

<b>Sustainable Development Select Committee</b>		
<b>Title</b>	Catford Regeneration Programme –Update	Item No. 5
<b>Contributors</b>	Kplom Lotsu - SGM Capital Programme Delivery	
<b>Class</b>	Part 1 (open) - Appendix 4 Part 2 (exempt)	19 July 2018

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

- 1.1. Sustainable Development Select Committee (SDSC) has requested regular updates on the progress of the Catford Regeneration Programme.

## **2. Recommendations:**

- 2.1. The Select Committee is asked to note the content of the update.

## **3. Background:**

- 3.1. SDSC has requested regular updates on the progress of the Catford Regeneration Programme. The previous update report was provided on 22<sup>nd</sup> March 2018.

### **3.2. Programme Update**

#### **3.2.1. Masterplan**

The Masterplan contract award was taken to Mayor & Cabinet for approval on 27<sup>th</sup> June 2018, following a very successful and competitive procurement process. The successful tender recommended for contract award is from an internationally acclaimed practice, leading a highly talented multidisciplinary team of architects, urban designers, sustainability and transport consultants. The team demonstrated a broad and deep experience, with 18 current projects and 20,000 homes in pipeline. They are both visionary and credible, with a proactive stakeholder approach. Their people-focused design for roads was particularly appropriate to the South Circular road. They also demonstrated their expertise in programming and curating.

The Masterplan contract is due to be completed in Spring 2019. During the masterplanning process, the programme team intend to report appropriately to SDSC, who will be monitoring the progress of the masterplanning work. It is expected that the masterplanner will present to SDSC as part of one of the upcoming reports. The completed masterplan will be subject to Mayor and Cabinet sign off prior to adoption.

#### **3.2.2. Engagement**

Team Catford is leading on the engagement, place-making and meanwhile use activities on behalf of the Council. The team of nine who all live in the borough,

mostly Catford, are encouraging everyone who lives, works, socialises, commutes or runs a business to have their say.

The data compiled from the Commonplace public online engagement platform has reached over 1,600 comments. It has been analysed and categorised and, alongside feedback obtained at the various face-to-face public engagement events, will be given to the appointed masterplanner to inform the creation of a masterplan that is truly rooted in the documented aspirations of the local community. The engagement team has also been pro-actively looking at creative ways to increase engagement with demographic groups so far underrepresented in the engagement process, particularly BAME, older and younger people. Events have included attending local school fairs, senior citizens day groups and Team Catford's youngest member Charisse Chikwere curating a new stage called Young & Vocal at People's Day. Engagement and the use of Commonplace will continue throughout the masterplanning contract.

The Catford Food Market, Catford Vegan Festival and Catford Jazz Festival are planned for the next few weeks as well as a pop up cinema on Catford Broadway and children's activities during the summer holidays.

Quarterly business and community newsletters have been launched as well as 17 Catford Broadway – a meanwhile use space that Team Catford and the appointed Masterplanners will use as a base to consult from.

SDSC can now access the latest updates via Team Catford's website, [www.teamcatford.com](http://www.teamcatford.com) as well as follow Team Catford on Twitter, Facebook, Instagram and Vimeo. They can also find out more about the monthly food market [www.catfordfoodmarket.com](http://www.catfordfoodmarket.com).

### 3.2.3. TfL - Road Realignment

TfL is continuing to work with the Catford programme team and has now embarked on the next stage of design development, Feasibility, which is being managed by TfL's Transformational Schemes Sponsorship team through 2018. TfL have now appointed a Project Sponsor to manage the project. Topographical surveys of the land affected by the road scheme have now been undertaken by TfL to inform their technical designs. Feasibility design is jointly funded by TfL and LB Lewisham, and a formal funding agreement has now been signed by both parties, demonstrating the collaborative working relationship that has defined this project to date. A public sector infrastructure steering group has been initiated, with representation from Lewisham, TfL, the GLA and Network Rail, to guide the road scheme as it progresses and to continue to ensure a joined-up approach is taken.

The DCLG is currently analysing the detail of the proposal for Housing Infrastructure Funding to help fund the cost of delivering the new road, and the Catford Programme team is awaiting confirmation of terms and conditions related to the £10M funding award.

### 3.2.4. Meanwhile Use & Development

Supersets, CRPL's new tenants in Thomas Lane Depot, have provided an update on their progress so far, in transforming the derelict warehouse into a thriving set-building business – attached at **Appendix 1**.

A planning application to renovate and redevelop 17-18 The Broadway has now been submitted, with a decision due by 6<sup>th</sup> August. No objections were received during the statutory consultation period. Some images of the planned development are attached at **Appendix 2**. The two shop units will be fully refurbished to provide A1-A3 use provision for commercial tenants, while the 2 flats above will be redeveloped and reconfigured to provide 5 flats for private rent, to meet CRPL regeneration and income objectives.

A further planning application is expected to be submitted in July, for the change of use of a significant space within the Catford Centre, from retail use to leisure and entertainment use. Members will be updated in due course with the detail.

The Programme Team and CRPL are currently agreeing lease terms on the Brookdale Club with a prospective tenant, who wishes to operate it as a music function venue. Property Guardians will be moving into the property in the meantime to keep it secure.

The Programme Team continue to work closely with CRPL, to support the use of their assets in attaining the objectives of the Catford Regeneration Programme. A CRPL Asset Manager has recently been appointed to focus solely on managing CRPL assets, as the Programme Team recognised the need for additional resource to be provided in this area.

### 3.2.5. Broadway Theatre

The Conservation Management Plan (CMP), accompanying Gazetteer and Options Report have all now been completed by Purcell Architects, see **Appendices 3 and 4**. Appendix 4 is attached as a confidential document and the reason for that is provided below.

These documents are very valuable in guiding both the minor works programme and setting the scene for a Heritage Lottery Fund Bid. The documents will also be key in informing the development of the Catford Masterplan and the role the theatre will play in the town centre going forward. A Conservation Architect will be retained by the Programme Team to advise on the minor works programme, to ensure high quality designs meet listed building requirements, and also to act as a champion for the theatre's heritage in relation to the Masterplan development.

Officers have now met with the Theatres Trust to share the CMP and Options Report and gain advice on how best to take the Heritage Lottery Fund (HLF) bid forward now that these crucial documents are completed. The next challenge, taking on board the advice from the Theatres Trust, will be to build a sustainable long-term business plan for the theatre operations. This alongside the CMP, will be essential to inform a successful bid to the HLF, which is an increasingly highly

competitive process, with only the best of the best bids being successful in achieving funding. The Theatres Trust advised officers that the Council should only submit a bid when they are completely confident that it is of the highest quality possible, demonstrably deliverable and financially sustainable in the long term.

#### 4.6.1 Programme of Key Dates

The list of key dates is set out in the table below.

July 2018	Contract awarded for Masterplan
October 2018	SDSC – Masterplan Update and Review
November 2018	M&C – Masterplan Update
March 2019	SDSC – Masterplan Final Review
April 2019	Masterplan Completed
May 2019	M&C Approve Masterplan

For further information please contact Jessie Lea, Senior Programme Manager – Catford Programme, Capital Programme Delivery: [jessie.lea@lewisham.gov.uk](mailto:jessie.lea@lewisham.gov.uk)

## **APPENDICES**

- Appendix 1:** Supersets Update
- Appendix 2:** 17-18 The Broadway plans and images
- Appendix 3:** Broadway Theatre Conservation Management Plan, Gazetteer
- Appendix 4:** Options Report with Costings (CONFIDENTIAL)

Exclusion of the press and public for the consideration of appendix 4:

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).