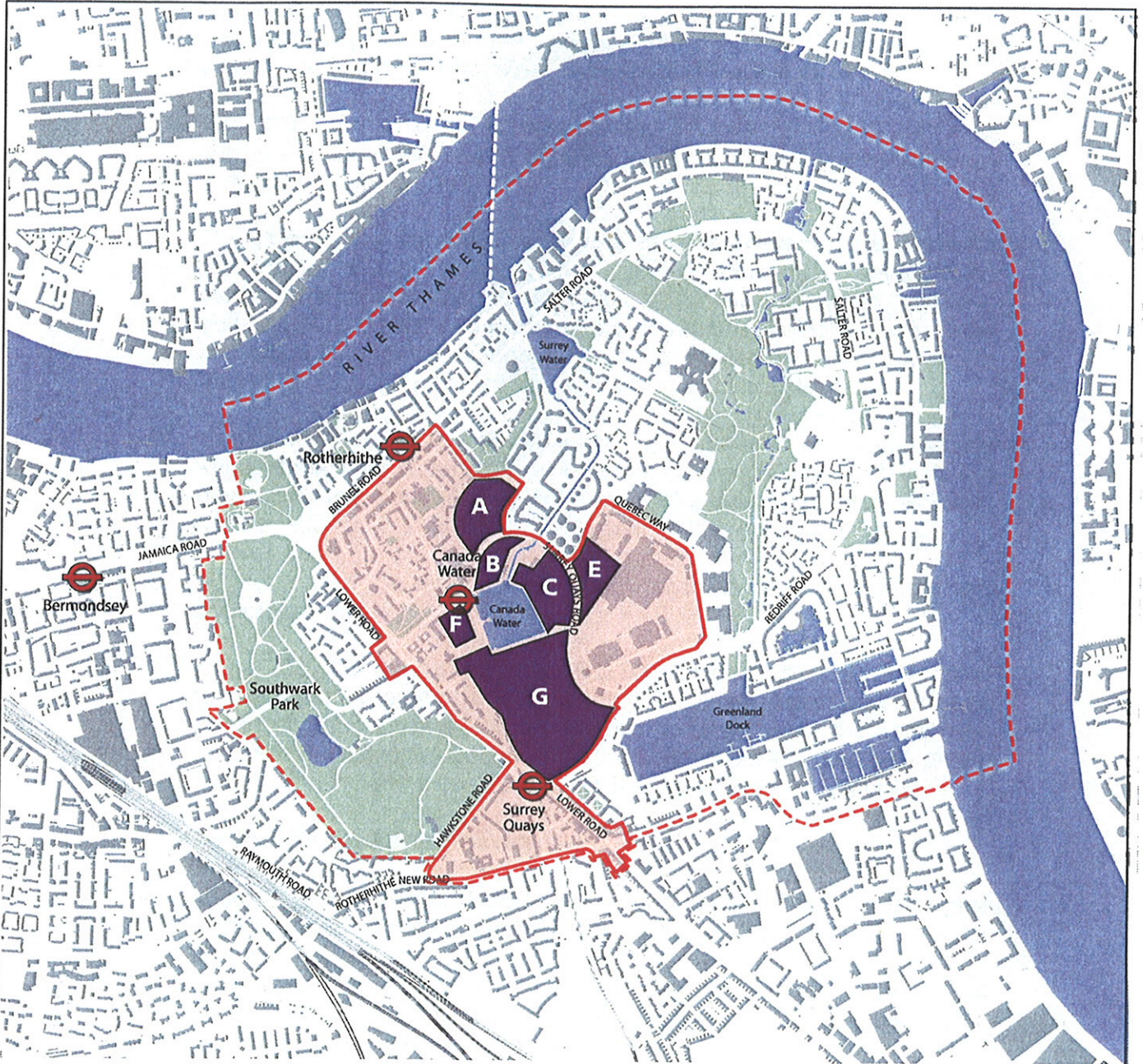


BRIEFING INFORMATION -

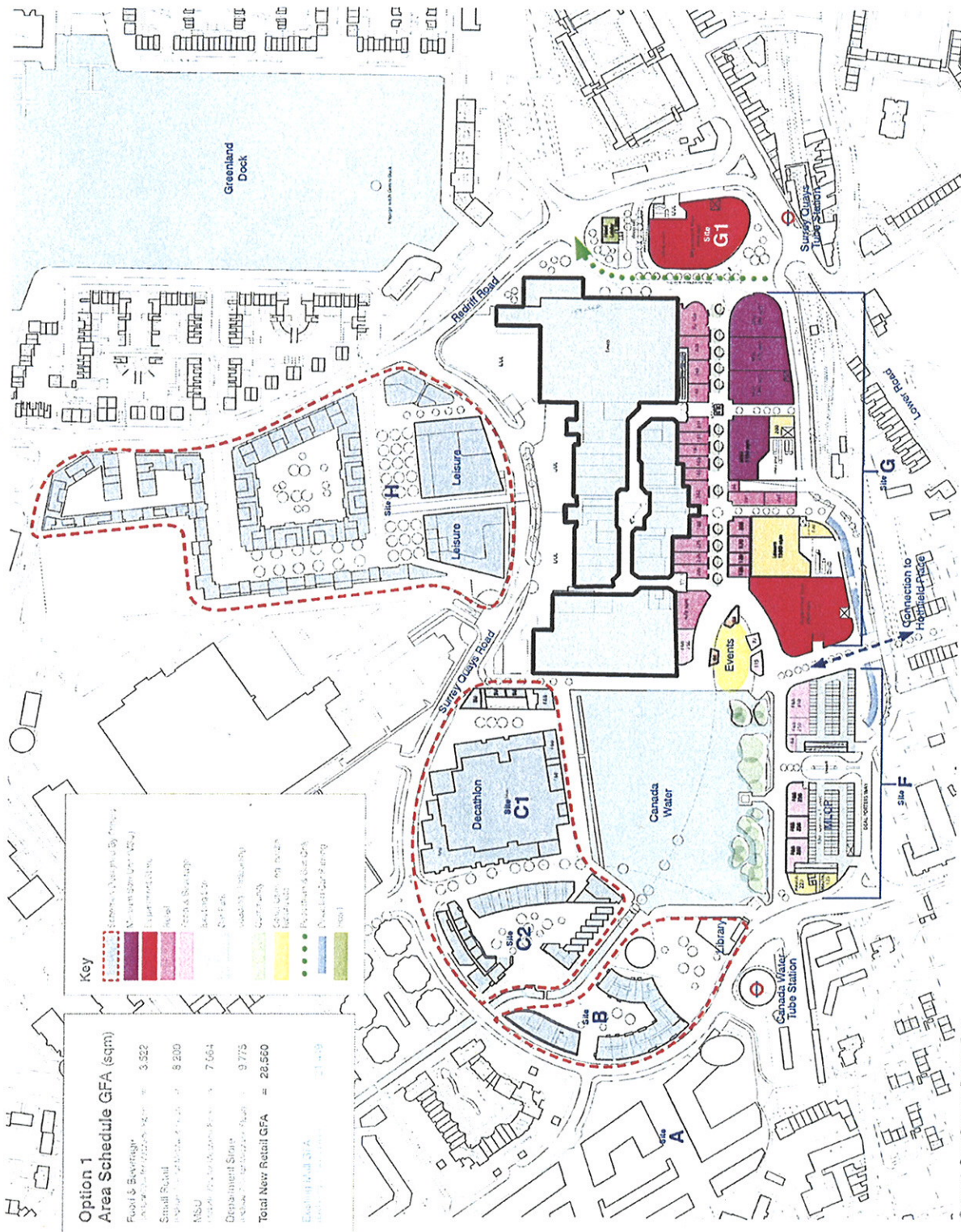
SCRUTINY MEMBERS VISIT TO CANADA WATER REGENERATION PROGRAMME Monday, 6th September 2010

Contents

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



- AAP Core Area
- Wider AAP Area
- Development Agreement Sites



Option 1
Area Schedule GFA (sqm)

Food & Beverage	3,322
Small Retail	8,209
MSU	7,664
Dependent Single	9,775
Total New Retail GFA	= 28,960

Existing Multi GFA: 21,139

Key

- Greenland Dock
- Leisure
- Decathlon
- Canada Water
- Events
- Library
- Canada Water Tube Station
- Lower Road
- Connection to Hatfield Rise

Option 1 Base Scheme Ground Floor

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

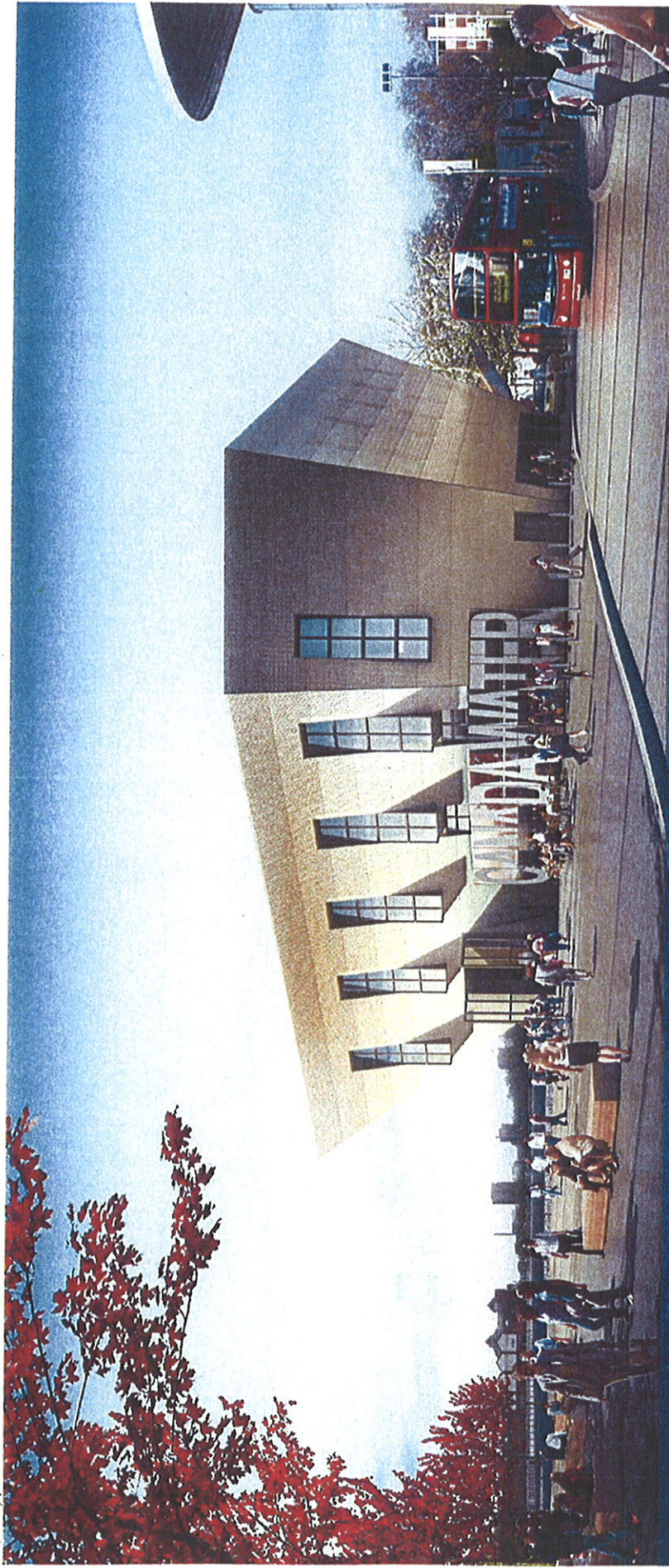
- 1) In 2001 - Southwark Property identified a strategic opportunity at Canada Water due to significant Council land holdings, shifting planning policy and the arrival of new transport infrastructure. This was an area devastated in the post industrial decline era of the late 1970's.
- 2) By 2005, having 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



CANADA WATER
it's your library





 BL CANADA QUAYS

 Southwark
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

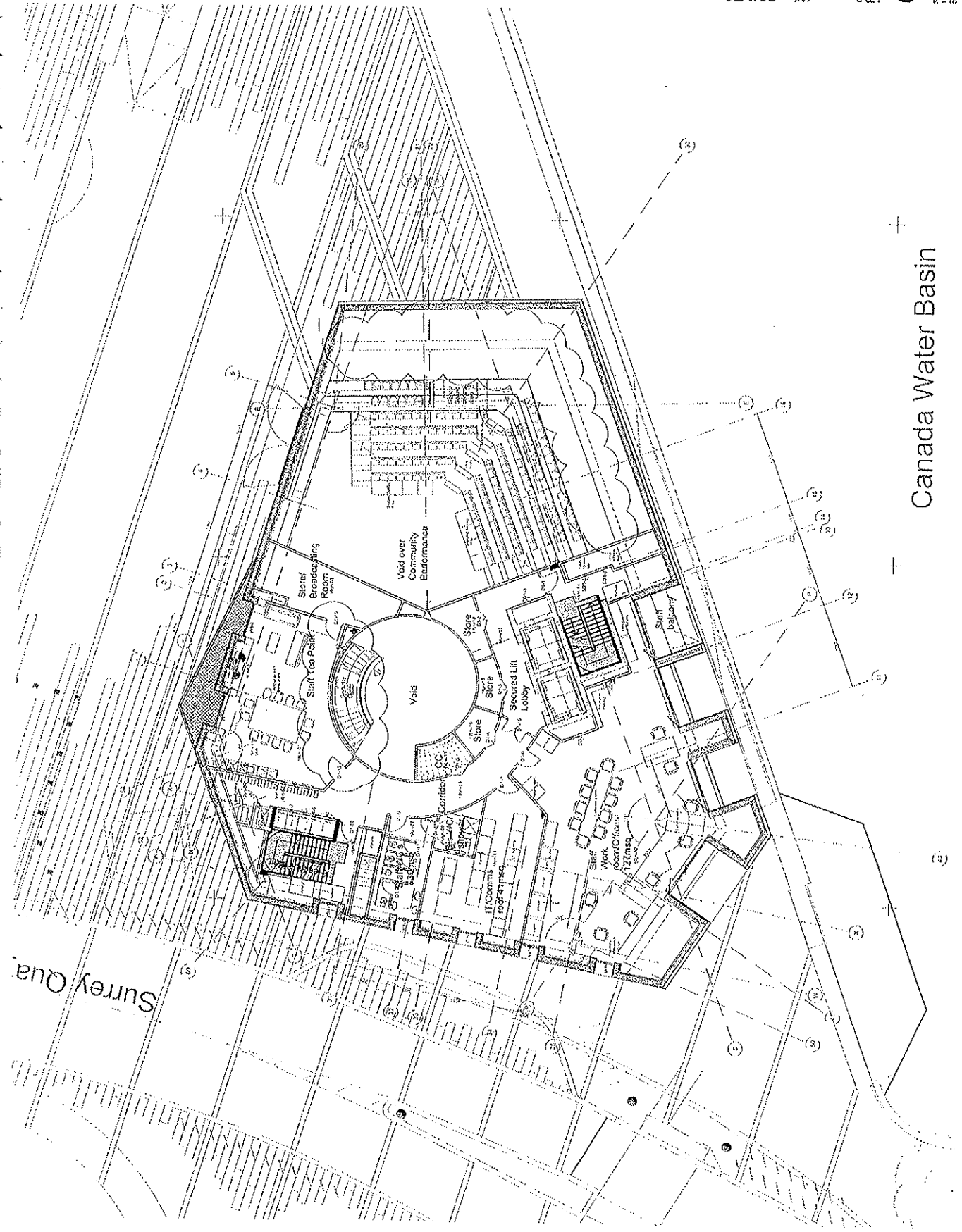




NO.	DESCRIPTION	DATE
1	Issue for Construction	15/05/2011
2	Issue for Construction	15/05/2011
3	Issue for Construction	15/05/2011
4	Issue for Construction	15/05/2011
5	Issue for Construction	15/05/2011
6	Issue for Construction	15/05/2011
7	Issue for Construction	15/05/2011
8	Issue for Construction	15/05/2011
9	Issue for Construction	15/05/2011
10	Issue for Construction	15/05/2011

City of
**LONDON BOROUGH OF
 SOUTHWARK**
 CANADA WATER LIBRARY
 STAFF MEZZANINE FLOOR

Drawn by
For Construction
CZWG
 Scale: 1:100
 Date: 07/04/2011
 Drawing No: 1557-7-P-200-1011
 Rev: A
 (2 of 2)



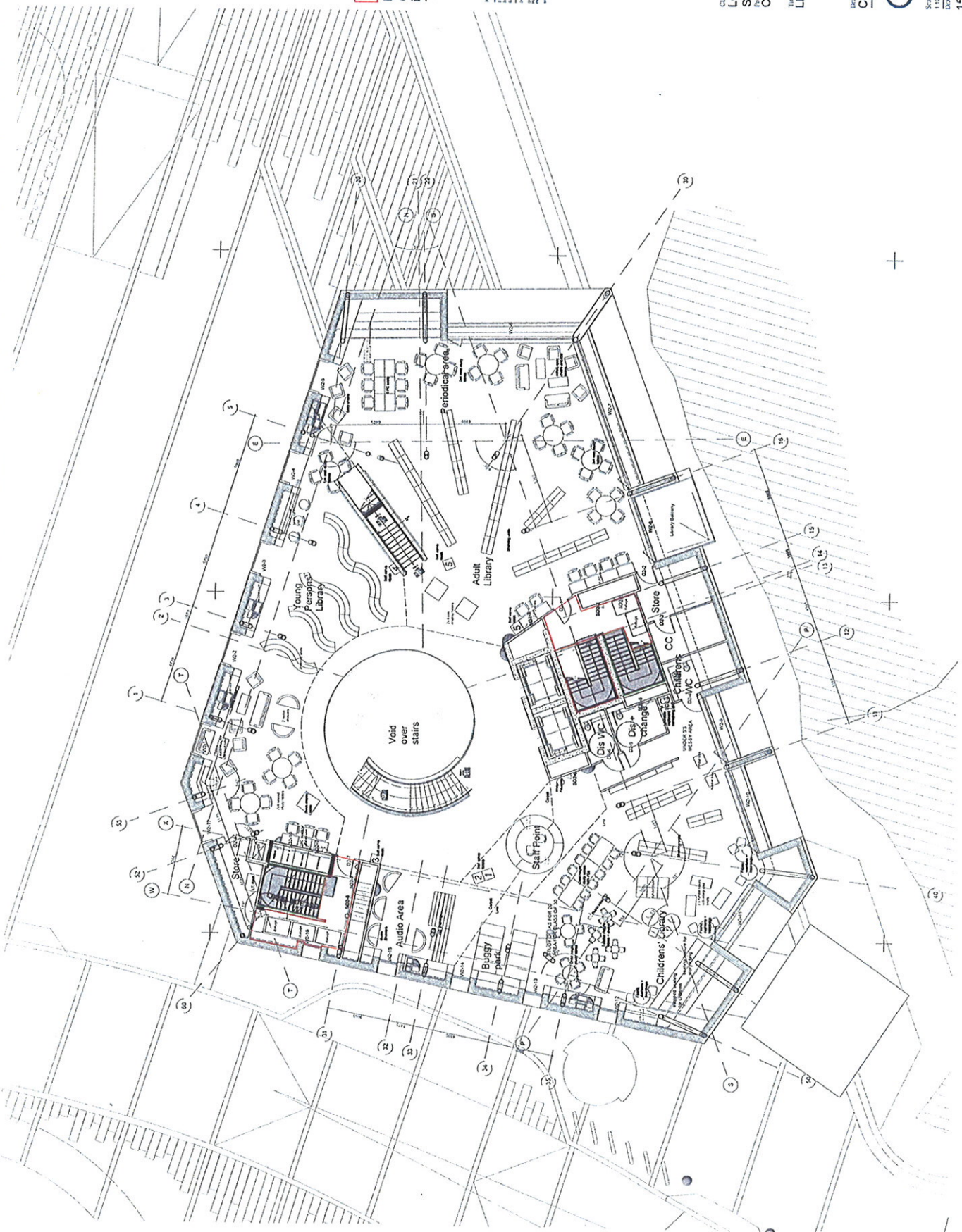
Canada Water Basin

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

Project: 15557-P
 Drawing No: 15557-P-200-1012
 Date: 2009-02-09
 Scale: 1/8" = 1'-0"

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

Drawing Name: Construction
CZWG
 Scale: A1
 Date: February 2009
 Drawing No: 1557-7-P-200-1012
 Rev: 1



Construction

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

DATE: 01/11/2011
 DRAWING NO: 1557-7-P-200-1013-01
 PROJECT: CANADA WATER LIBRARY
 SHEET: 1557-7-P-200-1013-01

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

SCALE: AS SHOWN
 CONSTRUCTION

CZWG

DATE: 01/11/2011
 DRAWING NO: 1557-7-P-200-1013-01
 PROJECT: CANADA WATER LIBRARY
 SHEET: 1557-7-P-200-1013-01

