

ELEPHANT AND CASTLE TOWN CENTRE

Delancey is one of the major partners helping to deliver the ambitious £3bn regeneration of Elephant and Castle.

Elephant and Castle is one of the last major regeneration opportunities in Zone 1 and over £3 billion is currently being invested in the area, as part of Southwark's wider regeneration strategy. Alongside other major stakeholders, Delancey is helping to deliver this ambition and has recently submitted a planning application to redevelop the existing Shopping Centre and adjacent London College of Communication site.

The application for a revitalised Elephant and Castle town centre

includes a modern Northern Line ticket hall, new shopping, restaurant and cultural facilities, 979 homes to rent, enhanced public spaces and community offerings, alongside a cutting-edge campus for London College of Communication, part of University of the Arts London.

If approved, the new town centre scheme will connect with Walworth Road and link to neighbouring development sites, such as Lend Lease's Elephant Park. The overarching ambition is for this to become a major new destination for London.

Delancey's scheme will be a phased transformation and, should planning approval be secured in the coming months, it is hoped to be open to the public by 2025. The first phase is already underway at the corner of Elephant Road and New Kent Road. Here, 652 new rental homes and student accommodation units have been built alongside a Sainsbury's supermarket, which opened to the public in January. Further retail and leisure facilities are due to open over the coming months.

THE NEXT FIVE YEARS AND BEYOND: DELIVERING THE VISION

The regeneration of Elephant and Castle will take a number of years and Delancey is working with all key stakeholders to ensure that the local community has somewhere to shop whilst the development takes place and disruption is kept to a minimum.

Delancey is committed to maintaining the vitality of the area during this period, encouraging people to continue to visit the area during the transition and ensuring residents can start to enjoy the early benefits of regeneration. The aim is also to

create new jobs and opportunities for local people, as well as to enhance the sense of place and community.

Delancey is currently agreeing terms with an operator who will build and manage the site between the Shopping Centre and Elephant Park. This space will house a number of pop-up units and a new bar or café. In addition, a programme of regular and seasonal markets will be established between Wednesday and Sunday each week from early summer and continue thereafter. All of

these activities will complement the surrounding existing leisure facilities such as Artworks Elephant, the Artworks North Site, Phase 1 of the new Elephant Park and Grow Elephant.

Amenities will sit alongside the exciting developments on the Elephant Road site, which include a crèche and a gym, which will open in January next year. There will also be up to five new restaurants, which will open over the course of the next two years.



RELOCATION PLAN: WORKING WITH EXISTING BUSINESSES

Southwark Council has been listening to traders and working closely with Delancey is keen to ensure existing retailers can continue to operate in the area when the Shopping Centre closes.

Shops have been developed for a number of existing tenants at the Elephant Road site. These will offer discounted rents for the first five years to allow local businesses to continue and trade alongside the new amenities. Further information about these units, eligibility and the application process will be announced later on this year.

The team is also working in conjunction with Southwark the council to support other tenants through a number of initiatives. Some suggestions have already been put forward and the council's Cabinet will consider a more detailed report in May that includes a package of measure such as:

- Providing tenants with as much notice and information as possible about the development plans
- Offering free-of-charge business guidance and assistance with

finding independent legal or property advice to ensure tenants can plan for the future.

- Appreciating the diverse range of tenants in Elephant and Castle, an interpreter service will be available for those where English is not their first language;
- A database of available property in the area will be maintained so it is easy for tenants to see what property is available in the wider Elephant and Castle and Walworth Road area;
- The owners of the Market, Urban Space Management, are in touch with the Council regarding East Street Market and any possible relocation of stalls, for interested stall owners

These will be consulted on with traders and Delancey will be submitting more details on their relocations plans and business support provision as part of the planning process. If planning permission is granted Delancey will announce more news on their plans for the area, including a number of interim projects (known as 'meanwhile uses') while the redevelopment is underway.