

Relocation Strategy for owners and tenants of current commercial and live/work property on the New Bermondsey Site

As at: 27 August 2016

1. Background

- 1.1 The New Bermondsey Section 106 Agreement sets out the requirement for Renewal to produce and make available on their website a Relocation Strategy that seeks to assist current occupiers of the New Bermondsey Site (formerly known as Surrey Canal) with advice and help on all matters concerning their relocation. It states:

The Developer shall:

3.1 within three months of the date of the Planning Permission submit to the Council for approval a strategy document (the "Relocation Strategy") in connection with the relocation of occupiers at the Site, with such strategy to set out what support is to be provided by whom over what period and include as a minimum:

3.1.1 a relocation website connecting to active commercial agents;

3.1.2 advice on negotiating terms;

3.1.3 flexible tenancies to facilitate easy relocation as opportunities arise;

3.1.4 identification of opportunities to relocate tenants from early Phases of the Development into vacant units in later Phases;

3.1.5 liaison with owners of local industrial estates to identify opportunities for businesses to relocate in the area;

3.1.6 masterplan progress newsletter to occupiers of all existing non-residential properties within the Site;

- 1.2 This Relocation Strategy sets out how Renewal (the Developer) is meeting these obligations and illustrates the work and support it is providing to tenants, existing businesses, live/work occupiers and commercial investors



within the New Bermondsey Site with identifying appropriate alternative accommodation and advising on the process of relocation.

1.3 At every stage the Developer will ensure that any identified protected characteristics of tenants, existing businesses, live/ work occupiers and commercial investors are taken into account in all communications. For example, those affected may prefer face-to-face meetings rather than accessing a website, or require information in alternative languages and interpreters to be present at meetings.

2. The Site

2.1 The Site is 10.7 hectares and is situated in the northern most part of the London Borough of Lewisham. It is bordered by Rollins Street to the south and South Bermondsey station to the north. It is largely occupied by industrial businesses. In 2010 the London Borough of Lewisham (the Council) changed the land designation from strategic industrial land to land suitable for mixed-use development. This was then adopted into the Council's Core Strategy (June 2011).

2.2 Outline Planning Consent for New Bermondsey was granted by the Council in March 2012 and the scheme was designated a [Housing Zone](#) by the Greater London Authority in February 2015 in order to accelerate delivery. The development will deliver 2,400 new homes, 2000 new jobs and a new station on the London Overground network. The full details of the scheme and the public benefits it will deliver are at www.newbermondsey.com. The Developer has been assembling land for the regeneration since 2004 and is committed to delivering the entire scheme as the Master Developer.

2.3 The Project Timeline, accelerated by Housing Zone designation, is estimated to be 8 years. The timeline is contingent on the remaining land being acquired by compulsory purchase if no agreement can be reached with the remaining land interest holders.

2.4 Delivery of the scheme will not commence unless the Council resolves to use its compulsory purchase powers to enable the remaining land interests to be acquired, if necessary. This Council's decision will therefore be the trigger for initiating the process of the relocation in-line with the Project Timeline (included at 2.8).



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Current Occupiers

- 2.5 Today there are 78 businesses within the Site. The majority of existing buildings within the New Bermondsey development area are used for light industrial use, apart from two units which are live/work properties. All tenants, existing businesses, live/ work occupiers and commercial investors within the Site will be offered the support detailed in this document as and when relocation is required.
- 2.6 The Developer has been providing assistance to tenants since it started purchasing units on the Site in 2004. For every unit it has purchased the Developer has, where possible, kept existing tenants in the unit and amended all tenancy agreements to include break clauses of three to six months in order to allow the Site to become vacant without delay ahead of any development.
- 2.7 The Developer has agreed with the Council to carry out the development in accordance with the Phasing Plan (Appendix 1) unless a revision is otherwise agreed by the Council. The Developer's current intention is to begin with Phases 1A and 2 simultaneously and thereafter develop, in order, Phases 1B, 3, 4, 5 and 5A.
- 2.8 Renewal's anticipated Project Timeline is below. The timeline is contingent on the remaining land being acquired by compulsory purchase if no agreement can be reached. Delivery of the scheme will not commence unless the Council resolve to use the compulsory purchase powers to enable the remaining land interests to be acquired, if necessary. This Council's decision will therefore be the trigger for initiating the process of the relocation in-line with the Project Timeline.

Phase	Buildings	Anticipated Commencement of Detailed Design	Estimated Start on Site Date	Estimated Completion Date
Phase 1A	Orion	Q1 2017	Q2 2018*	Q1 2020
Phase 1B	Excelsior 1-4	Q1 2019	Q2 2020	Q1 2022
Phase 2	Timber Wharf 1 & 2	Q1 2017	Q2 2018*	Q2 2020
Phase 3	Stockholm 1 & 2	Q2 2019	Q3 2020	Q2 2022
Phase 4	Senegal 1 & 2 plus Stadium	Q2 2020	Q3 2021	Q1 2023
Phase 5A	Lions Centre	Q4 2021	Q1 2023	Q3 2024
Phase 5	Bolina North 1 & 2 and Bolina West	Q2 2021	Q3 2022	Q4 2024

*Based on CPO being completed. The CPO is unlikely to be confirmed until the end of 2017.

3. Section 106 requirements

3.1 A relocation website connecting to active commercial agents

The Developer has a website www.newbermondsey.com which contains the latest details of the scheme, all planning documents submitted to the Council and a downloadable copy of this Relocation Strategy.

The Developer is in close contact with all tenants, existing businesses

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and live/work occupiers based on Site either in person or by telephone through their day-to-day management of the Site and provides regular updates on progress of the development. All occupiers are aware of which phase of development affects their unit and the latest time frames for the development of each individual phase. In addition, all tenants are also sent by email the development newsletter [New Bermondsey News](#) (Appendix 3) when there is an update on scheme delivery. No further edition has been published to date as the Council's compulsory purchase decision is pending.

The scheme website has the contact details for both the Developer and agents [KALMARs](#) who have been appointed to act as the official relocation agent for any tenants, existing businesses, live/work occupiers and commercial investors who require advice on relocating. Established in 1967, KALMARs have many years experience in sales and lettings of commercial and residential properties across south London and are ideally placed to offer independent expert advice, free of charge, on suitable available properties, market prices and the practicalities of the relocation process, either in person, by telephone or by email. The most appropriate KALMARs advisors for tenants, existing businesses, live/work occupiers and commercial investors to speak with are included at Appendix 2 and the Developer will arrange meetings on behalf of remaining land interest holders and tenants, along with any necessary interpreters or third parties, if this would be preferable.

KALMARs are entirely independent of the Developer and the advice they would be able to offer would be separate to and uncontrolled by the Developer. The Developer can also refer businesses to the Council's [Business Support Service](#) for further information on available premises.

3.2 Advice on negotiating terms

Renewal has over 20 years experience of acquiring property and negotiating leases and will provide one to one advice to all tenants, existing businesses, live/work occupiers and commercial investors on negotiating terms including negotiating tenancy agreements, break clauses, negotiating purchase prices, local values and alternative agents if required. Renewal can also attend meetings with/on behalf of those seeking new premises as agents typically release information on properties to Renewal before it becomes publically

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available. Contact details for Renewal are at Appendix 2.

KALMARs will also provide free and impartial assistance on negotiating terms to any tenants, existing businesses, live/work occupiers and commercial investors who require it. Based in Bermondsey, KALMARs work across the whole of south London and are ideally placed to offer advice on the latest commercial and residential properties available.

The Developer has committed to promoting the relocation of any businesses from the Site within Lewisham in the first instance and will request that KALMARs begin by pursuing options within the Borough in their discussions with businesses seeking to relocate. KALMARs will maintain contact with the Council for information of available and suitable business premises within Lewisham.

3.3 Flexible tenancies to facilitate easy relocation as opportunities arise

Renewal has, where possible, kept existing tenants in their units and has amended leases to ensure all tenancy agreements have short notice periods of three to six months to allow the maximum flexibility for the relocation process and ensure development is able to proceed. All tenants were made aware of the forthcoming development when they entered into the leases and have been regularly kept informed of when development work will require them to relocate. As such, the rent from these leases is lower than would otherwise be, reflecting their short-term nature.

3.4 Identification of opportunities to relocate tenants from early Phases of the Development into vacant units in later Phases

The Developer will continue to ensure that each Phase is fully occupied up until re-development commences. It will make every effort when managing occupancy in later Phases to create space in appropriate units for existing tenants from earlier phases who need to relocate. The Developer maintains a register of the specifications of all units on Site allowing it to effectively assess which units may be appropriate for tenants' or existing businesses' requirements.

In advance of work starting on site, the Developer will offer to meet all tenants, existing businesses and live/ work occupiers on that Phase in order to discuss their relocation requirements. Where possible, tenants and existing businesses will be given the option to be relocated to units on later

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phases but where this is not possible KALMARs will use their expertise to assist in finding appropriate nearby premises.

3.5 *Liaison with owners of local industrial estates to identify opportunities for businesses to relocate in the area*

Renewal has an existing relationship with the owners of the neighbouring [Surrey Canal Trade Park](#) and is willing to make introductions and assist with negotiations on behalf of all existing businesses. To date Renewal has assisted in relocating an existing business from the New Bermondsey Site to the neighbouring trade park.

KALMARs will monitor the availability of suitable premises locally and maintain an up to date database of properties which will be available on request. Tenants can contact KALMARs directly via the contact details at Appendix 2 for advice on vacancies in local industrial estates.

Tenants and residents will be free to use any other agents they wish and the Developer will provide any advice or recommendations they can offer on other appropriate agents, should it be required.

3.6 *Masterplan progress newsletter to occupiers of all existing non-residential properties within the Site*

The Developer has sent by email the first issue of the development newsletter [New Bermondsey News](#) (Appendix 3). The first issue was published in February 2015 and there will be regular issues of this newsletter once development commences. This newsletter has also been sent to interested parties who have contacted the Developer about the development and is also available to all on www.newbermondsey.com. No further edition has been published to date as the Council's compulsory purchase decision is pending.

4. Conclusion

4.1 This strategy has set out the work the Developer is undertaking in order to ensure that it is meeting the commitments made in the Section 106 Agreement. It will continue to be updated and revised throughout the lifetime of the project.

4.2 As set out in the rest of this document, the Developer is, and will



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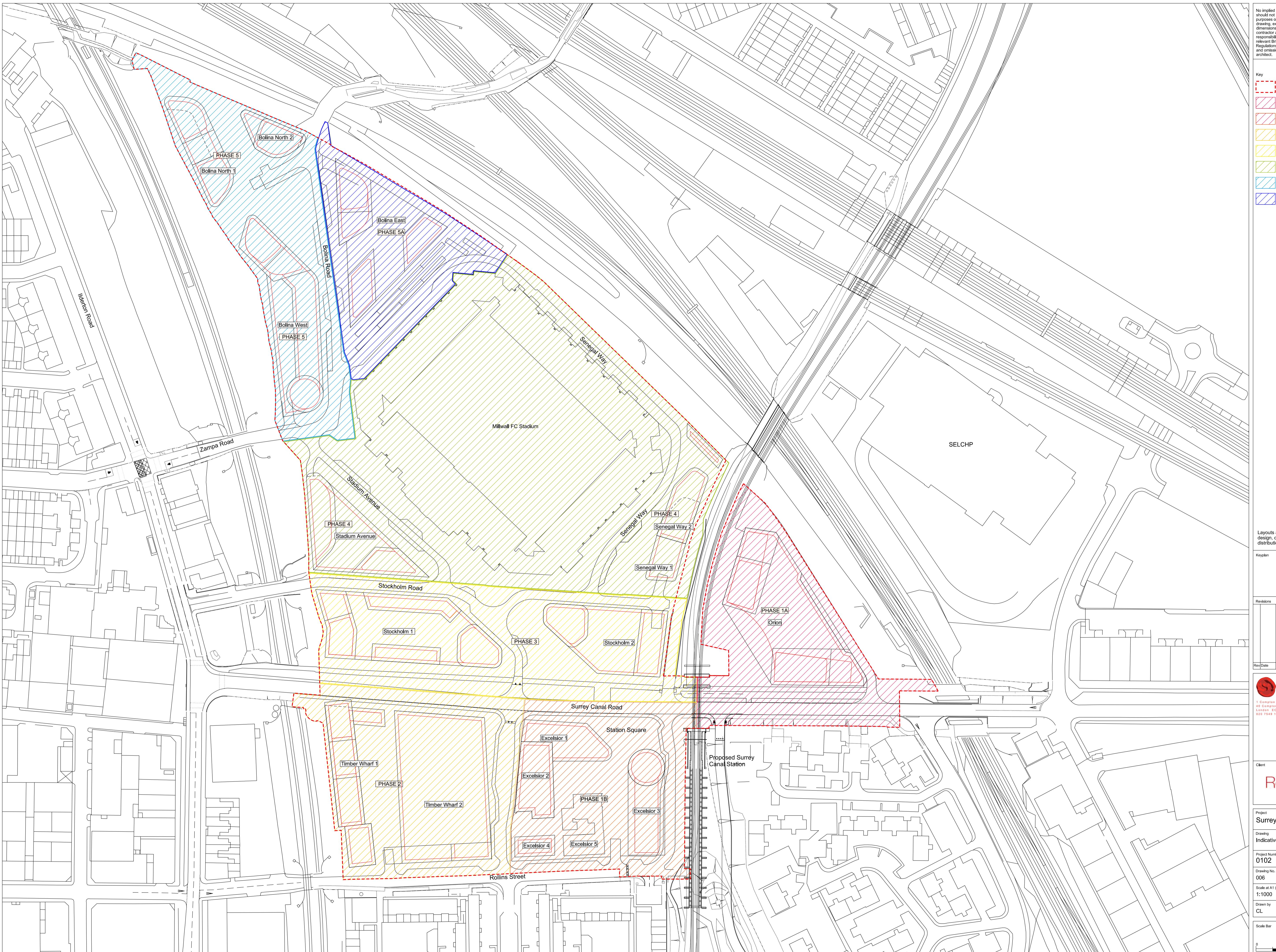
continue to be, in regular contact with all tenants, existing businesses, live/work occupiers and commercial investors on the Site in order to assist them with relocation. Renewal will continue to keep them all fully and regularly informed on progress of the development and how it will impact on them through individual communications, a regular newsletter (Appendix 2), and the development website www.newbermondsey.com.

Renewal is committed to ensuring that all the information it produces is accessible to everyone. If you require this document in a different format or language, or if you would prefer the contents to be explained to you over the phone or in person please contact John Gallagher, Director, Renewal on 020 7358 1933 or john@renewalgroup.co.uk.

APPENDIX 1: Phasing Plan

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing or use it for any other purpose. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility to check. It is the responsibility of the relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Key
Planning Application Boundary
Indicative phase 1A
Indicative phase 1B
Indicative phase 2
Indicative phase 3
Indicative phase 4
Indicative phase 5
Indicative phase 5A



Layouts are indicative subject to detail design, does not allow for service distribution and structure at present.

Keypoint

Revisions

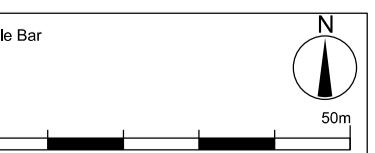


Client
RenEWAL

Project
Surrey Canal

Drawing
Indicative Phasing Plan

Project Number	Status
0102	Planning
Drawing No.	Revision
006	05
Scale of A1 (A3)	Date
1:1000	30.06.2011
Drawn by CL	Checked by SEW





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APPENDIX 2: Contact Details

Contact Details	
Renewal	John Gallagher, Director T: 020 7358 1933 E: john@renewalgroup.co.uk
KALMARs	KALMARs, Jamaica Wharf, Shad Thames, London, SE1 2YU T: 0207 403 0600 E: info@kalmars.com http://www.kalmars.com Industrial units should contact Luke Osborne Live/work properties should contact Anthony Tappy-Day
New Bermondsey	Development website: www.newbermondsey.com Newsletter: New Bermondsey News



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APPENDIX 3: New Bermondsey News



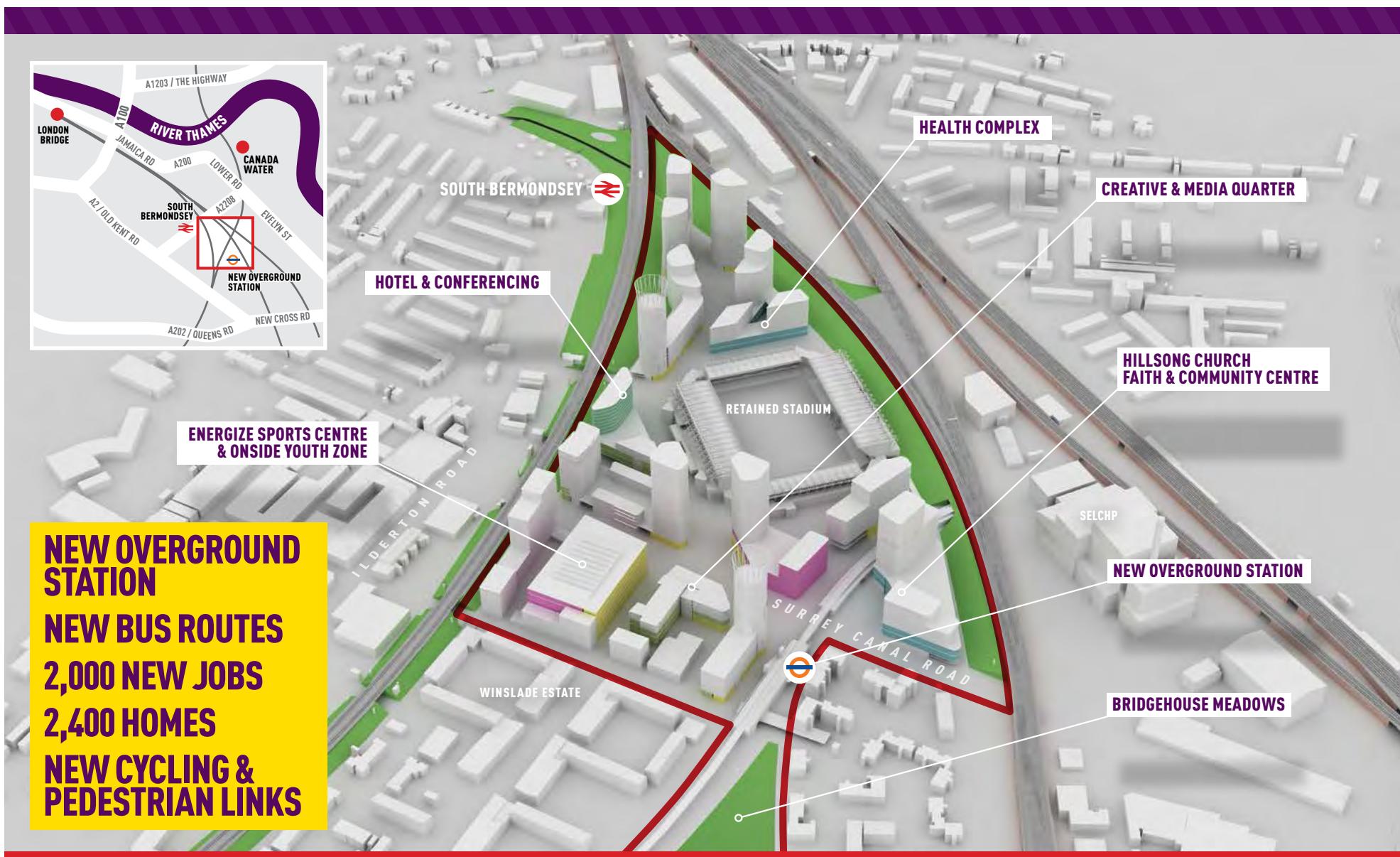
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BYE BYE SURREY CANAL HELLO NEW BERMONDSEY



NOW A
LONDON
**HOUSING
ZONE**
SEE BACK PAGE

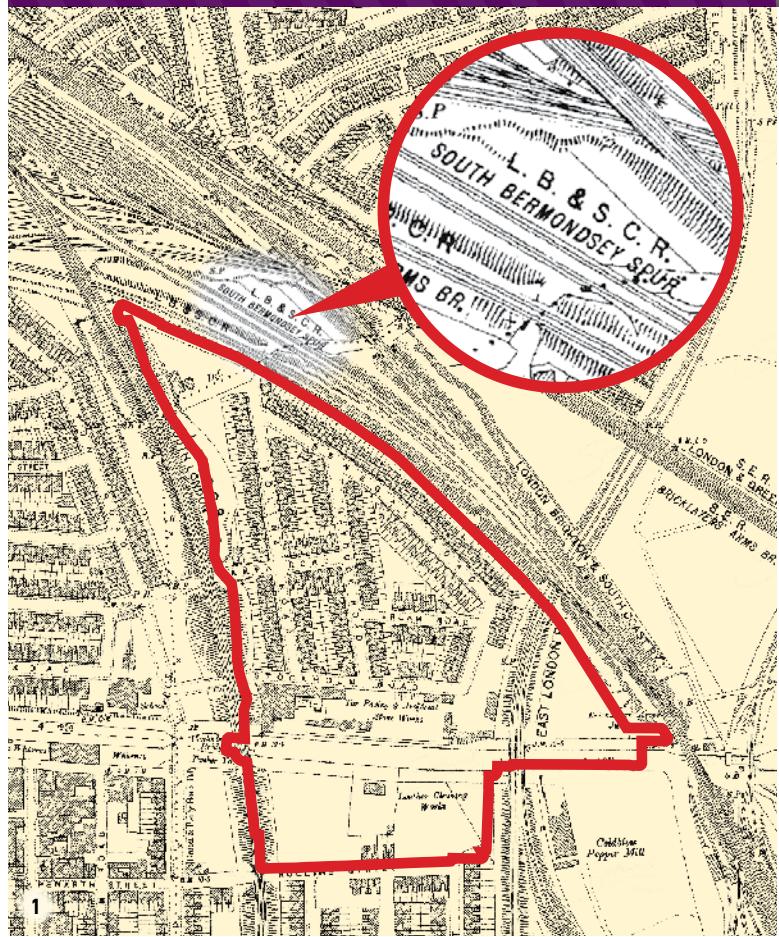


The Surrey Canal scheme is now known as New Bermondsey

Renewal is a London-based property developer that received outline planning consent for the Surrey Canal scheme in 2012. Having worked on the project for 10 years so far, now is the right time to change the name to New Bermondsey

1. Below: The 1894-1895 Ordnance Survey map showing the site outlined in red with the Bermondsey Spur railway line highlighted.

2. Right: The site as it is today - a mixture of industrial business premises surrounding Millwall FC's stadium.



WHERE IS NEW BERMONDSEY?

Historically, this area has been called Bermondsey at least as far back as 1894, and the existing station on the site is called South Bermondsey.

Surrey Canal has been the project's working title for 10 years, but the scheme isn't in Surrey and there is no longer a canal.

The regeneration scheme needed a more fitting name; something that indicated its geographical location; something that nodded to the area's rich history; and something that could be used for the new London Overground station.

Renewal embarked on a detailed search for a new name, talking with local people and businesses, as well as Lewisham Council, Transport for London and the Greater London Authority (GLA). Naming the station or the scheme Millwall, after the football club, was ruled out as Millwall is the name of an area on the Isle of Dogs.

After careful consideration and listening to how people identify with the area and its history, the name New Bermondsey was chosen.

New Bermondsey is a 30-acre industrial site in the northernmost tip of the London Borough of Lewisham. The site sits between the main railway lines into London Bridge, and extends from South Bermondsey station at its tip to Rollins Street at its southern boundary.

New Bermondsey will rejuvenate this area with a new Overground station, 2,400 new homes, 2,000 new jobs, new public squares, world-class sports facilities and a revitalised public park at Bridgehouse Meadows.

TRANSPORT IMPROVEMENTS INCLUDE:

- New Overground station
- Two new bus routes
- Direct pedestrian route in front of Millwall FC, linking the new Overground to South Bermondsey station
- Lighting and improving 14 surrounding underpasses and railway arches
- The Mayor of London's Quietway cycle route from Greenwich to Waterloo passes through the site
- Improvements to surrounding road junctions
- Improvements to walking and cycling routes
- A new entrance from the site to South Bermondsey station



ALL CHANGE

Since this area was developed after the arrival of the Grand Surrey Canal in 1807, it has been home to a mix of housing, industrial businesses and public space but more recently has fallen into decline due to a lack of investment and poor transport links.

From the beginning the plans for New Bermondsey have been rooted in creating a place with its own unique identity, where people will want to live, work and play. That means providing a balance of much-needed housing, sports facilities, creative industries and office space, a modern church, a revitalised stadium for Millwall Football Club, new public squares and a much-improved park at Bridgehouse Meadows.

Key to New Bermondsey will be a network of transport links that will allow the whole of London to be connected to the site, including improved links to central London as well as better connections to Lewisham, New Cross and Deptford.

A NEW OVERGROUND STATION

Work on a new Overground station is due to start in 2015. Planning permission has been granted for the station and a third of the station has already been built.

Updates and construction timelines will be published on newbermondsey.com as soon as they are agreed with Transport for London.



Clockwise, from top left: 3. Bolina Road arches today; 4. Artist's impression of Bolina Gardens tunnel after renewal; 5. Guild House, Rollins Street to be restored; 6. Artist's impression of new concourse and station approach; 7. Construction of the East London Line over Surrey Canal Road; 8. Mayor of London Boris Johnson laying new tracks at New Bermondsey; 9. Artist's impression of the new Overground line

NEW BERMONDSEY THE STORY SO FAR

New Bermondsey began 10 years ago, when regeneration specialists Renewal acquired its first piece of land on the 30-acre site. Since then Renewal has worked closely with Lewisham Council and the GLA to create a ground-breaking neighbourhood for inner London.

December 2004

Renewal acquires first piece of land on the New Bermondsey site.

2006

Renewal approach Lewisham Council with ambitions to re-designate the site to mixed-use if significant housing and infrastructure could be delivered.

June 2011

Lewisham Council's Core Strategy is adopted, a development which earmarks the site for big improvements, making it one of five strategic areas in north Lewisham to bring significant numbers of new jobs and homes.

July 2011

Outline planning application submitted.

March 2012

Outline planning consent granted.

December 2013

Hillsong Church, London Thunder Basketball Club and Fusion Table Tennis establish new interim facilities on the site prior to the introduction of new permanent headquarters at New Bermondsey.

June 2014

Partnership with OnSide Youth Zones announced at the House of Lords to deliver London's first Youth Zone at New Bermondsey.

March 2015

Surrey Canal re-named as New Bermondsey and designated a Housing Zone by the GLA, accelerating delivery by three years.

NEW BERMONDSEY LEWISHAM HOUSING ZONE

In February 2015 the Mayor of London announced New Bermondsey as one of London's Housing Zones.

Housing Zones have been created to accelerate delivery of much needed new homes in London.

This means that work on the first two phases of the New Bermondsey scheme is underway and overall the whole scheme will be brought forward by 3 years.

Housing Zone status ensures that all transport improvement works start in 2015, therefore delivering

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ZONE**

the new Overground station, two new bus routes and greatly improved walking and cycling routes four years earlier, bringing significant benefits for local people sooner.



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KEEPING IN TOUCH

When there is significant news we will be in touch via further editions of the New Bermondsey newsletter.

Meanwhile, please check www.newbermondsey.com for updates.



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10. London Thunder Basketball Club and; 11. Hillsong Church, at their interim facilities on site

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www.newbermondsey.com