

Sustainable Development Select Committee		
Title	Catford Regeneration Programme – update and masterplan brief	Item 6
Contributor	SGM Capital Programme Delivery	
Class	Part 1 and part 2	8 November 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, with a specific focus on the draft Masterplan Brief (attached as appendix 2) for Catford Town Centre Masterplan.

2. Recommendations:

- 2.1. The Select Committee is asked to note the contents of the reports and provide feedback on the draft masterplan brief noted as appendix 2 of this report.

3. Background:

- 3.1. The previous update to SDSC was provided on 13 September 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 includes an appendix at (Appendix 2) draft Masterplan Brief which sets out the Council's broad aspirations for the regeneration of Catford Town Centre.

4. Update:

4.1. Engagement

- 4.1.1. A report on the latest engagement progress update is attached for information in Appendix 1.

4.2. Meanwhile Use:

- 4.2.1. Officers continue to work with CRPL to make best use of their assets in support of the regeneration of the Town Centre.
- 4.2.2. Officers are working towards a lease agreement on Thomas Lane Depot; with the Council's selected preferred tenant, Supersets, a film and theatre set-building company. Subject to final lease agreement and planning

permission (a decision is due in mid-November), Supersets are aiming to move in by the end of November. They completed a successful crowdfund for the community element of their proposal, winning £45,000 in support of their proposal, including £25,000 from the Mayor of London.

- 4.2.3. With regards to the Brookdale Club, officers had been progressing negotiations but unfortunately the preferred tenant recently withdrew their offer due to the estimated cost of remedial works. Officers will now be revisiting the shortlist of prospective tenants and looking at alternative options for this property.
- 4.2.4. 17 and 18 Catford Broadway are currently the subject of an architect's feasibility study, which intends to fully renovate and redevelop the building, which has major structural issues, to deliver commercial units for rent on the ground floor and residential units on the upper floors. Following feasibility and costing, approval will be sought for CRPL to fund the agreed planned programme for the construction works.
- 4.2.5. Other opportunities are continuously being explored, for example, as lease renewals arise.

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 was granted for adaptations to allow the café operator to provide a more extensive food offer. Construction work is due to be completed by the end of November.

4.3.1.2. *Minor Works Programme*

The project team are continuing to work towards an application for Listed Building Consent for the majority of the planned minor works. This process will take some months, and is being supported by the Conservation Management Plan. Any works that can be done without Listed Building Consent, e.g. removal of foliage from exterior brickwork and broken window repair, are now being progressed.

4.3.1.3. *Heritage Lottery Fund Bid*

The Conservation Management Plan is now underway, measured surveys have been undertaken and initial workshops with internal stakeholders are being planned.

4.4. Housing Zone:

4.4.1 Officers continue to work with the GLA towards the signing of the Overarching Borough Agreement. Officers also continue to work with the GLA to consider what other funds may be available to assist in the delivery of the regeneration scheme.

4.4.1. Officers recently submitted a bid for £10M Housing Infrastructure Fund, recently opened by the Department for Communities and Local Government, and are currently awaiting a response.

4.5. TfL - Road Realignment

4.5.1. TfL have submitted 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 sometime in the Autumn.

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

Feasibility: to September 2018

Concept Design: to March 2019

Detailed Design: to February 2020

Delivery: to December 2021

4.5.3. In the meantime, the project team is working closely with the Planning department to ensure that the plans for the road re-alignment are fully incorporated into the Council's Local Plan creation, which is due to begin statutory consultation from Autumn 2018.

4.6 Site Studies and The Masterplan Brief

4.6.1 The project team has been collecting input from internal stakeholders within the Council in the following areas, to inform both the Masterplan Brief and the overall delivery strategy for the masterplan itself:

- Asset Strategy
- Community services; Culture and Leisure Strategy
- Delivery and Finance Strategy
- Education and CYP Strategy
- Environmental Sustainability Strategy
- Housing Strategy
- Office Accommodation Strategy

- Parks and Public Realm Strategy
- Highways, Transport and Parking Strategy
- Planning Policy and Urban Design Strategy

4.6.2 A draft copy of the Masterplan Brief is appended as a restricted document (Appendix 2) to this report. The brief sets out the Council's broad aspirations for Catford Town Centre as well as the key deliverables or outputs expected of a masterplanner. The completed brief will be underpinned by the suite of documents noted in 4.6.1 above. Due to procurement rules and commercial sensitivity, the brief is required to be Part 2 while being drafted until a final document is produced for the procurement of a masterplanner.

4.6.3 Of particular interest to this Committee will be the Environmental Sustainability Strategy. A Members' workshop on this subject is planned for 21st November, with feedback from the workshop expected to directly inform the Masterplan Brief.

4.6.4 As always, the Committee's input into the Masterplan Brief is 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.

4.6.5 Programme of Key Dates

The previous list of planned key dates still applies and is set out in the table below.

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

Appendices:

Appendix 1: Catford Regeneration Engagement Update

Appendix 2: draft Catford Town Centre Masterplan Brief (***Restricted Document***)

Exclusion of the press and public for the consideration of appendix 2:

It is recommended that under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting during discussion of this item

because it involves the likely disclosure of exempt information as defined in paragraph 3 of part 1 of Schedule 12A of the Act as set out below:

It includes information relating to the financial or business affairs of any particular person (including the authority holding that information).

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