

<b>Sustainable Development Select Committee</b>			
<b>Title</b>	Catford Regeneration Programme - Update	<b>Item No</b>	5
<b>Contributors</b>	SGM Capital Programme Delivery		
<b>Class</b>	Part 1	<b>Date</b>	13 September 2017

## **1. Purpose of paper:**

- 1.1. SDSC has requested regular updates on the progress of the Catford Regeneration Programme. This paper provides a general update on the delivery of the programme.

## **2. Recommendations:**

- 2.1. The Select Committee is asked to note the contents of the reports.

## **3. Background:**

- 3.1. The previous update to SDSC was provided on 14 June 2017. The following report seeks to update the Committee on all relevant matters in relation to progress made on the Catford Regeneration Programme since that date.
- 3.2. The report will be presented to the Committee alongside a Part 2 presentation, which will detail some of the most recent work that will be used to support the creation of a Masterplan Brief for Catford Town Centre.

## **4. Update:**

### 4.1. Engagement

- 4.1.1. A full update on engagement is provided in the presentation slides at Appendix 1, which will be presented at the Committee Meeting.

### 4.2. Meanwhile Use:

- 4.2.1. The meanwhile use and placemaking workstream of the Catford Regeneration Programme continues to gain pace. Officers now hold a regular cross-departmental working group meeting to ensure all opportunities are captured, a properly joined-up approach is taken and the workstream continues to be driven forward effectively. As described in the Engagement section of this report (Appendix 1), there is a close overlap between the various ongoing engagement events and meanwhile use/temporary use of assets to enable this. In this regard, officers are developing a meanwhile use strategy to align opportunities and make effective use of assets to help further the regeneration effort.

- 4.2.2. Heads of Terms have been agreed with the Council's selected preferred tenant for Thomas Lane Depot; Supersets, a film and theatre set-building company. They will be moving into the Depot subject to lease agreement and planning permission. They have set up a crowdfund for the community element of their proposal, which has attracted a £25,000 pledge from the Mayor of London. Details at <https://www.spacehive.com/creative-community-space-for-catford>.
- 4.2.3. Heads of Terms are currently in negotiation with the Council's selected preferred tenant for the Brookdale Club, following a full structural survey, which has revealed a number of issues with the building that will need resolving prior to any agreement.
- 4.2.4. Officers are considering the possibility of CRPL's units at 17 and 18 Catford Broadway before putting them back on the market. This is a consequence of the earlier marketing of the site where the offers or expressions of interest received were below what CRPL expected due in part to the condition of the buildings. The intention therefore will be to make them structurally sound, and reconfigured to make the best use of the space. This will take approximately 12 months, subject to planning permission. CRPL will then market the ground floors for appropriate commercial uses that meet the Council's regeneration objectives, and the upper floors for residential use. This will provide a long-term income stream to CRPL from its property assets, whilst contributing positively to the regeneration of the town centre.
- 4.2.5. Other opportunities for meanwhile uses and/or development of CRPL assets are actively being investigated by the working group and will be reported to the Committee in due course.

#### 4.3. Broadway Theatre

- 4.3.1. The Programme Team continue to work closely with the Community Services team to deliver the three main workstreams associated with the theatre. A brief update on each element is provided below.

##### 4.3.1.1. *Café/bar*

Planning consent has now been granted for adaptations to allow Little Nan's to provide a more extensive food offer.

##### 4.3.1.2. *Minor Works Programme*

Initial discussions with Planning indicate that the majority of minor works planned will be likely to require Listed Building Consent. The project team are working towards submitting a comprehensive application to cover all works, that will balance the (sometimes conflicting) needs of Listed Building legislation with DDA compliance and Health & Safety legislation.

The project team is prioritising works that have been identified as health and safety requirements. Some works related to fire safety improvements have already been undertaken over the summer period.

#### *4.3.1.3. Heritage Lottery Fund Bid*

The Conservation Management Plan, which is key to informing the HLF bid, is now underway, starting with a full measured survey of the theatre and town hall chambers taking place in September. Members of the Committee will be consulted as part of the research undertaken, and will be kept updated with the findings.

#### *4.4. Housing Zone:*

- 4.4.1 The Overarching Borough Agreement from the GLA is currently with the Council's Legal department for final review prior to sign-off. Once this has been completed, work can begin on the process to draw down funding for early initiatives around station improvements and flood resilience.

#### *4.5. TfL - Road Realignment*

- 4.5.1. On 19<sup>th</sup> July 2017 the Mayor and Cabinet approved the officer recommendation to relocate the A205 South Circular to an alignment south of Laurence House. The Council believes this decision is an essential step in delivering the regeneration of Catford and allows the town centre masterplanning process to begin. This road option is progressed by TfL through the next stage of design development - Feasibility design.

- 4.5.2. Funding for Feasibility design has been approved by the Mayor & Cabinet. This is being matched by a contribution from TfL's Pipeline fund. The programme team are also working closely with TfL to review the possible funding avenues for construction and delivery of the road project and are actively exploring a range of potential sources. Alongside proposed Council contributions, TfL are submitting an application bid to their Growth Fund. The Growth Fund bid, if successful, can provide an absolute maximum of 50% of delivery costs; a decision on this bid is expected in the Autumn. The programme team is also seeking approval from M&C to submit a bid to the new Housing Infrastructure Fund, recently opened by the Department for Communities and Local Government. The Committee will be kept informed as to the development of the funding and delivery strategy as Feasibility design progresses.

- 4.5.3. Indicative delivery timescales for the road move, from TfL, are:

<i>Feasibility:</i>	<i>to September 2018</i>
<i>Concept Design:</i>	<i>to March 2019</i>
<i>Detailed Design:</i>	<i>to February 2020</i>

Delivery:

to December 2021

#### 4.5.4. Site Studies and The Masterplan Brief

4.5.5. The Committee is reminded that, as detailed in the previous report, the Masterplan Brief will form the instructions for the Masterplanner. It will clearly set out the central principals, requirements and parameters for the scheme within a viable and deliverable framework. The main objective of the Brief is to ensure clarity, consistency and certainty in relation to the Council's requirements for the Masterplan. The Brief will comprise input from:

- Architectural Site Studies & Urban Framework principles
- Members
- Property development advice
- Catford Regeneration Partnership Ltd
- TfL
- A205 re-alignment work
- Housing Zone/GLA
- General due diligence (e.g. legal, financial)
- Planning Policy
- Engagement feedback from CommonPlace, Urban Narrative and other sources
- Council Service Delivery Plan requirements
- LBL Office Accommodation Strategy
- Any other relevant information

4.5.6. The Committee's input into the Masterplan Brief will be welcomed by the Programme Team and they are encouraged to contact the Programme Team directly with any feedback, comments or information that they feel should be included, throughout the Brief creation process.

4.5.7. Further details of the current site studies and urban framework principles for the Masterplan Brief will be provided to the Committee in the Part 2 presentation following this report in the meeting.

#### 4.5.8. Programme of Key Dates

Some amendment has been made to the previously supplied programme, to take into account sufficient opportunities for engagement in the development of a very robust master plan brief and subsequent procurement of a masterplanner.

An updated list of planned key dates is set out in the table below.

13-Sep-17	SDSC Catford Update
08-Nov-17	SDSC Catford Update

18-Jan-18	SDSC Catford Update: Masterplan Brief final review
07-Feb-18	M&C Report: Masterplan Brief
Feb 2018	Procurement of Masterplanner begins
22-Mar-18	SDSC Catford Update
Spring 2018	Appointment of Catford Masterplanner

#### Appendix 1: Catford Regeneration Engagement Update

For further information please contact Jessie Lea, Senior Programme Manager, Capital Programme Delivery on 020-8314-9256.