

Sustainable Development Select Committee		
Title	Catford Regeneration Programme - Update	
Contributor	Kplom Lotsu – SGM Capital Programme Delivery	Item 6
Class	Part 1 (open)	24 January 2017

1. Purpose of paper

- 1.1. SDSC has requested quarterly updates on the progress of the Catford Regeneration Programme. This report sets out key achievements in the last quarter.

2. Recommendations

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

3. Background:

- 3.1. The most recent update on the Catford Regeneration Programme to the Sustainable Development Committee was given on 14 September 2016 and covered an update on a series of practical issues that needed to be resolved in order to progress the scheme. These included: progress on options to realign the A205; Housing Zone and vision and planning guidance for the regeneration programme.
- 3.2. Since the report to SDSC on 14 September, an update report on the Catford Regeneration Programme was also given to Mayor & Cabinet on 9th November. The report also recommended a new planning approach to regenerating the Town Centre. This was preceded in September by a report on the Housing Zone grant offer for the scheme. Both reports are attached as appendices to this update report. Other developments since the update to the Mayor are provided in the following section.

4. Update:

4.1. TfL - Road Options

- 4.1.1. The programme team continue to work closely with TfL's team on the options appraisal looking at the potential re-alignment options for the South Circular, as per previous updates. A number of high level criteria have been identified to help the teams properly assess the different options against all relevant areas. A table detailing these criteria can be found in Appendix 3. The Select Committee's comments and input on these criteria would be welcomed by the Programme Team, to

ensure that officers have covered all relevant and necessary areas of assessment.

- 4.1.2. An architect has been engaged as part of the assessment process to provide site studies of the affected land, to gain an understanding of how the different options impact on development capacity and urban design considerations. Property advice is currently being procured to provide valuation advice on the basis of these studies. This will help provide a full understanding of the different options and their impact on, for example, development values, costs, viability and phasing.
- 4.1.3. The architectural studies and property advice will be completed by the end of January and February 2017 respectively. The final stage of the detailed TfL traffic modelling of the road options will now be completed by mid-March following which they will be able to indicate their preferred option for the realignment of the A205. Their preferred option will be fed into the overall assessment in appendix 3 in order to arrive at an overall preferred option to be recommended to Mayor shortly thereafter.

4.2. Engagement Strategy

- 4.2.1. Officers are developing an overarching engagement strategy for the programme. The purpose will, among others, be to:
 - ensure that engagement is clear, concise, open and two-way, ensuring a good understanding of the knowledge, interests and concerns of all stakeholders;
 - create realistic expectations with regards to timescales, scope and constraints;
 - reduce misunderstanding and misperceptions about the programme and its impacts, by providing the right amount of information in appropriate detail at the right time;
 - be inclusive by seeking to reach communities and individuals that are seldom heard;
 - provide feedback to participants and the wider community on the outcomes and decisions taken following engagement;
 - provide positive press coverage for Catford Town Centre;
- 4.2.2. The engagement strategy is therefore being designed to be pro-active in gathering views from a range of stakeholders including Members, partners, land owners, service users and local residents. It proposes to use a flexible and adaptable online media/portal (CommonPlace) for information sharing and an opportunity for people to input their views on the regeneration programme on an ongoing basis. This is expected to grow and be adapted to suit the different stages of the master-planning process.

4.3. Site Studies and Master-planning

- 4.3.1. As noted above, officers have procured further architectural studies to examine development options for the Catford Town Centre and Plassy Island sites in relation to the current TfL road options. Further initial site studies, focussed on specific elements requiring a more in-depth approach (e.g. Catford triangle and stations area, Civic Offices requirements) will be procured and used to draw up an Urban Framework, ensuring that the basic principles and layout of the masterplan design will meet the necessary requirements in Planning terms, and in terms of practical deliverability and viability for the Council. The Urban Framework will reflect the overall vision and principles of the development programme, the responses from the Catford Conversations (engagement sessions), feedback from the online engagement tool, and from all other forms of engagement, to ensure that all stakeholders have the opportunity to input into shaping the masterplan.
- 4.3.2. Officers hope to engage a master-planning architect in Spring 2017 following resolution of the road situation. The appointed Master-Planner will use the information provided in the Urban Framework to work up a Masterplan for the whole Catford Town Centre.

4.4. Housing Zone:

- 4.4.1. The Housing Zone designation for the Catford Programme was approved by Mayor and Cabinet in September ensuring that officers can now enter into the Over-Arching Borough Agreement (OBA) with the GLA for the grant. Final documentation from the GLA is now been prepared to complete this stage of the process. Sign-off of the OBA by both parties indicates formal acceptance of the £30M grant to support affordable housing and other interventions detailed in the Housing Zone application. Actual drawdown of the grant will be subject to further agreements known as the Borough Intervention Agreement (BIA) for each specific intervention.
- 4.4.2. The September 2016 report to Mayor and Cabinet (referred to above and attached as appendix 1), also secured the Mayor's agreement to enter into the BIA for the specific interventions related to the stations and flood alleviation. The grant award for both interventions amount to £2.7M of the £30M total grant (£1.5M flood alleviation and £1.3M station improvement works). Details of the agreements are being assembled to enable officers access the grant to deliver those elements of the Housing Zone programme.

4.5. Meanwhile Use:

- 4.5.1. The Programme Team continue to work closely with the Directors of Catford Regeneration Partnership Ltd (CRPL) in ensuring that their

assets contribute positively to the regeneration agenda in Catford. To that end, specific meanwhile use opportunities within Catford Town Centre are currently being explored for a number of their currently vacant units namely at Thomas Lane Depot, the Brookdale Club and 17-18 The Broadway.

- 4.5.2. The aim is for diverse, creative, commercial and mixed-used occupation that will inject a new burst of life and creativity into some of CRPL's vacant and unused spaces, helping to bring new talent, opportunities and resources to the local area. The meanwhile use of these buildings is expected to act as a catalyst to re-invigorate Catford Town Centre, and meet Council's priorities for local regeneration, growth and investment.

4.6. Broadway Theatre

- 4.6.1. The Programme Team have been working closely with the Culture and Communities team to deliver the three main workstreams associated with the theatre. A brief update on each element is provided below.

4.6.1.1. *Café/bar*

A successful marketing exercise has resulted in the Council progressing negotiations with a specific prospective Licensee to operate the Café/bar in the theatre. Terms are in the process of being agreed, and the team is aiming to have the Licensee in occupation from the end of March.

4.6.1.2. *Minor Works Programme*

A minor works programme has been prepared to deal with the works identified during the recent condition survey and access audit of the theatre. The programme will also address some other areas of work which are not necessarily condition related but are deemed important in enabling the theatre to continue to operate effectively. It is expected that works on the minor works will start on site in March.

4.6.1.3. *Heritage Lottery Fund Bid*

A Conservation Management Plan is currently being procured and is expected to be completed in May 2017. This is necessary to inform the HLF bid, which officers plan to submit in the Summer. Meanwhile, officers in Culture & Communities are currently applying to the Great Places scheme (funded by the Arts Council, HLF and Heritage England), and are hopeful that the theatre will benefit from part of this grant, which is focused on revenue and activities, rather than capital and building investment.

4.7. Programme of Key Dates

A list of key dates for the first quarter of 2017 is set out in the table below.

9 th Jan 2017	Catford Programme Board Meeting
17 th Jan 2017	Catford Conversations – Local Ward Member Engagement
24 th Jan 2017	SDSC Catford Town Centre Regeneration - Quarterly Update
31 st Jan 2017	Catford Conversations – Local Ward Member Engagement
4 th Feb 2017	Catford Conversations – Local Ward Member Engagement
Feb 2017	Catford Programme Board Meeting
Feb 2017	Mayor’s Briefing on A205 Re-alignment
March 2017	SDSC Briefing on A205 Re-alignment
April 2017	M&C Report – A205 Re-alignment
April 2017	Catford Programme Board

For further information please contact Kplom Lotsu, SGM Capital Programme Delivery on 020-8314-9283.

Appendices:

Appendix 1 – Catford Regeneration Programme – Update and Housing Zone (Sept 2016)

Appendix 2 – Catford Regeneration Programme Update - Mayor and Cabinet (Nov 2016)

Appendix 3 – A205 Realignment Top Level Assessment Criteria

APPENDIX 3

A205 Realignment Top Level Assessment Criteria

Criteria:	TfL Perspective	Urban Design, Heritage & Conservation	LBL Transport & Highways	Costs	Development Capacity	Development Viability	Phasing & Deliverability	Corporate/Regeneration Objectives	Risk
What is being assessed?	Various standard TfL Criteria	Performance of each option against a set of 15 standards of urban design, heritage and conservation criteria	Performance of each option against LIP objectives. To include scoring on traffic flow and air quality.	The different costs for each option: Whole Cost of road build (incl. services moves); Land acquisition costs; Office relocation costs	The differing development capacity (floor areas and unit numbers) for each option.	The differing land/development values as applied to each option	The effect of each option on the development programme and key milestone dates	Effect on Council office accommodation and workforce; Performance against objectives outlined in previous plans for Catford (e.g. withdrawn Town Centre Plan); Performance against any other wider policy objectives e.g. GLA, Housing Zone etc.	The number, type and severity of risk applicable to each option.
How will it be assessed?	Using TfL's own standard matrix	Using LBL Planning's Placemaking Assessment Matrix	Using the list of LIP objectives	Using cost information from TfL, acquisition values from property advice to be procured, relocation costs from comparable office market evidence	Performance of each option with regards to: Total floor areas provided for each option, standard % splits applied for predicted types of space (residential/non-residential), average unit size applied.	Using residual valuations based on the Development Capacity studies.	Using estimated development programmes applied to each option, and scoring based on ability to complete programmes efficiently and quickly	Using a list of determined criteria from various objectives as outlined above, and scoring each option against these criteria	A list of risks will be drawn up and each option will be scored as to performance against these risks. Use template risk assessment matrix.