

<b>Mayor &amp; Cabinet</b>		
Report Title	Catford Town Centre – CRPL 14/15 Business Plan	
Key Decision	No	Item No.
Ward	Rushey Green	
Contributors	Director Regeneration & Asset Management, Head of Law, Capital Project Manager	
Class	Part 1	Date: 12 February 2014

## 1. Summary

This report presents the CRPL 2014/15 business plan to M&C for information ahead of its submission to Council for approval as per the CRPL articles of association.

## 2. Purpose of report

- 2.1 To submit the 14/15 business plan for Catford Regeneration Partnership Limited (CRPL) for information.

## 3. Policy context and background

- 3.1 Lewisham's overarching sustainable communities strategy sets out a vision for the future of the borough. One of the priorities laid out in the strategy is to develop, build and grow communities that are *dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond*. This report supports the aims of the strategy.
- 3.2 This report is also in alignment with the Council's corporate policy. Lewisham's Asset Management Plan sets out the approach to using property effectively in order to achieve the Council's objective of making Lewisham the best place in London to live, work and learn. It acknowledges that the Council's assets have a key role to play in supporting the borough's regeneration aims.
- 3.3 The content of this report also supports the aims of Lewisham's Regeneration Strategy, 'people, prosperity and place', which links the Council's corporate priorities to the development and regeneration of Lewisham's communities, the local economy and the built environment.
- 3.4 CRPL was set up in January 2010 following M&C approval. The company was tasked with the following activities;
- To continue the effective management of the Catford Centre, ensuring that the operational management standards remain high and that the full commercial potential of the centre is being realised through letting and renewal strategies.
  - To enable the redevelopment of the Catford Centre by working with Lewisham Council to undertake a regeneration process and reach a

commercial agreement with key stakeholders in the town centre, in order to contribute to the regeneration aims for the town centre as a whole.

- 3.5 As part of the creation of the company, Articles of Association were agreed, which detail how and when the company must interact with its shareholders, in this case Lewisham Council, which is the sole shareholder.
- 3.6 Operational responsibility for the company is given to the Lewisham Council nominated company directors.
- 3.7 The company is required to submit a business plan for approval by the Council as shareholder for each financial year.

#### **4. Recommendation**

The Mayor is recommended to:

- 4.1 note the contents of the 14/15 CRPL business plan and that it will now be submitted to Council for approval.

#### **5. Current position and 14/15 Business Plan**

- 5.1 Since the acquisition of the centre in February 2010, CRPL has been working on operational management issues to ensure that the centre is fit for purpose, meets quality standards, and that rent is collected in a timely manner. All health and safety standards are now being complied with and major repairs works identified have been completed. Rental collection is at around 96% and arrears issues are being resolved to raise this figure. Further detail is provided in the attached report to Council.

#### **6. Financial and Legal implications**

- 6.1 Financial and legal implications are included in the attached proposed report to full Council.

#### **7. Equality implications**

- 7.1 There are no immediate implications associated with the recommendations of this report. Implications for the future regeneration programme will be considered at the appropriate time.

#### **8. Conclusion**

- 8.1 Approval of this report by full council will allow CRPL to proceed with the activities, aims and objectives detailed in the business plan for 2014/15.

If there are any queries on this report please contact Kate Anstey, Programme Manager on 020 8314 7572.

## **BACKGROUND PAPERS**

<u>Short title of document</u>	<u>Date</u>	<u>File Location</u>	<u>Contact Officer</u>
Catford town centre – CRPL business plan	25 January 2012	Programme Management	Eleanor Hoyle
Catford town centre – CRPL business plan  <a href="http://councilmeetings.lewisham.gov.uk/documents/s7330/CRPL%20business%20plan%202012-13.pdf">http://councilmeetings.lewisham.gov.uk/documents/s7330/CRPL%20business%20plan%202012-13.pdf</a>	18 January 2012	Programme Management	Eleanor Hoyle
Catford town centre – CRPL business plan	1 March 2011	Programme Management	Eleanor Hoyle
Catford town centre – CRPL business plan  <a href="http://councilmeetings.lewisham.gov.uk/documents/s1662/Catford%20Town%20Centre%20business%20plan%202011-12.pdf">http://councilmeetings.lewisham.gov.uk/documents/s1662/Catford%20Town%20Centre%20business%20plan%202011-12.pdf</a>	23 February 2011	Programme Management	Eleanor Hoyle
Catford Town Centre update report – part 2  <a href="http://councilmeetings.lewisham.gov.uk/Data/Mayor%20and%20Cabinet/20100714/Agenda/Item%2016%20Catford%20-%202014%20July%202010%20-%20PDF.pdf">http://councilmeetings.lewisham.gov.uk/Data/Mayor%20and%20Cabinet/20100714/Agenda/Item%2016%20Catford%20-%202014%20July%202010%20-%20PDF.pdf</a>	14 July 2010	Programme Management	Eleanor Hoyle
Catford Centre Mayor & Cabinet Report  <a href="http://councilmeetings.lewisham.gov.uk/Data/Council/20100127/Agenda/1fd4acfa995e44a9980d316e8d7d69caCouncilMinutes27January2010.PDF">http://councilmeetings.lewisham.gov.uk/Data/Council/20100127/Agenda/1fd4acfa995e44a9980d316e8d7d69caCouncilMinutes27January2010.PDF</a>	27 January 2010	Programme Management	Eleanor Hoyle