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Sent: Tue 8/14/2012 2:08 PM  
To: Simonds, Catherine  
Subject: Progress towards further demolition on Heygate Estate

Southwark Council press release  
14 August 2012

Embargoed to 12:00 Wednesday 15 August.

#### *Progress towards further demolition on Heygate Estate*

*The Heygate estate, now mostly empty and with some areas demolished, is at the centre of the £1.5m regeneration of Elephant and Castle. When complete, 2,400 affordable, bright and brand new homes as well as vastly improved public realm will surround the largest new park created in central London for 70 years.*

*While almost all of the residents of the 1,200 original homes have chosen where to move elsewhere, just three remaining leaseholders remain on site; the council has been reasonable and flexible in offering alternative accommodation to them. However, the need to secure the estate to allow for much-awaited development and ensure public safety means that compulsory purchase of the remaining homes is the only way to ensure this happens in a reasonable timescale. Letters have been sent to the remaining residents, who will have 28 days to object to the decision.*

*Throughout the regeneration of the Heygate, the council is continuing to uphold its obligation to ensure the empty estate is safe and maintained before further demolition takes place, particularly for the welfare of remaining, and nearby, residents. As such, barriers have been put in place to prevent frequent fly-tipping issues and graffiti removal will continue. Some entrances and walkways are being blocked off for public safety.*

*Alongside the Heygate Estate stands the United Reformed Crossways Church. The council has agreed to provide Crossways Church with a brand new building on a site at the heart of Elephant and Castle, subject to planning approvals. This will provide a great new community centre at Elephant and Castle and will give Crossways a new home to encourage more congregation to the area; the church provides space for community groups as well as other congregations and is well situated and linked locally.*

*The masterplan for the whole Heygate site has been submitted by the council's development partner, Lend Lease. The application, for the brand new homes, businesses, a park and greatly improved pedestrian access will be heard at an independent planning committee by the end of 2012.*

*As the plans progress, Interim uses are being sought for a number of sites across the Heygate. The old petrol garage on Walworth Road could soon become a box park facility that would be attractive to arts, cultural organisations and small to medium enterprises. Further tendering for the site is currently underway and ideas for other sites on Heygate are being discussed.*

*The next phase of demolition is set to begin in early next year. Pre-demolition works will begin on the vacant Kingshill, Swanbourne and Wansey Street blocks in the coming months.*

*Meanwhile, the last of the ten Heygate re-housing sites away from the Heygate itself has just received planning permission. The superb new scheme on Stead Street will be developed by the Guinness Trust. It received unanimous consent by the planning committee on 17 July and will deliver 140 new homes across two schemes, 84 of which are truly affordable social rented homes at target rent levels; 60% in total.*

*Councillor Peter John, Leader of Southwark Council, said: "The speed of progress at Elephant and Castle is remarkable. The Heygate Estate is at the centre of the ambitious plans for this central location. I'm delighted that soon, local people will see the long awaited demolition begin, and new homes appear for them. This will drive up the local economy and create better places for people to live, work and enjoy."*

#### *Background*

*Independent valuations of Leaseholders' homes and related offers have been made at several stages.*

*Compulsory Purchase Orders were issued to the remaining three leaseholders on 17 August 2012. The recipients have 28 days to object after receipt.*

*These objections would be considered by the Secretary of State. The Secretary of State would, following consideration of the objections, make a final decision.*

*If that decision refuses the objections and upholds the compulsory purchase, the decision would become effective. The council would then issue a Notice to Quit to the leaseholder who would have 28 days to leave.*

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