

Received

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SOUTHWARK LAND REGENERATION PLC

Information Pack

Item 1

A presentation to Heygate Residents' Association

Item 2

Housing and Regeneration Proposals

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Meeting with Heygate Residents' Association

13th July 2000

Attendees

Godfrey Bradman	Chief Executive, Southwark Land Regeneration plc
Tryfon Kalyvides	Master Planner, KP Architects
Ian Jolly	Housing Architect, HTA Architects
Christopher McCarthy	Environmental Engineer, Battle McCarthy
Geoff Wright	Property Adviser, Catella UK

Introduction by Godfrey Bradman

Thank you very much for inviting us to your meeting tonight to start what I am sure will be the beginning of many detailed discussions between us to develop our ideas to regenerate the Elephant and Castle, and more specifically for the Heygate Estate and for your replacement homes.

Tonight I thought it would be useful to summarise our proposals for the Heygate Estate and reiterate our housing and regeneration commitments to you.

Ian, one of our housing architects from HTA, will take you through the housing proposals and our decant and refurbishment strategy. Tryfon our Master Planner and Christopher, our engineer, will also be available to answer any questions on sustainability and the built environment. Finally, I will update you on our discussions with Southwark Council and outline our suggested programme to work with you over the next two months

Before doing this I must thank you all for the encouragement we have received over the last 15 months and confirm how delighted we at Southwark Land Regeneration plc are to have been selected by the Community and Southwark Council as the preferred developer. We believe that this is a unique opportunity to regenerate comprehensively the Elephant & Castle through a genuine partnership with the community and the Council. I said at the very first meeting we attended in November last year that this whole project is only made possible by you, the Heygate residents. We understand that it is the redevelopment of existing housing on the Heygate Estate which provides the opportunity to regenerate the Elephant and Castle – and we are committed to providing new and better homes for you and your families who currently live here.

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Housing Proposals, Decant Strategy and Our Guarantees – Ian Jolly

1. Outline Initial Housing Proposals

- 100% reprovision of all the Council homes currently on the Heygate Estate.
- 50% of the new social homes – reprovided as part of the redevelopment within the area currently occupied by the Heygate Estate.
- 50% of the new social homes – reprovided close to the enlarged and vibrant heart of the Elephant and Castle.
- All of the social and private housing will be integrated and positioned to enjoy the new public spaces, green lanes environment, shopping, community and leisure facilities.
- Social homes and new private housing for sale share the new central environment of the Elephant and Castle, i.e. the Central Square, the Park and the new terraces and garden squares.
- No new social housing over 6 storeys unless the tenants want it – new social housing in normal streets, terraces, garden squares.
- Choice and flexibility of tenure
Social rented → shared ownership → flexible tenure (i.e. staircasing up and down) → key workers → private for rent → private for sale → work / live
- Everyone to have a stake in the Elephant and Castle

- i) Design Philosophy
- ii) Housing types and standards
- iii) Early development sites and demonstration project

Southwark and SLR have already started to explore the possibility of bringing forward one or more replacement housing sites for new mixed use projects, including housing as demonstration projects. This will provide us with an ideal opportunity to develop a detailed process of consultation with you on design issues for your new homes, set design briefs with you as the basis for selecting architects by competition against your criteria, develop new methods of construction, set performance standards, benchmark against other similar housing regeneration projects, and allow you to monitor our performance.

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2. Decant Strategy

The only estate we propose demolish is the Heygate – your estate, as this is the key to unlocking the regeneration of the Elephant & Castle.

We wish to proceed as quickly as is reasonable and to help you move to new homes which suit your needs and preferences. This will be tackled by first of all asking all of you, personally, about your needs and wants, and then reviewing our proposals to make sure that they will do the right job.

At this stage we propose the following choices for tenants:

- a) A home in one of the range of early replacement housing site within the area.
- b) A home in a vacancy on one of the other estates in the area, which we will have refurbished before your occupation.
- c) A move elsewhere within Southwark.
- d) Help to move into owner-occupation.

If you choose to have a new home on Heygate rather than one of the other options, then it means that you would have to move into temporary accommodation, which we propose would be a refurbished council unit, as close to the centre of Elephant & Castle as possible. For example, about half the new homes will be built on the Heygate site, but not until after all current homes have been demolished. People wanting to move back will therefore need to make a temporary move before they can do this.

We will arrange special discussions with leaseholders to establish arrangements which are aimed at meeting their wishes. We have made provision in our bid to buy their existing homes at a fair market price, but realise there may be concern that this might not be enough to buy another home in the area. We want to develop ways in which those leaseholders who want to stay in the area will be able to do so, and are committed to working with them and the Council to help this to happen e.g. shared equity, home buyers grant

Our team have extensive experience of decanting programmes and we plan to set up a special group to work closely with you and the Council to make sure everything happens as smoothly as it can.

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3. Housing Guarantees

- **The Guarantee to the Council:** Southwark Land Regeneration plc will be an active partner with the Council at all stages in the development and will provide open-book accounting for its social housing programme.
- **The Partnership Guarantee:** Southwark Land Regeneration plc will work with the Council, residents and other local interests to deliver a comprehensive redevelopment and regeneration programme and stay with it to completion.
- **The Guarantee to Heygate Tenants:** Every tenant on the Heygate estate will have the opportunity for a new home in the local area.
- **The Guarantee to Heygate Owners:** Every leaseholder on the Heygate estate will have a fair and reasonable offer, assistance with housing and a chance to buy into new homes in the area.
- **The Refurbishment Guarantee:** Every tenant on other estates in the area will benefit from external and/or internal and environmental improvement programmes and choice within the budgets available.
- **The Ownership and Management Guarantee:** Every local tenant will have the opportunity to be actively involved in the ownership and management of the housing, open spaces and community assets.
- **The Quality Guarantee:** All new homes in the area will be built to a diversity of designs, and quality which compares well with the private homes. We will include "lifelong" homes, "quiet" homes and "easy to heat" homes within that standard.
- **The Technology Guarantee:** The opportunity will be taken to install and use the latest communications and information technology infrastructure in new social housing.
- **The Lifetime Guarantee:** We will ensure the enduring quality and sustainability of the area.
- **The Affordability and Choice Guarantee:** We will offer attractive and good quality secure homes for social renting and shared ownership at prices and rents affordable to local people, with efficient and economic heating systems and with the maximum choice of type and tenure, from renting to full ownership.

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- **The Choice in Design Guarantee – Inside and Out:** All residents moving out of the Heygate Estate into new homes built in the area will be able to participate in the choice of architect and builder and influence the design. They will have a range of options to select in relation to interior fittings and colour schemes.
- **The 6-Storey and Below Guarantee:** No new social housing will be constructed more than six storeys above street level unless residents want this.
- **The Decant Guarantee:** within the range of choices available, we will do everything we can to assist people, from consideration of moving preferences through to practical assistance in moving home and setting up at a new address. A dedicated support team for the move will be established to assist the Council.
- **The Demolition Guarantee:** No demolition except the Heygate Estate and 43-53 (inclusive) Rodney Road.
- **The Mobility Guarantee:** A proportion of the homes significantly above the minimum required, and all of the community facilities will be accessible by disabled people.

4. Programming

We have proposed an arrangement with the council which allows us to start our programme of environmental and landscaping improvements at the beginning of 2002, together with refurbishment of the surrounding estates and the construction of the new homes for you near the Heygate Estate. These will come forward in stages over a two-year period. Our aim was to be able to start these critical works before all the procedural matters connected with the redevelopment of the shopping centre and the Heygate Estate were completed.

5. Maintenance

Very importantly, we have proposed to provide high-quality maintenance of the refurbished estates and new homes we are building so that not only do we provide homes of a quality everyone can be proud of and enjoy but also they stay attractive for the long term. In proposing to take over maintenance we will take on obligations to perform against clear quality standards and at a constant cost in real terms over a period as long as thirty years. This will overcome many of the problems that exist at the moment.

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Godfrey Bradman – Next Steps / Programme up to 23rd September

I hope that this presentation was a useful recap and provides a good basis for us to proceed with more detailed discussions. Between now and the end of September, the council will be negotiating a development agreement with us and reporting back to the Council, the Community Forum, Development Working Group and the Partnership Board on our progress. Within this period, we must agree the legal framework for our relationship with the council, the Partnership Board, community and tenant representatives.

I know that you appreciate how sensitive all of these matters are, and how eager we are to get things right from the beginning by setting up the correct processes and contractual relationships. We intend to do this as quickly and openly as possible.

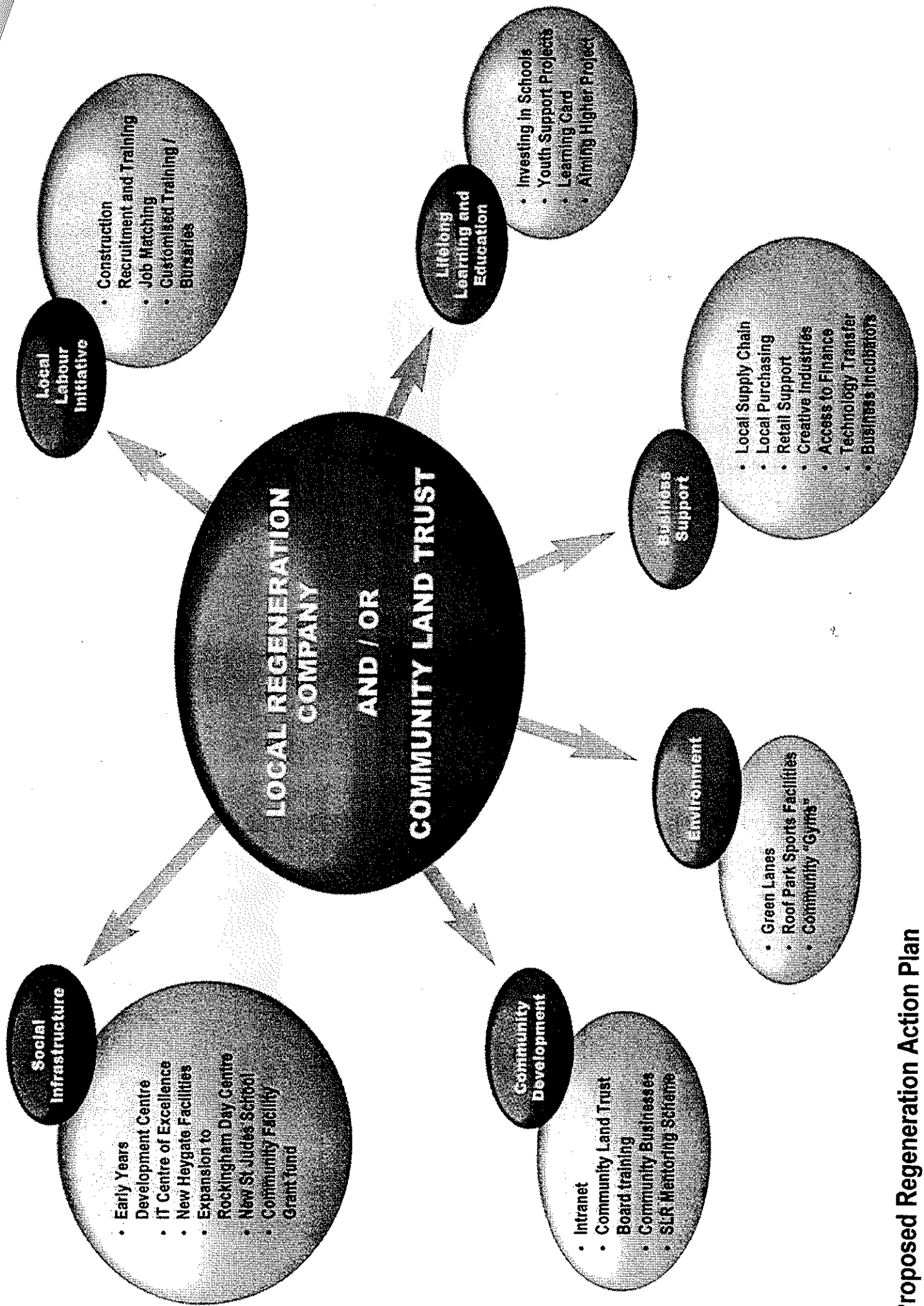
The next steps in our intended programme are:

- i) To set up a local office, hopefully in September – this is likely to be in the Elephant and Castle Shopping Centre and will be used as our main base for running the project and resource centre, displaying all the details of proposals – a focal point for consultation
- ii) To set up a detailed process of consultation with you, for all aspects of the project, including the future options for ownership, and the Regeneration Action Plan.
- iii) To agree how we will work with you as partners. We are committed to this and are keen to ensure that the legal framework allows us to take up a full role on the Partnership Board and maximises the involvement of the Heygate residents association, all of the other TA's, the Community Forum and Development Working Group.
- iv) To develop the Decant Strategy with you and arrange to discuss your individual needs and wishes for rehousing.
- v) To agree and then undertake the demonstration project to set the standard for new housing in the area.
- vi) To work up in detail with you our plans to refurbish the council housing stock in Elephant and Castle – commence the housing need and social survey of each estate, and plan detailed stock condition surveys.
- vii) To develop our proposals for future ownership and management of the social housing – by the Council or a Community Land Trust – and to discuss with you and the Council which option to put into place.
- viii) Develop and submit the master planning application by January 2001

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The success of this project relies entirely on the Council, the Community and SLR working openly and well together. I believe there is huge goodwill to make this happen from everyone involved.

Thank you for inviting us this evening.



Proposed Regeneration Action Plan