

Item No. 12.	Classification: Open	Date: 16 April 2013	Meeting Name: Cabinet
Report title:		Gateway to Peckham - Public Square and Station Regeneration	
Ward:		The Lane	
Cabinet member:		Councillor Fiona Colley, Regeneration and Corporate Strategy	

FOREWORD – COUNCILLOR FIONA COLLEY, CABINET MEMBER FOR REGENERATION AND CORPORATE STRATEGY

Working alongside our partners, Peckham Vision, Network Rail, the GLA and Southern Railways, we have been making good progress with improvement works at Peckham Rye Station. Passenger waiting arrangements have been improved, the windows have been unbricked on the southern tower, we will shortly have a new cycle parking hub and the station is back in the Access for All Programme to provide step free access to train services.

There has also been a great deal of work going on to progress plans for the new Peckham Rye Station Square project and we are now ready to commence negotiations with the businesses to acquire the many existing leases and sub-leases so that the existing run down buildings can be removed and replaced with new high quality public realm and retail units.

Whilst this project will undoubtedly be of great benefit to the overall economic wellbeing of Rye Lane and the surrounding area, approximately 60 businesses currently based within the regeneration area will be displaced - many of them small independent and BME businesses. Council officers are already in regular contact with many of these businesses, but in addition to instructing officers to start negotiations I am also recommending that a business engagement and support package is developed by the director of regeneration in consultation with myself and the cabinet member for communities and economic wellbeing to ensure these local entrepreneurs are kept fully informed and given appropriate support to help them take the right decisions about the future of their businesses.

RECOMMENDATIONS

That the cabinet:

1. Notes the progress made to date.
2. Instructs officers to commence negotiation with interested parties and notes the council is taking active steps to secure the vacant possession of the area shown in Appendix 1.

3. Authorises the director of regeneration
 - a) To approve the detailed provisions and requirements of a business engagement package in consultation with the cabinet members for regeneration and corporate strategy and communities and economic wellbeing.
 - b) To prepare and implement a land information and assembly strategy, which would include:
 - i. Continued engagement and negotiations to acquire all interests and approve agreements with landowners of land within the area shown in Appendix 1
 - ii. Undertake referencing and/or obtain further information using requisitions under the Acquisition of Land Act 1981
 - iii. Amend the boundaries of the areas edged in bold and shown in Appendix 1 should it be required
 - iv. Enter into agreement with Network Rail for the Gateway to Peckham project

BACKGROUND INFORMATION

4. The Gateway to Peckham project is the centre piece of the regeneration programme in Peckham and will be a catalyst for further investment leading to the achievement of the vision in the Peckham and Nunhead Area Action Plan (PNAAP). It is anticipated that this draft plan will be submitted for examination by the Secretary of State later in 2013.
5. On the 17 April 2012, the cabinet approved that the council enter a grant agreement with the Greater London Authority (GLA) to deliver the project as part of the Mayor's Regeneration Fund.
6. The project objectives include opening out the area in front of the station into a new public space and improving the arches and area to the rear of the station to increase economic activity and it is anticipated that it will be delivered over a four year period.
7. The project will deliver an attractive point of arrival forming an anchor in the middle of the town centre, promote new active uses and be the catalyst for further investment. With a number of vacant, redundant or under-utilised spaces (especially within the station envelope) bringing these back into productive and viable use is fundamental to supporting the regeneration of the area

KEY ISSUES FOR CONSIDERATION

Improvements to Peckham Rye Station

8. Southern Railways completed improvement works to the station including improved passenger waiting arrangements. These works were completed ahead of the opening of the London Overground service on 10 December 2012.
9. Works have now been completed to the opening of the windows in the southern tower, exposing the stairs and decorative ironwork. This work has been led by Peckham Vision.

10. Funding was granted for the creation of a cycle parking hub in April 2012, with permission secured in late December 2012. Works are now progressing and are due for completion by May 2013. Permission has been granted and works are continuing to bring the northern retail unit back into use.
11. Network Rail have secured the reinstatement of Peckham Rye Station on the Access for All programme (to provide step-free access) and option development commenced in late February 2013.
12. To ensure the protection of the station's heritage through the range of proposed works, a conservation management plan will be developed for the station. In addition a structural survey of the floor to determine possible interventions in the former Billiard Room/Old Waiting Room is being progressed.

Engagement with the business community

13. There are approximately 60 businesses which are likely to be affected by the station regeneration project, including around 30 at the front of the station and a similar number in the rear arches. In July 2012, the council hand delivered letters to all businesses within the area shown in Appendix 1.
14. An engagement and support programme will be put in place for landowners and businesses directly affected by the station regeneration and the possibility of a temporary alternative business site will be explored.
15. Local businesses not directly affected by the station project will be kept informed and engaged with the project through a communications strategy to be prepared with Network Rail.
16. The council is also engaged in wider initiatives in the Rye Lane area that impact on businesses, which will be taken into account, including the Community Restoration Fund, Townscape Heritage Initiative, Pocket Places and the new Business Support Fund.

Creation of station square

17. Since April 2012 officers have been progressing the project and in December 2012, the council entered into a grant agreement with the GLA.
18. Officers have been developing an understanding of interests included within the Network Rail owned property outlined in proposal site 6 of the draft PNAAP and as shown in Appendix 1.
19. In support of the creation of the new station square, a high level assessment of future massing and supporting active uses has been prepared and used to inform the business case. Network Rail's investment panel are due to consider the Gateway to Peckham project in April 2013.
20. At this investment panel meeting, it is anticipated that Network Rail will support the development of the scheme, necessitating the need to formalise a working arrangement with Network Rail to bring greater coherence and surety to the regeneration, and provide greater delivery certainty. To ensure the interests of the council and Network Rail are protected it is proposed to develop heads of terms leading to the preparation of an agreement between the two organisations.

This agreement is expected to cover, amongst other things:

- a. Preparation and approval of a planning application
- b. Business relocation strategy
- c. Design and construction
- d. Land acquisition
- e. Ongoing maintenance and responsibilities

Community impact statement

21. Gateway to Peckham forms a key component in delivering the aspirations and visions of the draft PNAAP. It is envisaged that investment and improvements to Peckham Rye Station and surrounds will have a positive long term impact.
22. There will need to be further extensive consultation with the current business occupiers and with key stakeholders involved in the project. An equalities impact statement will be prepared as the project develops which will assist the council in understanding the needs of the current occupiers and identifying any key concerns or barriers to our services for different groups of people; and anticipate and avoid potential difficulties for some people and work to remove or mitigate them.
23. The council will ensure that all interests, regardless of age, disability, faith/ religion, gender, race, and ethnicity or sexual orientation will be treated fairly and equally throughout negotiations, and where appropriate, they will be offered financial and business support as well as being advised of their legal rights in accordance with statutory principles and council policy.

Policy implications

24. Gateway to Peckham forms a key component in delivering the aspirations and visions of the draft PNAAP. The confirmed policies and actions relating to regeneration and economic prosperity are consistent with the council's economic wellbeing strategy as well as the council's broader policy framework.

Consultation

25. As part of the consultation of the draft PNAAP, issues and options, the council asked the community if they would want to see a square in front of Peckham Rye Station, 86% of respondents were in favour.
26. Extensive consultation will be undertaken in the delivery of the project, with the affected businesses, local stakeholders and wider community.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

27. The intention is to assist in the regeneration of Peckham Rye station which will contribute to the council's aim of promoting and improving the economic, environmental and social well-being of the area around the station.
28. The purpose of this report is to ensure that the council continues with a process towards landowners and occupiers which is open and treats the persons affected with due respect. Carrying out consultation is an important part of this process to ensure that any misunderstandings concerning the process are removed as far

as possible.

29. Officers will enter into negotiations with those with a legal interest in part of the land affected. If the market value of any such interest exceeds £100,000, then the specific acquisition will need to be authorised by cabinet. Authority is also sought to exercise formal information gathering powers where required.

Strategic Director of Finance & Corporate Services (FC13/021)

30. The strategic director of finance & corporate services notes the progress made to date and that the negotiation and preparation of strategies can be contained within existing resources.
31. There are no new costs associated with this report. Any subsequent decisions arising from the regeneration programme will be brought to the relevant decision maker with full financial implications clearly identified.

BACKGROUND PAPERS

Background Papers	Held At	Contact
Cabinet Report - Approval to enter grant agreement with the GLA for the Gateway to Peckham Project – April 2012	http://modern.gov.southwark.gov.uk/mg/IssueHistoryHome.aspx?Id=18556	Sally Crew 020 7525 5564

APPENDICES

No.	Title
Appendix 1	The site

AUDIT TRAIL

Cabinet Member	Councillor Fiona Colley, Regeneration and Corporate Strategy	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Sally Crew, Group manager, Policy and Programmes	
Version	Final	
Dated	4 April 2013	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
Strategic Director of finance & Corporate Services	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	4 April 2013	