

Mayor and Cabinet		
Report Title:	Catford Regeneration Programme and A205 Alignment Options	
Key decision:	Yes	
Ward:	Rushey Green	
Contributors:	SGM Capital Programme Delivery	
Class:	Part 1	Date: 19 July, 2017

1. Summary and Purpose:

- 1.1 This paper provides an update on progress of the Catford Regeneration Programme since the previous report to Mayor and Cabinet in November 2016. This is a two-part report – part one has been designed to provide a general update on the delivery of the programme to date; and part two considers a number of options for the realignment of the A205 South Circular Road through Catford Town Centre.

2. Recommendations

The Mayor is recommended to:

- 2.1 Note the content of the report
- 2.2 Authorise officers to develop a master plan brief to be reported back to Mayor and Cabinet subject to recommendations relating to the preferred option for the realignment of the A205 contained in the part 2 report.

3. Policy context

- 3.1 A number of strategies and plans are relevant to this programme. Lewisham's overarching Sustainable Communities Strategy, 2008-2020, 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.
- 3.3 Lewisham's latest Strategic Asset Management Plan (2015-2020) is an opportunity to optimise the use of assets to maintain the quality of service provision while further driving reductions in expenditure and exposure to costs; and to reframe the focus across the borough based on the evolving picture on housing, regeneration and development.
- 3.4 The Regeneration Strategy 'people, prosperity and place', 2008-2020, is also relevant and links the Council's corporate priorities to the development and

regeneration of Lewisham's communities, the local economy and the built environment.

- 3.5 Lewisham's new Housing Strategy for 2015 - 2020 identifies four priorities: helping residents at times of housing need; security and quality for private renters; improving our residents' homes; building the homes our residents need. The Council's assets can play a role in this, creating opportunities to develop new housing supply of all tenures, making land available for the construction of new homes and by using an understanding of the borough to improve the way service delivery connects with communities at a local level.

4. Programme Update:

- 4.1 The last update to Mayor and Cabinet on the Catford Regeneration programme was in November 2016. That report sought to update Mayor and Cabinet on amongst other things, engagement strategy for the programme; officer's continued work with TfL on the A205 realignment options and the adoption of a masterplanning approach for progressing the delivery of the programme.

- 4.2 This report seeks to provide further updates on those work streams. The report is in two parts with the second part setting out detailed analysis of the road options developed by TfL in conjunction with officers and a recommendation on a preferred option to enable a masterplan brief to be developed.

4.3 Engagement Strategy

- 4.3.1 The CommonPlace online engagement platform, is now live and is proving to be a very valuable tool (<https://catfordtowncentre.commonplace.is/>). The platform supports established methods of face-to-face engagement with a web application and integration with social media, both of which are critical for achieving meaningful and comprehensive engagement. It enables the Council to engage a larger cross-section of the community, promoting open transparent dialogue.

- 4.3.2 There are three elements/stages to the tool (the Council is currently utilising the first stage, and will move onto the other stages when appropriate). A brief description of the stages is provided below:

4.3.2.1 The Needs Analysis: essential in gathering an understanding of what local people feel about their neighbourhood. It is useful for community and stakeholder mapping, understanding people's needs, and creating a benchmark against which people's responses to subsequent plans can be compared. It also provides an indication of what local people will perceive as benefits from any future development.

4.3.2.2 The Design Feedback Tool: allows the Council to publish plans or ideas, and get immediate feedback from the community. This can be useful for development of more detailed proposals for infrastructure and construction in collaboration of local people.

- 4.3.2.3 Social Sustainability and Customer Feedback Tools: allows the Council to engage the community during construction phases of the project and beyond. This will allow the Council to manage communications around disruption experienced by local people due to construction, and to track changes in the perception of local people over time as well as measuring the impact of a development on local people.
- 4.3.3 As well as the CommonPlace online platform, the Programme Team are procuring complimentary face-to-face engagement support, which will specifically target hard-to-reach communities and people identified as lacking representation on CommonPlace. The programme of face-to-face consultation with the public has so far included local Ward Assembly updates, and once appropriate support has been procured there will be many more opportunities to expand on this, including at a number of place-making events planned to be held over the summer, such as the Catford Broadway Supper Club.
- 4.3.4 The Programme Team has also continued to engage local Councillors through a series of meetings and site visits to other regeneration areas. There is a proposed monthly drop-in series for Councillors which will provide regular opportunity for Members to speak to officers in the Programme Team and keep up to date with progress.

4.4 Meanwhile Use:

- 4.4.1 The Programme Team continue to support the work of the Catford Regeneration Partnership Ltd (CRPL) in ensuring that their assets contribute positively to the regeneration agenda in Catford.
- 4.4.2 Meanwhile use opportunities within Catford Town Centre have been successfully marketed and 2nd round proposals have now been received and shortlisted for Thomas Land Depot, The Brookdale Club and 17-18 The Broadway. Negotiations with prospective tenants have begun, and the intention is to have positive regenerative activity in all three sites within a year subject to all necessary approvals being in place.
- 4.4.3 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.

4.5 Broadway Theatre

- 4.5.1 The programme team continue to work closely with the Community Services colleagues to develop the offer around as one of the Council's key assets in the area. The café/bar in the Broadway Theatre has now been let to Little Nan's - an award winning cocktail bar - as a short-term meanwhile use let. The bar is proving very popular and has already featured positively in Time Out London Magazine, with them awarding 4/5 stars. Little Nan's have also instigated

regular community focussed events such as weekly Sing-along-Sally for children, and an open mic jazz jam around the piano for aspiring musical locals.

4.5.2 Unfortunately the Community Services bid for Great Places Lottery revenue funding was unsuccessful. The Programme Team are exploring an application to Heritage Lottery to meet the major capital investment needs of the building. To this end, a Conservation Management Plan has been procured and is currently being produced, to support a future bid. The Conservation Management Plan will take into consideration the previous work undertaken by the Councillor-led Broadway Theatre Working Party.

4.5.3 Meanwhile, the programme and funding for the minor works programme has been approved and procurement of the works is due to start shortly. Some urgent works have already been undertaken to meet compliance issues.

4.6 Housing Zone:

4.6.1 Officers have been progressing the approval of the Overarching Borough Agreement (OBR) with the GLA which now has their sign off. As part of that process it has become clear that some of the £30m the GLA had offered was in respect of direct delivery of affordable homes on Plassy Island which LBL had not said they would deliver themselves. As a result the revised OBR will be reduced from £30m to £22.4m to correct this grant allocation error. Once the agreement is signed, officers will begin the process to secure draw down of funding for early initiatives around station improvements and flood resilience.

4.7 A205 Realignment Options Analysis

4.7.1 In July 2010, Mayor and Cabinet agreed regeneration plans for the Town Centre which included the demolition of Milford Towers, retail development of the town centre, provision of new homes, community facilities, realignment of the South Circular and provision of new council offices. The plans were primarily focused on Council controlled assets – the shopping centre; Town Hall and Laurence House sites.

4.7.2 In 2013, following consultation on the draft Area Action Plan (AAP) for Catford Town Centre, it was decided that the proposals which included retaining the current alignment of the South Circular is put on hold while TfL explores options for its realignment.

4.7.3 TfL subsequently commissioned detailed modelling of alternative road options and concluded in August 2014 that the benefits to highway movement from relocation of the south circular would ease traffic flow through the town centre at peak periods. The Council's views on this were sought to determine whether the effect of the road move were of overall benefit to town centre plans.

4.7.4 To determine this, in December 2014, Allies & Morrison Urban Practitioners were appointed to review the ambitions set out in the draft town centre local plan including the impact of TfL's proposed A205 realignment. The A&M review found many areas of agreement with the draft policies in the withdrawn guidance but also highlighted the potential to achieve more development than

outlined in the withdrawn local plan. It also commented on the impact of implementing the various options of road layout proposed by TfL and their impact on the regeneration proposals.

- 4.7.5 Since April 2016, TfL has been working very closely with the Council to support the regeneration of Catford by preparing a range of early highway design options (pre-feasibility stage) for the A205 South Circular. Developed options focus on the town centre highway only and provide increasing scales of change, ranging from enhancement of the existing highway layout to gyratory removal and A205 Catford Road realignment.
- 4.7.6 All considered design options comprise a range of benefits, dis-benefits and development opportunities. TfL has also completed preliminary Linsig junction traffic modelling in order to fully understand the effects of the options and address Transport for London Road Network (TLRN) operational concerns. This modelling provides an initial understanding of each option's performance against the existing situation, and the viability of each option for further design development.
- 4.7.7 A number of high level criteria was identified to help properly assess the different road alignment options against all relevant areas. The Sustainable Development Select Committee (SDSC) provided their comments and input on these criteria. The criteria consisted of transport and highways objectives from both TfL and the Council, the Council's design & conservation objectives, and the Council's regeneration delivery objectives. A description of the criteria is attached in Appendix 1.
- 4.7.8 A comprehensive options scoring exercise has been undertaken using these criteria. This comprises input from TfL focused on transport criteria, LBL's Highways team, LBL's Planning department and the LBL's Regeneration team, with appropriate support from architectural and property consultants.
- 4.7.9 The results of the scoring exercise were presented to the Sustainable Development Select Committee on 14th June 2017. Their views are reflected in the part two of this report together with the recommendation on the road realignment option.

4.8 Masterplanning:

- 4.8.1 It was originally intended that a Masterplanning firm be appointed in early 2017 following the planned decision on the road realignment in February 2017. The delays in completing the road options analysis and the need to ensure appropriate and comprehensive engagement has led to a change in the programme timeline. The programme will allow for a Masterplan Brief to be approved by Mayor & Cabinet following the road realignment decision, before the development of a masterplan is procured.
- 4.8.2 The Masterplan Brief will form the instructions for the Masterplanning Architect. It will clearly set out the central principles, 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 but not limited to input from:

- A205 re-alignment decision
- LBL Members
- engagement feedback from CommonPlace, Urban Narrative and other sources
- Architectural Site Studies & Urban Framework principals
- Property development advice
- Catford Regeneration Partnership Ltd
- TfL
- Housing Zone/GLA
- LBL Planning Policy
- Council Service Delivery Plan requirements
- LBL Office Accommodation Strategy
- Any other relevant information

4.8.3 The current programme suggests that, following a decision being made on the road, and the Masterplan Brief being agreed, a Masterplanning firm could be appointed in early 2018 for a comprehensive masterplan to be developed during the course of the year. The masterplan development will involve extensive community engagement

5. Financial Implications –

5.1 This report recommends that officers are authorised to develop a master plan brief to be reported back to Mayor and Cabinet subject to recommendations relating to the preferred option for the realignment of the A205 contained in the part 2 report. The cost of this work will be funded from the approved capital programme budget for Catford town centre regeneration

6. Legal Implications:

6.1 The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to carry out development and to act in an “enabling” manner with other partners.

6.2 The proposals referred to in this report are at an early stage of development. Detailed specific legal implications will be set out in subsequent reports to Mayor & Cabinet/Mayor & Cabinet (Contracts) as appropriate.

6.3 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.4 In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

6.5 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

6.6 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legaland-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

6.7 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty
- Equality objectives and the equality duty
- Equality information and the equality duty

6.8 The essential guide provides an overview of the equality duty requirement including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equalityduty/guidance-on-the-equality-duty/>

7. Equalities Implications

- 7.1 There are no specific equalities implications arising out of this report. However an Equalities Analysis Assessment will be undertaken as part of the further work in order to assess the impacts of the proposals and this will be presented to Mayor and Cabinet for consideration

8. Environmental Implications

- 8.1 There are no specific environmental implications arising out of this report.

9. Crime and Disorder Implications

- 9.1 There are no specific crime and disorder implications arising out of this report.

10. Human Rights Implications

- 10.1 There are no specific human rights implications arising out of this report

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

Appendices:

APPENDIX 1: TfL A205 Catford: Options Appraisal - Approved Top Level Assessment Criteria