

Lambeth First Regeneration Delivery Plan Update 2010

The Regeneration Delivery Plan actions represent the work of partners in Lambeth to deliver physical investment in the borough.

The purpose of the Regeneration Delivery Plan is to support the [Economic Development Strategy](#) objective of increasing investment in Lambeth by

- Being a framework for investment and regeneration in the borough
- Promoting areas where there can be better and more creative partnership working through public sector leverage
- Creating a partnership through which opportunities can be progressed.

Partners who we work with include Lambeth NHS, Met Police, London Fire

The plan is made up of the following parts:

- Priority Projects
- Original Regeneration Delivery Plan 2007 actions for each town centre area within the borough.
- First update 2008
- Second update 2009
- Third update 2010

The activities outlined in the plan are also represented on a [map-based plan](#) available online.

This plan complements the local economic assessment under development and future regeneration strategy to be developed in 2011.

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Vision for Lambeth and places

The [Draft Core Strategy](#) of the Local Development Framework contains the following vision for the borough

By 2025 Lambeth will be a key part of, and contributor to, central London's thriving economy and the benefits of this will be shared throughout the borough. It will be home to a skilled workforce and a growing number of businesses and jobs providing opportunities for local people. The achievements of Lambeth's young people will be widely celebrated and the levels of worklessness in the borough will have significantly declined.

Lambeth will be at the forefront of tackling and adapting to climate change. At least 16,500 additional dwellings will have been developed along with additional shops, offices and visitor accommodation. Fifty percent of new residential dwellings will be affordable. Growth in housing and jobs will be mainly focussed on the Waterloo and Vauxhall (linked to Battersea/Nine Elms) Opportunity Areas and the major town centres of Brixton and Streatham.

This growth will be supported by approximately 5,460 additional primary school places, 650 additional nursery class places and 2,294 additional secondary school places through BSF Phase 2 (of which 322 additional Year 7 places), additional childcare, play and youth provision, a network of new Neighbourhood Resource Centres for primary and community health care, reconfigured hospital and further education premises and new facilities for policing across the borough. The capacity of the public transport infrastructure, including the inter-changes at Waterloo, Vauxhall and Brixton, will have increased sufficiently to accommodate all those travelling to, from and through the borough for work, shopping, recreation and tourism.

Lambeth will be known for its flourishing and distinctive business neighbourhoods in Waterloo, Vauxhall, Brixton, Streatham, Clapham, Oval, Stockwell, Herne Hill and Tulse Hill/West Norwood, for its cutting edge culture and creativity, its access to the River Thames and to views of central London, and its international cultural and tourist destination on the South Bank. There will be a world class new public open space at Waterloo City Square.

Lambeth's residential neighbourhoods will house mixed, cohesive, stable communities that thrive on the diversity of their population, including different ethnic groups, faiths and sexual orientations, the young, the elderly and people with disabilities. They will be green, safe, accessible areas that enable healthy and sustainable lifestyles and foster well-being. Although high in density, they will excel in the sustainable design and management of their built environment and public spaces, with a strong focus on liveability, community safety, enhanced historic buildings and spaces with an improved sense of place.

This vision will be delivered jointly by the partners of Lambeth First through its theme partnerships, strategies and programmes and in consultation with all stakeholders, supported by the policies contained in this Core Strategy and Lambeth Council's powers as a local planning authority.

The following objectives are set out in regeneration proposals for our places and neighbourhoods within the borough:

Brixton

Brixton's greatest strengths – its independent shops, markets and creative businesses and the quality of its built heritage – will underpin the regeneration of the town centre and include:

- A new transport interchange enabling safer, clearer routes through the town centre and better routes between public transport points
- A new public space (as well as Windrush Square) at the heart of the town centre providing an events, visiting markets and performance area
- Bringing residential properties back to the town centre and reviving upper floors of vacant buildings

- Sustainable improvements to the Somerleyton Road area to provide community facilities and safer routes linking the area with the rest of the town centre
- New health and entertainment facilities for the Town Hall area
- Improvements to the design and appearance of Acre Lane and Coldharbour Lane areas
- Further improvements to Brixton's historic streets and markets, celebrating its unique character.

Clapham

The Council will seek to reinforce its distinctive character associated with the Old Town, its historic environment, Clapham Common and its popularity for leisure and entertainment, and will encourage provision in particular for cultural, creative, visual and performing arts, street markets and other forms of community innovation, while controlling the level of food and drink uses and the impact on amenity of the night-time economy. It will seek to provide modern leisure, health and community uses through the Future Clapham project.

Stockwell

The Council will support Stockwell to continue to develop a distinguishable community focus and heart and a clear physical sense of place supported by its heritage assets. This will be achieved through safeguarding and encouraging retail uses; enhancing its historic environment; encouraging commercial, civic and other employment uses; developing and enhancing its sense of place by improvement to traffic and environmental conditions for pedestrians; and creating public open spaces and linkages throughout the area, including improvements to housing estates, connections to and within housing estates and measures to reduce carbon emissions and adapt to climate change.

Streatham

The Council wishes to create a sustainable town centre that can attract more investment, more businesses and more customers to maintain it. The masterplan aims to make Streatham a more attractive place to live, work and visit. In particular focussing on:

- Streatham Hill – its role as a gateway to Streatham from the north provides the opportunity for new landmark buildings, new mixed use development and improvements to existing shops and the railway station
- Streatham Central – new retail and mixed use developments, improved pedestrian access and new market square
- Streatham Village – improved pedestrian crossings, new mixed use buildings, active frontages onto Streatham Green and works to transform Gleneldon Mews.
- Streatham Hub – new landmark retail development as gateway to Streatham from the south, new hotel and housing and upgraded station
- Infrastructure and public realm improvements to complement developments

Vauxhall

The Council will support mixed-use development at Vauxhall for employment uses, housing, retail, hotel, health, student accommodation, leisure, entertainment and other commercial and community uses in line with its Central Activity Zone designation and as part of the wider London Plan Vauxhall/Nine Elms/Battersea Opportunity Area, to develop a distinct heart, recognisable sense of place and definite identity with distinct quarters to achieve a sustainable and vibrant urban area and to fulfil its role as a coherent centre, as well as linking with and benefiting adjoining areas and their communities.

Overall, development will be supported to provide at least 3,500 new homes and 8,000 new jobs in the Vauxhall area by 2026 and appropriate community health and public transport infrastructure improvements will be sought.

Waterloo

The Council will support and enhance Waterloo as a key part of Central London and Lambeth and its economy in its various roles as an international centre for culture and arts as part of the London Plan Regeneration Delivery Plan Actions UPDATED 2010 (October).doc

South Bank/Bankside Strategic Cultural Area; a pre-eminent international, domestic and local tourist/leisure and entertainment area; a major location for offices, hotels, healthcare and higher education; a mixed residential area with appropriate supporting community, service and shopping facilities; its valued historic character and its role as being one of London's most important transport hubs.

West Norwood

West Norwood/Tulse Hill is a linear district town centre, stretching along Norwood Road from Tulse Hill in the north and including the northern ends of Knights Hill and Norwood High Street. The council will support a number of proposals for the area that are aimed to provide the town centre with the regeneration that it needs and that local people would like to have. These key proposals include:

- A new mixed use gateway development at Tulse Hill
- New and improved retail town centre on Norwood Road
- A refurbished or redeveloped West Norwood library
- A new joint service centre (including a leisure centre and health centre) on the Norwood Hall site
- A new primary school
- A new ecological park
- Improvements to the public realm across the town centre
- New residential developments across a number of locations in West Norwood.

Priority Projects

	Activity	Target completion date	Partners	RDP Lead ¹	Commentary
Brixton					
10 B01	Brixton Town Hall Area Redevelopment brought forward	2010	LBL and partners	Alison Young	Mixed use scheme including council and partner offices, leisure, housing
10 B04	Brixton Viaducts scheme brought forward	2010	LBL and partners	Alison Young	Mixed use scheme including refurbished railway station, housing (approx 100 units), public realm, leisure and market infrastructure
08 B14	Moorlands Triangle: investigate options around regeneration including Loughborough Park, Moorlands Estate and Southwyck House, linked with Somerleyton Road Area scheme identified in Brixton masterplan	2008/09	MHT/Guinness Trust/LBL and partners	Alison Young / Paul Cooper	New process about to commence as part of the Loughborough Park Estate Steering Group
07 NL23	Myatts Field North – select development partner and commence works to estate	2013	LBL/Notting Hill	Paul Cooper	Demolition of 302 dwellings, refurbishment of 175 dwellings and a new development of 348 private dwellings and 150 social housing, plus a new Community Centre. Will create over 300 jobs and the provision of a new 10,000 square foot retail outlet. The scheme is funded through an HRA, PFI scheme. The redevelopment phase lasting five years and a service period of 30 years.
07 NL19	Akerman Road Neighbourhood Resource Centre (Myatts Field North)	July 2012	LBL/NHSL	Julian Alexander	Financial close November 2010. Priority project for NHS Lambeth.
Clapham					
07 C01	Future Clapham £75m scheme delivering new leisure centre, 21st century library and customer centre, NHS Lambeth Neighbourhood Resource Centre and high-quality residential.	2011	LBL – HRE/ Cathedral / HCA / NHSL	Alison Young Julian Alexander	Under construction

¹ RDP Lead is to indicate person within Lambeth responsible for providing the update to the Lambeth First Investment Board. They may not be the lead delivering the project.
Regeneration Delivery Plan Actions UPDATED 2010 (October).doc
21/12/2010
Lambeth First Investment Board

	Activity	Target completion date	Partners	RDP Lead¹	Commentary
Norwood					
08 N01	Deliver Norwood Hall Health and Wellbeing centre.	2012	LBL – HRE / NHSL	Alison Young/Julian Alexander	Central government has endorsed £14.2 million of Private Finance Initiative towards state-of-the-art services at Norwood Hall. Has NHS Stage 1 Business Case approval and planning approval subject to conditions. Aiming to achieve financial close early 2011
Kennington					
08 NL K01	Future Kennington – develop partnership regeneration approach on Old Lilian Baylis site	February 2011	LBL – Physical regeneration/ SAZ/SBEG	Alison Young	Considered by Cabinet in December 2009 and again in November 2010. In principle support given to a part asset transfer of site subject to funding and other outcomes. Further report due in early 2011
Streatham					
07 STR05	Finalise unconditional agreement for delivering Streatham Hub	Summer 2011	LBL/Tesco/TfL – HRE	Alison Young	Negotiations ongoing with Tesco. Planning approved for mezzanine subject to conditions. Planning application submitted for temporary ice rink in Brixton
Waterloo					
08 NL W02	Waterloo City Square Develop a deliverable scheme to implement the vision of a Waterloo City Square/Public Transport Interchange from the IMAX roundabout to the Old Vic	2010	LDA/TfL/GLA/LBL/SBEG (under auspices of Waterloo Implementation Group and IMAX Environs Steering Group)	Ted Inman	Scheme concept developed via design competition work continues to be designed off strategic brief with a final transport scope to be agreed. Phase 1 scheme subject of lobbying and funding campaign via SBEG and South Bank/Bankside Cultural Quarter. Part of the Mayors Great Spaces project
08 NL W04	Jubilee Gardens Regeneration of the Gardens following international design competition and planning approval from LBL	2012	SBEG/CSCB/ LBL(Jubilee Gardens Steering Group)	Ted Inman	Stakeholders investigating options for overcoming legal obstacles. Planning approval renewal will be required – if not feasible, project will be delayed

Full List of Current Actions

	Actions	Target completion date	Partners	RDP Lead ²	Commentary
	Brixton Original RDP 2007				
07 BO2	Prepare planning guidance for the development of specific sites prioritised by the masterplan and core strategy	Early 2011	LBL – HRE	Les Brown	Under development for Town Hall Triangle and Brixton Central.
07 B14	Planning permission for Stockwell Park Estate improvements	2007 - 2015	LBL/Network HA	Paul Cooper	Update to follow
07 NL23	Myatts Field North – select development partner and commence works to estate	2013	LBL/Notting Hill	Paul Cooper	Decision taken at Cabinet February 2010
07 NL19	Akerman Road Neighbourhood Resource Centre (Myatts Field North)	July 2012	LBL/NHSL	Julian Alexander	Financial close November 2010. Priority project for NHS Lambeth.
	Brixton Update 1 2008				
08 B12	Police Asset Management Plan finalised including proposals for Brixton	Summer 08	Met Police	Met Police – Diane McNulty	On hold pending review of London Asset Management Plan. Update to follow
08 B14	Moorlands Triangle: investigate options around regeneration including Loughborough Park, Moorlands Estate and Southwyck House	2008/09	MHT/Guinness Trust/LBL	Paul Cooper	New process about to commence as part of the Loughborough Park Steering Group. Linked to proposals identified with Somerleyton Road (2010 update 10 B04)
	Brixton Update 2 2009				
09 B03/04	Future Brixton Public Art project	2009/10	LBL	Alison Young	Public Art and lighting pieces commissioned for the town centre. Funding to be delivered by end of Financial year 2009/10

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	Actions	Target completion date	Partners	RDP Lead ²	Commentary
09 B07	National Black Heritage Centre completed	2012	HLF/LDA/LBL	Alison Young	<p>Black Cultural Archives will refurbish and extend Raleigh Hall, a pre-war listed but derelict building in the heart of Brixton, as a new Black Heritage Centre which will house its archive collection, and offer a range of courses and activities.</p> <p>The Capital project will cost approximately £6million. It will be funded by LDA, LBL, Biffa Trust, Garfield Weston Foundation and the Foyle Foundation.</p> <p>Building will be developed to contain a new-build archive store and exhibition space, a refurbished exhibition space, a large education room, a library/archive reading room, two education/seminar rooms, café and shop, and service areas.</p>
09 B08	Future Brixton – Brady's site	2010/11	LBL	Alison Young	Ongoing discussions around a commercial and community space in the Brixton site
09 B12	Charles Edward Brooke Construction Commences	2010	LBL	Mike Pocock	Intermediate works delayed due to issues with planning consent. Works due to commence in 2011/12
	Brixton Update 3 2010				
10 B01	Brixton Town Hall Area Redevelopment brought forward	2010	LBL and partners	Alison Young	Mixed use scheme including council and partner offices, leisure, housing
10 B02	Popes Road Carpark and Canterbury Gardens scheme brought forward	2010	LBL and partners	Alison Young	Mixed use scheme including retail, housing (approx 200 units) and leisure
10 B03	Somerleyton Road Area scheme brought forward	2010	LBL and partners	Alison Young	Estate regeneration and mixed use scheme including housing (approx 200 units), theatre, CCI workspace and education uses (linked in with the Triangle work updated in 2008)
10 B04	Brixton Viaducts scheme brought forward	2010	LBL and partners	Alison Young	Mixed use scheme including refurbished railway station, housing (approx 200 units), public realm, leisure and market infrastructure
	Clapham Original RDP 2007				

	Actions	Target completion date	Partners	RDP Lead ²	Commentary
07 C01	Future Clapham £75m scheme delivering new leisure centre, 21st century library and customer centre, NHS Lambeth Neighbourhood Resource Centre and high-quality residential.	2011	LBL – HRE/ Cathedral / HCA / NHSL	Alison Young Julian Alexander	Development unconditional. Under construction
07 C05	Refurbish Clapham North and Clapham Common underground stations	2010	TfL	TfL – Colin Lovell	These stations are Tube Lines PPP commitments and will both be by the end of 2010.
07 C12	Redevelop Clapham Park estate and provide new facilities including a Healthy Living Centre	2016	Clapham Park Homes/LBL/NHS L	Clapham Park Homes/ Lambeth Housing – Paul Cooper/NHS Lambeth – Julian Alexander	Amended in 2008 to include new healthy living. Parts of phasing in health delayed due to a downward turn in the property market.
	Clapham Update 1 2008				
08 C02	City Learning Centre rebuild Rectory Grove (£736K) Revenue as not new build	April 2009	LBL – CYPS AMPD	Charles Booth	Existing contractor in administration, retendering for new contractor
08 C03	Macaulay Road mixed use development completed	August 2010	Grainger Trust	Paul Cooper	Under construction
	Clapham Update 2 2009				
09 C01	Old Clapham Library project	2010	LBL	Alison Young / Peter Jones	Regeneration & Enterprise and Cultural Services working with the for a solution on the long term use of this site once Future Clapham completed.
	Norwood Update 1 2008				
08 N01	Deliver Norwood Hall Health and Wellbeing centre.	2012	LBL – HRE / NHSL	Alison Young/Julian Alexander	Central government has endorsed £14.2 million of Private Finance credits towards state-of-the-art services at Norwood Hall. Has NHS Business Case approval and planning approval subject to conditions to achieve financial close early 2011

	Actions	Target completion date	Partners	RDP Lead ²	Commentary
	Norwood Update 2 2009				
09 N06	Future Norwood Shop Front Improvements Scheme	June 2010	LBL	Alison Young	Currently under implementation
09 N07	Future Norwood Road & Public Realm Improvements	2010	LBL	Alison Young	Application successful under Mayor's Great Spaces submitted to D London on 31-Jul-09, for design advice and part funding for feasibility
	Norwood Update 3 2010				
10 N01	MDO 38 site bring forward proposal	2010	LBL and partners	Alison Young	Town centre mixed use scheme including retail, housing (250 units), parking, public realm and employment space. Land assembly and studies required.
10 N02	Norwood Library area options	2010	LBL and partners	Alison Young	Mixed use scheme including reprovided library, theatre and housing (30 units)
10 N03	Norwood Commercial District options developed	2010	LBL and partners	Alison Young	Mixed use scheme including ecology park, housing (approx 100 units), employment and community uses.
	North Lambeth Original RDP 2007				
07 NL17	Opening of new stand and hotel development at The Oval	TBC	Surrey County Cricket Club	Zbig Blonski	Planning approval June 2009
07 NL21	Doon Street development - detailed planning application. 18 months to start on site, 30 month build	TBC	Coin Street Community Builders	Zbig Blonski	Scheme approved
	North Lambeth Update 1 2008				

	Actions	Target completion date	Partners	RDP Lead ²	Commentary
08 NL K01	Future Kennington – develop partnership regeneration approach on Old Lilian Baylis site	2010	LBL – Physical regeneration/NHS L	Alison Young	Considered by Cabinet in December 2009 which revised scope and specification to deliver a mixed use scheme including leisure, community facilities and housing.
08 NL V02	Complete Vauxhall / 9 Elms Battersea Opportunity Area Planning Framework	2010	GLA/Others/LBL –HRE	Zbig Blonski	Out for consultation from 27 October 2009
08 NL W02	Waterloo City Square Develop a deliverable scheme to implement the vision of a Waterloo City Square/Public Transport Interchange from the IMAX roundabout to the Old Vic	2010	LDA/TfL/GLA/LBL /SBEG (under auspices of Waterloo Implementation Group and IMAX Environs Steering Group)	Ted Inman	Scheme concept developed via design competition work continues. Signed off strategic brief with a final transport scope to be agreed. Scheme subject of lobbying and funding campaign via SBEG and S106 Bank/Bankside Cultural Quarter. Part of the Mayors Great Spaces
08 NL W03	Lower Marsh Area Based Scheme Brings together public realm improvements to Lower Marsh, Westminster Bridge Road and adjacent streets to be funded via TfL's Area Based Scheme strand and from assembling / cascading existing Section 106 from around the site.	2009/12	LBL/ SBEG/ /WCDG/WQBA/landowners/ Network Rail/TfL/LDA	Ted Inman	Around £3 million of S106 developer contributions have been pooled to improve the public realm, pedestrian routes and general environment in Lower Marsh and Westminster Bridge Road. Particular priorities are to improve the business and retail environment in Lower Marsh and to improve the pedestrian environment in the tunnel under the railway in Westminster Bridge Road. W S Atkins has been appointed by Lambeth to design the scheme under the auspices of a Steering Group comprising representatives of business and residents which will advise on priorities within the available budget.
08 NL W04	Jubilee Gardens Regeneration of the Gardens following international design competition and planning approval from LBL	2012	SBEG/CSCB/Shell/BALE/SBC WCDG/FofJG/LBL/LDA (Jubilee Gardens Steering Group)	Ted Inman	The Jubilee Gardens scheme will transform a flat and featureless patch of grass into a new green landmark for London, befitting its prime location next to the iconic London Eye, Royal Festival Hall and Shell Centre, not to mention the South Bank's status as one of London's top visitor destinations. Managed by a charitable trust, the gardens will serve the needs of all users, from local residents and local employees to tourists.
08 NL W16	Develop a primary care centre in Waterloo	TBC	NHSL	Julian Alexander	Priority as lease at current practice site ends 2011- other options to be explored

	Actions	Target completion date	Partners	RDP Lead ²	Commentary
08 NL W18	Emma Cons Gardens	2009	GLA/DfL/LBL – Planning/WQBA / SBEG/TfL/Old Vic/ Bourne Capital	Ted Inman	Negotiations in hand through LBL Parks for funding by Grandseal (developer) and delivery
08 NL W19	Waterloo Station - Complete extended study for station improvements and development partner	2008-09	Network Rail/DfT/development partners/ LBL/ TfL/GLA/LDA/Waterloo Project Board	Ted Inman	Operational priority is to lengthen platforms for longer trains, first for 10 cars (by 2013 subject to confirmation of funding) and later to 12 cars. Long term ambition is also for major commercial development at the station and the investigation of opportunities to link through to adjoining areas, in particular Lower Marsh. A development brief is currently being prepared for the station.
North Lambeth Update 2 2009					
09 NL02	Beaufoy Project – Studio School	2012	LBL/various	Mike Pocock	Discussion ongoing with DCSF over scope of project.
09 NL04	Lilian Baylis Technology School Extension commences	2010 (Opening September 2011)	LBL	Mike Pocock/Di Ironside	This project is an extension to an existing school that will provide 30 specialist educational needs places and a 100 place 6th form. This will help meet the demand for specialist places for complex physical needs and specialist provision for autistic students. The LBTS 6th form provision is aimed at supporting 16 -19 students with complex physical needs in Lambeth at Levels 1, 2 and 3. A key part of the 6th form will be to meet the needs of autistic students with complex physical needs. LBTS as it stands has a capacity to provide 600 places – after the investment the school's capacity will rise to 730 places.
Stockwell Original RDP 2007					
07 STO03	Rebuild Stockwell Park High School through BSF (phase 1) programme	End 2010	LBL – CYPS	Mike Pocock/Charles Booth	On programme for completion at end of 2010

	Actions	Target completion date	Partners	RDP Lead ²	Commentary
	Stockwell Update 1 2008				
08 STO02	Annie McCall hospital/ Stockwell Studios project	March 2011	LBL – HRE / Stockwell Studios/Stockwell Partnership	Alison Young	Scope of project under review.
	Streatham Original RDP 2007				
07 STR05	Finalise unconditional agreement for delivering Streatham Hub	March 2010	LBL/Tesco/TfL – HRE	Alison Young	Negotiations ongoing with Tesco. March update provided to Cabinet
	Streatham Update 1 2008				
08 STR04	Ceasars / Megabowl site Streatham progressed	2010	LBL – Planning	Zbig Blonski	Permission granted May 2010. The development includes the provision of new shopping facilities, new housing and new community facilities
08 STR05	Commence rebuild on Livity School at Streatham site (£2.1m)	March 2010	LBL – CYPS AMPD	Charles Booth/Simon Rae	Lambeth College will vacate Adare centre in December 2009. Design for new Livity school to commence.
	Streatham Update 2 2009				
09 STR01	NHS Baldry Gardens (new name for Streatham Common Primary Care Centre)	July 2010	NHSL	Julian Alexander	Completed
09 STR02	Future Streatham Shop Front Improvement Project	2010	LBL	Alison Young	Currently under implementation
09 STR03	Future Streatham High Road & Public Improvement Projects	2010	LBL	Alison Young	Feasibility analysis and enabling study to provide layout designs for public realm and public realm enhancements, for consultation with stakeholders
09 STR04	Future Streatham: Gleneldon Mews	2010	LBL and others	Alison Young	Work with developer on proposed scheme.
	Borough Wide Update 1 2008				

	Actions	Target completion date	Partners	RDP Lead²	Commentary
08 BW08	Primary Capital Programme (£total fund up to £100m? DCSF)	Submission June 2008	LBL – CYPS BSF	Mike Pocock/Charles Booth	Unconditional approval received from DCSF 12 November 2008. Not approved to date but much more required. Programme combined with school expansion programme and initial projects starting. Programme in serious delay awaiting announcement of further funding
08 BW09	New deal for schools capital programme (£7m over 3 years DCSF) *	March 2009	LBL – CYPS AMPD	Charles Booth/Dennis Martin	3 year programme of works agreed and being implemented

Further Information

A map-based version of the plan is available to view at www.lambeth.gov.uk/rdp

For updated data on Lambeth, please refer to the [Lambeth First State of the Borough Report](#).

The [Lambeth Local Development Framework Draft Core Strategy](#) outlines the vision, strategic objectives, spatial strategy and policies for the spatial development of the borough over the next 15 years.