

<b>Council</b>		
Report Title	Catford Regeneration Partnership Limited – 2015/16 Business Plan	
Key Decision	Yes	Item No.
Ward	All	
Contributors	Executive Director for Resources & Regeneration	
Class	Part 1	Date: 24 June 2015

## **1. Summary**

- 1.1 Catford Regeneration Partnership Limited (CRPL) is a wholly owned subsidiary of Lewisham Council. The company was originally created in January 2010 to purchase the leasehold interests in and around the Catford Centre in order to manage and regenerate the property to improve the economic, social and environmental wellbeing of the people of the London Borough of Lewisham (LBL).
- 1.2 The plan begins to set the scene about the need to broaden the business activities to provide a more resilient base, support wider regeneration and provide wider investment opportunities for CRPL going forward.

## **2. Purpose of report**

- 2.1 To submit the 2015/16 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 Strategic Asset Management Plan (SAMP) 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 suggests a proactive approach for the use of the Council's assets as they 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 of 'people, prosperity and place'. This 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 Council 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. In this case, for 2015/16.
- 3.8 This year's Business Plan is seeking to broaden the company's business activities to further assist the Council to drive regeneration and investment within the borough.

#### **4. Recommendations**

Council is recommended to:

- 4.1 approve the contents of the 2015/16 business plan for Catford Regeneration Partnership Limited (CRPL).

#### **5. Current position and 2015/16 Business Plan**

- 5.1 Since the acquisition of the Catford 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 continue to be complied with and major repair works identified have been completed.
- 5.2 In line with the plans presented in previous financial years, CRPL has continued to develop an effective and efficient management approach for the operation of the property through a team of professional advisors, including an in house surveyor from the LBL Corporate Asset Services and external agents that oversee daily management of the property and report to the directors of CRPL.

5.3 In Q3 2014, CRPL received Mayor & Cabinet approval to acquire the Brookdale Club Ltd's freehold premises in Catford. The acquisition is a significant component of the Council's wider regeneration initiatives to facilitate the regeneration of the Town Centre. The acquisition is not yet completed and is likely to be finalised in Q2 2015.

5.4 CRPL is projecting a surplus in 2015/16. This shows that the company is operating successfully and it is considered that this is a fair budget assumption given the 2014/15 budget position. This surplus will be utilised to meet the deficit from the 2013/14 year.

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

6.1 Financial and legal implications are included in the attached business plan report budget which is attached at Appendix 1. In order to provide greater financial flexibility, the directors of CRPL have sought to extend the approval limit for each budget change in a year from £20,000 to £50,000, with the limit of any aggregate changes not exceeding £200,000, from its existing limit of £100,000.

## **7. Equality implications**

7.1 There are no immediate implications associated with the recommendations of this report. Implications for the future regeneration programme(s) 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 2015/16. The date for the proposed full council meeting is 24 June 2015.

If there are any queries on this report please contact Selwyn Thompson, Head of Financial Services on 020 8314 6932 or Ralph Wilkinson, Head of Public Services on 020 8314 6040

## **BACKGROUND PAPERS**

<u>Short title of document</u>	Date	File Location	Contact Officer
Catford town centre – CRPL business plan	12 February 2014	Regeneration & Asset Management	Elaine Torpey
Catford town centre – CRPL business plan	25 January 2013	Regeneration & Asset Management	Elaine Torpey
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	Regeneration & Asset Management	Elaine Torpey
Catford town centre – CRPL business plan	1 March 2011	Regeneration & Asset Management	Elaine Torpey
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	Regeneration & Asset Management	Elaine Torpey
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	Regeneration & Asset Management	Elaine Torpey
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	Regeneration & Asset Management	Elaine Torpey