

CANADA WATER Community Update

Welcome to our winter community update on the Canada Water development – which includes the redevelopment of the Surrey Quays Shopping Centre, Surrey Quays Leisure Park, The Printworks and the former Rotherhithe Police Station.



Santa has set up his HQ in Surrey Quays Shopping Centre. It's free to visit with no need to book in advance

What's happening?

The new town centre we're building in Canada Water is beginning to take shape. At the end of November we celebrated a significant milestone with Plot K1 on Roberts Close reaching full construction height, the first building to do so on the development. All 79 homes in the block are affordable homes for Southwark Council, with 60 of them designated at council rents, which means the first homes to be completed in the development will address the pressing need for affordable housing in the area.

People who spend time in Canada Water will also have noticed hoardings going up around Canada Dock. Work is now underway to revitalise the historic dock, transforming it into a vibrant space for local people to enjoy and restoring it as a habitat for wildlife.

We have also launched Canada Water Connect, a new service to connect people locally to jobs and other opportunities provided by the development. Further details over the page.

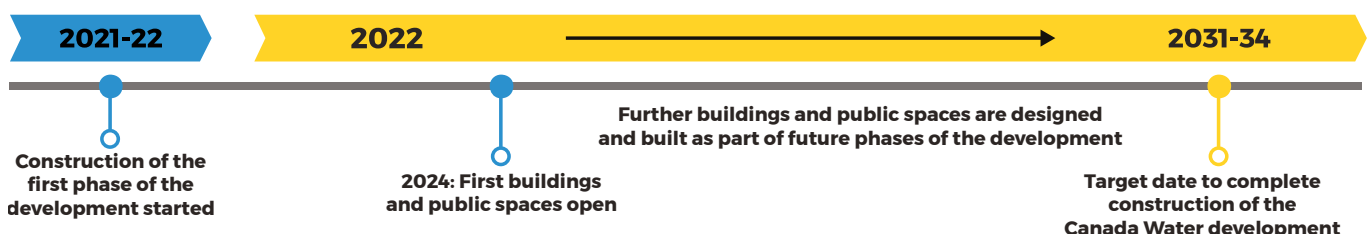
Read on to find out what else is going on with the development, as well local news and information about upcoming job and training opportunities for Southwark residents.

What is the Canada Water development?

The development will deliver a new town centre for Southwark, with shops, restaurants, bars, offices and community and leisure facilities. There will also be around 3,000 new homes, with at least 25% of these at social rents and a further 10% will be 'intermediate' – which includes shared ownership homes. Importantly, the development will include 12 acres of new public open spaces, including a new park and a town square.

The development is being brought forward by British Land as a 50/50 joint venture with Australian pension fund AustralianSuper, in partnership with Southwark Council. British Land is a UK-based property company and we have been active in the local area for many years, principally as owners of Surrey Quays Shopping Centre.

Construction timeline



Canada Water Connect launches to help residents access opportunities



The Canada Water Connect team: (left to right) Ashley Rice, Julie Hutchison and Ian Walker

A new service has launched to help local residents access skills, training and employment opportunities by the Canada Water development.

Canada Water Connect, founded through a partnership between British Land and leading business charity ELBA (East London Business Alliance), puts people and expertise on the ground to make connections between local residents, businesses, schools and charities, the construction companies building the development, and companies and businesses that will occupy the future office and retail space. The aim is to make sure the benefits of the investment and growth brought to the area are available for all to enjoy, creating a thriving and inclusive local economy where building contractors use local suppliers, and education in the area is supported for the long term.

The Canada Water Connect team consists of three, soon to be four, people all experienced in helping make developments work for the communities around them.

Employment and Skills Manager Ian Walker is a south Londoner born and raised. He will be available to support local jobseekers find roles on the development that are right for them, and to access training that will help them find employment in the local area. Getting local people into meaningful, sustained employment is a priority for British Land, which expects around 100 construction jobs and apprenticeships to be created over the next four years. Part of Ian's brief is to get these opportunities out to local people as efficiently as possible.

Strategic Lead Julie Hutchison heads up the team, while Community and Operations Manager Ashley Rice will be working closely with the community and local organisations to understand their needs, ensure they have access to the opportunities of the development and support them in making the most of these.

British Land and ELBA believe that every development has the potential to change lives for the better. The new partnership will bring ELBA's expertise and resource to help British Land deliver on our commitment to support a thriving community and economy that works for everyone who lives and spends time in Canada Water. Our approach will be local-led, as local insights and partnerships will guide what we do, so that we build a sustainable culture at Canada Water that fosters good relationships, trust and respect between all parties.

Look out for much more to come over the coming months as the service sets up, including a brand-new website to help residents keep track of opportunities and find out how to access them. In the meantime, if you'd like to speak with Ian or register your interest in upcoming job opportunities please get in touch with us using the contact details at the bottom of the back page of this newsletter.

The Canada Water Connect team look forward to meeting you soon!

Plans shape up for new park



The new park will incorporate open space and woodland

We have drawn up detailed designs up for a new 3.5-acre park in the Canada Water development, on a space currently occupied by the Printworks warehouses.

The park will provide varied planting to encourage biodiversity and help people get close to nature, along with a range of play spaces and a pavilion with a café and toilets.

It will form part of a "green link", joining up 160+ acres of parks in the area (including Russia Dock Woodland and Southwark

Park) through a series of green pedestrian routes and public spaces that run through the development. The designs for the new park incorporate open spaces, gardens and woodland, with as many existing trees as possible retained.

The park is designed to encourage social interaction, as well as to reflect the rich history of the area. Play spaces and the incorporation of the historic Dock edge into new footpaths will link the park to the industrial heritage of the area.

The aim is for this to be a valuable space for the whole community to enjoy. We're grateful to everyone who took part in the two rounds of public consultation this year. We spoke to hundreds of people, from young adults to local charities and tenants and residents' associations, and residents who dropped in or viewed the plans online, who contributed their thoughts on what will make the park somewhere they want to visit. The ideas put forward in the consultation sessions were a great help in informing the designs, and helping us integrate the new park into the area.

A Reserved Matters Application is now being prepared for submission to Southwark Council. For updates on its progress, please keep an eye on canadawater.co.uk and our social media channels.



Overview of the development



Label	Description/update
1	Dock office: Restoration works to create a sales and marketing suite in the Grade II listed former Dock Offices are due to complete by the end of the year
2	Plots A1 & A2: Construction work is well underway to build new homes, offices and shops, as well as new leisure centre and public open space
3	Canada Dock: Enabling works are underway, including the installation of hoarding and the completion of surveys, ahead of main construction in 2023
4	We're bringing forward designs for a new 3.5-acre park within the development and will be sharing the next iteration of the plans in the autumn
5	Printworks Street / Reel Street (as they're currently known): Enabling works are underway. This includes crossovers and service installation works to facilitate Plots F, H and L.

6	Zone L: Construction work continues to build a new below-ground electricity substation at the rear of the Printworks by Quebec Way. It will provide electricity for the development as well as the wider local area.
7	Plot K1: Construction work is progressing well to build 79 homes for Southwark Council and due to complete next year.
8	Paper Yard: Work on Phase 2 of the temporary modular hub next to TEDi's campus is ongoing, with completion of all the works planned for spring/summer 2023
9	Global Generation is building a more permanent home. It will include a multi-use education space to continue education workshops with local schools and groups
10	Zone G: A Reserved Matters Application has been submitted to Southwark Council to develop Zone G, providing affordable housing and a brand new Tesco
11	Southwark Construction Skills Centre on Surrey Quays Road is running free pre-employment training courses for local residents

First new homes to be built in Canada Water development reach full height

British Land celebrated a significant milestone at Canada Water last month, with the reaching of full building height at Plot K1 on Roberts Close. A 'topping out' ceremony was held on Wednesday 23rd November, with teams at British Land and the contractors McAleer & Rushe, along with key local dignitaries including Southwark Council, donning hard hats and hi-vis jackets on the roof of the building to mark the occasion.

Plot K1 will be the first block completed on the development and will provide 79 new homes for Southwark Council, with 60 of them designated council homes, helping to address the pressing need for affordable housing in the area.

Construction work on Plot K1 began in winter 2021, carried out by our contractor McAleer & Rushe. We would like to thank all those living locally for their patience during the construction period.



British Land, Southwark Council, and McAleer & Rushe held a topping-out ceremony on Wednesday 23rd November to celebrate Plot K1 reaching its full height

Local businesses offer unique Christmas gifts

Not Ur Average Joe



Josephine from Not Ur Average Joe at work in Thrive's maker space

Local business Not Ur Average Joe offers a range of handmade clothing and accessories for babies and young children using vibrant, colourful prints such as those in traditional African garments.

Not Ur Average Joe began as a hobby for Josephine, before deciding to turn her clothes-making into a full-time business. ***“Before the pandemic I used to make bibs and small accessories for my friends’ businesses using some bold, bright materials you couldn’t find in shops,”*** she says. ***“I loved creating something unique, and in 2020 decided I wanted to pursue it as a career.”***

Perfect to shop local this Christmas, you can find Not Ur Average Joe at local markets, including the next Thrive Monthly Mini Market, held at Surrey Quays Shopping Centre on Saturday 17th December, from **9.30am to 7pm**.

Strongman's Tipple

'Tis the season for a drink or two, and the team at Strongman's Tipple know how to make them. Drinks experts Tomas and Lukas, based at Thrive's maker space in Canada Water, teamed up to produce their own line of pre-mixed bottled cocktails.

“We’ve recently been in conversation with a well-known restaurant chain to take over their entire portfolio’s cocktail programme, producing bottled cocktails they can pour for customers instead of mixing live, ensuring the same high quality in every drink,” says Tomas.

Like the sound of restaurant-quality cocktails without the faff?

Visit their website at :

www.strongmantipple.com

or follow them on:

Instagram @StrongmansTipple



Tomas founded Strongman's Tipple as a side hustle



Lukas works on pre-mixed cocktails at the duo's "lab"

Come for a cup of tea at T&T



Aged 55+? Fancy a hot drink, a chat, maybe a card game or puzzle? Local charity Time & Talents is hosting “Tea and T&T” sessions at its T&T2 hub on the ground floor of Surrey Quays Shopping Centre.

As well as hot beverages and good company, the sessions will offer scarves, hats and slipper socks along with advice on keeping warm and information about benefits.

For more information email: **info@timeandtalents.org.uk** or call: **020 7231 7845**.

Santa comes to Surrey Quays Shopping Centre

Visitors to Surrey Quays Shopping Centre may have noticed the world's leading toy supplier is in town. Every day until Christmas Eve, you can bring your kids down to Santa's tremendous HQ, which features festive firs decorated with twinkling lights.

Kids can play festive games and musical instruments, as well as dress up in safety gear to help the big man prepare for Christmas.

Santa's HQ at Surrey Quays Shopping Centre is free to visit with no need to book in advance. It is open **every day until 23th December** from **11am – 3pm** and **10am – 3pm on Christmas Eve**.

Find out more on our website at **canadawater.co.uk/santa**

Get in touch!

British Land is committed to engaging with people in a way that is inclusive and accessible to everyone who lives, works and spends time here. We always look to communicate proactively and be contactable via a range of means, as well as keeping engagement personal and continuing to listen and learn about the local area and seek ideas and feedback on how we're doing.



If you have any questions or comments, please **get in touch** with the project team. Please also sign up to our mailing list for updates. We look forward to hearing from you.

Contact us: canadawater.co.uk team@canadawater.co.uk 0800 470 4593 (freephone)

[@CWmasterplan](https://www.facebook.com/CWmasterplan) [@CWmasterplan](https://www.instagram.com/CWmasterplan) [Canada Water Masterplan](https://www.youtube.com/CWmasterplan)

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