

Latest News – Regeneration



After much anticipation, Boxpark has finally opened its doors. A two-day sell out music festival was held on Saturday 29 and Sunday 30 October and Croydon residents flocked to see the new food and entertainment venue in action.

The launch festival featured some of the biggest names in grime including Wiley, Ghetts and Novelist.

Boxpark teamed up with the council, and Schroders and Stanhope PLC to bring the exciting venture to Croydon. It forms part of the council's plans to help transform the borough, bringing growth, new jobs and prosperity. It will also boost the evening economy and support the council's cultural ambitions to support emerging local talent. The unique development which is constructed entirely from shipping containers, is located in the heart of borough, right next to East Croydon station, which serves some two million people every year.

More than 30 food traders, including Croydon's Wine and Deli, Cronx Brewery and Yumn Brasserie, operate out of the stripped and refitted containers, arranged around a covered courtyard. The space has a capacity of 2,000 and will provide a centre point for regular events, and performances, drawing even more visitors to the town centre.

Croydon Council's Croydon Works scheme has also helped 52 local people secure jobs at the venue. Boxpark Croydon is an exciting sign of the progress and regeneration that is happening in the borough the continued transformation of the quality of leisure on offer in the town centre.

Fairfield Halls

The £30million makeover of Croydon's Fairfield Halls - which will see the 1960s theatre and concert hall transformed into a stunning state of the art performance venue - is now well underway.

With dimensional and asbestos surveys complete and a package of measures to protect the building's assets in place, the dated building is now being stripped out ahead of its full refurbishment.

The transformation of Fairfield Halls is part of the first phase of a wider development of the College Green area being undertaken by Brick by Brick, the development company established by the council. The aim is to create a vibrant new cultural quarter which will become a landmark destination for the arts in South London and revitalise this key site in the town centre.

The plans include a new, high-quality landscaped public space, a new 200,000 sq. ft. college, a stunning 2,000 m sq. art gallery, niche retail and office space as well as around 2,000 much-needed homes – all with the new Fairfield Halls at its heart.

The plans thus far have been well-received and picked up a coveted New London Architecture award in the Conservation and Retrofit category in September.

Croydon Council's planning committee is expected to consider the wider development plans in January 2017.

Place Review Panel

Architecture, regeneration, design and construction professionals will shortly be offering guidance and expertise on key developments coming forward in Croydon through its new independent place review panel.

The panel, established by the council, will ensure that Croydon's increasing popularity as a development location will continue to be shaped by its commitment to delivering quality design and placemaking throughout all aspects of the built environment including public realm, infrastructure and buildings.

The 22 multi-disciplinary and high calibre panelists with expertise in architecture, planning, landscape architecture, urban design conservation, engineering, placemaking and culture, will complement the services already provided by the council's award-winning spatial planning and development management teams.

There will be one review day every month, with each review panel consisting of one chair and five panelists. The chairs of the panel are Angela Brady of Brady Mallalieu, Neil Deely of Metropolitan Workshop and Oliver Richards of Orms and the panelists consist of:

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- Hiro Aso (Gensler, Head of Transport and Infrastructure)
- David Bickle (Victoria & Albert Museum, Director of Design, Exhibitions & FuturePlan)
- Harbinder Birdi (Hawkins Brown, Partner)
- Darryl Chen (Hawkins Brown, Partner)
- Jim Coleman (Buro Happold, Head of Economics)
- Tom Coward (AOC, Founder&Director)
- Russell Curtis (RCKa, Founding Director)
- Nick Hayhurst (Hayhurst & Co, Founding Director)
- Wayne Hemingway (Hemingway Design,. Founder)
- Donald Hyslop (Tate, Head of Regeneration & Community Partnerships)
- Barbara Kaucky (Erect Architecture, Founding Director)
- Richard Lavington (Maccleanor Lavington Architects, Founding Partner)
- Holly Lewis (We Made That, Co-founding partner)
- Laura Mazzeo (Farrells, Partner)
- Jo McCafferty (Levitt Bernstein, Director)
- Christopher McCarthy (Battle McCarthy, Managing Director)
- Tim Murphy (Waterman Infrastructure, Principle Heritage Consultant)
- Hugh Pearman (Journalist; RIBA Journal, Editor)
- Daniel Rea (Periscope, Co-Founder)
- Biljana Savic (Academy of Urbanism, Director)
- Prisca Thielmann (Maccleanor Lavington, Associate Director)
- Glynn Tully (Levitt Bernstein, Associate Director)

With an increased number of high profile development proposals being submitted in Croydon, the panel will play an important role in scrutinising and challenging design quality, to allow the borough's renaissance to fully flourish and create places that continue to attract investment and that people care about and want to spend time in.

I am delighted that such an exceptionally high calibre of applicants were keen to be involved in the panel. It shows that Croydon is recognised as an area of growth with opportunity for high quality development.

Taberner House

[HUB](#) are preparing designs for the re-development of the Taberner House site, and as part of this process have commissioned a social business called [Kaizen](#) to deliver a wide ranging community engagement and outreach process.

Over the coming weeks Kaizen will be engaging with and speaking face to face with over 1000 local community members (more than 400 people have already been interviewed), exploring with them questions such as:

- What they see are the main challenges facing the area
- How they currently use Queens Gardens

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- What they like and dislike about Queens Gardens
- What sort of improvements to Queens Gardens do they think would bring the most benefit to the local community
- Whether they would like to stay involved in the project as it moves forward

Kaizen will also be engaging with local schools, community organisations, businesses, places of worship and other local stakeholders including council officers.

An online platform to gather views has been set up at queensgardens.commonplace.is and we hope that many local community members will share their views. A telephone hotline has also been set up (020 3887 3633) and in addition there is an online form that anyone can fill in if they would like to be interviewed over the phone. That form can be found here: https://docs.google.com/forms/d/e/1FAIpQLSfNm4vWXFmTd0vo_MsNIXzMAUSL1CNl4y7DJMA0F1AiLfZdCw/viewform

The information and insight gained from this engagement process will provide the development team with a deep knowledge base about the key issues for local people and how they would like to see Queens Gardens improved.

Thornton Heath

Over the past couple of months great progress has been made on the regeneration programme for Thornton Heath. Initial works have commenced through 'quick wins' which cleaned over 9000sqm of the high street paving and the existing Clock Tower.

The public realm improvement areas to the Library Forecourt and Whitehorse Lane Roundabout have progressed well and have taken on board some really great comments that were made at public events earlier in the year. These amended plans can now be seen on the Council website at www.croydon.gov.uk/thorntonheath

The public realm proposals to the area outside of Thornton Heath Train Station, TESCO and the Parchmore Road Junction are progressing well following a review of the initial proposal presented and the insightful comments received at the community event. These revised proposals will be available for the public to view shortly.

I would also really like to thank all of the people who submitted stories about the local area which will be incorporated as part of the proposed improvement works outside of Thornton Heath library. These stories will really give a personal touch and identity to these new works. We had a great response and the chosen stories can be viewed at www.croydon.gov.uk/thorntonheath

The Building Frontage Improvement Works which includes works to 37 units along the high street and 4 pieces of flank wall art has progressed well and we are looking at starting construction works on site in early 2017. The art pieces were created by four artists who are from the local area or have a number of ties to Thornton Heath. They all worked really

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closely with the community to create their pieces that showcase everything wonderful about Thornton Heath and the surrounding area.

As an update on the new legible London wayfinding scheme. The locations of the signs has now been agreed and the foundations will start to be installed over the coming months. These new signs will help guide people to key locations, destinations and hidden gems close to Thornton Heath high street that have come about by information that was gathered at previous community events.

Also part of the regeneration programme is a Business Support Package which is now fully operational. Croydon Voluntary Action (CVA) working closely with the Council are delivering a significant part of this support package. They have already approached and are working with a number of businesses along the high street assisting in areas such as Food hygiene, Accounting, Compliance, Business Planning, Marketing, Merchandising and stock control.

Ashburton

Work is underway to regenerate the old library building within Ashburton Park and essential repairs to the building are nearing completion.

The council has submitted a planning application which includes significant council investment into the building, to fully restore it so we are ready to offer the space to businesses and the community next year.

As such we are actively seeking businesses, voluntary and community groups to manage and make the best use of the building, to bring it back to life for local people and users of the park.

The Ashburton Art competition is now closed and 5 lucky winners have been selected to have their art submissions displayed on the external hoardings of the old library building.



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We want to see this well-loved and historic building rejuvenated and brought back into public use, to support the creation of a cultural and community hub in the park. For more details please go to: www.croydon.gov.uk/planningandregeneration

South Norwood

The Streets returns to South Norwood on Sunday the 20th November with an exciting programme of live music popping-up in unexpected places as part of the EFG London Jazz Festival.

Acclaimed live music promoters Serious is working with seven boroughs to bring local and international artists together in a celebration of your local high street.

A special event Jazz for toddlers will be run from 10am -10.45am and 11.45am-12.30 pm in Coffee Craft at Stanley Halls and the Yeha Noha respectively. For more information please see <http://thestreets.london/>

Latest News - Homes

Benefit Cap

Over November and December we will see the further reduction in the benefit cap to £23,000, where in Croydon over 900 households will be affected. The benefit cap is the total amount of income a family that is not working more than 16 hours, which includes support in meeting housing costs through housing benefit or Universal credit.

The cap currently stands at £26,000 and with the reduction to £23,000 households will experience a reduction of average £70 a week. This will leave families regardless of size with £445 per week to meet the costs of rent, food, clothing and general amenities, our early analysis confirms that from the reduction that nearly 100 households will not have enough income to cover their rent.

Due to the alarming degree of the change a dedicated team is in place working within our gateway division which focuses on supporting residents in providing financial and housing stability. In the build-up to the changes officers have been proactively working with families discussing possible options in relation to finding work, debt/financial management, short term financial assistance and moving where appropriate.

If you have any further questions please contact:

Mark Fowler – Director of Gateway and Welfare

Asha Vyas – Head of Enablement & Welfare

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Andy Ludlow awards

I am really proud that our gateway and welfare division received the second prize in the Andy Ludlow awards for the People's Gateway Service. The awards focus on innovation and working in partnership to redress the issues and impacts of homelessness.

There is always strong representation from the third sector and private companies and we are the first authority in 5 years to make it to even the final six let alone coming second.

A quote from Shelter – “all local authorities should replicate what they have at Croydon, they believe, care and support residents in helping them change their lives”

