

Scrutiny & Overview Committee Supplementary Agenda



5. Call-In: Property Disposals as part of the Interim Asset Disposal Strategy (Pages 3 - 48)

Additional information is provided in response to the call-in request for the Scrutiny & Overview Committee's consideration of this item.

Katherine Kerswell
Chief Executive
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Simon Trevaskis
Senior Democratic Services & Governance
Officer - Scrutiny
simon.trevaskis@croydon.gov.uk
www.croydon.gov.uk/meetings

This page is intentionally left blank

Scrutiny Report:

New Addington Community Centre and 90 Central Parade

Issues Highlighted Raised by Scrutiny Committee

- The report refers to a consultation exercise carried out in 18/19 referred to as the [New Addington Master Plan](#). That consultation clearly defines the need for a multi-purpose well-being centre for the estate.
- This report is misleading as it redefines the term 'Wellbeing Centre' as a pure medical facility and a replacement for the Parkway medical facility. This misrepresents the results of the 18/19 consultation.
- Local Residents in New Addington are insistent that there are covenants on both the central parade and Parkway medical centre sites that prevent them from being sold for housing. This information has been omitted from the report.
- The Equality Impact Assessment takes no account of the loss of the ACA or 90 Central Parade on the local community. For the last two years the ACA has acted as a home for the New Addington Boxing Club. In that time approximately 150 young people have used the club facilities. Due to data protection requirements the club cannot provide individual details but they have analysed their records and would estimate that 60% of the young people who attend the club have a learning, neurodivergent or physical need or disability. Representatives from New Addington Boxing Club would be happy for the opportunity to present their evidence to the scrutiny committee in person.

The outcome desired:

- A full consultation to be undertaken by the Council and CCG with residents on these new plans to replace the Old Addington Community Centre ('ACA' [site previously operated by Addington Community Association]) and 90 Central Parade with a new health facility.
- A new permanent home to be identified for the boxing club before any sale of the 'ACA' is agreed.

1 Background:

- 1.1 The Central Parade in New Addington has been a priority regeneration area for the council since 2004 and improvements to date include works to the Central Parade public realm area, a new leisure and community centre – completed in January 2020.
- 1.2 A high-level Central Parade area masterplan feasibility study was produced in Jan 2018 by Peter Brett Associates and PRP Architects on behalf of the Council, identifying the following opportunities as part of the next phase of the redevelopment of Central Parade:

1.2.1 A potential co-location Health & Wellbeing Centre comprising:

- An expanded NHS primary care service, including the relocation of existing GP practices from the Parkway Medical Centre
- A new library and CALAT services, re-located from the existing facilities
- A third sector hub for community organisations and charities
- Council office space

1.2.2 A reconfigured and improved central open space, to include the Town and Village Green

1.2.3 New homes

1.3 New Addington is a priority area for the Council's localities work and is a key element of the local CCG Estates Strategy for the provision of health services within Croydon.

1.4 In September 2018, the next regeneration phase was shared with the community as an early step towards preparing for a future planning applications.

1.5 Feedback was received during the three-week engagement process. This was generally accepted to be positive and did include input that some residents felt nervous about the prospect of additional housing in the area.

1.6 The Community engagement process report dated December 2018 is attached as appendix 1.

1.7 In summary there were 118 responses with the highest requests being for:

Childrens Library and activity space	75.42%
Library	73.73%
GP and other NHS Services	73.73%
A place for Teenagers	71.19%
Studio space for art, dance, drama and music	67.8%

2. Proposed Wellbeing Centre

2.1 A presentation was put together in May 2020 by the Regeneration team for councillors outlining the latest proposals for the Wellbeing Centre following the consultation feedback and consultants design proposals (Appendix 2)

2.2 The schematic plans included areas for the library, CALAT, a café, space for the Pop-In club and Kingfishers (mental health charity), the Health hub and residential accommodation. It also makes reference to the old Probation building but no direct replacement for this facility was proposed.

2.3 The Wellbeing Hub did not include general community space as this had already been provided within the new leisure centre that included flexible ground floor community space which is capable of accommodating up to 300

people in two halls (that are capable of being combined), a kitchen and bar area as well as offices and storage facilities. The new leisure centre also includes a café which is open to everyone, not just leisure centre users.

- 2.4 The new community facility was included as a direct replacement for the old Addington Community facility that was always scheduled to be demolished as part of the overall masterplan and closed in January 2020 when the new centre opened in line with these proposals.
- 2.5 The other two main community elements, CALAT and the Library were originally proposed as a relocation from the existing site. Following the costing exercise and further consideration of the alternative uses for the existing Library/CALAT building it was clear that this was not a financially viable option. The existing building was purpose built and is less than 20 years old and already provides good quality, fully accessible space for the current uses, including a nursery facility on site.
- 2.6 The only non-council “community” element for the Wellbeing Centre was therefore the proposed Kingfisher and Pop In centre space. Both of these buildings still operate and are not part of the current proposals.

3. CCG/NHS Commitment to new Health & Wellbeing Centre:

- 3.1 Securing the CCG’s formal commitment to being part of the new centre via their Business Case process was a critical element to this phase of the redevelopment due to the significant funding and design elements involved.
 - 3.1.1 In April 2018 the CCG advised that they would prepare a Strategic Outline Business Case (SOBC) based on the options below and a preferred option would be identified:
 - (1) Do nothing and remain on the Parkway site
 - (2) Retain and expand the Parkway site
 - (3) Move to new facilities within the Central Parade
- 3.2 In September 2018, the CCG commissioned the Council’s Capital Delivery team to source support to develop the options appraisal as part of the SOBC. External consultants Mott MacDonald (Motts) were commissioned and developed a timeline for the Business Case process which was shared with LBC at a meeting in October 2018. Motts also completed the options appraisal for the SOBC in November 2018.
- 3.3 In November 2018, the CCG advised the Council that the SOBC would be approved by the CCG Governing Body in January 2019

- 3.4 In an attempt not to cause any further delay, LBC procured a consultant to start developing a project plan and cost exercise to help facilitate the NHS/CCG to secure funding for their health element of the project.
- 3.5 Following the development of the plans and cost estimates by Avanti Architects and Potter Raper, the CCG raised major concerns regarding the cost of the scheme both from a capital and revenue perspective. As a result, the proposal to grant a long lease stalled, as a financially viable solution was not reached.
- 3.6 Due to the importance of this site as part of their overall estate's strategy, an alternative solution was sought which has led to the proposed redevelopment of the Addington Community Centre/90 Central Parade site. This is key to the Capital Delivery programme by CCG, and to ensure the latest proposal does not lose the proposed funding to other calls on the CCG Capital it, was imperative to get a transaction fully agreed to allow certainty for all parties, due to the very tight deadlines.

4. Response to the Points Raised

Addressing the specific points raised as part of the call in:

- **“The report refers to a consultation exercise carried out in 18/19 referred to as the [New Addington Master Plan](#). That consultation clearly defines the need for a multi-purpose well-being centre for the estate.**
- **This report is misleading as it redefines the term ‘Wellbeing Centre’ as a pure medical facility and a replacement for the Parkway medical facility. This misrepresents the results of the 18/19 consultation.”**

4.1 The results of the original consultation were in respect of a different scheme but the comments and views expressed were considered as part of the current proposal. The proposed development is for a different scheme, as after the detailed planning and due diligence work undertaken it became evident that the original proposals were not viable. The need for a new Health Hub, remains as a key priority to address the needs of the local residents

4.2 The top five requirements identified through the earlier consultation were:

Childrens Library and activity space	75.42%
Library	73.73%

These facilities are not being removed as part of this proposal: The current Library/CALAT facility offers a purpose built space which provides these services to a very good level, offering plenty of space in fully accessible, purpose built accommodation. Whilst having facilities all within one new Hub with other services may have some benefits, such a relocation cannot be financially justified

GP and other NHS Services**73.73%**

The proposals will greatly improve what has clearly been identified as an essential requirement by the CCG/NHS and offer significantly better medical facilities for local residents. The proposed site will not only allow the provision of a health hub but could also deliver a new diagnostic centre.

A place for Teenagers**71.19%**

The new leisure centre (opened after the consultation) offers much wider facilities for teenagers to use and the community space has replaced the facilities within the former Addington Community Centre. The vast majority of users, including the Judo Club relocated to the new leisure centre. In addition the new Fieldway Centre, opened in early 2021, provides further facilities including a dedicated youth facility.

Studio space for art, dance, drama and music 67.8%

The new Leisure centre provides space for such activities and in addition, the Council has worked with a local group, Dance with Grace, to open up a new dance facility in the former disused Milne Park pavillion which is now fully operational. This facility not only provides a dedicated dance school but is also open for general community hire.

- 4.3 Whilst the proposed development of the new medical only hub does materially deviate from the original plans set out for the Wellbeing Hub, none of the community facilities included within the original proposals have been lost. However, there is a very real probability that delay in the ability to commit to the disposal of the site, allowing the development of the Health Hub, will lead to the removal of the grant funding and thereby put this c£10m direct local investment in healthcare facilities at serious risk.
- 4.4 Officers undertook a lot of work with the various community groups using the former ACA to facilitate their relocation. All the previous uses operated from the former ACA building were relocated to other facilities within New Addington, with the vast majority utilise the community space within the new leisure centre, including the Judo Club and the new indoor market.
- 4.5 Since the consultation, the only community facilities that have been closed are:
- RSPCA centre – the tenants served notice on the Council to terminate the existing agreement with effect from March as they no longer required the space. This has not been re-allocated yet but is being considered for use by other community groups.
 - Addington Community Centre – Closed January 2020 but since re-used on a temporary basis for the Boxing Club. The community space was re-provided as part of the new leisure centre.
 - Timebridge Centre – this was closed to allow the development of a new special school and the new Fieldway Centre was built to replace the community building which is fully open and fully operational.

- Goldcrest Youth and Community Centre – this was closed and not re-opened post Covid restrictions. The asset is in the process of being sold, however it will be retained as a community asset. Following consultation with local resident groups and representatives, a Hindu based group were selected to purchase the asset as they showed a clear desire to work with local residents to provide wider community support.
- 4.6 Within the New Addington area the Council have retained the following active community assets (schools, Library and CALAT centre):
- Octagon building, 120 Central Parade – let to the Pathfinders Group
 - 1 Salcot Crescent – let to Pop-In Day Centre
 - North Downs Crescent – let to over 21 Club
 - 111 Chertsey Crescent – multi use office/consultation facility for local groups
 - Milne Park Pavilion – let to Dance with Grace available for wider community use
 - Fieldway Centre
 - Fieldway Community Centre
 - Mickleham Way Allotments – including Good Food Matters
 - Queen Elizabeth Drive TA Hut
 - Fishers Farm building used by Kingfishers and Sea Cadets
 - Dunley Drive Scout/Guide Hut
 - Salcot Crescent - Vine Food Bank (run by Salvation Army)
 - Alwyn Close – British Legion
- 4.7 Whilst there have been changes to the community offer through Council owned buildings, the two new assets offer more flexible, modern and greatly enhanced accessible space. This compliments the more traditional facilities and there has been no general overall loss of community accessible accommodation in the area.
- 4.8 Officers are also supporting the work of the Re-New Addington group with regular attendance by a member of the Communities team so that any queries raised by the group can be directed at the appropriate officers. Although the group was originally set up to look at youth violence, it now encompasses a wide variety of Council and partner led services including housing and community facilities.
- 4.9 In respect of the community facilities, the group has been provided with a full list of buildings currently available for community use within the New Addington area including contact details.

- **Local Residents in New Addington are insistent that there are covenants on both the central parade and Parkway medical centre sites that prevent them from being sold for housing. This information has been omitted from the report.**

5.1 There are a number of covenants associated with the general Central Parade site that impact the proposed development site. A copy of the conveyance dated 9 June 1939 has been attached at Appendix 3. The principal covenants that impact this site are:

“To hold unto the Corporation in fee simple for the purpose of playing fields recreation and allotment grounds or for the purpose of baths public libraries **or other public purposes** (but not including housing) which may be approved by the Minister of Health...”

Not to use without the consent of the Minister of Health all or any part of the said pieces of land for any purposes whatsoever save for those specified herein as being the purposes for which the said piece of land are hereby respectively acquired

Not to erect put up or cause to be erected or put up any building or erection whatsoever on the said pieces of land without first submitting the plans and specifications thereof in duplicate to the Vendor (First National Housing Trust Ltd) and obtaining their written consent and approval thereto other than buildings or erections **necessary or desirable for the use of the said piece of land for the purposes aforesaid**

Not to carry on.....trade or business of a licenced victualler or retailer of beer wine or spirits....or as a club where alcoholic liquors are consumed.....

- 5.2 The covenants, therefore, do not prevent the development of a new Health Hub as this is seen as being a building used for public purposes and one that would be desirable. The consent of the Minister of Health will be applied for as part of the process if consent to dispose of the site is confirmed.
- 5.3 Although the consent of the First National Housing Trust Ltd is not strictly required under the terms of the conveyance, attempts have been made to contact them for their approval, but no responses have been received despite three separate attempts to contact them.
- 5.4 The site is also bounded by the area designated as a Town and Village Green. The proposed disposal and development does not include any of this area which was clearly set out in the plan attached to the original cabinet report.

5.5 Although the report made reference to the possible redevelopment of the existing health centre site in Parkway, no further details as to the future use or disposal of this site have been made. For clarification, this is not a Council owned site and whilst referred to within the Masterplan, the development of the Health Hub is not dependent on the sale of this site by NHS Property Services.

- **The Equality Impact Assessment takes no account of the loss of the ACA or 90 Central Parade on the local community. For the last two years the ACA has acted as a home for the New Addington Boxing Club. In that time approximately 150 young people have used the club facilities. Due to data protection requirements the club cannot provide individual details but they have analysed their records and would estimate that 60% of the young people who attend the club have a learning, neurodivergent or physical need or disability. Representatives from New Addington Boxing Club would be happy for the opportunity to present their evidence to the scrutiny committee in person.**

6.1 The Equalities Assessment does make reference to the loss of the ACA and refers to the provision of new community facilities within the leisure centre. The loss of the ACA was considered as part of this redevelopment and the new community space was designed to replace the existing facilities. The decision had therefore already been considered as part of this earlier proposal and the closure of the centre was agreed on completion of the Leisure Centre, as outlined in the Cabinet Report. The Centre was closed in January 2020 in line with the earlier proposals. It was not therefore believed that the proposed demolition of this site would have any new detrimental impacts which have already been considered

6.2 The New Addington Boxing Club have never been direct tenants of the Council. There is no legal agreement in place with them. As part of the old Timebridge site they hired a building from the former trustees who ran the centre. When the centre closed, the Council agreed to continue the Boxing Club arrangements for using the ACA, on a temporary basis, until it was demolished whilst they looked for a new building to operate from. A lease was offered to the Club for a short-term occupation, originally until March/June 2022 but this was not signed by the club. They have no rights over the premises, but the Council seeks to find an amenable solution for all parties.

6.3 Discussions have been ongoing with the Club and a constructive meeting was held at the Club on the 28 March where it was agreed that the Council will afford occupation to the end of December 2022 to allow more time for them to find alternative premises. The Council have also agreed to work with the club to try and find an alternative site. The Club have also agreed to provide further details as to membership, Club policies and potential requirements for their move. The Council recognises the Boxing Club's contribution to the

local community and has made all efforts to ensure it does what it can to support this use, but on a more sustainable basis and providing greater certainty and future for the club.

- 6.4 Consideration of the closure of 90 Central Parade was also included within the Equalities Report. As this is an office base with no customer facing services provided on site it was not considered that this would have a negative impact. The service is to be relocated as part of these proposals as referred to in the report and work is ongoing with the service area to identify the best option available

Required Outcomes:

The outcome desired:

- A full consultation to be undertaken by the Council and CCG with residents on these new plans to replace the Old Addington Community Centre ('ACA) and 90 Central Parade with a new health facility.

Given the strict time constraints it was considered too greater a risk as the delay would almost certainly place in jeopardy the loss of the funding.

The very recent previous consultation previously undertaken clearly shows the local residents desire for better healthcare facilities within New Addington. Any risk that the opportunity to deliver much needed and already planned/identified health care facilities could be lost, or at best strategically delayed by some years, was one that was considered unattractive, especially having lost the original proposal on viability grounds.

The development process, as demonstrated by the scheme being followed at Coulsdon, will include further detailed consultation with residents and local key stakeholders, as part of the planning and development process.

As demonstrated above, fundamentally there is no loss of existing community facilities, because this proposal is an alternative variation in the proposed delivery, by retaining separate community buildings rather than their relocation under one roof.

- A new permanent home to be identified for the boxing club before any sale of the ACA is agreed.

As referred to above, officers are currently working with the Club to try and facilitate a new permanent site for them to relocate to in recognition of the support they provider for local young people. However, it should be recognised that there is no legal obligation on the Council to provide a new home for the club, this is the responsibility of the club itself.

New Addington

Community engagement process report
for Croydon Council
December 2018



1.0 Introduction

In July 2018 PRP were commissioned by Croydon council to develop a series of engagement events and activities in order to capture the views of the community on the future regeneration of Central Parade in New Addington, which has been designated as a priority regeneration area within Croydon since 2004.

Over the last decade, the Council has delivered new trees, landscaping and public realm improvements in the area. In January 2020 a brand new Leisure Centre opened for the area. The next phase of regeneration aims to deliver the high quality new community facilities, new homes and improved public realm that the community of New Addington deserve.

The community engagement process between September and October 2018 and involved over 200 people including residents, businesses, community groups, and public partners including the NHS, and other key stakeholders.

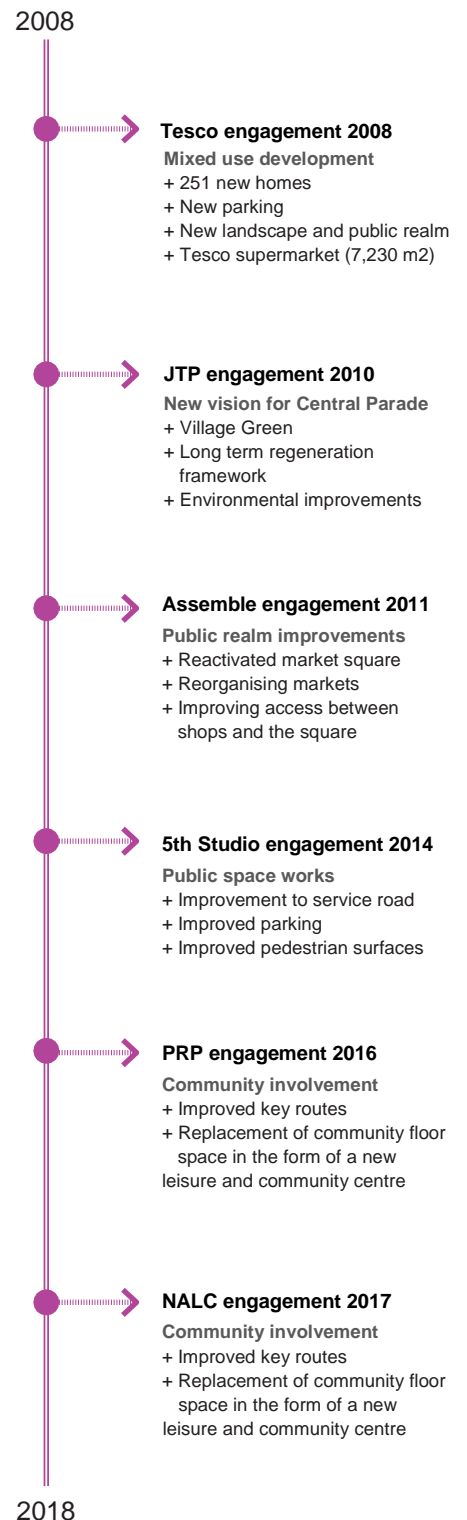
This document provides a summary of the outputs of previous engagement activities as well as outputs from the 2018 engagement process.

2.0 Summary of previous engagement

Background

The council has undertaken over ten years of engagement with the communities of New Addington and Fieldway prior to the start of this engagement process and the engagement strategy outlined within this document.

Throughout this extended period of engagement, a wide and diverse range of engagement methods have been employed, including design workshops, focus groups and public consultation within New Addington and Fieldway.



Tesco engagement (January 2008)

An engagement event was set up in January 2008 to seek feedback on a proposal for new leisure, retail, residential and community facilities in Central Parade. The proposal was for 251 new homes and car parking, landscaping and public realm works and a new Tesco supermarket. The planning application was approved but not implemented, and led to the designation of the Town and Village Green (TVG) protecting much-valued green space at the heart of the area.



A summary of comments received:

"Tesco could help with attracting further investment and securing wider improvements in New Addington"

"The impact of Tesco would impact on local retail trading within the community"

"Concerns over the loss of the existing community facilities if the scheme went ahead"

"Concerns over the scale and mass of the buildings proposed"

"More mixed housing is needed in the area"

"The area is in desperate need of regeneration"

"The development should include more for young people to do in the evenings, like a cinema or football pitch"

"Overall, the new proposals would provide a massive boost to Central Parade and New Addington as a whole"

"More parking is needed"

From comments received above from local residents the following key themes were identified:

- Community facilities
- Landscape improvements
- Community safety and crime
- Maintaining and enhancing local character
- Access and parking
- Employment

New Addington Central Parade community planning weekend (October 2010)

A workshop was held with local residents to consider a vision for Central Parade. This would include a long term regeneration framework and environmental improvements.



A summary of comments received:

"Don't stop traffic but give pedestrians priority"

"The community spirit is here but the community facilities are tired"

"The need for more investment in New Addington, including more family accommodation"

"The roads in the area need improvement and more free parking is required"

"Green public spaces should be improved and made safer for all ages"

"The need for more activities for young people and children"

"We need better night lighting for our streets and public spaces"

"Kids need more activities and safe and well overlooked play areas"

From comments received above from local residents the following key themes were identified:

- Community facilities
- Landscape improvements
- Community safety and crime
- Maintaining and enhancing local character
- Access and parking
- Employment

Central Parade, New Addington improvements engagement (2011 and 2014)

Following the feedback received from the 2010 engagement Croydon council carried out a series of public realm improvements to reactivate the market square, re-organise the market, improve access between the shops and square and improve car parking and pedestrian accessibility.



A summary of comments received:

"The current car parking arrangements are dated and confusing"

"We need better lighting and seating areas"

"Please try to provide public art for the area"

"More waste bins on all public spaces"

"The existing shops should be renovated"

"Improve the car parking layout and make it cheaper for people to park"

"Footpaths need improvements and the square needs to become more accessible for all users"

"The spaces need to be safer throughout the day"

"Existing buildings around the square need refurbishment in order to look better"

From comments received above from local residents the following six key themes were identified:

- Community facilities
- Landscape improvements
- Community safety and crime
- Maintaining and enhancing local character
- Access and parking
- Employment

Central Parade, New Addington improvements engagement (2011 and 2014)

In 2016 and 2017 engagement took place with local residents about the proposal for a new leisure and community centre as well as new homes at the rear of the centre. Following this engagement a planning application was approved in 2016 and again in 2017 for an updated and improved scheme.



A summary of comments received:

"The new facilities should be designed to allow for a variety of activities and functions"

"The new leisure and community facilities should provide new job opportunities for local residents"

"Housing for families is welcomed"

"The new leisure and community Centre will help to improve the image of the wider area"

"The materials used for new building should reflect the character of the local area."

"Better lighting will be required around the new facilities and housing and adjacent streets"

"Adequate parking is required for housing and the new facilities"

"Excited to see the improvements proposed in the new plan"

From comments received above from local residents the following six key themes were identified:

- Community facilities
- Landscape improvements
- Community safety and crime
- Maintaining and enhancing local character
- Access and parking
- Employment

Six constant themes that were important to local residents in New Addington emerged from previous local engagement:



1. Community facilities

Local residents value community facilities but recognise that they require investment to meet current and future needs.



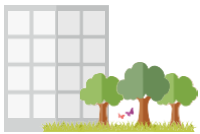
2. Landscape improvements

New Addington residents have a strong desire for usable open space that compliments the existing mature trees and offers amenities for all ages.



3. Community safety and crime

A large number of residents expressed safety concerns, especially after dark, and said that better measures needed to be put in place.



4. Maintaining and enhancing character

Local residents value the existing character of the buildings and spaces of New Addington and feel strongly that any proposals should respect and respond positively to this.



5. Access and parking

It was felt that improvements to existing streets, parking and simplifying access points would allow shops and markets to thrive.



6. Employment

Residents called for greater employment opportunities locally, especially for young people.

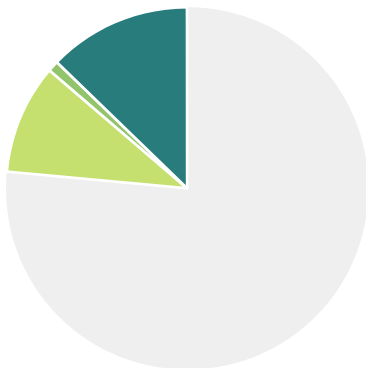
3.0 Summary findings from engagement from 2010 to 2017

Q8. How important do you consider the six key themes that emerged from previous local engagement?

Following the previous engagement the Council asked whether these themes were still relevant to the community.

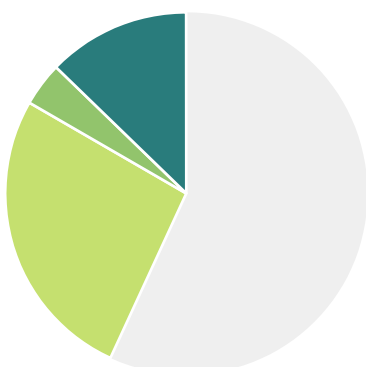
Community facilities

- Very important (76.47%)
- Slightly important (9.80%)
- Not important (0.98%)
- No response (12.75%)



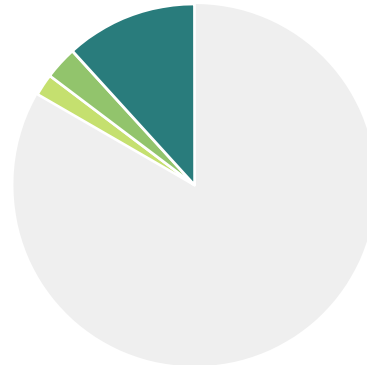
Landscape improvements

- Very important (56.86%)
- Slightly important (26.47%)
- Not important (3.92%)
- No response (12.75%)



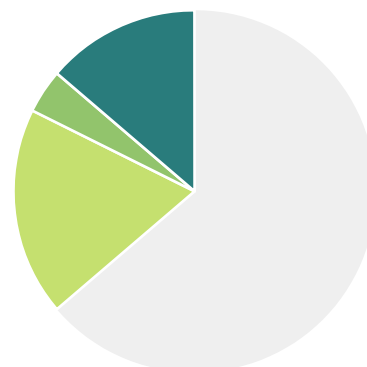
Community safety and crime

- Very important (83.33%)
- Slightly important (1.96%)
- Not important (2.94%)
- No response (11.76%)



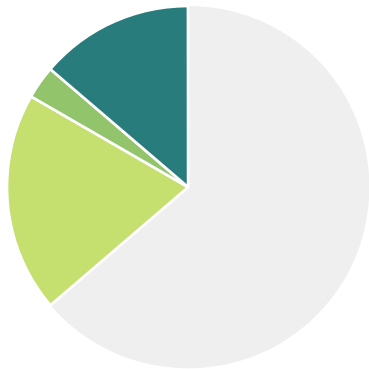
Maintaining and enhancing character

- Very important (63.73%)
- Slightly important (18.63%)
- Not important (3.92%)
- No response (13.73%)



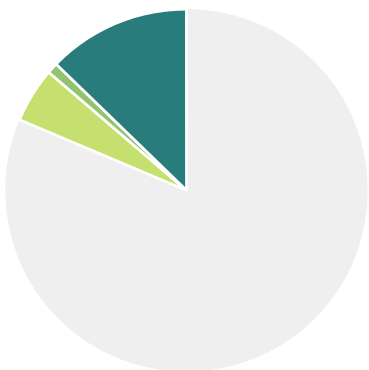
Access and parking

- Very important (63.73%)
- Slightly important (19.61%)
- Not important (2.94%)
- No response (13.73%)



Employment

- Very important (81.37%)
- Slightly important (4.90%)
- Not important (0.98%)
- No response (12.75%)



Key findings:

- + All six key themes identified from previous engagement events are still very much important to the local residents, stakeholders and community groups.
- + Addressing community safety and crime is still a major issue and high priority for the local residents.
- + New employment opportunities and community facilities are also still seen as key priorities, especially for the current young generations to get them activated after school and gain working experience.
- + New Addington and Fieldway residents, stakeholders and community groups have a strong desire for usable open space on Central Parade that complements the existing mature trees, whilst offering amenities for all ages.
- + There is still very much a strong community need for community facilities, however residents recognise that they need investment to meet current and future users.
- + Access and parking seemed to be an issue that the community feel has not been resolved, with many residents stating there needs to be much stricter parking controls on neighbouring streets around Central Parade.

4.0 2018 Engagement outputs

This section summarises the results and key findings from the engagement process carried out within September and October 2018.

The New Addington engagement process has reached out to a large number of local residents, organisations and stakeholders. The engagement programme was designed to be open and inclusive and capture representative views from those who live, work and visit New Addington through the methods outlined below.

This section details the responses collated throughout the duration of the engagement process and describes the people involved, the opportunities and proposals and the key findings and conclusions.

Feedback is displayed in the form of comments and suggestions as well as numerical data tables showing the results of each question posed on the online questionnaire and the feedback forms and in the on-line questionnaire. The feedback is a result of the below:

New Addington Fun Day: 22 September

Public exhibitions at the following locations: Fieldway Family Centre, Timebridge Centre, Addington Community Centre and Library / CALAT (Croydon Adult Learning and Training facility)

Drop-in sessions:

- Outdoor markets (11 September and 21 September)
- Indoor markets (13 September and 20 September)

Stakeholder open space workshops:

- Safe Haven group workshop (11 September)
- Brownie and guides workshop (19 October)

Online questionnaire and feedback forms/flyers.



Future opportunity for a new Wellbeing Centre, homes and shops

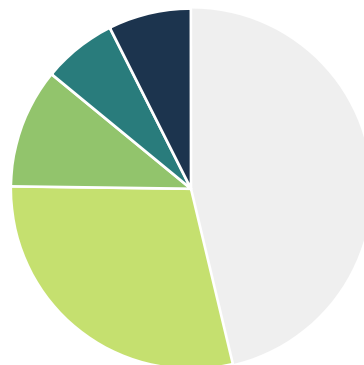
Summary

The future opportunity for a new Wellbeing Centre, homes and shops was one of the two fundamental discussion points to be discussed throughout the engagement process.

As part of the process Croydon council wanted to understand what residents, stakeholders and community groups thought about a new Wellbeing Centre, retail, new homes and business / employment uses within Central Parade as part of the next phase of regeneration in New Addington including; what specific services, spaces and uses they thought would be both required and beneficial to the local community. The results and key findings can be found from pages 34 - 38.

New homes

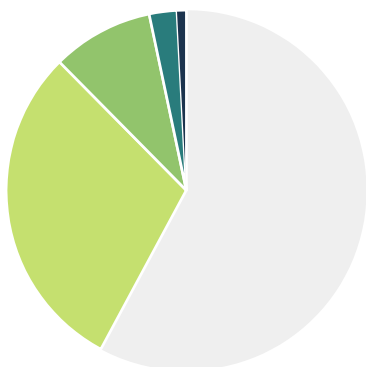
- Strongly agree (46.28%)
- Agree (28.93%)
- Neither agree nor disagree (10.74%)
- Disagree (6.61%)
- Strongly disagree (7.44%)



Q1. Please rate how much you agree or disagree with the following:

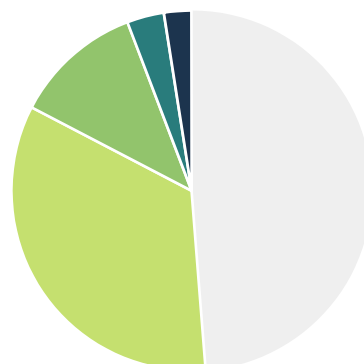
Wellbeing Centre

- Strongly agree (57.85%)
- Agree (29.75%)
- Neither agree nor disagree (9.09%)
- Disagree (2.48%)
- Strongly disagree (0.83%)



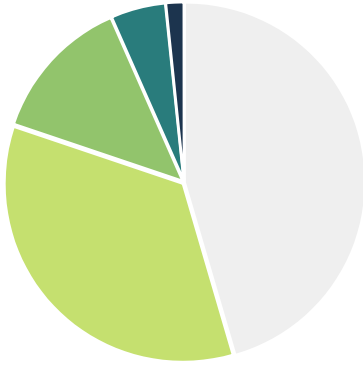
Retail

- Strongly agree (48.76%)
- Agree (33.88%)
- Neither agree nor disagree (11.57%)
- Disagree (3.31%)
- Strongly disagree (2.48%)



Business/employment use

- Strongly agree (45.45%)
- Agree (34.71%)
- Neither agree nor disagree (13.22%)
- Disagree (4.96%)
- Strongly disagree (1.65%)



Q1.1 Please specify any further comments:

“ Homes, of course. With an emphasis on affordable housing!”

“ Bungalows from the council for the elderly”

“ A Wellbeing centre would offer services and uses for all the community!”

“ Public transport improvements- wheelchair use for public transport”

“ Social meeting place for people that use the market!”

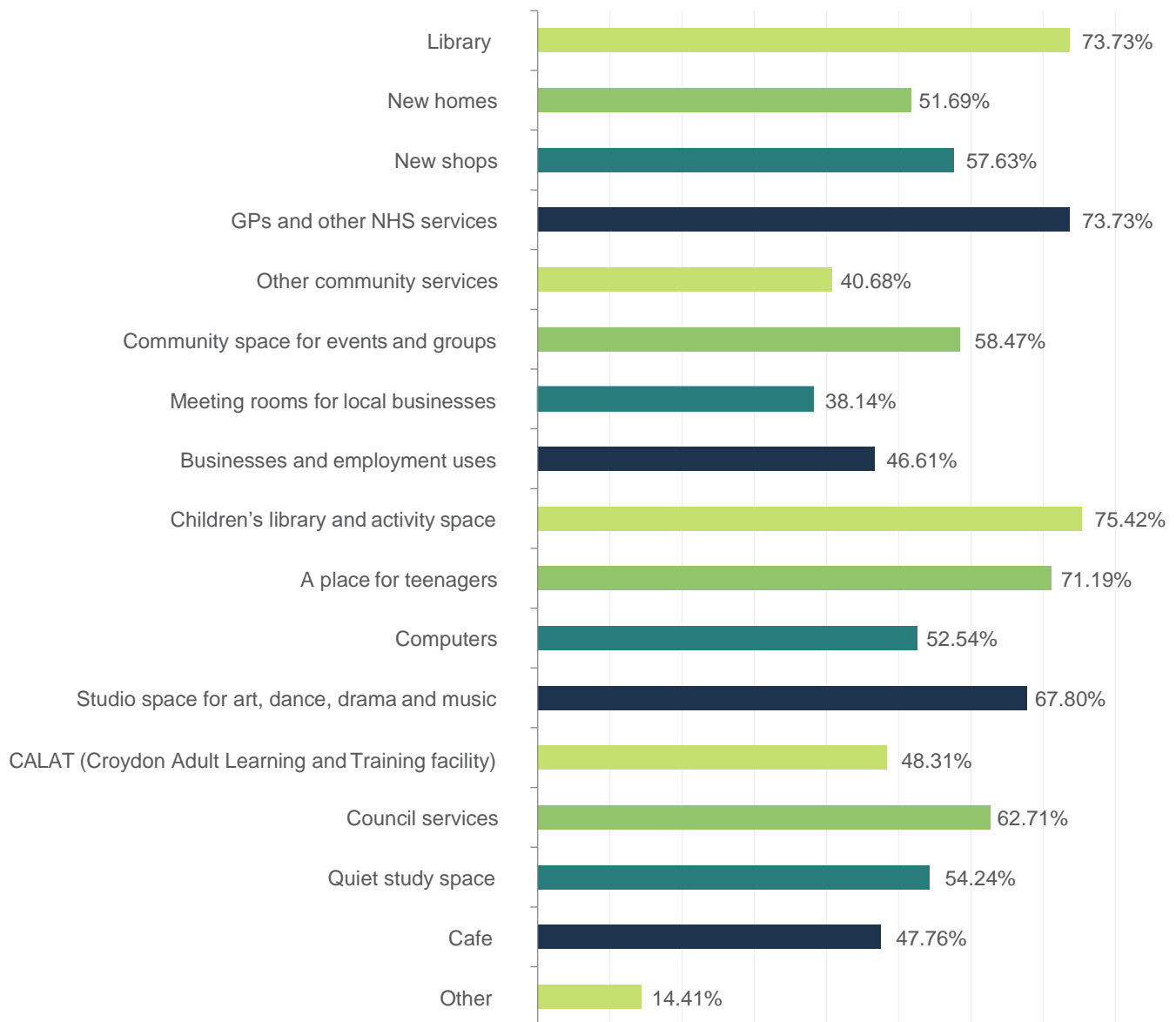
“ Space for teenagers so they don’t get in trouble”



Future opportunity for a new Wellbeing Centre, homes and shops

Q2. Which of the following services, spaces and uses would you like to see in and around a new public facility in New Addington?:

Of the 118 respondents to the multiple response question the below outlines the findings:



Q2.1. Please specify any further comments:

“A contemplation outdoor green space would be more welcome.”

“For homes, I would like to see homes for large families.”

“Children are the future of our society and large families should be encouraged in New Addington”

“Waste of money”

“Social meeting place for everyone using the market!”

“Hub of a community, how many more years are they going to take to come up with a design. They say a lot but not much action”

“A place for elderly and lonely, Friendship facilities with faith-basis (god-friendly)”

“Consider shop uses- no more chicken and chip shops!”

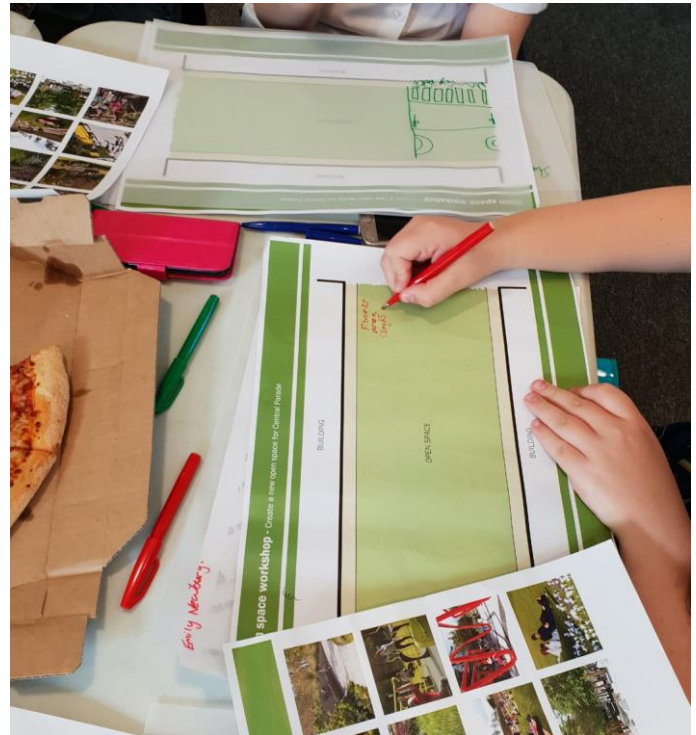


Image of Safe Haven open space workshop

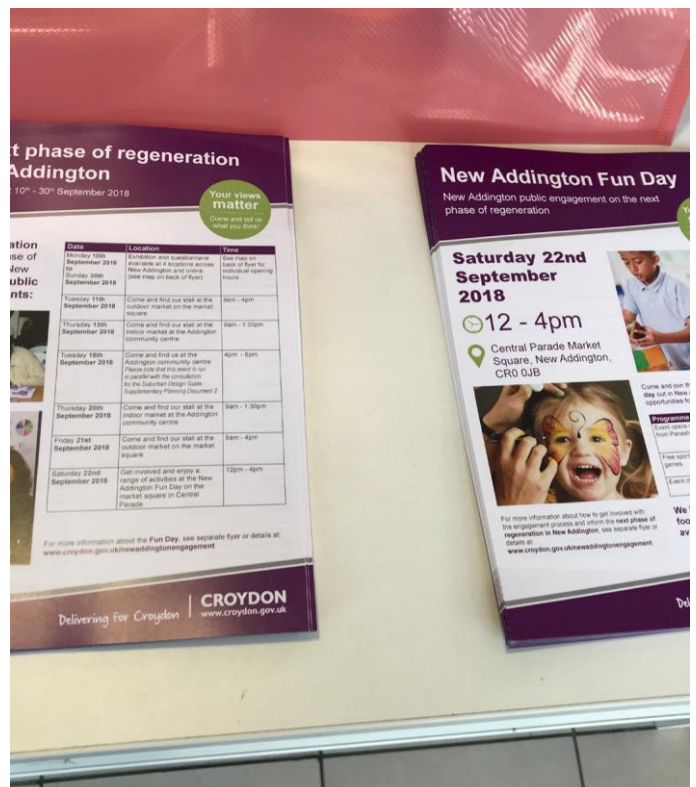


Image of flyers at public exhibition location

Future opportunity for a new Wellbeing Centre, homes and shops

Q3. What else would you like us to consider for the next phase of regeneration in New Addington?

Community facilities / uses

" A place for teenagers, nothing for them to do, music studio"

" A venue to hold events like weddings or parties"

" After school clubs: Healthy activities for kids and teenagers. Maybe a cinema"

" Spaces- community gathering- culture events"

" Place to worship/prayer- meeting during the week. Activities for children during summer time (summer club run by the church- Seventh day adventist)"

" Bigger market- extended days"

" No more cafés, youth centre, pop in, youth activities. After school club- affordable, time relevant activities."

"More job opportunity, adult learning advice centres/ CAB/read/write support."

Movement and access

"Service road still bad"

" Slow central parade down by putting in traffic calming measures"

" Disabled car parks- parking at the medical centre"

Safety and crime

" CCTV and lights should be installed"

"Racism against foreign shop owners. Deal with the drug problems kids have!"

"Deal with safety and crime, not enough police presence"

"Fear of crime"

Key findings:

Following the review of all responses associated with the engagement questions the following conclusions can be made:

- + Local residents, stakeholders and community groups are not adverse to new regeneration opportunities.
- + A Wellbeing Centre would be seen as a positive contribution to the local communities and allow for new homes, retail and employment opportunities.
- + Local communities are not adverse to new housing, however this should focus on older people living and young families and be affordable and accessible for local residents.
- + The Wellbeing Centre should cater for a multitude of uses allowing for all ages of the community to benefit and interact with one and other.



Photo from interactive open space workshop with the Safe Haven group at the Pathfinders

Future improvements to the Central Parade green space (Town and Village Green)

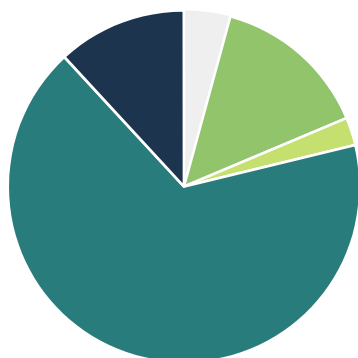
Summary

The second of the two fundamental discussion points throughout the engagement process was in relation to future improvements to the Central Parade green space (TVG).

As part of the process the council wanted to understand how people currently use and spend time within the existing green space with particular reference to the space outside of the former ACA and leisure centre. This was followed by questions in relation to what improvements the community felt were required and what would make them increase their usage of spaces in and around Central Parade. The results and key findings can be found from pages 40 - 43.

Q4. How often do you currently use the Central Parade green space outside the former ACA and leisure centre?:

- Daily (4.24%)
- Weekly (14.41%)
- Once a month (2.54%)
- Less often (66.95%)
- Never use (11.86%)



Q4.1. Please specify any further comments:

"It's a nice and friendly open space but needs a lot of work. Seating is needed and a walking trail"

"I use it for dog walking, nice in the summer to chill out but not much to do"

"There is nothing there to use and I choose to walk my dog elsewhere."

"The TVG is important, even if it is not used and packed with activities"

Q5. If you are not using the Central Parade green space, please say why?:

" I have my own house and garden"

"Just don't use it. It's mainly the shops that I use"

"Not large enough area to warrant use"

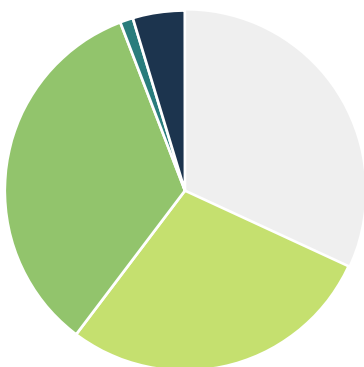
"Not used by anyone. Not pleasant place"

"There is nothing to use there"

Q6. What improvements would you like to see to the Central Parade green space?

Of the 118 respondents to the multiple response question the below outlines the findings:

- More trees, plants and flowers (69.49%)
- Play equipment (61.86%)
- More seating (73.73%)
- None (2.54%)
- Other (10.17%)



Q6.1 Please specify any further comments:

“Flowers, hanging baskets, flower beds, outdoor gym and water feature / fountain would improve the space”

“Stage area for judo/dance displays as a different offer from existing market square”

“A design that avoids areas where you get big congregations of youths. More sculptures like the bears.”

“Outdoor gym- like outside Goldcrest, something to do while you’re there- teenagers would also use. Not suitable for small children play because of the road”

“Outside exercise equipment (like Lloyd park). More like a park that is suitable for primary school children”

“Community orchard- if someone looks after it! Same where people can meet up”

“Water play feature like at south bank”

“Maintain green nature of the space, however add more of a function and use to benefit the local community”



Image of Safe Haven open space workshop

Q7. What else would you like us to consider for an improved Central Parade green space in New Addington?

Spaces for the community to enjoy, play and relax

“A space with variation within (different within space). Community growing. Places of interest. Wheelchair accessibility”

“An (additional) ‘quiet space’ area, appropriately landscaped. Quiet area/s so significant re: peoples mental health and Wellbeing”

“Community gardens- to sit around and enjoy the plants- e.g. a growing project linked to the community centre”

“Seating areas with tables therefore, residents and local workers can sit and eat during their lunch break or during a shopping trip. Making the space a more social area!”

“Need a designated cycleway and park with zipwire and tyre swing”

“Garden, flowers and bench and water feature instead of ugly stores. Soothing for mental health”

“Water fountain, statue or sculpture”

“Entertainment for families”

Improvements to surrounding streets and spaces

“All shops to stop selling alcohol. Fund-raiser on bigger usable space. Moped proof. More disabled parking spaces”

“Waste of money, Social meeting place for everyone using the market!”

“Get more people into the market”

“Better signage and logo for New Addington- show pride in New Addington”

“Crime management within open spaces”

“Change Central Parade road. Make the market square part of the regeneration so they can flow across the road”

“More space for people to have a better Wellbeing. Walking- something for all the people which is not closed in. Healthy walking to count your steps”

Key findings:

+ The majority of the local community expressed that they do not really use the Central Parade green space (TVG).

+ Many people believe the green space doesn't encourage use and would welcome enhancements and improvements to the space as a whole.

+ More seating, trees, plants, flowers, water features and better management were proposed to be included in any future design proposals.

+ Many people believe the issue is not only the current green space (TVG) but that the surrounding streets and spaces should also be improved.



Image from New Addington Fun Day



Image from New Addington Fun Day

Safe Haven group and brownie & guides open space stakeholder workshops

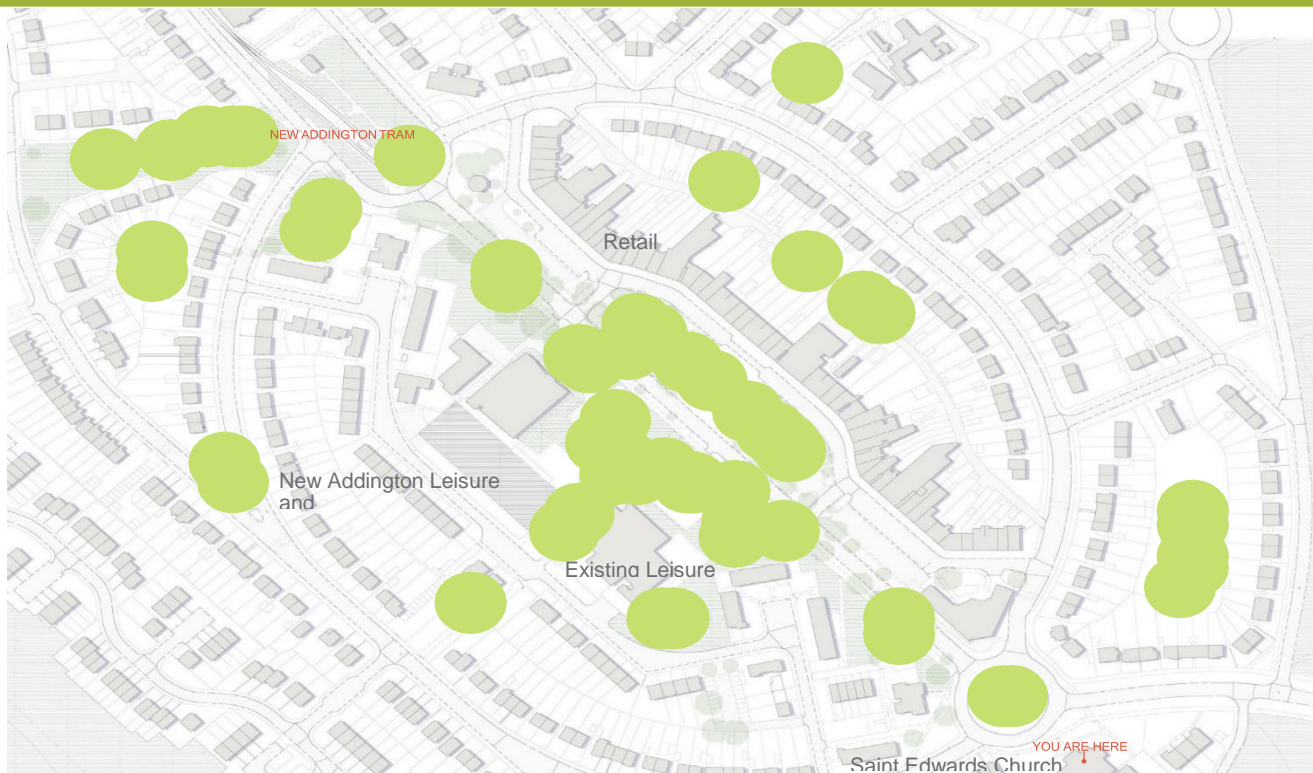
Two stakeholder workshops were carried out with firstly the Safe Haven group at the Pathfinders and secondly a split workshop with the brownie and guides held at Saint Edwards Church Hall. The workshops were attended by over 70 children and teenagers from New Addington and surrounding communities. These workshops focussed on firstly, where they believed a new or enhanced open space should be situated and secondly, designing what would be within their 'dream' space.

The below diagram visually illustrates where the children and teenagers felt a new open space should be located or enhanced within Central Parade (green dots).

Key findings:

Following the review of all design responses and discussions with the local youngsters the following conclusions can be drawn:

- + There should be much more of an offer in terms of play for the local community.
- + The green space (TVG) should be located within the centre of Central Parade.
- + The green space should be flexible and adaptable.
- + A space that feels safe and secure.
- + Further enhancement to existing open space within the surrounding neighbourhoods should be made in order to create a much greater offer in terms of play, relaxing and socialising spaces.



These are the notes referred to on the following official copy

Title Number SY39252

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

RR file

54 39252

Stamp
6/5/107
Adjudication
Stamp

This Conveyance

is made the *ninth* day of *June* One thousand nine hundred and thirty-nine **Between** THE ABBEY ROAD BUILDING SOCIETY whose place of meeting is at Abbey House 215 Baker Street in the County of London (hereinafter called "the Mortgagees") of the first part FIRST NATIONAL HOUSING TRUST LIMITED whose registered office is at Banner Cross Hall Ecclesall Road South in the City of Sheffield (hereinafter called "the Vendors") of the second part and THE MAYOR ALDERMEN AND BURGESSES OF THE BOROUGH OF CROYDON (hereinafter called "the Corporation") of the third part.

Whereas :-

(1) By a Legal Charge dated the fourth day of September One thousand nine hundred and thirty-five and made between the Vendors of the first part Henry Boot and Sons Limited and Charles Boot of the second part and the Mortgagees of the third part the Vendors being then seised in fee simple in possession free from incumbrances of the pieces of land hereinafter described charged the same except the piece of land secondly described in the First Schedule hereto (with other property) by way of legal mortgage with the payment to the Mortgagees of the principal sum of Sixty-five Thousand Pounds and interest thereon as therein mentioned.

(2) The Vendors have in consideration of the covenants by the Corporation hereinafter contained agreed to convey the pieces of land hereinafter described to the Corporation in fee simple in possession free from incumbrances in manner hereinafter appearing.

(3) The principal sum of ~~Four Thousand Seven Hundred~~ ^{Forty seven thousand} Pounds and no more is now owing to the Mortgagees upon the security of the recited Legal Charge all interest thereon having been paid as they hereby acknowledge and being satisfied with the security which will remain after the execution hereof they have agreed to join in these presents in manner hereinafter appearing.

Now this Deed Witnesseth as follows :-

1. IN pursuance of the said agreement and in consideration of the covenants on the part of the Corporation hereinafter contained the Mortgagees as Mortgagees and by the direction of the Vendors hereby surrender and release and the Vendors as Beneficial Owners hereby convey and confirm unto the Corporation

ALL THOSE pieces of land described in the First Schedule hereto

TO HOLD unto the Corporation in fee simple for the purpose of playing fields recreation grounds and allotment grounds or for

the purposes of baths public libraries or other public purposes (but not including housing) which may be approved by the Minister of Health freed and discharged from all principal moneys and interest secured by and from all claims and demands under the recited Legal Charge but subject to the payment to the Vendors of a yearly sum of Five Pounds Three Shillings and One Penny as hereinafter provided as an apportioned part of the tithe redemption annuity charged (inter alia) on the pieces of land hereby conveyed

2. [THE Corporation (to the intent that the covenants hereinafter contained shall bind the pieces of land hereby conveyed into whosoever hands the same may come for the benefit and protection of the adjoining estate of the Vendors) hereby covenant with the Vendors as follows :—

(1) Within four months from the date hereof to erect and for ever after maintain good and sufficient fences surrounding the pieces of land hereby conveyed to the reasonable satisfaction of the Vendors.

(2) Not to use without the consent of the Minister of Health all or any part of the said pieces of land for any purposes whatsoever save those specified herein as being the purposes for which the said pieces of land are hereby respectively acquired

(3) Not to erect put up or cause to be erected or put up any building or erection whatsoever on the said pieces of land without first submitting the plans and specifications thereof in duplicate to the Vendors and obtaining their written consent and approval thereto other than buildings or erections necessary or desirable for the use of the said pieces of land for the purposes aforesaid.

(4) Not to carry on or suffer to be carried on upon any portion of the said pieces of land or in any buildings erected or to be erected thereon the trade or business of a licensed victualler or retailer of beer wines or spirits or allow the same to be used as a club where alcoholic liquors are consumed or for any other purpose that may require a license for the sale of alcoholic liquors but this covenant shall not extend to any building erected by the Corporation on any of the pieces of land hereby conveyed which may be used for the purpose of open spaces or recreation grounds so as to prevent any pavilion or club house hereafter built thereon being registered as a club by any club authorised by the Corporation to play any game on the said open spaces or recreation grounds and in connection therewith to use any such pavilion or club house or to prevent the members of any such club from consuming alcoholic liquors on such premises Provided that in the event of the Corporation selling or disposing of any of the said pieces of land the Corporation will insert the said covenant in the conveyance or other disposition of the said land. } B

C
3. [IT IS HEREBY AGREED AND DECLARED that the Corporation shall not be entitled to any right of light or air in respect of the said pieces of land over any adjoining land belonging to the Vendors. ID

4. THE Corporation hereby covenants with the Vendors to pay to the Vendors the yearly sum of Five Pounds Three Shillings and One Penny as an apportioned part of the tithe redemption annuities affecting (inter alia) the pieces of land hereby conveyed until such time as such tithe redemption annuities shall be apportioned in accordance with the Tithe Act 1936 as between the pieces of land hereby conveyed and the other property upon which the same are charged respectively.

5. THE Vendors for themselves and their successors in title hereby covenant with the Corporation and its successors in title that the Vendors and their successors in title will hereafter pay all sums that may from time to time become due and payable in respect of such tithe redemption annuity so far as the same relates to the remaining land belonging to the Vendors charged therewith until the said tithe redemption annuity shall be legally apportioned as aforesaid or redeemed and will at all times hereafter keep the Corporation and its successors in title and the pieces of land hereby conveyed fully and effectually indemnified from and against the non-payment of the said tithe redemption annuities or of any part thereof.

6. THE Mortgagees hereby acknowledge the right of the Corporation to the production and delivery of copies of the documents mentioned in the Second Schedule hereto.

7. THE Vendors hereby covenant with the Corporation that as soon as the documents mentioned in the said Second Schedule or any of them shall come into the custody of the Vendors or the persons deriving title under them by reason of the satisfaction of the said mortgage debt or otherwise they will at the request and cost of the Corporation or the persons deriving title under it give to it or them a statutory undertaking for their safe custody and that after the said documents or any of them shall have so come into custody as aforesaid and until such undertaking as aforesaid shall be given the Vendors and the persons deriving title under them shall be subject to the same obligations in all respects as if such undertaking had been given while the said documents were in their custody.

The FIRST SCHEDULE before referred to:—

FIRST ALL THAT piece or parcel of land situate at Addington in the County Borough of Croydon and having frontages to two roads known as Overbury Crescent and Brandon Road and containing an area of 11.1 acres or thereabouts and which said piece of land is more particularly delineated on the plan hereto annexed and thereon numbered 1 and coloured green.

SECONDLY ALL THAT piece or parcel of land situate at Addington aforesaid and having a frontage to Lodge Lane and containing an area of 0·08 of an acre or thereabouts and numbered 2 and coloured green on the said plan

THIRDLY ALL THAT piece or parcel of land situate at Addington aforesaid and having a frontage to Lodge Lane aforesaid and containing an area of 3·46 acres or thereabouts and numbered 3 and coloured green on the said plan.

FOURTHLY ALL THAT piece or parcel of land situate at Addington aforesaid and having frontages to the three roads known as Lodge Lane Overbury Crescent and Brandon Road aforesaid and containing an area of 6·5 acres or thereabouts and numbered 4 and coloured green on the said plan.

FIFTHLY ALL THAT piece or parcel of land situate at Addington aforesaid at the junction of Lodge Lane and Salcot Crescent and containing an area of 0·13 of an acre or thereabouts and numbered 5 and coloured green on the said plan.

SIXTHLY ALL THAT piece or parcel of land situate at Addington aforesaid lying between Lodge Lane aforesaid and a road known as Cavendish Green and containing an area of 0·37 of an acre or thereabouts and numbered 6 and coloured green on the said plan.

SEVENTHLY ALL THAT piece or parcel of land situate at Addington aforesaid at the junction of Lodge Lane and Salcot Crescent aforesaid and containing an area of 0·10 of an acre or thereabouts and numbered 7 and coloured green on the said plan.

EIGHTHLY ALL THAT piece or parcel of land situate at Addington aforesaid lying in the rear of Ownsted Hill Salcot Crescent Ightham Hill and Queen Elizabeth's Drive and containing 0·77 of an acre or thereabouts and numbered 8 and coloured green on the said plan TOGETHER with a right of way for the Corporation for all purposes in common with all others duly authorised to go pass and repass over and along the strip of land coloured brown on the said plan leading from Ownsted Hill to the said piece of land numbered 8 on the said plan

NINTHLY ALL THAT piece or parcel of land situate at Addington aforesaid lying in the rear of Ownsted Hill Salcot Crescent Gascoigne Road and Walsingham Road containing an area of 1·08 acres or thereabouts and numbered 9 and coloured green on the said plan TOGETHER with a right of way for the Corporation for all purposes in common with all others duly authorised to go pass or repass over and along the two strips of land coloured brown on the said plan leading from Salcot Crescent and Ownsted Hill aforesaid to the said piece of land numbered 9 on the said plan.

TENTHLY TOGETHER ALSO (as to the whole of the land hereby conveyed) with a right of way for the Corporation for all purposes over the sites of the streets upon which the said pieces of

land front abut or adjoin or from which access to the said pieces of land is derived and also over the new streets now constructed or hereafter to be constructed by the Vendors on their Addington Estate.

The SECOND SCHEDULE before referred to:—

26th September 1919.—CONVEYANCE: Sir Henry Arthur Farnaby Lennard (1) Charles William Morland The Reverend Harry Bertie Roberts and The Right Honourable Aretas Akers Douglas Viscount Chilston (2) Charles Umfreville Fisher (3).

27th September 1919.—MORTGAGE: Said Charles Umfreville Fisher (1) said Charles William Morland The Reverend Harry Bertie Roberts and The Right Honourable Aretas Akers Douglas Viscount Chilston (2).

3rd June 1929.—STATUTORY RECEIPT (endorsed on Mortgage).

31st January 1935.—CONVEYANCE: Said Charles Umfreville Fisher (1) the Vendors (2).

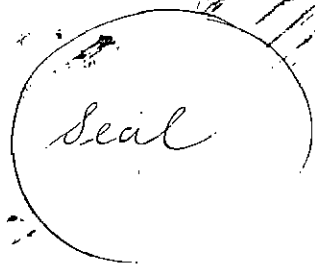
4th September 1935.—THE before recited Legal Charge of this date.

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto affixed the day and year first above written.

The Common Seal of The Abbey Road Building Society was hereto affixed in the presence of

M. Thumby

Clerk to Messrs. T. F. Peacock & Co.,
Solicitors,
Abbey House,
215, Baker Street, N.W.1.



J. H. Robertson

The Common Seal of First National Housing Trust Limited was hereunto affixed in the presence of

George Crackel Director.

Clarence C. Cooper Secretary.



The Common Seal of The Mayor
Aldermen and Burgesses of the
Borough of Croydon was affixed hereto
by Order of the Council



E C Stuart Baker Mayor.

E. Tabernet Town Clerk.

Seal Register No. 8352

Certified a true copy

E. Tabernet

Town Clerk

Croydon

Dated 9th June 1939.

54 39252

FIRST NATIONAL HOUSING TRUST
LIMITED and its Mortgagees

— TO —

THE CORPORATION OF CROYDON.

Certified Copy

Conveyance

— OF —

land at Addington, in the County Borough of
Croydon.

(Open Spaces etc.)

H.M. LAND REGISTRY
18 OCT 1939
RECEIVED

G R
H.M. LAND REGISTRY,
LONDON, W. C. 2.
FREEHOLD TITLE REGISTERED
TITLE NUMBER SY 39252

ADDINGTON LODGE ESTATE DEVELOPMENT PLAN

THREECORNER GROVE

FEATHERBED LANE

GUSHYBANK SHAW

RECREATION GROUND

ROAD 6 CLEVES AVENUE
ROAD 17 KING
ROAD 7A GREEN
ROAD 7B GREEN

RECREATION GROUND

LODGE LANE

ROAD 1 GREEN
ROAD 2 GREEN
ROAD 3 GREEN

HENRY'S DRIVE

ROAD 9

ROAD 7 QUEEN ELIZABETH'S DRIVE

3.5001 SITE

ROAD 5

ROAD 4 GREEN
3.46 Acres

SCHOOL SITE

11.1 Acres

ROXTONHAM

ROAD 5 CULDEPPER

ROAD 10

ROAD 9 WALSATOR

ROAD 9 WILLOUGHBY CRESCENT

ROAD 11 AVENUE

ROAD 12 CRESCENT

ROAD 13 WALK

ROAD 14 GREEN

ROAD 15

ROAD 16

ROAD 17

ROAD 18

ROAD 19

ROAD 20

ROAD 21

ROAD 22

ROAD 23

SCHOOL SITE

ROAD 14 CRESCENT

ROAD 15

ROAD 16

ROAD 17

ROAD 18

ROAD 19

ROAD 20

ROAD 21

ROAD 22

ROAD 23

ROAD 24

ROAD 25

ROAD 26

ROAD 27

ROAD 28

ROAD 29

ROAD 30

ROAD 31

8.0001 SITE

9.0001 SITE

5.0001 SITE

6.0001 SITE

7.0001 SITE

10.0001 SITE

11.0001 SITE

12.0001 SITE

13.0001 SITE

14.0001 SITE

15.0001 SITE

16.0001 SITE

Addington Lodge

4 RECREATION GROUND
6.5 Acres

H.M. LAND REGISTRY
TITLE No. S139252
PHOTOGRAPHIC COPY
(Scale to fit on A4 sheet)
of PLAN to S139252
dated 9.6.1954

1
2
3
4

A
B



SCALE 1/2500



ROWDOWN WOOD



This page is intentionally left blank