

Elephant and Castle – community council briefing

June 2010

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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.

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