

MAYOR AND CABINET		
Report Title	'The Future of Deptford Town Centre' regeneration programme – Update on deliverables and timescales	
Key Decision	Yes	Item No. 17
Ward	Evelyn, New Cross	
Contributors	EXECUTIVE DIRECTOR FOR RESOURCES/EXECUTIVE DIRECTOR FOR REGENERATION/EXECUTIVE DIRECTOR FOR CHILDREN AND YOUNG PEOPLE/EXECUTIVE DIRECTOR FOR COMMUNITY SERVICES/EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES	
Class	Part 1	Date : 15 July 2009

1. Purpose of Report

- 1.1 This report updates the Mayor on the time scale for delivery of the future of Deptford Town Centre Regeneration Programme.
- 1.2 This report does not deal with updates on the funding of the Programme, or the commercial approach with respect to the same. These matters are dealt with in a separate report elsewhere on this agenda.
- 1.3 This report details the deliverables that the programme has and will deliver and the benefits that will accrue to the local community as a consequence and the timescale for delivery of the same.
- 1.4 This report further details why the regeneration programme will meet the Council's corporate objectives in Deptford Town Centre.
- 1.5 This report also seeks the Mayor's approval to accept a grant from the Department for Children, Schools and Families (DCSF) Co-location Fund for £5.5m, which will contribute directly to the build costs of the Tidemill School and Deptford Lounge complex.

2. Policy context

- 2.1 The Economic Development services business plan 2007/2008 contains service targets which call for an increased value of external income, and to develop economic regeneration initiatives in designated areas demonstrating social and economic deprivation.
- 2.2 Evelyn and New Cross Wards are areas demonstrating social and economic deprivation and have been designated as an area that requires economic regeneration as a consequence.

- 2.3 The Council owns the Land within the Giffin Street Regeneration area which can be used for redevelopment and to help fund Council Services, directly respond to Lewisham's Sustainable Community Strategy, and also meet the Council's Corporate Objectives.
- 2.4 The redevelopment of Deptford town centre directly contributes to *Shaping our future*, Lewisham's Sustainable Community Strategy which sets out the vision for Lewisham and the priority areas for action between 2008 and 2020. The programme directly contributes to all 6 of the Council's priority outcomes which are:
- Ambitious and achieving
 - Safer
 - Empowered and responsible
 - Clean, green and liveable
 - Healthy, active and enjoyable
 - Dynamic and prosperous
- 2.5 In relation to the Council's Corporate Strategy priorities for 2008-2011, the programme will contribute directly to;
- Young people's achievement and involvement: the new Tidemill School will actively work to raise educational attainment, whilst the wider School and Lounge complex will offer improved facilities for young people and promote partnership working
 - Clean, green and liveable: public realm improvements will improve the cleanliness and care for roads and pavements and promote a sustainable environment
 - Safety, security and a visible presence: partnership working with the police, the redesign of public spaces, and longer opening hours of public buildings will enhance natural surveillance and promote perceptions of safety in the area.
 - Strengthening the local economy: gaining resources to regenerate key localities in the town centre, and promote public transport, and pedestrian and cycling links will support the local market and businesses in Deptford
 - Decent homes for all: investment in social and affordable housing will supply housing needed in the area
 - Active, healthy citizens : will be promoted through the co location of services within the Lounge complex, and new leisure, sport and community learning opportunities for everyone
- 2.6 'The future of Deptford Town Centre' Regeneration Programme affords the Council the opportunity to proactively meet and deliver a

substantial majority of these corporate objectives within the Evelyn Ward

3. Recommendations

The Mayor is recommended to:

- 3.1 note the progress made with regard to programme deliverables and delivery timescales for the same;
- 3.2 delegate authority to the Executive Director of Regeneration in Consultation with the Executive Director of Resources, to ensure that sufficient programme management resource is available as detailed in part 6 of this report to deliver the regeneration programme; and
- 3.1 approve the acceptance of £5.5m of additional funding from the Department for Children, Schools and Families via the Co-location Fund to be applied towards the build costs of the 'Tidemill School and Deptford Lounge' complex.

4. Background

- 4.1 The Giffin Street regeneration area is Council owned land in the centre of Deptford, located south of the main railway line adjacent to Deptford High Street and Deptford Church Street. The area currently comprises:-

- The Wavelengths Leisure Centre and Library
- Tidemill Primary School and Play Area
- Giffin Street Shoppers Car Park
- Frankham Street Car Park
- Deptford Access Point Building
- Other smaller Buildings (public toilets, Minzel Works, and the Business Centre)
- Recently re opened Frankham Street Parking Boulevard

The two Giffin Street housing blocks, and 2-30 Reginald Rd housing (located in the regeneration area) are outside the scope of the regeneration programme, although plans to redevelop this area are currently being considered at an early design and feasibility stage by Council Officers. This proposal is subject to consultation with and support from existing residents.

- 4.2 The regeneration area is in the New Cross and Evelyn wards of the Borough. Both wards have a high level of ethnic diversity and social and economic deprivation.
- 4.3 In April 2004 the Council adopted the Deptford Urban Design Framework and Development Strategy as Supplementary Planning Guidance with respect to the regeneration area. In November 2005 a

master plan was commissioned from HKR architects with respect to the same which is available on the Council's website.

- 4.4 In May 2006 Council Officers commenced initial design and feasibility work with PTEa Architects with respect to the Council's intent and aspirations in the regeneration area. This work built on the previous Supplementary Planning Guidance and master plan work. The final report was published in March 2007 jointly by Council Officers and PTEa architects. The report titled "Tidemill School, The Lewisham Lounge and Giffin Street Regeneration Area" is available on the Council's Website.
- 4.5 The initial design and feasibility work was used by Council Officers to consult with public sector partners to test their willingness to participate in the Council's intent and aspirations.
- 4.6 The work was further used to soft market test the value of the Council's land in the regeneration area.
- 4.7 In February 2006 the Council allocated £4.3m from OSCP for the addition of a new tank pool to the Wavelengths Leisure Centre and Library. The tank pool was completed in summer of 2008, and as such the costs and funding for this project have not been included in the overall funding arrangement for this report.
- 4.8 In 2004 the Council received Target Capital Funding of £4.5m from DFES to rebuild Tidemill Primary school. The Council match funded this with £1.5m of funding from OSCP. The rebuild of Tidemill primary school is a primary focus of the regeneration programme.
- 4.9 In the summer of 2007 as a consequence of all the work undertaken by Council officers on the regeneration programme Council Officers prepared the business case which determined the viability of the regeneration programme from a financial and commercial perspective. The business case was approved by Mayor and Cabinet on the 14/11/07
- 4.10 In June 2009 the Council received confirmation that it had been awarded £5.5m of additional funding from the DCSF, via a bid to the Co-location Fund. The Co-location Fund is a cross-Government fund to support capital projects that enable the co-location of local services. These funds will contribute to the build costs of the 'Tidemill School and Deptford Lounge' complex and will dramatically improve the overall financial position of the regeneration programme.

5. Regeneration Programme Deliverables and Associated Timescales.

- 5.1 The report detailed in 4.3 above shows the proposed deliverables for the regeneration area including graphic and diagrammatic

representation of the same. A summary of the deliverables is given below in this section 5.

- 5.2 Project deliverables under the programme in order of actual and proposed completion dates are as follows:

Project	Completion date
Wavelengths Pool Extension	September 2008
Frankham Street Parking Boulevard	May 2009
Parking Strategy :- CPZ for Reginald Rd and Giffin Street	June 2009
Tidemill School and Deptford Lounge complex	Summer 2011
Giffin Square and improvements to the public realm	Summer 2011
Resolution Studios (38 new homes and artists units)	Summer 2011
Social and Private Housing on Southern Site (including old Tidemill School site)	To be confirmed

- 5.3 **Wavelengths Pool Extension:-**The Wavelengths pool extension comprises a 6 lane swimming pool and new changing facilities. The extension was completed in September 2008 and officially opened by the Mayor on 4th November 2008. A fitness suite is to replace existing library once the library has relocated into the 'Tidemill School and Deptford Lounge' complex.
- 5.4 **Frankham Street Parking Boulevard:-** The new car parking boulevard was created along Frankham Street to replace those spaces lost from the current Giffin street car park (site for the Tidemill School and Deptford Lounge complex). This new tree lined avenue has pay and display parking on both sides of the street included 22 semi mature trees and high quality surfaces, materials, improved lighting, signage and CCTV. It is anticipated that the visitor parking will support Deptford High Street, the vibrant Market, Wavelengths Leisure Centre , and the new facilities being created in the Tidemill and Deptford Lounge Complex; enhance perceptions of public safety; and provide opportunities for the community to hold events along the boulevard. The works were completed in May 2009.
- 5.5 **A parking strategy for Deptford town centre:-** Implemented in June 2009, a Controlled Parking Zone was introduced for Reginald Road and Giffin Street. The CPZ will complement the changes to Frankham Street; control intrusive parking by commuters and give priority to residents and businesses; improve the local quality of life by removing obstructive parking; allow free access for local people and the Emergency Services; reduce congestion; reduce pollution and improve air quality to benefit the health of the entire community.
- 5.6 **The New 'Tidemill Primary School and Deptford Lounge' complex:**

will deliver an ambitious learning village and one stop community shop that co-locates education, health, cultural, leisure and community services within one venue in the heart of Deptford. Children, young people and their families together with local residents, community groups; small businesses and social enterprises will benefit from easier access to a range of public services, including: a state of the art library; new Tidemill Primary School; access point; health and family support services; early years provision; sports and leisure facilities and community spaces.

The school will contain two forms of entry, a foundation and SEN unit. Designed to be integrated with the Lounge, it will put child and adult learning at the heart of the regeneration programme.

The Deptford Lounge will deliver an integrated suite of services, and will be open from 7am until 10pm every day and will be a vibrant and bright venue at the heart of Deptford, designed around a well lit public square (Giffin Street Square) with a café, next to Wavelengths Leisure Centre, and include well connected pedestrian and cycle routes.

Planning permission was granted for the complex in November 2008. A report recommending the appointment of a principal contractor to build the complex is scheduled to be considered by Mayor and Cabinet (Contracts) on 15 July 2009.. The complex is expected to be open by the Summer 2011.

- 5.7 **Giffin Square and Public Realm Improvements:** - New roads, additional tree planting, new landscaping and a new civic square will be provided in the regeneration area. These have been designed to improve the environment and quality of life of residents in addition to reducing crime and fear of crime.
- 5.8 **Resolution Studios - Social / Commercial Office Space :-** Nine high quality studio workshops and an art gallery will be provided to support Deptford's artistic community. Above the studios 38 intermediate market rent homes will be built in partnership with London and Quadrant Housing Trust (L&Q). The planned completion date is Summer 2011.
- 5.9 **New Social Housing:** - 62 new affordable and social homes will be provided in the area including a significant number of large affordable family homes. The planned completion date is yet to be confirmed.
- 5.10 **New Private Housing:** - 189 new private housing units will be provided which will be either one or two bed units. Housing figures under paragraph 5.9 and 5.10 satisfy the Council's Planning Policy requirement that 35% of new units by habitable room should be affordable and social housing. Further detail of units and habitable rooms by tenure type is given on Page 37 of the joint Council/PTEa report which is referenced at the end of this report. The 251 new homes detailed in the business case form the baseline housing

component of the regeneration programme that will be delivered. Council officers are at an early stage in examining if this baseline position can be improved and if more new homes can be provided. Council Officers will report the outcome of this further work in due course

- 5.11 The regeneration programme will deliver a substantial number of the Councils corporate objectives in the area. The creation of a civic quarter in the heart of Deptford will enable the Council to efficiently provide integrated relevant services to tackle social and economic deprivation and exclusion, and to provide enhanced learning opportunities for all. In addition the programme will reduce crime and fear of crime, deliver new homes and environmental benefits to residents. All new construction will be to a very good environmental standard.

6. Resource implications

The regeneration programme will require sufficient programme management resources to ensure successful delivery. These will be allocated by the Director of Programme Management under delegated authority to the Executive Director of Regeneration and the Executive Director of Resources.

7. Financial Implications

- 7.1 The financial implications of the regeneration programme are contained in the Part 2 report titled “The future of Deptford Town Centre Regeneration Programme – Business Case and The Commercial Approach” which is elsewhere on the Agenda.
- 7.2 The report detailed in 7.1 determines the programme affordability and funding sources. The report shows that including land receipts the regeneration programme is affordable and that no additional funding requirements are foreseen from the OSCP.

8. Legal implications

In accordance with the Mayoral Scheme of Delegation, decisions in relation to the acceptance of any offer of external funding exceeding £1m are reserved to members. The Mayor is therefore required to approve the acceptance of the offer of funding referred to in this report.

9. Equality implications

The regeneration programme will deliver a civic quarter in Deptford available to all members of the community. Social, educational, cultural and recreational benefits will be available to all members of the community regardless of race, gender or age.

The 'Tidemill School and Deptford Lounge' complex has been designed in accordance with all statutory requirements. The building will be Disability Discrimination Act (DDA) compliant, and in response to consultation with local disability groups. If the building is not DDA compliant it will not be accepted by Building Control.

Tidemill School incorporates a Special Educational Needs Unit which has been designed in accordance with all relevant Building Bulletins set out by the DfES.

10. Environmental implications

All construction activity will be designed to achieve a very good environmental rating using established methodologies e.g. Building Research Establishment environmental Assessment Method (BREEAM).

The new school and lounge complex will include a number of sustainable/renewable energy components such as; a green roof; a brown roof, ground-source heat pumps; and non-mechanical cooling (e.g. not energy intensive air conditioning). The school has a nature garden which includes a pond, bird boxes, and planting which will enhance the local ecology. In addition, the school has a green travel plan and car parking spaces will be minimised to encourage use of public transport.

BACKGROUND PAPERS

<i>Short Title Of Document</i>	Date	Contact Officer
Intercultural City Report, Comedia	18/02/07	Caroline Tudor
“Tidemill School, The Lewisham Lounge and Giffin Street Regeneration Area” Feasibility Study, PTE Architects	Mar 2007	Caroline Tudor
Business Case for the Giffin Street Regeneration Programme	Aug 2007	Caroline Tudor
Appointment of the RSL partner and land sales that arise as a consequence under the Giffin Street regeneration programme	25/06/07	David Booth
Giffin Street Regeneration Programme – deliverables and timescales	14/11/07	David Booth
Giffin Street Regeneration Programme – Business Case and the Commercial Approach	14/11/07	David Booth
Shortlist Report for Tidemill School/Deptford Lounge /Resolution Studios new build Contract	11/02/09	Caroline Tudor
Amendment to the Shortlist Report for Tidemill School / Lounge/Studios new build Contract	04/03/09	Caroline Tudor

For further information on this report please contact Caroline Tudor, Programme Manager on 020 8692 2504