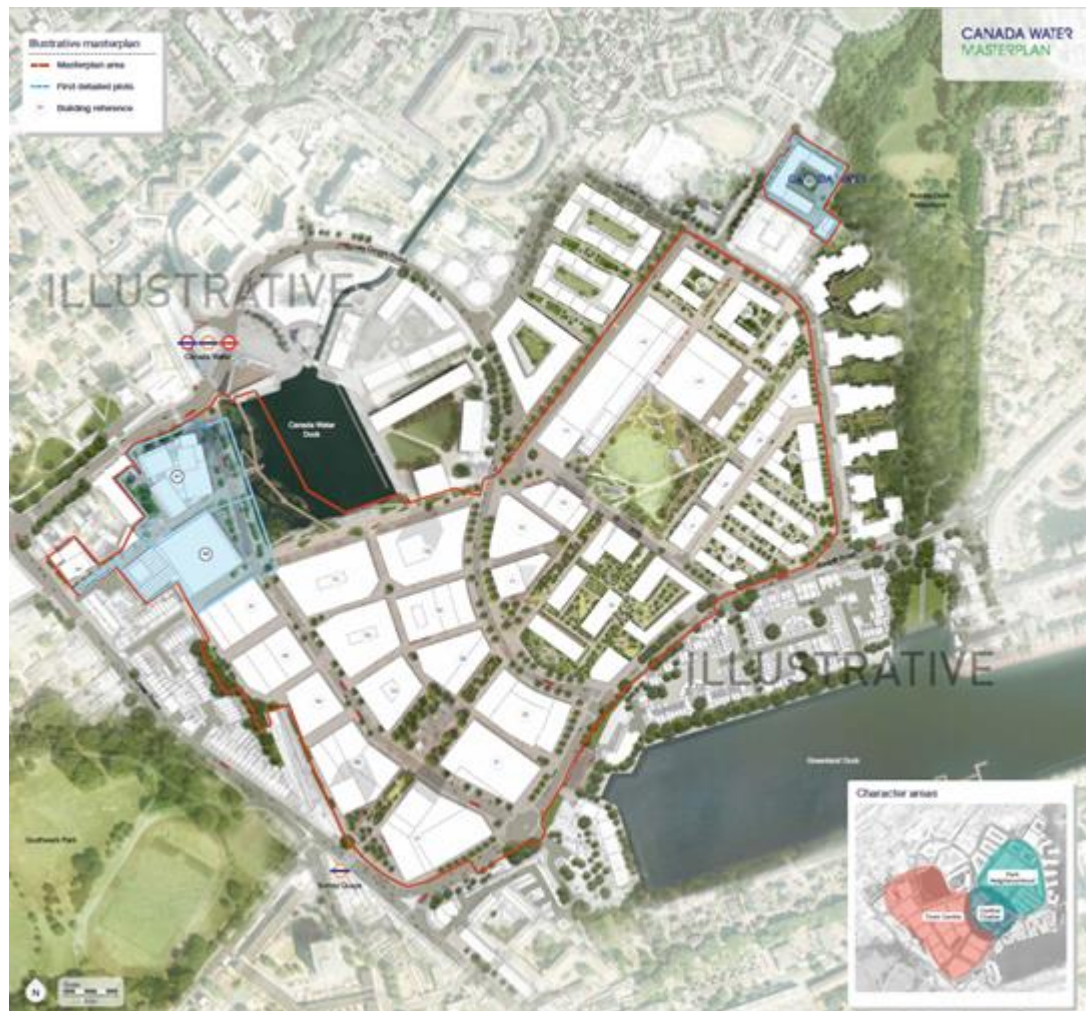


***Canada Water Masterplan
Presentation to Rotherhithe Area Housing Forum
5th July 2018***

Illustrative masterplan

- Masterplan area
- First detailed plans
- Building reference



Homes

- 3,000 homes
- Range of tenures to meet needs today, and for the future
- Local Lettings Plan to prioritise a proportion of Council / Social Rent homes for local people – LBS consultation due summer 2018
- Scheme viability assessment & all supporting information published in full with the application with a commitment to full transparency

Homes – First 3 Buildings

Total Homes	270
Private Homes	178
Affordable Homes	92
- Council Homes (Social Rent)	60
- Shared Ownership	24
- Discount Market	8

- 35% Affordable homes calculated by habitable room
- 70:30 Social Rent: Intermediate tenure mix
- In line with Southwark Council policy
- Supported by GLA grant

Homes– Types in First 3 Buildings

Tenure	92 Homes	Details
Council homes (social rent)	60	<ul style="list-style-type: none"> ○ Council has the first option to own ○ Rents at Southwark social rent levels as published in the New Southwark Plan
Shared ownership	24	<ul style="list-style-type: none"> ○ Part buy / part rent ○ Initial share bought 25%, opportunity to “staircase” to own more over time
Discount market	8	<ul style="list-style-type: none"> ○ Either let at a discount to market value or rented at a discount to market rent ○ Discount 20-40%, maintained in perpetuity

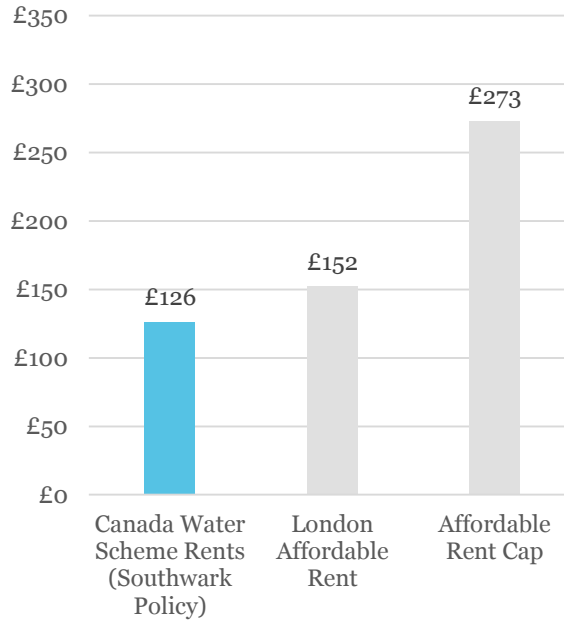
1 Bedroom	2 Bedroom	3 Bedroom	Total
24	34	34	92

Levels of Social Rents in First Buildings

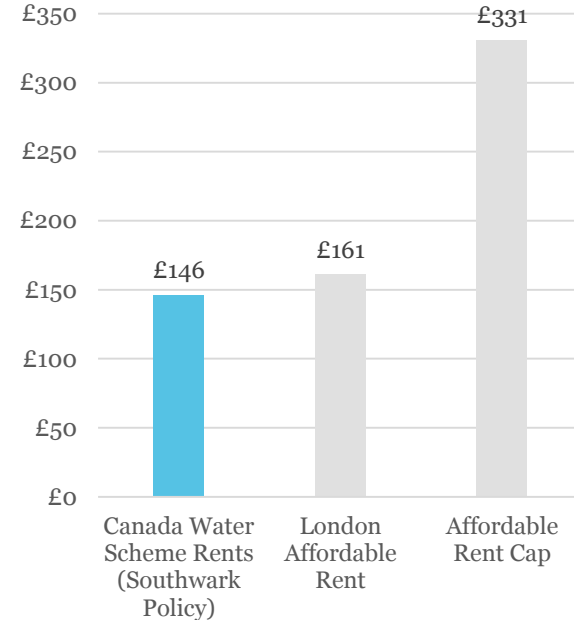
1 Bed Rent Per Week



2 Bed Rent Per Week

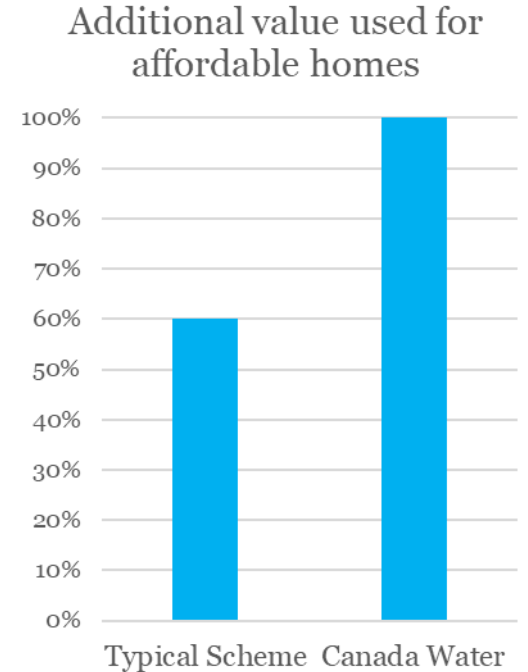


3 Bed Rent Per Week



Future Phases

- Targeting 35% affordable conditional upon:
 - Grant availability
 - Achieving target revenues to fund £500m infrastructure investment
- The tenure splits for future phases will be determined when the detailed plans are submitted, to allow future need to be accommodated
- 100% of any additional value will be used to fund affordable homes up to the policy level (this exceeds the typical 50-60% share)



Community and health

Overall	A1/A2/K1
20,000 sq m of community floorspace, including provision of a new health centre and police ‘hub’ and new leisure centre	Leisure centre to replace Seven Islands
<p>Primary school – extension to existing primary school</p> <p>Provision of a new Sixth Form building for a local school allowing lower school expansion</p>	Increase to support local education provision through mentor, school programmes and employment pathways
Community investment– over £250,000 of support for local community projects, plus pro-bono support and volunteering to date	Already in place, continuing
Social Regeneration Charter – a long-term commitment to work in partnership with the local community and Southwark Council	Charter will guide approach and investment priorities
Approximately £15m (25% of total) of Community Infrastructure Levy (CIL) available for local projects	Approx. £1.4m of CIL from A1/A2/K1

Local benefits (e.g. Jobs, training, events)- Principles

Overall – maximise local benefit and address real local needs and priorities

- Want local people to be getting the jobs, training and opportunities in construction and once completed (end use)
 - help people do this e.g. pre-employment training
 - ensure people are aware of opportunities e.g. message boards,
- MP events and activities programme should reflect local area and ideas
- Support community groups to grow e.g. training to apply for funds/trustees
- Involve residents in reviewing, analysing and developing plans

Community Investment

- Fund for local projects through British Land Community Investment
- Focused across education, employment, business and community
- All projects are reviewed and evaluated annually/once complete
- Currently scoping Construction Youth Trust pilot in seven local schools
- C.£42k unallocated from CW fund
 - would like ideas
 - Will provide support in writing applications
- Process:
 - Idea of project + budget > form (short/long) > decision by committee

Funding sources to deliver local community benefits

LBS

- Cleaner Greener Safer
- Business Rates
- Council Tax
- New Homes Bonus
- S106 – CWMP, Sellar, Gas Site, Seven Islands etc

Community Infrastructure Levy (CIL)

- Total CW Masterplan CIL = c.£88m (c.£60m for LBS, of which c.£15m (25%) for local projects) (GLA Mayoral CIL = c.£.30m)
- A1/A2/K1 LBS CIL = £5.5m of which £1.4m for Local and £3.85m for strategic projects (GLA Mayoral CIL = £3.4m)
- **GLA** – Housing Grants and Funding for Pilot projects
- **MHCLG** – Housing Infrastructure Fund, Business Rate Retention Pilots, Grants (eg: Housing)
- **TfL** – Growth Fund, Healthy Streets
- **British Land** - Canada Water Community Fund

Transport

- BL working closely with TfL and LBS on the future transport strategy in the Canada Water.
- Strategic Transport Study due to report shortly.
- Delivery triggers still to be negotiated, dependent on build-out, uses and funding sources.

Overall	A1/A2/K1
Surrey Quays Station – additional entrance and ticket hall	Helping to lobby for improved infrastructure to help future phases
Canada Water station – working with TfL to deliver new staircase and congestion relief measures	Early phasing of measures, but subject to TfL
Bus Routes – new bus routes, new bus stops and enhancements to existing routes	Funding arrangements to be agreed and rolled out in a phased manner
Healthy Streets – funding towards: Cycle Hire docking stations, Rotherhithe Bridge, major new spaces, streets and parks, Travel Plans.	New public realm around A1, A2 & K1, including provision of a new publicly accessible route to Gomm Road and Southwark Park

Transport – Parking

Overall	A1/A2/K1
Reduce current 1,943 spaces to 1,000 town centre spaces	Majority of town centre parking unaffected by first plots
New spaces in two locations – 550 in Tesco underground car park and 450 on multi storey car park	
Residential parking spaces provided at 0.2 spaces per home with mobility provision	First buildings will be disabled parking only
Parking Management Plan, in partnership with Southwark Council will seek to minimise and mitigate potential overspill	PMP introduced in advance of new buildings and remain in force through lifetime of development
More than 10,000 new cycle parking spaces delivered throughout the development	More than 10% of the new spaces delivered on the first plots