

APPENDIX B

ELEPHANT AND CASTLE SHOPPING CENTRE – PROGRESS REPORT

LEND LEASE PLANNING OBLIGATIONS UPDATE SEPTEMBER 2019

Appendix B Lend Lease Planning Obligations Update September 2019				Additional delivery outside planning obligations
Topic	Commitment	Status	Notes	
Affordable housing	25% affordable housing (by habitable room)	25.75% (by habitable room)	Lendlease has slightly over-delivered on its obligations to provide 25% affordable housing by habitable room, including over delivery of social rented housing and 3 bed units	
	Indicative minimum figure of 71 social rent homes at OPP stage	92 social rent homes		
	Maximum Shared ownership to be no more than 50% by hab room	50.5% rented to 49.5% shared ownership by hab room		
	Minimum 3 bed provision 18% by hab room	Cumulative three bed provision is 23.2% by hab room		
Jobs	Jobs targets set phase by phase. Main target is to provide six months employment to previously unemployed Southwark residents	Jobs targets exceeded on completed Elephant Park phases to date: South Gardens (MP1) – 54 jobs provided against target of 44 West Grove (MP2) – 115 jobs provided against target of 83	Jobs targets have also been exceeded on Trafalgar Place and One The Elephant Trafalgar Place – 32 jobs provided against target of 29 One The Elephant – 34 jobs provided against target of 33	As well as delivering on its S106 employment obligations to date, Lendlease is also supporting Southwark Council’s wider skills and employment objectives. For example, Lendlease has partnered with Southwark Council to deliver the Southwark Construction Skills Centre. Similarly, interim use projects like Artworks Elephant have delivered jobs outcomes outside of Lendlease’s S106 obligations
Community	OPP required minimum of	1,550sqm has so far been permitted	Potential for this number to rise	

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space	1000sqm D1 community space to be delivered	including Council Library/heritage centre	as future plots are delivered	
Affordable retail	OPP requires a minimum of 10,000 sqm of retail space to be delivered (with 10% of this delivered as affordable retail)	Up to plot H7 Elephant Park will deliver 10,025sqm of retail, with at least 10% of this delivered as affordable retail	Quantum of retail in H1 still to be determined so figure could increase.	
Trees	Deliver a 5% increase in CAVAT value by 2025	Lendlease is on track to deliver this through the below means: <ul style="list-style-type: none"> • 903 trees planted off-site • 400 trees planted on-site • 132 trees retained 	Ongoing monitoring is in place to ensure Lendlease's predictions are correct and more trees can be planted if required to meet the 5% target	
Park	0.8ha park to be delivered	0.83ha hectare park on track to be delivered by 2020 This will be 1.04ha once complete.	These figures subject to submission and approval of Park Phase 2 RMA)	Lendlease is also running a programme of events to help activate the park. So far over 50 events have been held since it opened in 2017, attracting thousands of visitors.
	0.4 hectares of park to be delivered early	Phase 1 park delivered 2017 – this achieved the 0.4ha requirement		
Transport	Northern ticket hall – circa £13m (plus indexation)	To be paid on completion of Northern Line ticket hall improvements or long stop date of 2021	Circa £2.9m (dependent on indexation) also due from Trafalgar Place, which will be due to be paid at similar time to Elephant Park	

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TfL bus contribution –£2.2m (plus indexation) towards upgrading bus routes	£2.2m contribution paid in five annual phased instalments, beginning in 2021		
Cycle hire spaces – 90 to be delivered	48 delivered to date. Remaining 42 to be delivered with an agreed location in the process of being agreed in conjunction with TfL		
Car club – up to 16 spaces	4 spaces to be provided across the site. This figure has been agreed with Zipcar (the car club operator) on the basis of take-up of memberships from Elephant Park residents and comprehensive Zipcar coverage in the local area.	Scope to increase this provision if required, but this has been led by Zipcar’s own user requirements. Note that original 16 car limit was set prior to Uber becoming a major market entrant into London’s transportation network.	
A series of public realm improvements required across Elephant Park	All s278 highway works associated with MP1 and MP2 have been completed, including the following: Heygate Street – resurfacing, relocation of bus stops from Walworth Road, installation of two new pedestrian crossings. Repaving of footways to Walworth Road, Heygate Street and Wansey Street The creation of new pedestrian and cycle friendly streets – Sayer Street	Additionally, Lendlease has undertaken enhancements to Walworth Square on behalf of LB Southwark and works relating to the cycle route provision on Rodney Road / Rodney Place on behalf of TfL Upgrades to follow along Rodney Place associated with MP4 Finally, enhancements to	

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		(south and central), O’Callaghan Way, s278 works underway to New Kent Road to enhance the footway and cycle path, in line with the delivery of MP3.	Elephant Road and Walworth Road (north end) will be linked to the delivery of H1 and coordinated with the shopping centre redevelopment	
Parking	A maximum of 616 spaces allowed across Elephant Park, inclusive of 62 spaces on street	Parking predominantly at basement level only delivered on first two phases – 165 spaces provided to date. Only a further 21 spaces likely to be provided for MP3 – MP5, most of which will be disabled car parking.	Lendlease is delivering fewer parking spaces than it has permission to deliver.	
	Electric vehicle provision (20% active, 20% passive)	Policy compliant levels of active and passive EV provision have been provided.		
	Cycle parking – the OPP committed to delivering 1 space for each 1 & 2 bed unit, and 2 spaces for each 3 bed unit	1057 secure resident cycle parking spaces provided to date in MP1 and MP2 – not including visitor parking in the public realm.	This level of provision exceeds policy standards, and future plots will continue to do the same	
Energy	Requirement to deliver energy centre with enough capacity to provide heat and hot water to Elephant Park	Energy Centre delivered summer 2019, in line with planning obligations		Lendlease has agreed a partnership with the energy provider E.ON, whereby E.ON will offset carbon created by the

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	plus Trafalgar Place and capacity for further 1,000 homes			Energy Centre through a biomethane injection.
Education	Total of £1,436,840.26 to be paid on a per-phase basis	<p>Circa £570,000 (including indexation) paid to date in line with S106 requirements for MP1 and MP2.</p> <p>Circa £925,000 (PLUS indexation left to pay in line with occupation of future phases MP3-MP5)</p>		
Health	Total of £1,622,623.27 (excluding indexation; circa £2,000,000 including indexation) payable in stages commencing on the occupation of the 750 th unit and for each phase thereafter.	<p>£529,400 paid to date (inclusive of indexation), in line with S106 occupancy trigger of 750 units (mid-way through H2 occupancy)</p> <p>A further circa £1.5m (inclusive of indexation) payable split by phase moving forwards.</p>		
MUGA	£300,000 (plus indexation) towards the upgrade of Victory Place payable on occupancy of 1200 th unit	Likely to be payable at the end of 2020 based on current programme		