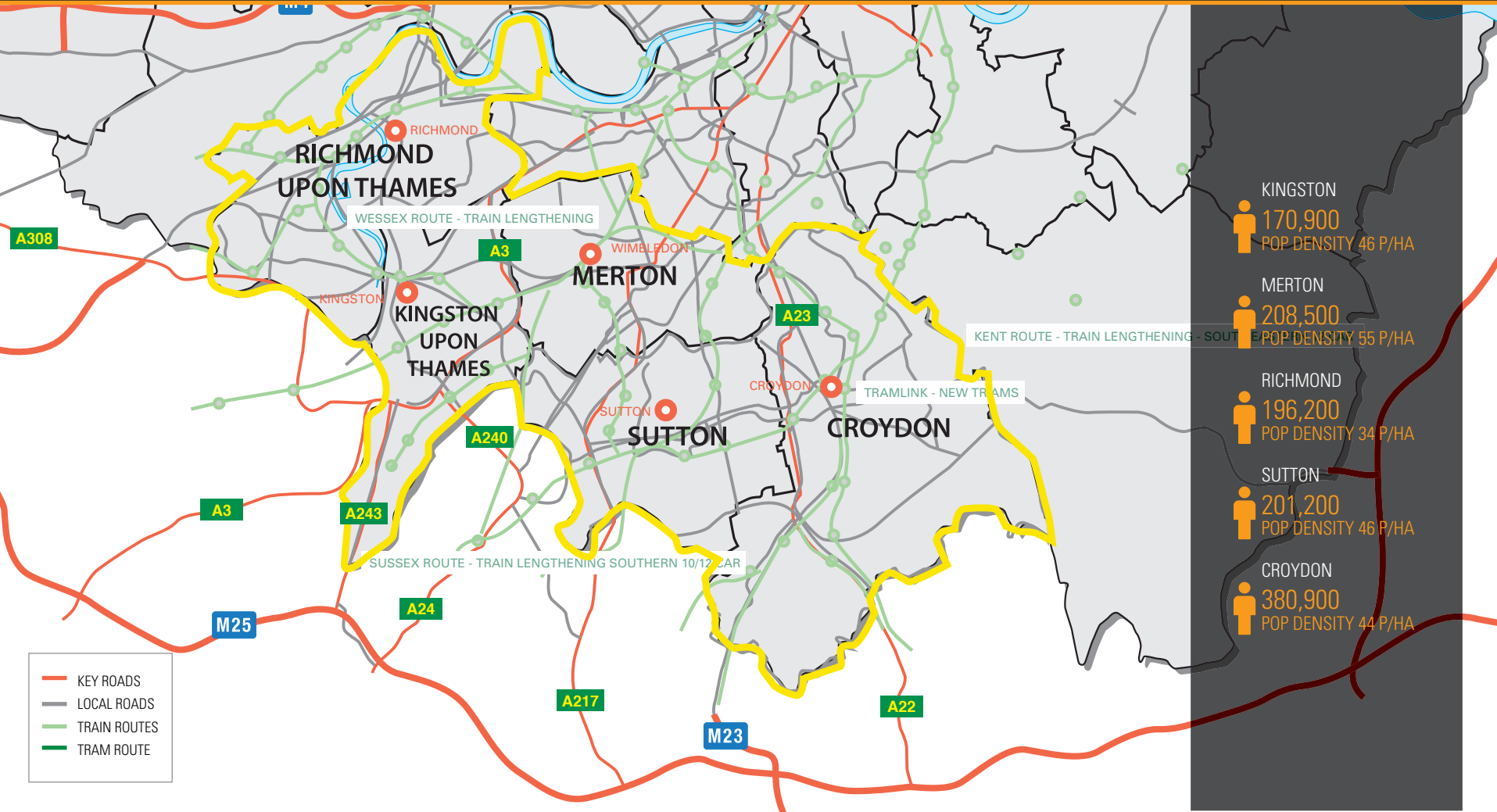




# SOUTH LONDON PARTNERSHIP

## JULY 2015

# THE SOUTH LONDON PARTNERSHIP IN CONTEXT



**26,264 HECTARES**  
17% OF GREATER LONDON

**1,157,700 RESIDENTS**  
13% OF GREATER LONDON

**452,394 HOMES**  
13% OF LONDON'S 3.4M HOMES

**485,700 JOBS**  
9% OF LONDON'S JOBS

# THE SOUTH LONDON PARTNERSHIP ECONOMIC PROFILE



CROYDON IS HOME TO THE FASTEST GROWING TECH SECTOR OUTSIDE CENTRAL LONDON.

WIMBLEDON HAS A MAJOR CREATIVE ARTS CLUSTER

KINGSTON UNIVERSITY GENERATES THE MOST START-UPS IN THE UK.

SUTTON DEVELOPING A WORLD CLASS LIFE SCIENCES CAMPUS

WORLD RENOWNED RESEARCH INSTITUTIONS IN KINGSTON AND RICHMOND.

RICHMOND IS ONE OF LONDON'S BIGGEST TOURIST DESTINATIONS

SLP AREA IS HOME TO SIX TIMES AS MANY START-UPS AS THE LONDON AVERAGE

# THE SOUTH LONDON PARTNERSHIP POTENTIAL FOR GROWTH



**CROYDON**  
14,348 NEW HOMES BY 2025  
BY 2035:  
16% POPULATION GROWTH  
18.7% EMPLOYMENT GROWTH  
25,000 NEW JOBS IN THE OAPF

**KINGSTON**  
6,434 NEW HOMES BY 2025  
BY 2035:  
17.4% POPULATION GROWTH  
16% EMPLOYMENT GROWTH  
13,000 NEW JOBS

**MERTON**  
4,110 NEW HOMES BY 2025  
BY 2035:  
10.7% POPULATION GROWTH  
15.6% EMPLOYMENT GROWTH  
13,000 NEW JOBS

**RICHMOND**  
3,150 NEW HOMES BY 2025  
BY 2035:  
7.8% POPULATION GROWTH  
12.9% EMPLOYMENT GROWTH  
12,000 NEW JOBS

**SUTTON**  
3,626 NEW HOMES BY 2025  
BY 2035:  
9.7% POPULATION GROWTH  
13.4% EMPLOYMENT GROWTH  
10,000 NEW JOBS

## BY 2025

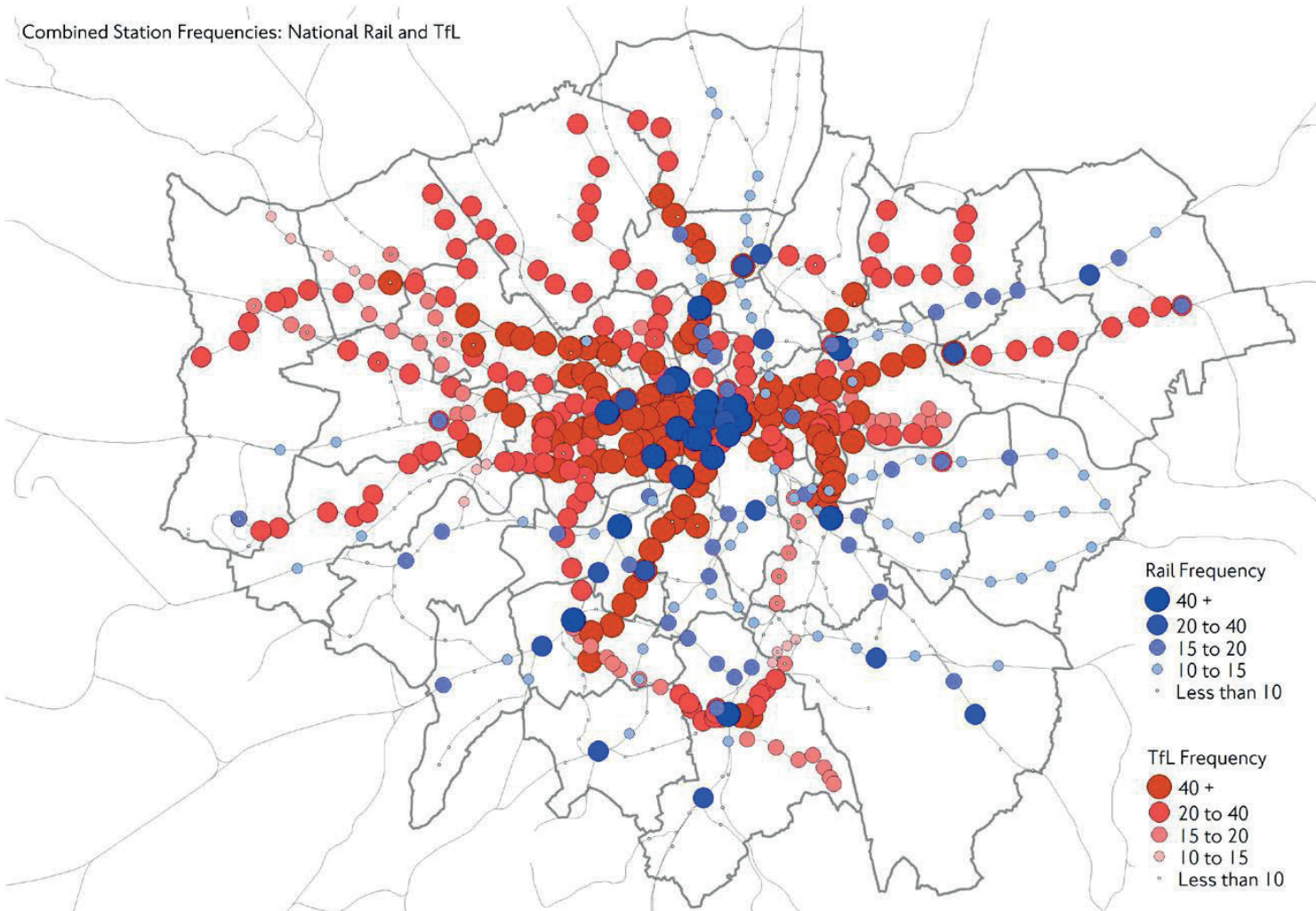
31,668 NEW HOMES

## BY 2035

15.9% JOBS GROWTH ACROSS SLP  
17.5% JOBS GROWTH ACROSS LONDON  
147,809 NEW PEOPLE

# TRANSPORT INFRASTRUCTURE - THE KEY BARRIER TO GROWTH

Combined Station Frequencies: National Rail and TfL



POOR TRANSPORT INFRASTRUCTURE  
SIGNIFICANTLY IMPACTS GROWTH

PARTICULARLY POOR CONNECTIONS  
BETWEEN EAST TO WEST

OVERCROWDING ON TRANSPORT  
INTO LONDON – 400,000 PEOPLE  
TRAVEL THROUGH E.C. INTO  
LONDON EACH DAY

MAJOR IMPACT TO COMMUTERS  
OUTSIDE THE M25

CRYSTON OUR TIME IS NOW

**92 PROJECTS WILL UNLOCK A £5.25BN  
REGENERATION PROGRAMME – AN URBAN  
EXTENSION THE SIZE OF EBBSFLEET'S GARDEN  
CITY DELIVERED IN HALF THE TIME**

## WHAT A GROWTH ZONE CAN DELIVER



**£1.2BN GVA  
GENERATED  
FOR UK PLC**

- WELFARE & OUT OF WORK BENEFITS REDUCED
- INCREASE IN UK TAX BASE PAYMENT
- REDUCTION IN EMERGENCY HOUSING NEEDS



**5.25BN  
REGENERATION  
PROGRAMME**



**23,594  
NEW JOBS**

- 20,235 JOBS DIRECTLY IN CROYDON
- 3,358 JOBS ACROSS REGION



**5,097  
JOBS**

DURING THE  
CONSTRUCTION PHASE



**8,359  
NEW HOMES**

CREATING A NEW COMMUNITY  
OF 17,000 – 19, 271 RESIDENTS  
IN THE OPPORTUNITY AREA  
BY 2021

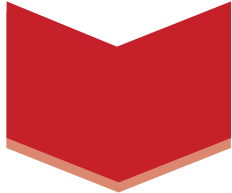
# DELIVERING INFRASTRUCTURE FOR GROWTH IN THE SLP AREA



17 PROJECTS WILL UNLOCK  
31,668 NEW HOMES  
AND 15.9% JOBS GROWTH

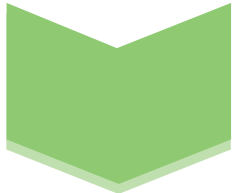
TOTAL COST OF PROJECT £712M

# THE SOUTH LONDON PARTNERSHIP FINANCING THE FUTURE



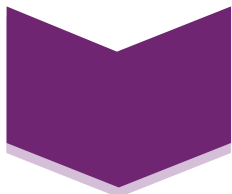
## DEVOLVED DECISION MAKING

- DEVOLVED FUNDING STREAMS FOR GROWTH TO THE PARTNERSHIP
- BUDGET HOLDING AND COMMISSIONING DETERMINED AT A LOCAL LEVEL
- INCENTIVES ALIGNED TO TRAINING SPEND AND 100% BUSINESS RATE RELIEF
- **TO DELIVER THE RIGHT ENVIRONMENT TO GROW OUR SME BASE, ENCOURAGE ENTREPRENEURSHIP AND SUPPORT THE DELIVERY OF NEW JOBS**



## MATCHING SKILLS TO DEMAND

- EVOLVED FUNDING FOR BOTH ADULT SKILLS AND EFA
- COMMISSIONING AND DECISION MAKING AT A LOCAL LEVEL TO MEET SKILLS REQUIREMENTS
- FLEXIBILITY TO LINK INCENTIVES TO LOCAL SKILLS AND EMPLOYMENT OUTCOMES
- **TO SUPPORT OUR LOCAL ECONOMY AND DRIVE THE CREATION OF JOBS AND BUSINESSES**



## DELIVERING INFRASTRUCTURE FOR GROWTH

- STRONGER ROLE IN TRANSPORT PLANNING
- TRANSPARENT FUNDING
- LOCAL DECISIONS IN LOCAL HANDS
- **TO DELIVER STRONGER ORBITAL CONNECTIONS, A LONG TERM STRATEGIC INVESTMENT PLAN FOR TRANSPORT, AND FOR SLP REVOLVING INVESTMENT FUND**



## GREATER FREEDOM TO DELIVER HOMES

- STRONGER VOICE IN PLANNING HOUSING
- SIMPLER MORE DIRECT ROUTE TO FUNDING
- REMOVE RESTRICTIONS ON BORROWING
- NEW INVESTMENT AND DELIVERY MECHANISMS
- **TO ACCELERATE DELIVERY OF 20,000 HOMES BY 2025**

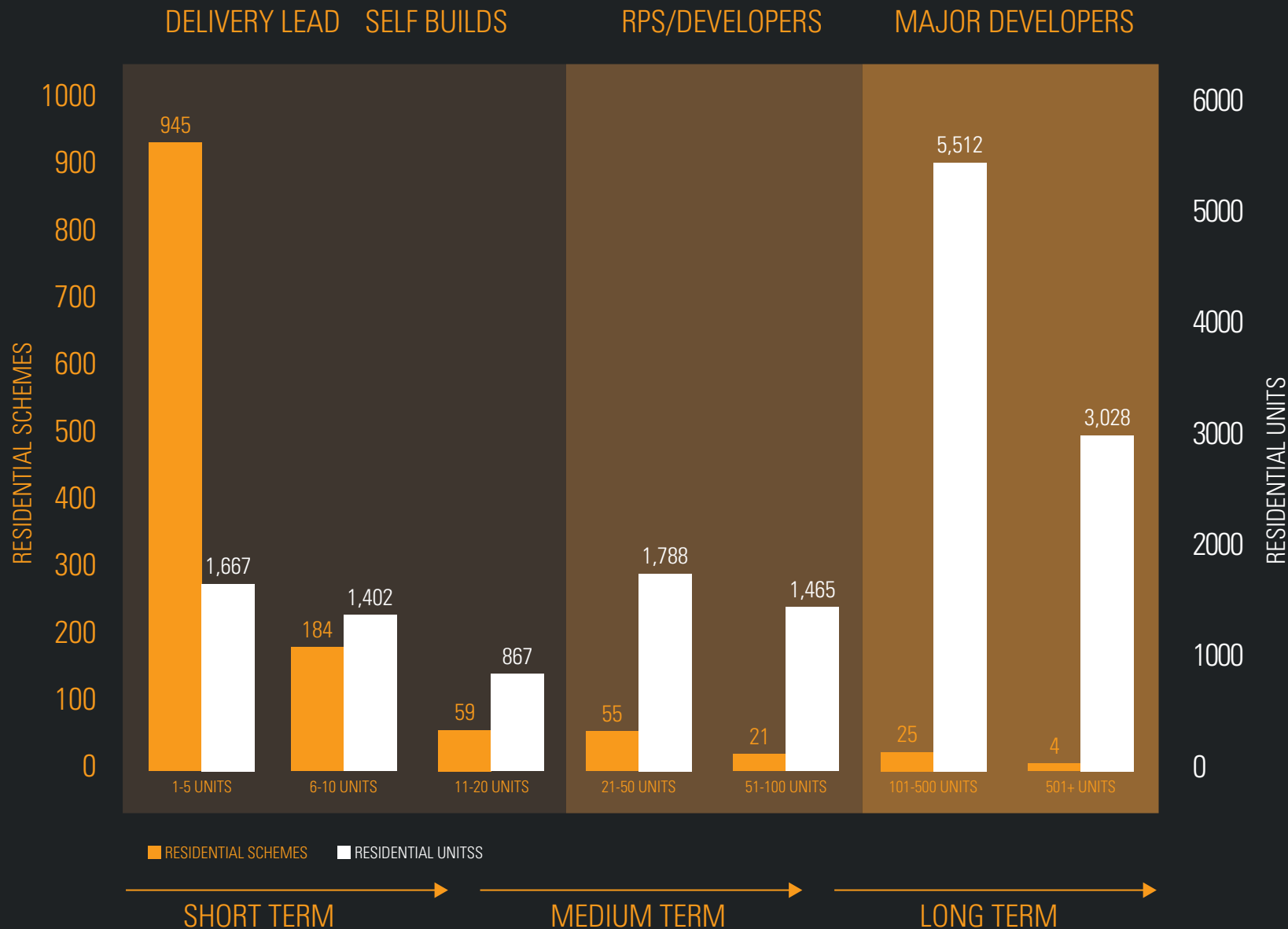
**FOCUS ON DELIVERY**

PIPELINE

BARRIERS

PROPOSED SOLUTIONS

# SOUTH LONDON PARTNERSHIP: HOUSING PIPELINE



# HOUSING PIPELINE ANALYSIS

## SMALL SCALE



### KEY CHARACTERISTICS IN SLP

- BROWNFIELD
- TYPICALLY SINGLE SITES,  
NO ASSEMBLY REQUIRED
- 12-18 MONTH DELIVERY PROFILE
- LOW VOLUME, LOW VALUE, LOW RISK
- SUSCEPTIBLE TO LOCAL CONDITIONS
- LOCAL PLANNING PROCESS  
AND LA APPROACH
- LOCAL DEVELOPERS IN AREA
- LOW LEVELS OF AFFORDABLE PROVISION
- INVESTOR/OWNER OCCUPIER FUNDING

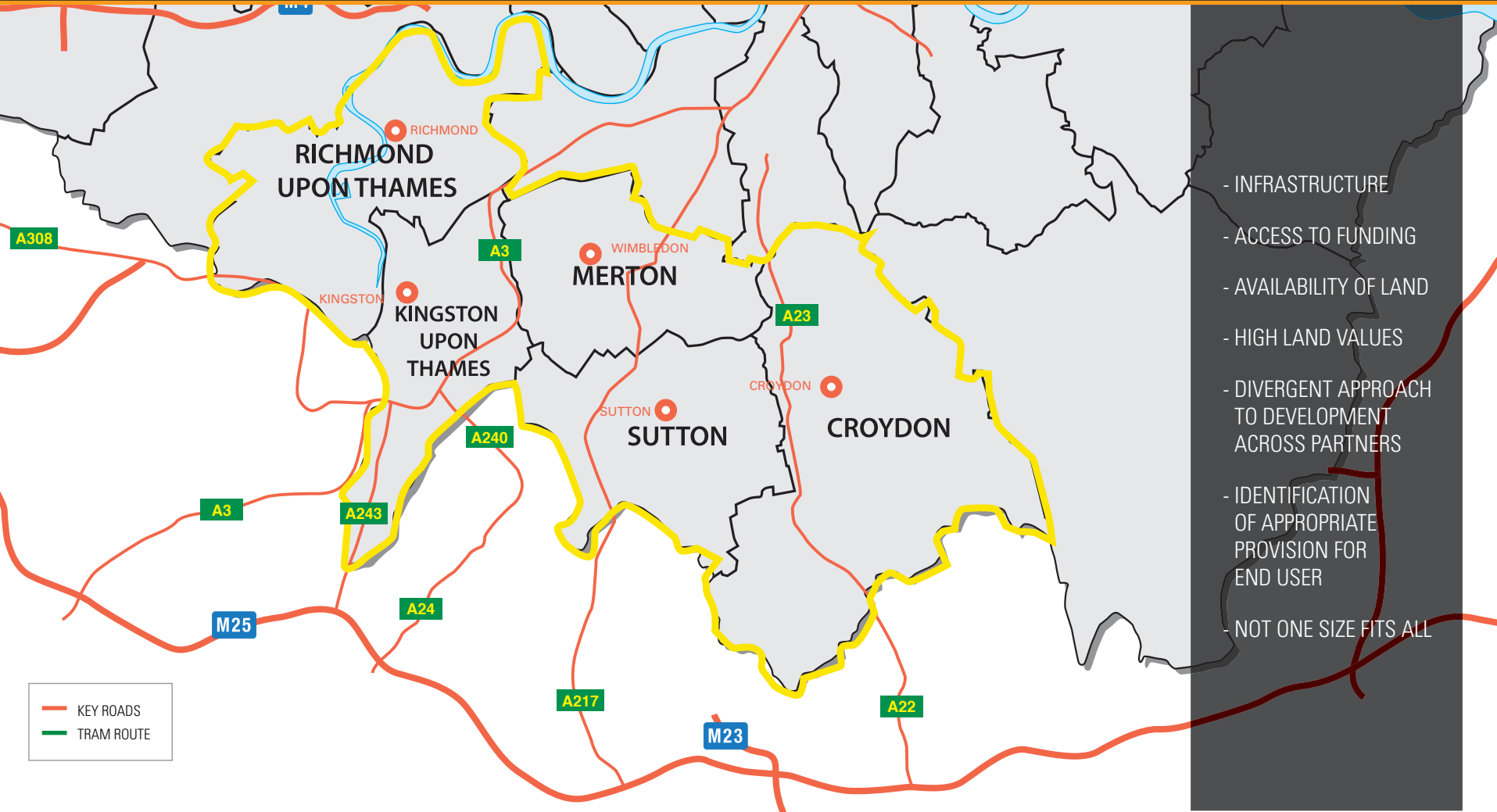
## LARGE SCALE



### KEY CHARACTERISTICS IN SLP

- BROWNFIELD
- SITE ASSEMBLY REQUIRED
- 5 YEAR+ DELIVERY PROFILE
- HIGH VALUE, HIGH VOLUME,  
MEDIUM/HIGH RISK
- SUSCEPTIBLE TO GLOBAL  
PROPERTY CYCLES
- HIGH LEVELS OF AFFORDABLE  
PROVISION
- INSTITUTIONAL FUNDING

# BARRIERS TO DELIVERY



# PROPOSED SOLUTIONS: TOWARDS SUPPLY, CERTAINTY AND EFFICIENCY

## SMALL SCALE



### INCREASE SUPPLY

- STRATEGIC SITES ANALYSIS AND SITE PROMOTION
- PRE-CONSENT

### ENHANCE CERTAINTY

- PLANNING SUPPORT & GUIDANCE) INC SPECIALIST FAST TRACK PRE APP PROGRAMME

### IMPROVE EFFICIENCY

- REDUCE REPETITION
- REDUCE COSTS
- SITE BUNDLES
- FUNDING



ACCREDITED  
TECHNICAL  
SCHEME  
QUALIFICATION  
TO SUPPORT  
SELF-BUILD

## LARGE SCALE



### INCREASE SUPPLY

- SITE PROMOTION
- PUBLIC SECTOR INTERVENTION TO SUPPORT ASSEMBLY

### ENHANCE CERTAINTY

- LDO
- AYID
- DEVELOPER BRIEFS ETC

### IMPROVE EFFICIENCY

- SKILL SHARING
- FUNDING APPROACH
- AH PROVISION/GUARANTEE
- UPFRONT INVESTMENT IN ENABLING INFRASTRUCTURE
- GROWTH ZONE