

Elephant and Castle – community council briefing

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Leisure centre

Public consultation to assess resident's views on priorities for the new facility was undertaken during September-October. A questionnaire was sent to all address points within the Elephant and Castle opportunity area and residents were asked to rank in order of importance the facilities [swimming pool, gym, exercise/studios, sports hall, cafe and crèche] for a new leisure centre. Residents were also invited to add any other facility that was important to them. The same questionnaire was also sent to all members of the existing leisure centre and identified stakeholders. In addition the consultation was promoted in the Southwark News and a public exhibition was held on September 14th at the existing leisure centre site.

The consultation on new leisure facilities at the Elephant & Castle was very successful. Over 1,316 responses were received - a 16% response rate compared to an anticipated rate of just 5%. Overall respondents voted for a new swimming pool as the most desired option within the new facility with a crèche receiving the lowest numbers of votes.

The results were reported to the Council's cabinet on 23rd November which agreed a project mandate for the leisure facility comprising the following core provision: a 6 lane 25m swimming pool, a learner pool, a 4 court sports hall, a gym, an exercise studio, a crèche and a cafe. Cabinet further agreed that this project is a strategic priority for capital funding. Officers will now progress design work and detailed site investigation work and to report back to Cabinet members at appropriate time.

Infrastructure

TfL and its contractor continue work to remove the southern roundabout and subways. The next significant milestone will be the closure of the subways which is scheduled to occur from the 17th January. The project is still expected to complete in April.

Housing Sites

A planning application for a 72 dwelling affordable scheme including 22 family units was granted planning consent on October 12th. Residents of the Heygate estate will have priority for this development which will start on site in the New Year. Residents [including 7 former residents of Heygate estate] are now moving into the St Georges Road development and the New Kent Road scheme will complete in January.

Heygate re-housing

As of 30th November there were only 3 secured tenants remaining on the estate [1 of which were awaiting moves] and 9 Leaseholders [1 of whom are waiting to move].

Heygate Demolition Phase 1

Following a competitive tendering process Cantillon Ltd are to be appointed as contractor for the demolition and asbestos removal works. Works are currently scheduled to commence towards the end of January. A further public meeting will be in the New Year before the works start. This will be an opportunity for residents living near the site to meet the contractor and discuss matters concerning the management of the works. Details of the event will be distributed to those living within 100m of the site in the New Year.

Lend Lease

Rob Deck [Project Director] and Susie Wilson [Head of Community Development] will be attending the meeting to introduce themselves and provide an update on the work they have been doing since the Regeneration Agreement was signed and to outline next years programme of consultation on the planning application. The roles and responsibilities of the council and Lend lease during the pre application phase of work are summarised below. Simon Bevan [Head of Planning & Transport] will also be at the meeting to provide information on the role of the planning authority including the preparation of the Elephant & Castle Supplementary Planning Document & Opportunity Area Framework.

Council as Landowner

- Responsible for securing vacant possession of the site, carrying out phase 1 demolition works and discharging council's obligations under the Regeneration Agreement.
- Support Lend Lease in bringing forward planning application.
- Ensure council's corporate objectives for the regeneration of the area are delivered.

Lend Lease

- Scheme developer who will submit the planning application.
- Appoint and instruct professional design team preparing planning application.
- Undertake public consultation during the pre planning application phase.
- Manage and deliver the regeneration including all post phase 1 demolition works.

Council as Planning Authority

- Assess application against local, regional and national planning policy and make recommendation on proposals to council's planning committee who will decide the application.
- Responsible for carrying out statutory consultation on the planning application once it is formally submitted.
- Prepare local plan for area [known as the Elephant & Castle Supplementary Planning Document/Opportunity Area Framework] and undertake public consultation on it.

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