



An update on Elephant Park

Lendlease and Southwark Council have been working in partnership since 2010 to deliver a transformative regeneration programme in Elephant & Castle.

Sitting at the heart of the wider Elephant & Castle Opportunity Area, Elephant Park is now over halfway through its delivery and is on track to provide a significant number of benefits to the local community.

The purpose of this document is to provide a summary of the key planning commitments Lendlease made when outline planning consent was granted in March 2013, and the progress that is being made towards achieving them.

AFFORDABLE HOUSING

Outline planning permission S106 obligations

Obligation: 25% affordable housing (by habitable room)

Status: 25.75% (all affordable housing is either built or construction has begun)

Obligation: Maximum percentage of shared ownership homes to be no more than 50% (by habitable room)

Status: 50.5% of affordable housing is a mix of affordable and social rent. 49.5% is shared ownership

Obligation: A maximum of 18% of the total affordable housing to be provided as three bedroom social rented homes (by habitable rooms)

Status: 23.2% of affordable housing provided as three bedroom social rented homes





JOBS & SKILLS

Outline planning permission S106 obligations

Obligation: Jobs targets are set for each phase of the development. The main target is to provide six months employment to previously unemployed Southwark residents

Status: Jobs targets have been exceeded on each phase of the development to date, as outlined below:

South Gardens (MP1) – 54 jobs provided against target of 44
West Grove (MP2) – 115 jobs provided against target of 83
Park Central (MP3) - 151 jobs provided against target of 106
Energy Centre (H12) - 4 jobs provided against target of 3
Sitewide – 65 jobs to date against target of 25

Additional benefits delivered beyond planning obligations

To date, over **1,500 Southwark residents** have been employed at Elephant Park, with over **half of these from previously unemployed backgrounds**

Lendlease partnered with Southwark Council to deliver the Southwark Construction Skills Centre. In its five years located at Elephant Park, **9,608 people received training and work was secured for 1,948 people**

Meanwhile use projects such as **The Artworks Elephant** and the **Living Room @ Sayer Street** have delivered jobs outcomes outside of Lendlease's S106 obligations and Elephant Park is now providing jobs and skills opportunities to local people in the completed estate

RETAIL & BUSINESS

Outline planning permission S106 obligations

Obligation: Deliver a minimum of 960 sqm (NIA) affordable retail space to local businesses

Status: To date, 704 sqm of affordable retail space has been leased to nine local businesses and opened to the public, with a further 455 sqm of space in an advanced stage of negotiation with two local businesses

Obligation: Affordable retail units should first be marketed to SMEs that have been displaced as a result of development within the Elephant & Castle Opportunity Area

Status: To date, **six SMEs** that fit this definition are open and operating in affordable retail units at Elephant Park, and negotiations are taking place to welcome two more

Additional benefits delivered beyond planning obligations

Lendlease is also providing extensive business support services to affordable retailers once they have opened. This includes a **dedicated Retail Liaison Manager** and access to **free business mentoring schemes**, as well as **further financial support** during Covid period

Meanwhile use project, The Artworks Elephant, provided incubator business space for local businesses over a 4.5 year period, **providing £12.7m social and economic return on investment**

Elephant Park's latest meanwhile use project, **The Living Room @ Sayer Street**, is providing more business space and outdoor seating to further support Sayer Street retailers





COMMUNITY INVESTMENT

Outline planning permission S106 obligations

Obligation: A minimum of 1,500 sqm of D1 community space

Status: 1,533 sqm has so far been permitted across three separate spaces, the **Southwark Heritage Centre and Walworth Library**, a children's nursery and the park pavilion

Obligation: £300,000 (plus indexation) towards the upgrade of Victory Park Multi Use Games Area payable on occupancy of 1200th unit

Status: To be paid this year (2022)

Additional benefits delivered beyond planning obligations

As well as the three community spaces outlined above, Elephant Park also provides **The Trunk** as part of the ground floor of the Energy Centre on Plot H12. This has been provided as Sui Generis Use so does not strictly constitute Community Space as per the Section 106 agreement, but in reality provides a further space designed for the community to use

Since being set-up in 2012 in partnership with Southwark Council, the Elephant & Castle Community Fund has provided **over £400,000 in small grants to local groups and charities**

Elephant Park has supported a number of local education programmes, including Ark's Professional Pathways programme and the Mayor of London's HeadStart Action programme

Green and public spaces

Outline planning permission S106 obligations

Obligation: 0.8 hectare park to be delivered

Status: When the park pavilion is completed later this year (2022) the park will be 0.83 hectares. The park will increase in size to 1.05 hectares once remaining surrounding plots are complete

Obligation: A series of improvements to public realm investments have been agreed across the masterplan

Status: All s278 highway works associated with the first three phases of Elephant Park (MP1, MP2 and MP3) have been completed, including the following:

- Heygate Street – resurfacing, relocation of bus stops from Walworth Road, installation of two new pedestrian crossings
- Repaving of footways on Walworth Road, Heygate Street and Wansey Street
- The creation of new pedestrian and cycle friendly streets, Sayer Street (south and central), O’Callaghan Way, New Lion Way and Ash Avenue
- s278 works to New Kent Road to enhance the footway and cycle path are largely complete, in line with the delivery of MP3, with further improvements to come forward as part of MP4.

Additionally, Lendlease has undertaken enhancements to Walworth Square on behalf of Southwark Council and works relating to the cycle route provision on Rodney Road / Rodney Place on behalf of Transport for London

Upgrades to Rodney Place, Elephant Road and Walworth Road (north end) will be linked to the delivery of MP4, and Plot H1



Photo credit: Charles Emerson



TRANSPORT

Outline planning permission S106 obligations

Obligation: Circa **£13m** (plus indexation) contribution towards **Northern Line ticket hall upgrade**. A further £2.9m also due through Trafalgar Place Section 106 agreement

Status: To paid on completion of the Northern Line ticket hall

Obligation: **£2.2m** contribution to Southwark Council towards **upgrading bus routes**

Status: To be paid in five instalments starting from 2021

Obligation: 90 cycle hire spaces

Status: 48 have been delivered to date. Remaining 42 to be delivered with a location in the process of being agreed in conjunction with TfL and Southwark Council

Obligation: 1 cycle space for each 1 & 2 bed unit, and 2 spaces for each 3 bed unit

Status: On track to deliver a policy compliant level of cycle spaces

Obligation: A maximum of 616 car parking spaces allowed across Elephant Park, inclusive of 62 spaces on street

Status: 165 spaces provided to date and only a further 21 spaces likely to be provided on future phases, most of which will be disabled car parking

Climate Emergency

Outline planning permission S106 obligations

Obligation: Deliver energy centre with enough capacity to provide heat and hot water to Elephant Park, plus capacity for further 1,000 homes

Status: Energy Centre delivered in 2019, in line with planning obligations. And Lendlease has agreed a partnership with the energy provider E.ON, whereby E.ON will offset carbon created by the energy centre through a biomethane injection to reach a net zero carbon position

Obligation: Plant and retain enough trees to deliver a 5% increase in the Capital Asset Value for Amenity Trees (CAVAT) by the end of 2026

Status: Elephant Park is on track to deliver this 5% increase through the following tree retention and planting strategy

- 128 mature trees retained from the previous Heygate Estate
- 369 trees planted on-site at Elephant Park
- 903 trees planted off-site in a 1km radius around Elephant Park

Additional benefits delivered beyond planning obligations

Elephant Park has committed to being net-zero carbon in operation by the time it completes in 2026

15 passivhaus homes delivered in Elephant Park's first phase, South Gardens.

56 homes at Elephant Park and Trafalgar Place have been constructed using cross-laminated timber (CLT), reducing the amount of embodied carbon when compared to traditional materials like steel or concrete

Lendlease has eliminated the use of fossil fuels from all construction activities at Elephant Park





HEALTH & EDUCATION

Outline planning permission S106 obligations

Obligation: Health contribution of £1,622,623.27 (plus indexation) payable in stages commencing on the occupation of the 750th unit and for each phase thereafter

Status: Circa £1,123,000 paid to date (inclusive of indexation), in line with S106 requirements for MP1, MP2 and MP3. A further payment is due on occupation of 1800th dwelling

Obligation: Education contribution of £1,436,840.26 to be paid on a per-phase basis

Status: Circa £1,100,000 (including indexation) paid to date in line with S106 requirements for MP1, MP2 and MP3. Circa £483,000 (plus indexation) left to pay in line with occupation of future phases