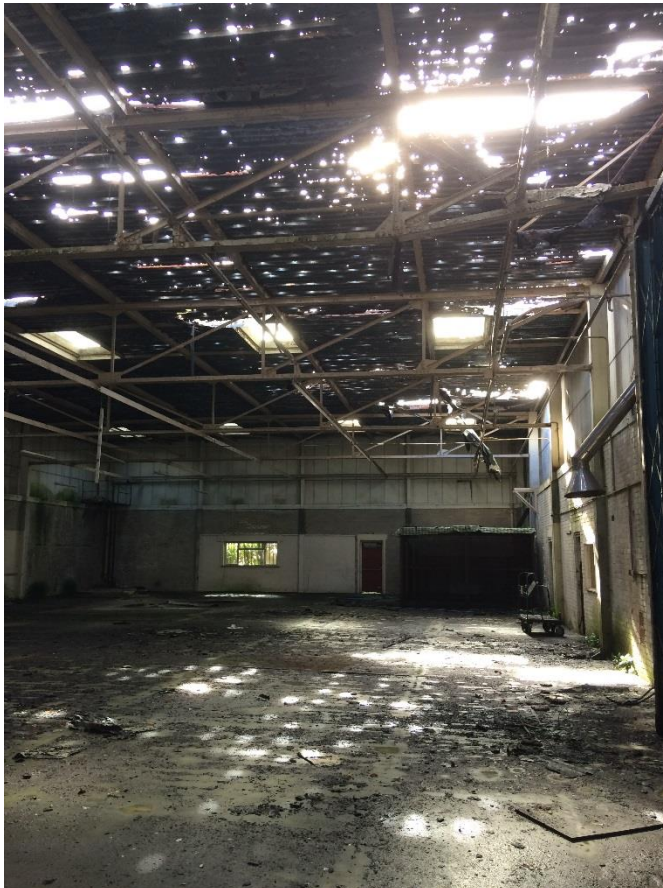


CATFORD TOWN CENTRE: PROPOSALS FOR MEANWHILE USES



January 2017



London Borough of Lewisham
Regeneration and Place

The Opportunity

The London Borough of Lewisham is pleased to invite proposals for the meanwhile use of three properties, outlined below. These spaces are located within Catford town centre and offer wide possibilities for diverse, creative, commercial, residential and mixed-used occupation. The hope for these developments is to inject a new burst of life and creativity into some of Catford's derelict and unused spaces, helping to bring new talent, opportunities and resources to the local area. Developments will help to catalyse the re-invigoration of Catford town centre, and meet Lewisham Council priorities for local regeneration, growth and investment.

The three spaces are:

- 1) **Thomas Lane Depot**, Catford, SE6 4RZ
- 2) **17-18 Catford Broadway**, SE6 4SN
- 3) **The Brookdale Club**, Brookdale Road, Catford, SE6 4JY

Participants are invited to complete the attached Expression of Interest (EOI) form. Proposals may be submitted for the buildings as individual units, or as a combination of units. Acceptable proposals will meet the assessment criteria outlined below.

Vision

The London Borough of Lewisham: The London Borough of Lewisham represents an outstanding opportunity for investment and regeneration. Lewisham Council recognises the need and appetite for change and is committed to promoting a dynamic, thriving and sustainable place for communities and businesses to develop and prosper. Plans are currently underway to enhance Lewisham, Catford and Deptford town centres, attracting large investment in the provision of a diverse range of services, commercial space, opportunities and housing, including affordable homes. These developments will enrich the already vibrant creative and cultural diversity of Lewisham, taking advantage of excellent transport links, internationally renowned institutions, a rich heritage and abundant green space, to generate sustainable economic growth, development and communities.



Catford Town Centre: Lewisham Council have ambitious growth and regeneration aspirations for Catford town centre. These plans will deliver major improvements to the pedestrian and transport infrastructure, creating opportunities for new homes, shops and amenities. Diverse mixed-use meanwhile opportunities, including – food and beverage, leisure and education, the night time economy and creative-workspace – will help to meet these aspirations by developing Catford as a destination to be enjoyed by a wide and diverse community. Housing Zone funding has also been

approved by the GLA and the Council is expected to deliver 1000+ new homes within the next 10 years, including affordable homes. Large scale works are likely to begin within the next 5 years.

Property Details

Please find below details specific to each property. Also see the Appendix section for further information.

1) Thomas Lane Depot

Background and Building:

Thomas Lane Depot is a large warehouse space originally used as a storage site for local tradesmen and market sellers. It is located at: Thomas Lane Depot, Thomas Lane, Catford, SE6 4RZ, behind the Catford Constitutional Club (Catford Broadway, SE6 4SP). The full site is approximately 1,283m², whilst the Depot structure occupies approximately 684m².

The building has been vacant for the last 10 years and is in a state of dilapidation. There is a large amount of overgrown foliage occupying the site and intruding inside the building, whilst the corrugated roof is in need of complete replacement. De-risking and part demolition works are required to take the space back to a safe and usable shell condition. The Council is prepared to consider undertaking an amount of building work to facilitate the buildings occupation and temporary re-use.

Potential Uses:

Thomas Lane Depots large and open space offers wide possibilities for a creative and diverse mixed use meanwhile development. It is anticipated that suitable proposals will comprise a mixture of retail, commercial, business and leisure uses (subject to local planning consent and licenses).

An acceptable mixed-use may include:

- Flexible workspace, including managed workspace and business incubator space
- Workshops, studios and galleries, particularly focussed on designer-maker, creative and cultural industries reflecting Lewisham's growing artistic and cultural economies
- Small retail spaces
- Food / drink uses, complementing the wider Catford town centre area and helping to promote night time economic activity
- Leisure and educational activities, including fitness studio and exhibitions
- Hireable space, promoting local community events, pop-up markets and the night time economy
- Other potential complementary uses that may come forward as part of a well-considered, mixed-use proposal

The Council is committed to supporting economic growth and community investment. It recognises the role creative-culture, entrepreneurial and workspace provider organisations can play in boosting local enterprise, employment opportunities, skills development, and diverse supportive communities. The Thomas Lane Depot opportunity will help to meet these priorities by promoting community value,

economic growth and place based regeneration through the cultivation of local cultural and creative communities, animating the area to become an exciting and diverse destination.

Demolition and Lease:

The Depot has been designated for demolition during the planned redevelopment of the Catford Centre and Milford Towers. However, this element of the Catford regeneration programme is unlikely to begin until at least 2021, allowing for a minimum 4 year lease on the property. There is potential for a longer lease length, dependant on the development phasing strategy that the council is currently working on as part of the master-planning process. The lease length is open to further discussion. Bidders for this development must however understand the temporary nature of the space and submit proposals outlining meanwhile uses. Rent and terms: negotiable.

Photographs:





2) 17-18 Catford Broadway

Background and Building:

The properties at 17-18 Catford Broadway, SE6 4SN, offer both ground floor commercial space and upper residential flats. Property 17 has an approximate ground floor area of 66m² and a 3-4 bedroom flat above, whilst 18 has an approximate ground floor area of 94m² and a 2 bedroom flat above.

The properties have recently been acquired from private owners and are in a poor condition. Both need work to improve their structural integrity and have suffered from water ingress and poor upkeep. We estimate costs to be £200,000+ to bring both properties back into a habitable and structurally sound, weatherproof state.

Potential Uses:

The aim is to bring these buildings back into use on a permanent basis, encouraging economic growth, vibrancy and night time economic activity on Catford Broadway. Activity will support and compliment the uses planned for Thomas Lane Depot and the Brookdale Club, as well as other local associated activities.

It is anticipated that suitable proposals will predominantly comprise a mixture of commercial and residential uses (subject to local planning consent and licenses).

Acceptable uses for shop units may include:

- Public house or bar offering a venue for night time activity including event space for music and cultural events
- Café or restaurant
- Leisure facilities, such as gym and studio space

Acceptable uses for upper residential flats may include:

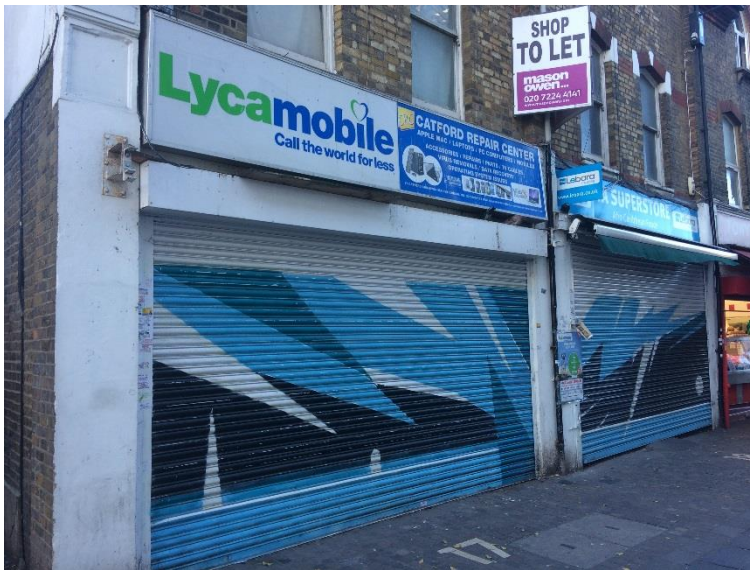
- Office, co-working or creative-maker/studio spaces
- Residential

Lease:

These properties are not due to be demolished as part of the Catford regeneration programme and would therefore be available on a longer term commercial lease. A rent free period, to cover the upfront capital investment required in the property, would be acceptable to the Council. Rent and terms: negotiable.

Photographs:

Shop frontage and rear of properties:



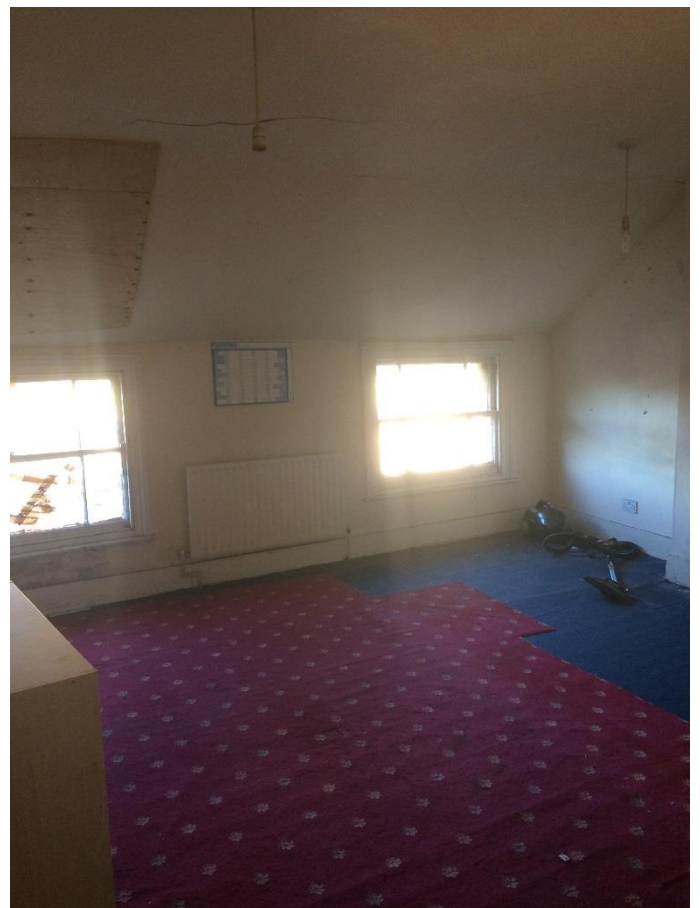
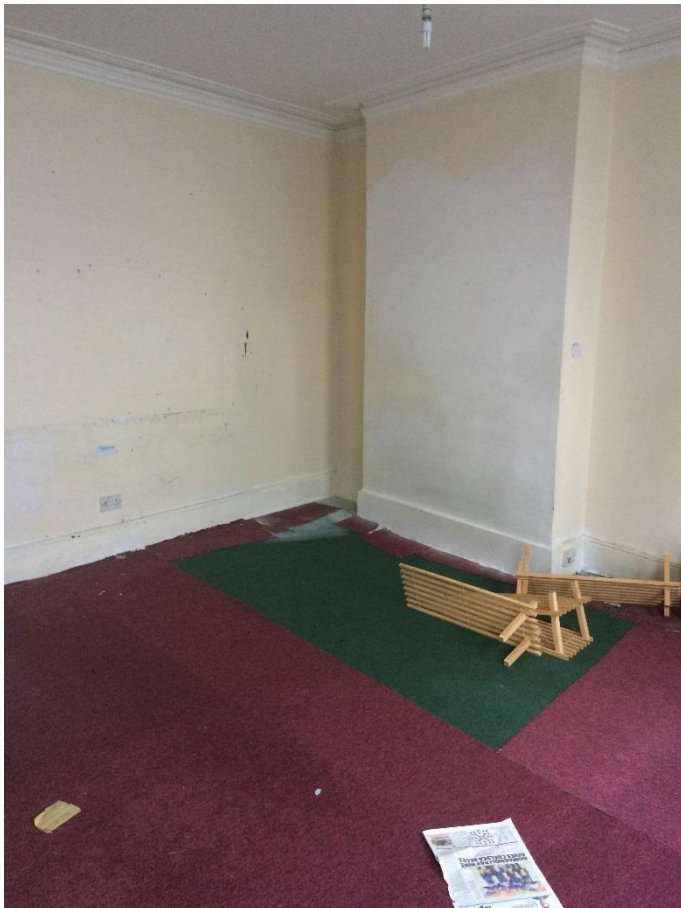
17 Catford Broadway:





18 Catford Broadway:





3) The Brookdale Club

Background and Building:

The Brookdale Club is located at: Brookdale Road, Catford, SE6 4JY, just off of Catford Broadway next to The Catford Centre. The building has been in the recent possession of a working men's club but the Council gained vacant possession on the end of December. The property is in a much better condition than the two described above and is fully habitable in its current condition. It does however require some improvement work, mainly surrounding cosmetic refurbishment. The ground floor commercial space occupies an area of approximately 416m².

The council has secured the building in the short term, and is in conversation with property guardians to secure and help maintain the buildings condition until a suitable meanwhile use tenant can be identified.

Potential Uses:

This site offers possibilities for both residential and mixed-use commercial occupation (subject to local planning consent and licenses). Acceptable uses may include:

- Restaurant and café
- Retail
- Pubs and bars
- Residential accommodation
- Workspace provision

Lease:

The Brookdale Club has been designated for demolition during the planned redevelopment of the Catford Centre and Milford Towers. However, this element of the Catford regeneration programme is unlikely to begin until at least 2021, allowing for a minimum 4 year lease on the property. There is potential for a longer lease length, dependant on the development phasing strategy that the council is currently working on as part of the master-planning process. The lease length is open to further discussion. Bidders for this development must however understand the temporary nature of the space and submit proposals outlining meanwhile uses. Rent and terms: negotiable.

Photographs:







Terms

The Council would initially expect to enter into an agreement for lease with the selected occupier(s) subject to achievement of necessary consents, including planning and building control, whereupon a lease would be granted. As it is anticipated that Thomas Lane Depot and the Brookdale Club will come forward for redevelopment in the future, the Council expects to offer a minimum lease term of 4 years with the possibility of extension. 17-18 Catford Broadway are not part of the demolition programme for Catford regeneration and therefore would be available on a longer term commercial lease.

The Council will be expecting to receive a commercial rent for these spaces. The Council is not specifying the level of commercial rent payable as this will be just one of the elements upon which competing proposals will be comparatively assessed (see Evaluation, below). Proposals will be expected to set out the level of commercial rent offered.

Evaluation

Assessment Process & Indicative Timescales:

The council will pursue a two staged assessment process, as outlined below:

- 1) **Round 1:** submission of pre-qualification EOIs for shortlisting
- 2) **Round 2:** submission of detailed proposals, and preferred tenant selection

Indicative timescales are as follows:

Opportunity published	4 th January 2017
Round 1 EOI submission deadline	7 th February 2017
Round 1 feedback & Round 2 detailed proposals invited	24 th February 2017
Round 2 detailed proposals deadline	24 th March 2017
Preferred provider selection and appointment	April 2017

Assessment Criteria & Weighting:

Proposals will be comparatively evaluated on the basis of meeting the assessment criteria below. The assessment criteria have been weighted to represent their overall value. Please respond to these criteria in the attached EOI.

1) Proposal Outline and Local value (20%):

Participants should outline a high-level summary of their proposals, including which properties they anticipate on utilising and the intended uses for the space. Successful proposals will engage with the councils vision outlined above, helping to deliver local regeneration and place shaping activities through diverse mixed-use opportunities. Proposals will meet local community needs, providing employment opportunities, being complementary to local talent, organisations and opportunities. Uses should enhance and support each other's offer and activity, in line with planning policy, whilst also enhancing Catfords current space and amenities. Proposals must provide evidence for their answers and outline how they will engage with local residents and community groups.

2) Financial Proposal (40%):

Participants should outline how they intend to fund necessary refurbishment and enabling works, sustain operations and create a successful and sustainable rental offer. This will include proposed initial Heads of Terms for lease(s), including proposed rental levels and preferred length of lease.

3) Business plan sustainability and delivery strategy (20%):

Participants should outline a realistic, deliverable and sustainable business model, taking into account local and organisational priorities and fit, and provide information on delivery strategy and indicative timescales.

4) Suitability and experience of tenant team (20%):

Participants should demonstrate the experience and suitability of the tenant team, outlining current projects and work, and the successful management of all/some of the following: commercial space, creative work space, diverse mix-used space, tenant curation, meanwhile use project management, partnership cultivation, engaging with local community members and issues.

NB: The Council is not bound to accept any submission and reserves to itself the right at its absolute discretion to accept or not accept any application.

Site Visits:

Site visits are available on the dates below. Visits should be arranged through the contact details below.

- Friday 13th January: 2pm onwards
- Friday 20th January: all day
- Friday 27th January: all day

If you are unable to attend any of these dates we will do our best to accommodate you at a different time where possible.

Contact:

For further information please contact:

Jessie Lea MRICS
Senior Programme Manager
Capital Programme Delivery
Regeneration & Place

jessie.lea@lewisham.gov.uk

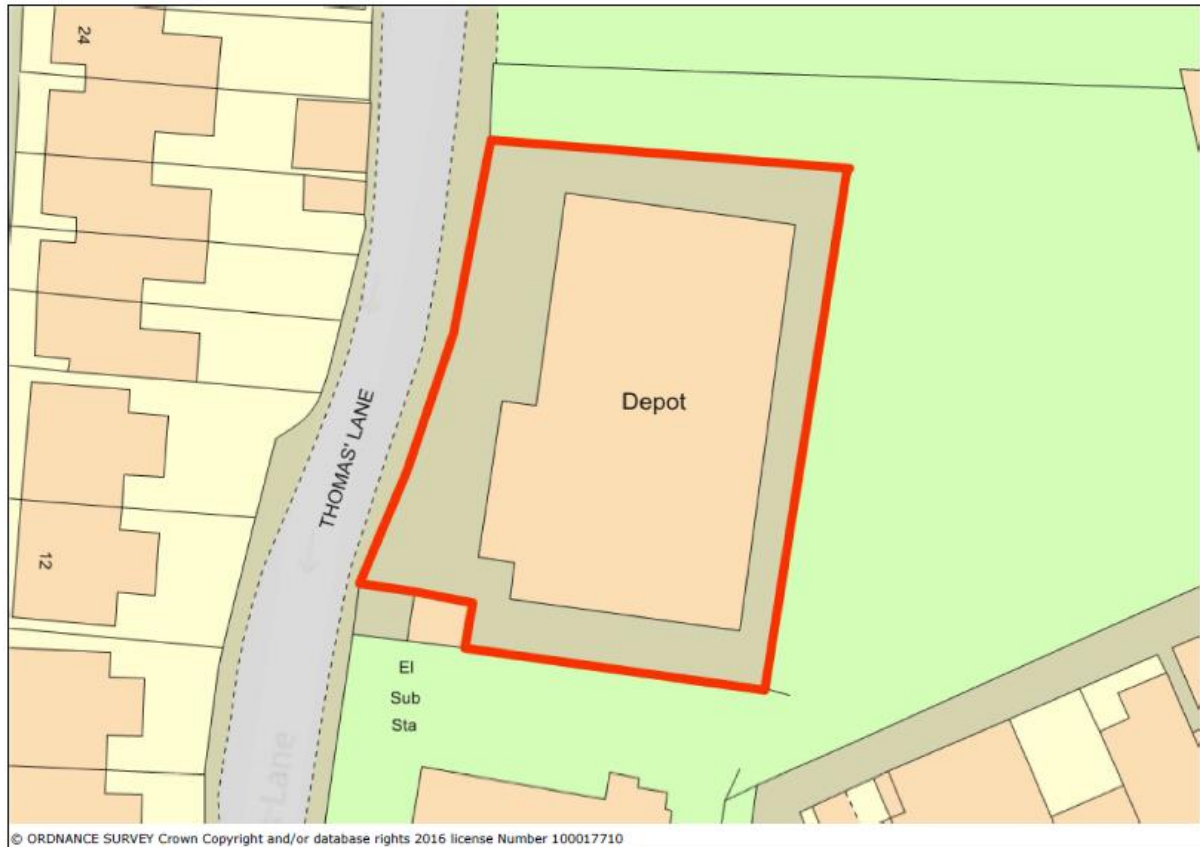
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Appendix

1) Site Location Plans

N.B: Drawings not to scale, illustrative purposes only.

Thomas Lane Depot:



17-18 Catford Broadway:



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The Brookdale Club:



2) Business Rates:

Property	Description	Rateable Value	Rates Payable (2016/2017)
Thomas Lane, Catford, SE6 4RZ	Warehouse & Premises	£31,000 (current) £42,500 (2017)	£15,407.00
Brookdale Club, Brookdale Road, Catford, SE6 4JY	Club House & Premises	£11,750 (current) £13,250 (2017)	£5,687.00
17 Catford Broadway, Catford SE6 4SN	Shop & Premises	£9,900 (current) £15,250 (2017)	£4,791.60
18 Catford Broadway, Catford, SE6 4SN	Shop & Premises	£11,500 (current) £17,750 (2017)	£5,566.00