



lendlease

Elephant Park Regeneration Factsheet



OVERVIEW

Lendlease has been working in partnership with Southwark Council to deliver a £2.3 billion regeneration project in Elephant & Castle since 2010. The area has been an important part of London since Roman times, whether as a transport junction, a hub for entertainment and shopping or a place to call home. The project will breathe new life into this special part of Central London, building on Elephant & Castle's heritage and creating thousands of high quality new homes, jobs, business opportunities and green space for Londoners.

Elephant Park is part of the wider Elephant & Castle Opportunity Area, one of Southwark Council's ambitious redevelopment programmes and is set to be one of the most sustainable inner-city regeneration projects in the world.

By 2025, the project will create:

New homes: Circa 3,000 new homes, a minimum of 25% of which will be affordable

New jobs: Over 6,000 new jobs, 5,000 during construction and 1,000 in operation

New economic opportunities: New offices, leisure, community facilities and shops - a proportion of which will be let at affordable rents for local businesses

New investment: c.£300m invested in the area including public transport improvements and wider community facilities

New sustainability standards: Low carbon energy centre and other world-leading innovations, Elephant Park will be the first Climate Positive development in the UK.

**All figures are correct as at 1st March 2018*

HISTORY & TIMELINE

1900 – 1940's	Extensive bomb damage to the area during World War II.	The area became known as the "Piccadilly of the South", attracting visitors from across London to its array of theatres, cinemas and grand department stores.
1939-1945		
1965	Heygate Estate completed as part of post war social housing boom, housing 3,000 people across 1,212 homes.	Elephant & Castle Shopping Centre opens to the public, becoming the first covered shopping mall in Europe.
1974		
1980-2000	Greater London Authority's London Plan designates Elephant & Castle as an Opportunity Area, making it a key area for growth.	Many of the new buildings of the 1960's and 70's deteriorated and the scale of many structures, including the Heygate Estate and northern roundabout made it hard for the area to adapt and grow.
2002		
2004	Southwark Council starts communicating with Heygate Estate residents about the rehousing process.	Southwark Council publishes a development framework for Elephant & Castle. This formalised Southwark Council's view that the best way to deliver change to Elephant & Castle was to remove the physical barriers restricting growth in the area, such as the Heygate Estate.
2004		
July 2007	Regeneration Agreement signed between Southwark Council and Lendlease, committing to the delivery of a shared vision over the next 15 years.	Southwark Council selects Lendlease as its preferred master development partner for the regeneration of Elephant & Castle after a competitive OJEU tendering process.
July 2010		

2012	Lendlease submitted planning applications for three sites – One The Elephant, Trafalgar Place & Elephant Park.	Outline planning permission received for the Elephant Park Masterplan providing up to c.3.5million sq.ft of new floorspace across a range of uses, including a guaranteed level of 25% affordable housing as a minimum. Almost half the land area (c. 500,000 sq.ft) will be new and improved public spaces.
March 2013		
September 2013	Demolition of the Heygate Estate commences.	
Summer 2015		Lendlease's first 235 homes in Elephant & Castle - at Trafalgar Place - complete and first residents move in.
Summer 2016	One The Elephant, a 37-storey building consisting of 284 new homes completes and Southwark Construction Skills Centre opens.	879 homes have been completed and a further 1,038 are under construction. The first phase of the park is opened to the public.
2017		
Looking Ahead		Retail occupation commences and a further 595 homes will be occupied when the second phase of Elephant Park – West Grove – completes.
2018 / 2019		
2021	The whole park will be fully open to the public.	Project completion with circa 3,000 tenure-blind new homes, including around 650 new affordable homes.
2025		

FAMOUS FACES OF ELEPHANT & CASTLE



Michael Faraday

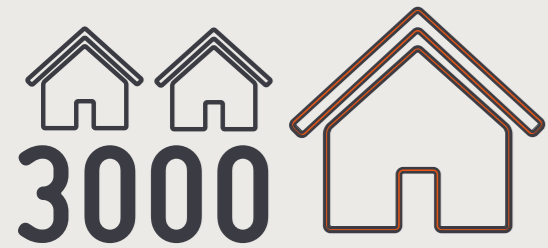


Octavia Hill



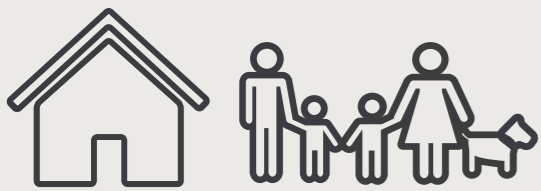
Charlie Chaplin

NEW HOMES



3000 Tenure Blind New Homes

25% Affordable housing as a minimum



c.2000 people living in the Elephant Park community



Lendlease will provide a guaranteed level of 25% affordable housing as a minimum across Elephant Park and Trafalgar Place, irrespective of any falls in the market during the lifetime of the project. Half of the affordable housing will be split between social and affordable rent (set at a maximum of 50% of market rent) with the remainder shared ownership. To date, detailed planning approval has been received for 2,303 homes and since construction began four years ago c.2000 people are now living in the Elephant Park community.

Lendlease is proud to work with Southwark on delivering affordable homes for the borough, and the Elephant & Castle Opportunity Area will see a net increase in affordable housing (as shown in Figure 1). Southwark is committed to building 11,000 new affordable (social rented) homes across the borough in what is one of the country's most ambitious homebuilding programmes.

Homes in the most recent phase, South Gardens, were held back specifically so they could be offered under the Help to Buy scheme, making Elephant Park the only development in Zone 1 at the time to offer homes through Help to Buy. This builds on our commitment to UK sales, which means we ensure all our homes are marketed to UK buyers first.

SOUTHWARK COUNCIL - DELIVERING AT LEAST 1,700 AFFORDABLE HOMES IN ELEPHANT & CASTLE

Homes completed, under construction and in planning	Total homes	Total affordable
Arch Street	52	52
Brandon Street	18	18
Clarson House	103	103
Crampton Street	182	44
Cutler Apts/Morant Court	21	21
Elephant Park: South Gardens	360	76
Elephant Park: Trafalgar Place	235	54
Garland Court	19	19
Harper Square	72	72
Meadow Row	19	7
Munro Court	40	40
Printworks	164	67
Rosa Parks House	29	29
Royal Road	96	96
Signal Building	38	11
South Central	113	25
Strata Tower	408	95
Townsend Street	37	37
Vantage Metro Central	68	20
Wardroper House	15	15
Base 17	140	84
Blackfriars Circus	336	79
Elephant Road	373	0
Elephant Park: West Grove	595	123
Manor Place Depot	270	100
One the Elephant	284	0
Real Star Living	457	179
Two Fifty One	355	65
Elephant Park (MP3)	829	166
Amelia Street	55	20
The Foundry	54	17
Rockingham Street	30	10

Affordable housing includes homes provided at social rents or on a shared ownership basis.

Total | 5,867 | 1,744

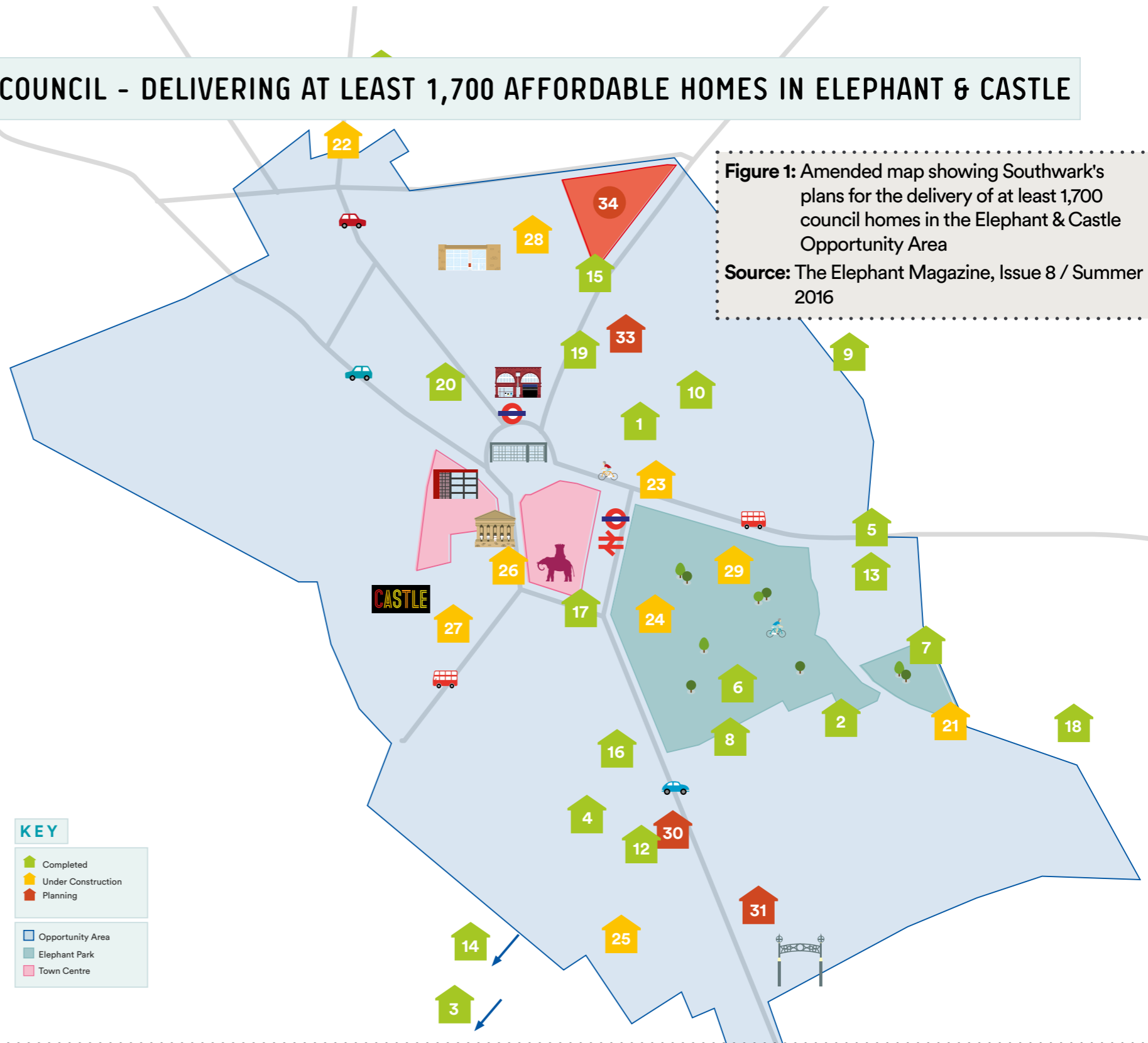


Figure 1: Amended map showing Southwark's plans for the delivery of at least 1,700 council homes in the Elephant & Castle Opportunity Area
Source: The Elephant Magazine, Issue 8 / Summer 2016

NEW JOBS

6,000
JOBS WILL BE
CREATED

1,000 in completed
development
5,000 during
construction



900+ Southwark
residents
employed so
far



2000+ trained at
the on site
Construction
Skills Centre in year one



More than 6,000 jobs will be created (5,000 during construction and 1,000 in the completed development), with a focus on ensuring as many of these jobs as possible go to local people. Since July 2013, Lendlease has employed over 900 Southwark residents, of which almost half were previously unemployed. A third of these job outcomes were delivered through Be Onsite, Lendlease's not-for-profit that works with the hardest to reach groups in society and provides a tailored service to ensure local people not only get work but stay in work for the long term.

The Southwark Construction Skills Centre, delivered by Lendlease in partnership with Southwark Council,



was opened by the Mayor of London and Leader of the Council in September 2016. The Centre, which sits in the Elephant Park development, trained over 2,000 people in its first year, preparing them for work on the many construction sites in the borough. The Centre is led by the industry and aims to address the chronic construction skills shortage in the UK, as well as giving attendees insight and access to one of London's largest regeneration projects.

In 2020, Elephant Park will reach its construction peak, with around 1,800 construction workers on site each day, which in turn creates economic stimulus and business opportunities for the local area.

NEW ECONOMIC OPPORTUNITIES

SPACE FOR OVER

50
RETAILERS



38 businesses started
on site through
meanwhile use
programme



10%
Affordable Retail Rents



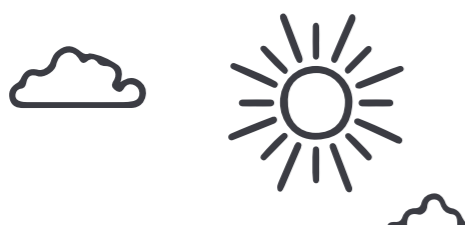
Elephant Park will create 50 new local shops, restaurants and cafes and will include affordable rents to attract local, independent businesses. In total, Elephant Park will create c.32,000sqm of retail, business, community and leisure space.

The Artworks comprises of 38 shipping containers providing space for new and local businesses and bringing early regeneration benefits to the area. It is now

home to six restaurants, two cafes and two bars, while providing office space for 20 start-up companies and Southwark's temporary Newington Library. The Artworks has now expanded its footprint with the introduction of Lost Rivers Elephant, a new venue and events space for London. It is our ambition for businesses in the Artworks to eventually take space in the permanent retail space being delivered across the Elephant and Castle opportunity area.



NEW INVESTMENT IN PUBLIC SERVICES



c.£300m

In public contributions (including land payments, s106 contributions, public realm and infrastructure by the time the project completes)

Lendlease is investing c.£300m in the area including public transport improvements and wider community facilities. For example, the delivery of One The Elephant allowed Lendlease to fully fund SSWC Council's new £20 million state-of-the-art leisure centre, which welcomed more than 400,000 visitors in its first year of operation, more visitors than any other leisure centre in the borough.

Beyond the new homes and jobs, the project has already contributed over £130m at a time when the project is only 30%

complete (including S106 contributions, investment in public realm, Mayoral Community Infrastructure Levy, energy provision etc.). This figure will more than double to over c.£300m by the time the project completes.

With c.2000 residents now living in Elephant Park and future phases of construction at well underway, Elephant & Castle is attracting wider investment highlighted by schemes such as the redevelopment of the shopping centre, the Bakerloo extension and the Old Kent Road Opportunity Area.



NEW SUSTAINABILITY STANDARDS

We aim to be the 1st Climate Positive development in the

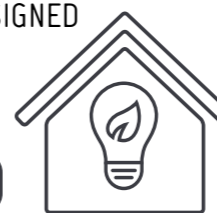
UK




1,200+
newly planted trees in Zone 1 London

ALL NEW HOMES DESIGNED TO ACHIEVE AT LEAST

35%



LOWER EMISSIONS THAN 2013 REGULATIONS*

Elephant Park is aiming to be one of the most sustainable inner-city regeneration projects in the world. With its own net-zero carbon energy centre and other world-leading innovations, Elephant Park will be the first Climate Positive development in the UK.

As well as planting more than 1,200 diverse trees and delivering 11 acres of publicly accessible spaces in Central London, there will be green roofs, green walls and other planting that will help enhance air quality and a focus on rainwater harvesting.

The on-site Energy Hub will include a combined heat and power plant (CHP) utilising natural gas, offset by grid-injected biomethane, and will deliver net zero-

carbon, affordable heat and hot water to residents and businesses across Elephant Park, with the capacity to connect into a further 1,000 homes across Elephant & Castle opportunity area.

The new homes will be at least 35 per cent more energy efficient than current regulations require. This will include 15 pioneering 'Futurehomes' – which are among the first new-build homes in Zone 1 of London to be accredited to the world-leading Passivhaus standard.

Elephant Park is the only UK project selected for the C40 Climate Positive Development Programme and the first project in Europe to reach 'participant status' in this programme.



* Trafalgar Place and One The Elephant are delivered to Code 4 with at least 25% lower emissions than 2010 Building Regulations.

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