

<b>Item No.</b> 17.	<b>Classification:</b> Open	<b>Date:</b> 22 October 2013	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Gateway to Peckham - Public Square and Station Regeneration	
<b>Ward:</b>		The Lane	
<b>Cabinet member:</b>		Councillor Fiona Colley, Regeneration and Corporate Strategy	

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

This report provides cabinet with an update on the Gateway to Peckham regeneration project.

I'm delighted to report that Network Rail has confirmed their support for the scheme and also for step free access and lifts in the station. This increases the value of the regeneration of the station area from the original £11m of Southwark Council and GLA funding, up to a combined £25m worth of improvement works.

The immediate next steps will be the appointment of architects by the end of October, followed by community engagement and consultation over the next couple of months leading up to a planning application for the new station square in February 2014.

At the same time council officers are working on a land assembly strategy which will be finalised and reported to cabinet once the design for the scheme is completed.

Greater London Enterprise (GLE) has been appointed to support occupiers and businesses within the scheme area. GLE has started to contact businesses and to build relationships with them and we will ensure the affected businesses are kept up to date as plans progress. We also continue to work closely with Peckham Vision who I am meeting with monthly.

## **RECOMMENDATIONS**

That the cabinet

1. Notes the contents of the report.

## **KEY ISSUES FOR CONSIDERATION**

2. 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 set out in the Peckham and Nunhead Area Action Plan (PNAAP).
3. The project objectives include opening out the area in front of the station into a new public space creating a focus for Peckham this, coupled with improvements to the arches and area to the rear of the station to increase economic activity

adding to the existing vibrancy of the area. It is anticipated that it will be delivered over a four year period.

4. Since April 2012, officers have been working in partnership with Network Rail who have subsequently assessed the scheme and estimated the total value of the project to be £21m inclusive of the £11m funded by Southwark Council and the Greater London Authority. In July 2013, Network Rail's Property Investment Panel confirmed their support the scheme, by granting further development funds to the project.
5. In addition, Network Rail is currently preparing plans for an Access for All (Step free access) at Peckham Rye as part of the wider improvements at the station bringing the estimated investment to circa £25m.
6. In April 2013, the cabinet agreed for the council to enter into a legal agreement with Network Rail and officers have been working on this agreement to help to secure the delivery of the Gateway to Peckham scheme. This should be in place by December 2013.
7. Already investment has lead to a new cycle parking hub at the station which was opened in August 2013 and includes the borough's first Brompton hire station. The cycle hub, alongside parking for 62 bicycles, includes a maintenance and repair service run by a local bike shop, Bicycle Nation, based in East Dulwich.
8. In addition works are due to commence shortly on the northern retail unit (11a Station Way) to bring this space back into commercial use. This is anticipated to be completed by the end of 2013.
9. Since April 2013, a business engagement package has been agreed and an understanding built of the businesses and number of business directly impacted by the project. The council has appointed Greater London Enterprise (GLE) to assist occupiers and businesses that operate in the scheme area some of which will have unregistered leases of terms less than 7 years. GLE has commenced contact with businesses directly affected and aims to build relationships with these businesses to assist them through the life of the project.
10. In addition, a land information and assembly strategy is currently under development. As part of this officers have been researching the ownership arrangements. It has become clear that Network Rail have sold land on long leases on the majority of the property around the station (aside from Dovedale Court) and from these a large number of under leases have been created. There are approximately 20 long-term investment leasehold interests and approximately 5 registered occupational leases of over 7 years. Council officers are initiating contact with the owners of various head leasehold interests around the station with a view to acquiring these interests by negotiation.
11. Network Rail is looking to appoint architects by the end of October 2013 to progress the scheme design with a planning application expected to be submitted in late February. A community engagement and consultation process will accompany the scheme development with main public engagement focused in late 2013/early 2014.
12. A definitive list of interests to be acquired for the delivery of the scheme will not be available until the detailed design of the scheme is completed in early 2014, however the anticipated scheme area is shown in Appendix One as contained in

the June 2013 cabinet report. The list of interest to be acquired will form part of the Land Assembly Strategy and will be reported to cabinet in Spring 2014

13. In June 2013, the cabinet noted partnership arrangements and engagement models should be investigated. Since this time the Peckham and Nunhead Area Action Plan has further progressed and it has become evident that there is a transition from policy formation to holistic delivery of town centre regeneration alongside community engagement that needs to be understood.
14. In response, the council is defining the workstreams required to deliver the vision set out in the Peckham and Nunhead Area action plan. As part of this work, the council will complete stakeholder mapping exercise and detailed analysis in order to implement a robust engagement model so that views can be suitably captured and used to shape the delivery of each project throughout the course of the programme. The findings and proposals will be included in a cabinet report in spring 2014 and encompass the requirements set out in the June report.
15. The overall impact of this project is expected to benefit all people within the community. Peckham is a diverse area and the council aims to ensure that the views of the wider community are fully represented.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

**Director of Legal Services**

16. This report provides an update on progress with the Gateway to Peckham project. At this time, no legal issues arise although as progress is made in a number of the areas mentioned, it is likely that there will be further reports to cabinet in the early part of 2014 which will give rise to legal implications

**Strategic Director for Finance and Corporate Services (FC13/039)**

17. The strategic director of finance and corporate services notes the progress made to date and the continued investment from Network Rail, including granting further development funds to the project.
18. There are no new costs associated with this report. Any subsequent decisions arising from the 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	<a href="http://moderngov.southwark.gov.uk/mg/IssueHistoryHome.aspx?IId=18556">http://moderngov.southwark.gov.uk/mg/IssueHistoryHome.aspx?IId=18556</a>	Sally Crew 020 7525 5564

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Eleanor Kelly, Chief Executive	
<b>Report Author</b>	Sally Crew, Group Manager, Policy and Programmes	
<b>Version</b>	Final	
<b>Dated</b>	11 October 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Strategic Director of finance & Corporate Services	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		11 October 2013