme
Long term proposals	Earmarked for disposal, Housing have declared it surplus.
Short term proposals	Currently being marketed as a development opportunity by Colliers International
Key issues & dependencies	None
Current status	Closing date for offers is 17 March 2011



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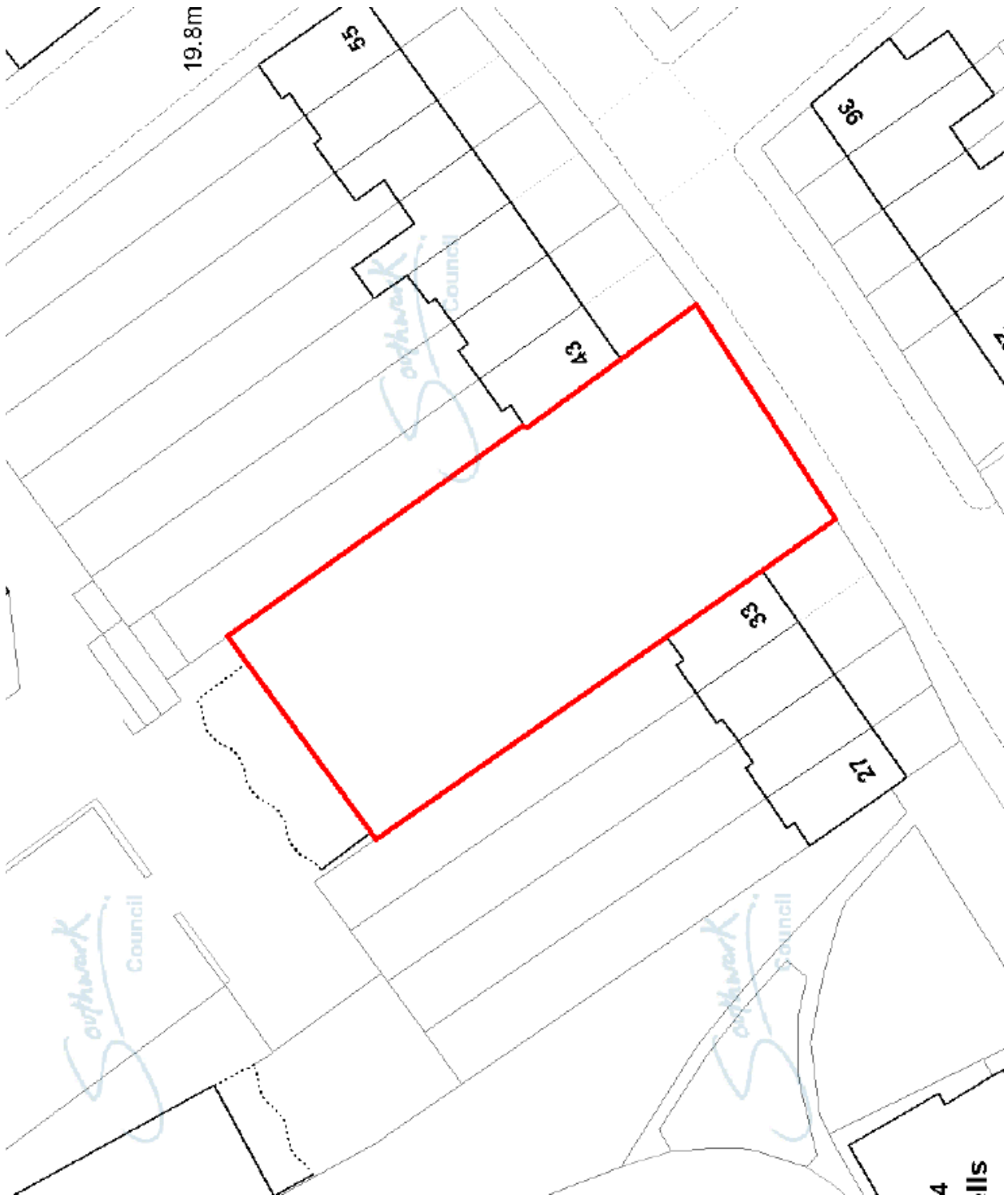
35-41 Nunhead Lane

Address

Location Map Reference: n/a

Site Data:

Lead officer	Tom Kemp
Site Area	0.26 acres
Holding Department	Education
Ward	
Ward Councillors	
Description	Rectangular terrace infill site located to the north of Nunhead Lane. Used to be occupied by a nursery building that was part of Rye Oak School to the north. New nursery accommodation has been provided on the main Rye Oak School site and this site has been declared surplus. The old nursery building has been demolished and the site hoarded.
Long term proposals	Dispose for residential development
Short term proposals	None
Key issues & dependencies	Secretary of State consent (S77) needs to be obtained if the site is to be developed for purposes other than education as the land is considered playing field. If this is not granted then alternative education uses will have to be explored and residential development dismissed. This also links with the change of use from D1 to C3 that is currently prohibited by planning policy unless certain criteria are met and this will be a key issue affecting the long term proposals
Current status	Vacant and hoarded



184-188 Southampton Way, 5A Havil Street, 2 Sedgmoor Place, London, SE15 9EU

Location Map Reference: n/a

Site Data:

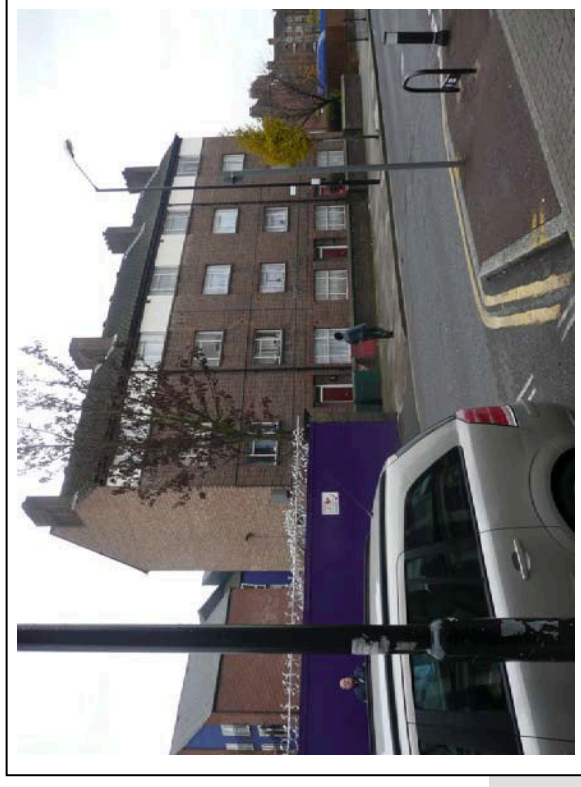
Lead officer Paul Murphy
Site Area 3,269 sq. m (.3269 hr)
Holding Department HRA and CPHA controlled
Ward Brunswick Park
Ward Councillors Cllrs Ian Wingfield, John Friary and Norma Gibbes
Description The site is used as local authority housing with temporary accommodation with part of the site vacant.

Long term proposals Develop site modelled at a mixed residential tenure with possible permanent re-provision of hostel accommodation on-site

Short term proposals Potential synergy with Willow Walk - options appraisal and NPV calculation to re-assess combined hostel scheme at Willow Walk and impact across two sites.

Key issues & dependencies Re-provision of hostel accommodation on-site; potential synergy with Willow Walk; demolition of Beacon House and relocation of tenants on or off-site; funding for hostel re-provision; design development to incorporate emerging core strategy

Current status CPHA controlled land is vacant but HRA controlled land currently occupied by temporary accommodation and Beacon House residents. Design development non-compliant with emerging core strategy





Melon Road Land

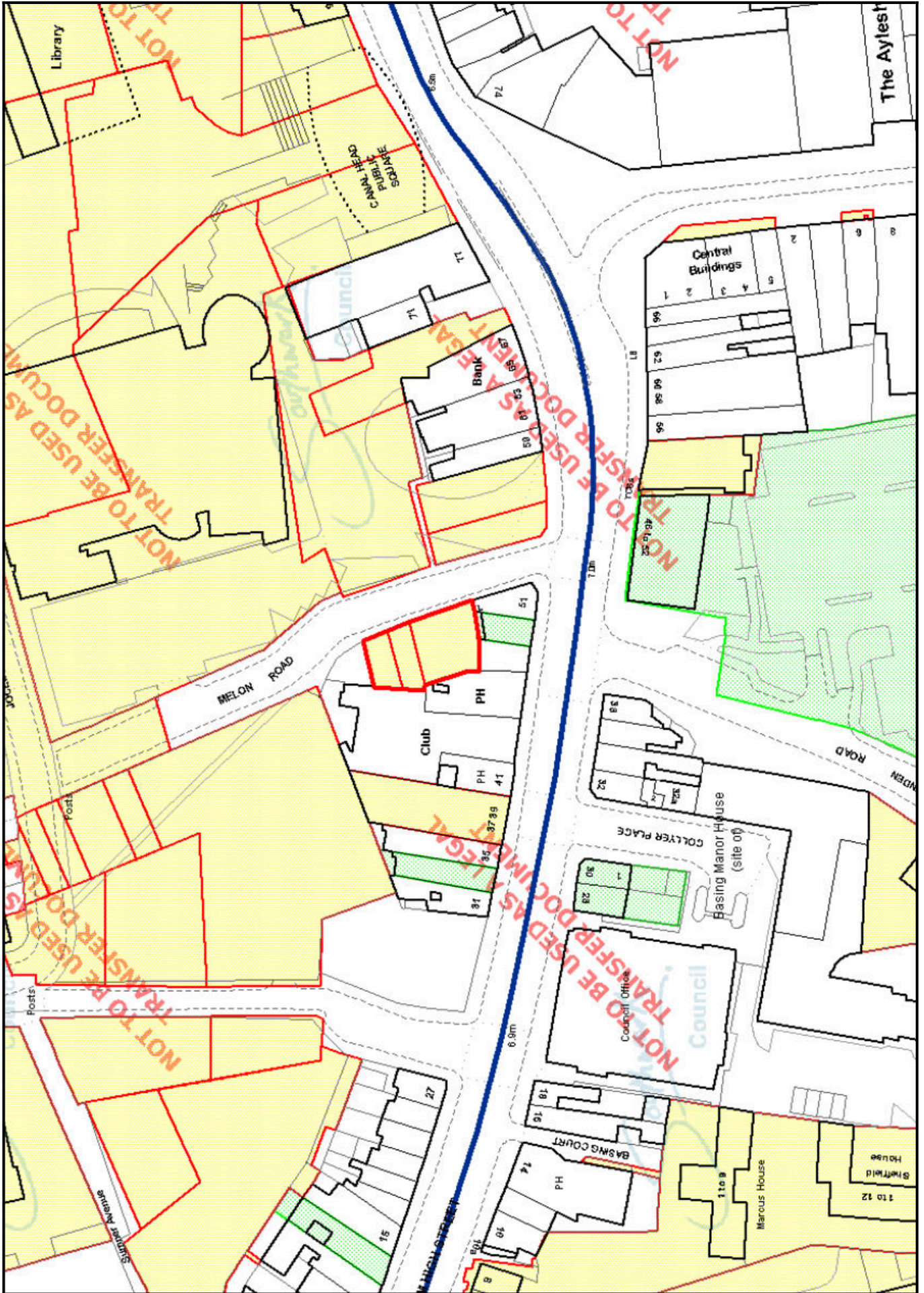
Rear of 47-51 Peckham High Street, London SE15

Location Map Reference: n/a

Site Data:

Lead officer	Tom Hanman
Site Area	285 sqm (0.0285 ha, 0.07 acres)
Holding Department	CPHA
Ward	Peckham
Ward Councillors	
Description	Clear site with UK Power Networks electricity substation
Long term proposals	No proposals as of yet but it is expected that the site will be sold for development
Short term proposals	Measures to ensure site's security Valuation and Disposal Report to Head of Property
Key issues & dependencies	UK Power Networks cooperation
Current status	Vacant save for UK Power Networks access





Appendix – Site Location Plan

Peckham Property Projects Location Map

- Index**
- 1 - Ayleham Shopping Centre
 - 2 - 17 - 27 Bournemouth Road
 - 3 - Commercial Way Sites A & B
 - 4 - Commercial Way Site C
 - 5 - 133 - 151 Copeland Road
 - 6 - Copeland Road Bus Garage
 - 7 - Copeland Road Car Park
 - 8 - Flaxyards
 - 9 - Newell Street & Southampton Way
 - 10 - Peckham 7A & 7D
 - 11 - Peckham 8A (i)
 - 12 - 13 Peckham High Street
 - 13 - 33 Peckham High Street
 - 15 - Peckham Rye Station
 - 14 - Peckham Wharf
 - 16 - 117 - 149 Rye Lane
 - 17 - Rye Lane Cinema
 - 18 - Sumner House
 - 19 - Tower Car Park
 - 20 - Tulke School
 - 21 - Wood Dene

