

# CLlr Alison Butler - Homes and Regeneration

March 2018

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## **Crystal Palace Football Club**

Plans have been submitted to the Council to redevelop the main stand at Selhurst Park stadium, increasing the overall ground capacity from 26,000 to 34,000. The planning application number is 18/00547/FUL.

Key features of the redevelopment include:

- A large new main stand, glass fronted, that would increase capacity from around 5,400 to 13,500, with more than 10,700 General Admission seats - an increase of around 6,000 on existing numbers
- Compliance with Accessible Stadia Guidelines, through improved facilities for supporters with disabilities and a substantial increase in wheelchair spaces.
- Selhurst Park to be compliant with UEFA regulations and eligible to host tournament football.
- A new museum documenting the club's history and its place in the community
- Premium hospitality and entertainment facilities
- New community facilities, supporting the work of the Palace for Life Foundation, which delivers health, education and sporting programmes for more than 13,500 local children and young adults.

The scheme will create additional employment opportunities, with an estimate of 124 additional Full time Equivalent (FTE) jobs and 30 new permanent jobs. The club has made a public commitment to signing up to Croydon's Good Employer's Charter and therefore paying London Living Wage to employees. Further details of the wider economic benefit are provided in the planning submission and this is being scrutinised by officers.

The council is working hard to ensure an application comes to committee that sees benefits for local communities and residents.

The council has not yet reached an agreement with the club over the terms of the acquisition of land and property. As they stand, the proposals would require a number of council tenants to be rehoused, with the loss of five council properties in total (as well as one private house). The council has been working closely with those tenants affected.

If the club achieves planning permission then the current ambition is to start work in early 2019, with a current estimate of a completion date 2-and-a-half to 3 years from then.

## **Sprinklers update**

The sprinkler installation works are now completed on the first residential block - College Green in Upper Norwood. Installation works have also commenced on the next three blocks Grosvenor, Belgrave and the second College Green Blocks with five further blocks scheduled

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to start by the end of March. The councils Residents Involvement team are engaging with residents in preparation for the works to begin and a new demonstration flat at Tonbridge House block has been completed to allow our residents to view the sprinkler installation and help answer any questions they might have about the works.

## **Construction skills academy opens in New Addington**

Thanks to the Council's investment in new community and leisure facilities in New Addington, a new skills academy which provides residents with the chance to undergo training and gain qualifications in construction was officially launched in New Addington on 13 March.

The Building Futures Academy, is part of the new multi-million pound New Addington leisure and community centre development and will provide training and qualifications for local people interested in working in construction.

The council has partnered with Willmott Dixon who are building the new leisure centre, MRG Services, Carshalton College and Croydon Council's jobs brokerage service Croydon Works, to provide the training hub.

Candidates will learn Level 1 Construction Operations, practical skills training, CSCS training, Level 1 Health and Safety at work and employability skills. After their training the newly qualified candidates will be supported by Croydon Works to apply for work placements with Willmott Dixon, supply chain partners or other construction jobs advertised by the employment service.

Located next to the Octagon Building on Central Parade, the first cohort of students will enter the academy to start their training in April.

If you would like more information about the course, qualifications and expected outcomes, please call 0208 604 7471 or email [info@croydonworks.co.uk](mailto:info@croydonworks.co.uk)

## **Landlord fined over illegally-let property**

A landlord who illegally rented out a South Croydon flat to tenants without getting the required licence has been ordered to pay a £6,000 fine.

Croydon Council reminded the Landlord several times over six months that he needed to apply for a licence on the property in Warham Road and pay the £750 licence fee, but he did neither and continued to rent to tenants. The Landlord also failed to respond to council notices that legally required him to give more information about the property.

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Landlords who do not apply for a selective property licence covering flats and houses they let in Croydon are breaching section 95 of the Housing Act 2004.

The council introduced its selective licensing scheme in 2015 to raise the standard of housing for tenants and improve the local environment, and over 30,000 properties in the borough are now licensed.

The council resolves most enforcement cases without needing to take legal action because landlords follow improvement notices that bring faster results. We introduced the landlord licensing scheme to ensure all those who rent in the borough live in a decent home. The vast majority of Croydon landlords are responsible and get the proper licence, but this case shows we will continue to take enforcement action where needed to ensure all homes are licensed.

### **Croydon to publish developers' viability reports**

Developers in Croydon will now have the viability appraisal submitted as part of their planning applications made public. The reports are submitted to provide evidence of the developers' capability to meet all planning requirements, including meeting the levels of affordable housing required by the council as the local planning authority.

Previously applicants could request for their viability assessment to be kept confidential, but the report will now be published alongside the other planning documents submitted. The publication of the appraisals on the council website will ensure greater transparency and accountability, by enabling members of the public to scrutinise viability reports and the associated implications for the delivery of affordable housing and other benefits. In these instances the publication of the appraisal will make the reasons behind the decision clear.

This is good news for Croydon residents. The publishing of these appraisals will make the council's work with developers much more transparent and enables the public to hold both parties to account. Most importantly it will also help ensure affordable housing, which is much needed in Croydon, is built.

### **All Ages Family Safety Challenge Final and award ceremony 2017/18**

As part of its work on both bringing residents of all ages together and looking at fire safety, the council annually holds a Fire Safety Challenge along with the Fire Brigade. This challenge is growing in popularity every year.

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Mighty Men of Valour, the Broad Green-based group working to improve the lives of boys, men, husbands and fathers were this year's champions. They beat off stiff competition from 11 teams across the borough in the finals held in a packed council chamber. This year almost 2,000 people of all ages have taken part in 78 community events as part of the project.

Fire safety is a serious matter as the tragic fire at Grenfell has shown – but learning about it is important and can save lives.

David Gill from London Fire Brigade's Crossfire team said: "Having a plan for what to do in the case of a fire and knowing some basic first aid are all life-saving skills, and this challenge helps us to teach hundreds of people every year how to stay safe in their homes. It's a great project and has undoubtedly helped prevent some potential tragedies".

The challenge is open to any community groups based in or near Croydon's council housing developments. For more information please email

**[sustainable.communities@croydon.gov.uk](mailto:sustainable.communities@croydon.gov.uk)** or telephone **020 8726 6100** ext. **62065**.



The Mighty Men of Valour team walked away winners at Croydon's sixth annual All Ages Family Safety Challenge finals on Wednesday 14 February.

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## Brick by Brick

BXB will be delivering a large number of schemes on site in 2018. You may have noticed hoardings are up on many sites across the borough including Marston Way in Upper Norwood, Regina Road in South Norwood, Northbrook Road in Selhurst and around the College Green scheme in central Croydon.

As demolition and construction begins on the first phase, the next phase of planning applications has begun along with the ongoing search for more potential sites. As part of the commitment to 'use local first' BxB is committed to working with local contractors and sub-contractors and promoting the employment of local people through Croydon Works.

Overall BXB aims to deliver 50% affordable homes across their residential programme. All affordable rented homes will go to those nominated from Croydon's housing register BXB will make any units for sale solely available to Croydon residents for a set period of time, before offering them more widely. This is a key priority for BXB. BXB CEO Colm Lacey says; *'We are building beautiful new homes for people to live in and places where people want to stay. Key to that is understanding and providing for the specific needs of both existing and new residents'*

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## **Croydon apprentices celebrated at National Apprenticeship Week event**

Apprentices working with council contractors on a range of Croydon projects were commended at a special event held as part of National Apprenticeship Week. Nine apprentices working for council housing and schools maintenance contractors Clairglow and Mulalley, were each presented with a certificate and gift card, in recognition of their hard work on local schemes.

The apprentices' contributions have been across three contracts and they have been involved in planned maintenance works including the delivering of kitchen and bathroom refurbishments, external decorating and domestic central heating upgrades. As well as the work carried out for their employers, the apprentices have also been involved in a number of community initiatives including the renovation of Timebridge Community Centre in New Addington for the FareShare food programme and decorating for the New Addington Pathfinders community group and at the Salvation Army's food bank.

I am delighted we have been able to recognise the invaluable contribution apprentices are making across Croydon, not just in their work but also in the wider community.

For more information on the council's apprenticeship scheme visit [www.croydon.gov.uk/jobsatcroydon/apprenticeship](http://www.croydon.gov.uk/jobsatcroydon/apprenticeship) or to find out how an apprenticeship could help benefit your business visit [www.gov.uk/take-on-an-apprentice](http://www.gov.uk/take-on-an-apprentice)

## **Planning Awards**

Croydon's excellent Planning & Strategic Transport Team have been shortlisted in the Planning Excellence Awards for the Planning Authority of the Year 2018. This is well deserved by the team, who have worked incredibly hard to keep up with the ever increasing numbers of planning applications.