

Appendix 7: Major Projects Update

Future Brixton The Future Brixton programme is a major Council-led regeneration programme, including Brixton Central, Your New Town Hall and Somerleyton Road.

The overall programme should see over £250m of investment in this major town centre and delivery of 750 new homes and will bring about a step-change in the level of employment in Brixton. Excluding the new Council offices, the plans would bring forward 23,000sqm of new commercial space (including retail, workspace and hotel), and with it around 1,000 additional jobs to Brixton.

Brixton Central Work is continuing on the delivery strategy to bring development forward so that a procurement process can start as soon as possible, ideally before the end of 2016.

Work has commenced on the implementation of improvements to buildings in Electric Avenue and Atlantic Road funded by the £1.95m Heritage Lottery Fund Townscape Heritage Initiative grant together with £650k match funding from the Council. Work started on site in January to implement public realm improvements to Atlantic Avenue and Electric Avenue.

This is due for completion in the spring. To support this, the Council is intending to develop a new approach to waste collection in this area, using its own land, so that the quality of the environment can be improved. It is hoped this will encourage more shoppers to shop in the market and underpin local businesses and the economy.

Pop is now fully up and running. This eclectic mix of activity including an events space is adding vitality and vibrancy to a part of the town centre where the temporary ice rink was located. The Impact Hub moved to Pop and is underpinning the employment and business offer there. This site will be redeveloped as part of the delivery of Brixton Central.

Development work continues in the neighbourhood areas outside the town centre. Not least in Loughborough Junction where a masterplan is underway. The Council was successful in its bid to the GLA's London Regeneration Fund to deliver a new employment hub that will deliver jobs and opportunities locally.

Somerleyton Road Planning permission was granted on 15 December 2015 for a housing-led, mixed use scheme on Somerleyton Road. The development includes 304 new homes which are all rented. 50% are to be let at market rent whilst 50% are to be affordable homes (121 of which are at Council rent levels). The development also includes a new theatre for Ovalhouse, a chef's training school, a children's nursery and other community space. The procurement of a build contractor is underway for this £124m development and the preferred contractor will be identified in February 2016. Initial enabling works are planned for March 2016.

The project is a Council-led development and will be funded through a combination of Council borrowing financed by the revenue income generated from the 304 new homes, application of Right to Buy recycled receipts and external grants.

Ovalhouse will be contributing the value of their existing site in Kennington (currently valued at £6.4m) and additional fundraising to cover the capital costs of the new theatre. They have already secured £3m from Arts Council England.

Your New Town Hall is the major development of a 2.5 acre site in the heart of Brixton. It will see the current town hall carefully restored and improved with better spaces for the whole community including an area to support local businesses. It will deliver 194 new homes in the main scheme with

a further 25 from a secondary scheme at Wynne Road, 720 construction jobs and apprenticeships for local people and up to 14,000 sqm of new, fit for purpose customer facilities and offices.

The project is self-financing using the value of the surplus office sites as the Council reduces from fourteen to a far more efficient two - one of which will be a new energy efficient office and customer access centre. These reductions will save at least £4.5m a year just in running costs, but will also improve efficiency in the way the Council operates. This rationalisation of office space is already being supported by having moved all office staff to more flexible and efficient working in early 2015.

Regeneration of Waterloo Demolition has now started at the Shell redevelopment and planning permission has been granted for the redevelopment of Elizabeth House. These major projects underpin the future of the area, and will also contribute some of the largest CIL payments to the borough to help the Council fund improvements to infrastructure both locally and across the Borough. Work to the public realm will start on site at Westminster Bridge Road in the spring, funded with £3m of section 106 funding. Discussions are continuing with TfL regarding the move of part of the IMAX roundabout. This project now has TfL funding. Consultation will start in the summer to engage the local community on what the scheme could look like. As part of this scheme, TfL intend to improve Addington Street roundabout by introducing improved pedestrian and cycle crossings and networks. Work will start on site at Archbishops Park in the spring delivering an improved sports and leisure facility. Guy's and St Thomas Hospital have supported the creation of a specialist health incubator project in the local area now that the Urbanest mixed use development is complete. The Council is about to launch its bid to attract a meanwhile user for its land on Lower Marsh whilst the plan for redevelopment is prepared and a development partner identified.

Regeneration of the Vauxhall and Nine Elms areas The council continues to grant planning permission for major development in this area. So far 3,023 new homes have been consented, of which 712 are affordable. The council is leading negotiations for complete modernisation and refurbishment of the existing Wyvil Primary School and construction of a two-form entry expansion on the Keybridge House site. So far 83,000sqm of new flexible office space (Class B1) has been approved, and circa 19,000sqm retail/café/restaurant uses (Class A) along with new community and leisure spaces have been granted consent. Major development is underway on Albert Embankment, and the Atlas and Keybridge House developments have recently commenced. Although the largest development, Vauxhall Square, may be delayed due to rights of light issues and further negotiations are required by developer in that regard. The Damien Hirst opened his gallery in the summer 2015 and the council is leading on a cultural strategy to further strengthen the offer in Vauxhall. Network Rail are working through a strategy of improvements throughout the arches that will increase the variety of uses and improve connectivity throughout the area.

The council continues to work in partnership with TfL, in relation to the removal of the gyratory at Vauxhall and the remodelling of the bus station. There will be a brand new bus station, complementing the improvements that are currently underway at Vauxhall Station and the implementation of CS5 which was completed last year. The second public consultation will close on 17 January and early indication suggest a broad support for the concept proposal. This will pave the way for TfL to agree a business case for the next stage of the programme and move into a detailed design stage and submission of a planning application for the new bus station by early summer 2016. The council has identified a contribution of £12m capital towards the £50m scheme. In the meantime, the key land holding in the area ("the island site") has been marketed and it is understood that a new development partner will be announced shortly. The council will work with the new owner, TfL and the GLA to secure a more comprehensive development that will better benefit the district centre.

Construction has now started on the Northern Line Extension. It is due for completion in 2019/20. The council is making a contribution of £7.3m towards this major infrastructure.

Regeneration of West Norwood & Tulse Hill The council seeks to support further inward investment within the area, nurturing growth and identifying key opportunities. As such a regeneration programme has just been commissioned which will include a focused economic vision for West Norwood and Tulse Hill. This piece of work will also encompass a refreshment of the 2009 West Norwood Town Centre masterplan and a health check of the KIBA – identifying and problem-solving issues to create a viable environment for economic growth, and delivering a Co-operative Local Investment Plan (CLIP) within the Norwood CLIP Area boundary. Delivering these projects in tandem will result in a more holistic and robust engagement process with local stakeholders within a cooperative and innovative approach.

Regeneration in Larkhall The opportunity to develop sites surrounding Larkhall Park in Stockwell in a coordinated, holistic and considered manner has become available to the council. The aim is to maximise the financial and social benefits of the council-owned land-asset, provide an integrated community-focussed addition to the existing residential and commercial spaces in the area. Income from this development will amongst other things, support on the on-going upkeep of the Park. Development is likely to start here in the next 2 to 3 years.

New Homes Bonus £2.9m of funding was secured through the New Homes Bonus. A programme of small scale capital projects was agreed for the borough's 6 town centres including Waterloo which will be implemented in partnership with the Business Improvement Districts ("BiDS"). Agreements will be signed shortly enabling delivery to commence from April.

Myatt's Field North estate regeneration This PFI scheme commenced in 2012 and is nearing completion of the 5 year construction and refurbishment programme. A close partnership between the council, local residents and Regenter, the project has already delivered 172 refurbished homes, while the decant and demolition of 305 properties to be replaced was completed in 2015. To date, 260 new build council properties have already been reprovided, together with 230 (for sale) and 110 (shared ownership) new properties handed over. All 808 new build properties are on target to complete in 2017, together with new streets, park and play areas. Following completion of building works, Regenter will manage all the council houses and community spaces for the remainder of the 25 year contract (until 2037).

We are currently in dispute with Regenter on a number of issues which include: delayed vacant possession, unforeseen ground conditions, CNDT, sound insulation, and maintenance/adoption of roads and street lighting. These issues are regularly monitored as financial risk while we seek resolution through our legal advisers.

2017 will see the fifth anniversary of the PFI contract, as well as the completion of construction works. This will bring with it the opportunity to seek savings, mainly through narrowed refinancing margins and insurance savings, as well as a requirement for market testing and benchmarking, and preparatory work for these will be undertaken during 2016. The completion of the construction of the sale properties will also see the return of overage on these to the Council.

Primary and Secondary expansion – a total of £90.5m is included within the CIP for the next 3 years 2015/16 – 2017/18 to fund the expansion of Primary and Secondary schools to provide 2,415 new places (equivalent to 11.5 new forms of entry). This includes Basic Needs Funding, Targeted Basic Needs Funding together with s106 monies.

Feasibility studies are currently underway for potential Secondary expansion projects. Primary Expansion projects in progress include:

- **Paxton Primary (Brixton):** rebuild of the existing 1FE school into a new 3FE school to provide 420 additional places
- **Sudbourne Primary (Brixton):** expansion across a split site from 1.5 FE to 3FE to provide 315 additional places
- **St John's (CofE) Primary (Norwood):** rebuild of the existing 1FE school into a new 3FE School to provide 420 additional places
- **St Leonard's Primary (Streatham):** expansion from 1FE to 2FE to provide 210 additional places
- **Woodmansterne Primary (Streatham):** expansion from 2FE to 4FE to provide 420 additional places
- **Telferscot Primary incl. Teferscot road and New park road (Clapham):** expansion across a split site from 1FE to 4FE to provide 630 additional places
- **Glenbrook Primary (Clapham and Stockwell):** expansion from 2FE to 3FE providing a further 210 places. This project is being funded by the EFA under the PSPB programme.

SEN expansion – a total of £11.5m is included within the CIP for the next 3 years 2015/16 – 2017/18 to fund SEN expansion and to bring places back into the Borough. This includes £1.4m Targeted Basic Needs Funding. SEN expansion projects in progress include:

- **Michael Tippett School (Coldharbour):** refurbishment and expansion providing 20 additional places
- **Kennington PRU and Wyvil ASD (Oval):** refurbishment and expansion providing 45 additional ASD places
- **Turney School (Thurlow):** expansion to provide 15 post 16 ASD places
- **Bonneville, Crown Lane, Archbishop Sumner and Lark Hall:** resource base expansion to provide an additional 45 places overall
- **Landsdowne Special School (Ferndale):** refurbishment and expansion providing 10 additional places. This project is being partly funded by the EFA under the PSPB programme.
- **Allen Edwards Primary School (Clapham and Stockwell):** expansion to include a 15 pupil SEN provision. This project is being partly funded by the EFA under the PSPB programme.
- **NAS/Vanguard:** the Borough is actively supporting the provision of a new special needs school for NAS / Vanguard with the sourcing of a site. The school will be EFA funded and provide a further 78 SEN places in the Borough.

Further planned projects include an Early Years Assessment Centre and Sensory Resource space (HIVI).

Housing investment within the HRA –The Housing capital programme is primarily managed by LBL Housing Management with the exception of Private Sector Housing and disabled facilities grant funded schemes. The investment for 2016/17 is estimated at £120m this of which the vast majority will be used to provide Lambeth Housing Standard improvements in relation to bathroom, kitchen, electrical, roof and window renewals in addition a portion of these funds will be used to improve communal facilities such as lifts, communal boilers, water tanks and door entry systems. The accumulative investment from 2011/12 to 2016/17 will see at least all of the remaining LBL tenanted housing stock to be fully decent homes compliant and more than half of the boroughs housing stock achieving the Lambeth housing standard. In addition, a large proportion of the sheltered housing will

have received major capital enhancements. In 2016/17 we also expect these funds to propel the Housing regeneration programmes, which are expected to gather momentum in the year.

Affordable Housing investment. The Council is developing a range of different initiatives and programmes to increase the amount of affordable housing (particularly Borough owned accommodation), and relieve the costs of service provision. The schemes involve the Council constructing new accommodation through Lambeth Homes, as well as imaginatively reconsidering development opportunities to maximise the amount of affordable housing that can be obtained.

In addition to the redevelopment of Sommerleyton Road (providing 153 new affordable housing units), the Council is developing a programme for the regeneration of 6 estates and small sites. The first scheme, Akerman Road, will be completed in 2016, and the projects are funded through private finance, and the investment of Right to Buy receipts, cash in lieu payments obtained from S106 Affordable Housing Agreements.

The Council has also successfully negotiated private developer Affordable Housing S106 Offsite Accommodation that considerably increases the number of units that would have been constructed if this had been provided as part of the developer's (the donor's) scheme. In the case, of the Shell Centre, it was possible to convert 20 affordable rented properties into 70 Social Rent units that will be owned by Lambeth by relocating the affordable housing to the construction of a new tower block on Council owned land at Lollard Street. It has been possible to secure two further schemes on a similar basis to Lollard Street that will increase the level of Social Rent Accommodation to 150 approximately properties. The first project will be completed in 2016, and the accommodation will be used to initiate estate regeneration.

Finally, in view of the need to upgrade and improve affordable housing for older people, two sheltered schemes are being sold to a Registered Provider to redevelop as Extra Care Projects that with GLA Affordable Housing Funding costs at least £22m to construct