

# 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.

## First new homes are now complete!



Local people enjoy the fun in celebration of the first homes being completed

The building at Plot K1 is the first permanent structure in the development to be finished and will provide 79 new homes for Southwark Council.

## What's happening?

Construction of the new town centre in Canada Water is progressing well. Our contractor Galldris is working to revitalise Canada Dock as a nature-rich wetland that will boost biodiversity, while over at Plot K1 McAleer & Rushe have finished building the development's first new homes.

Turn the page to read about how British Land are supporting Southwark's push to be a Living Wage Place. You'll also find details of how to get in touch with Canada Water Connect, who can connect you with the new opportunities being created by the Canada Water development.

As we explore how we go about naming the new streets and other public spaces in the development, we want to get your ideas for how we can reflect the area's history and the thoughts of the people living here.

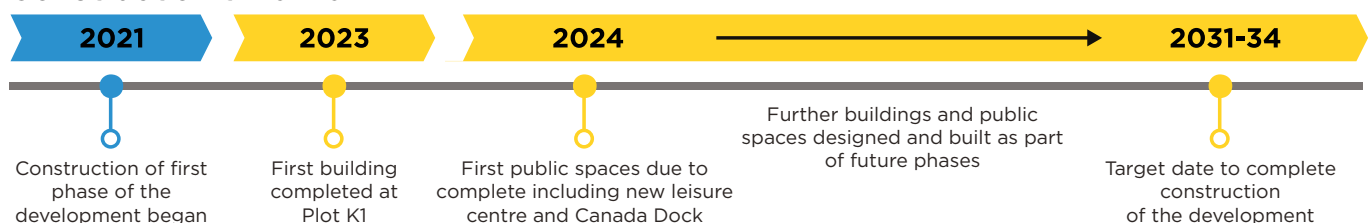
With the countdown to Christmas well underway, there's plenty going on locally to help you celebrate the season – turn to the back page for dates for your diary.

## 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, alongside nearly 3,000 new homes of which at least 35% will be affordable. Importantly, the development will include 12 acres of new public open spaces, including a park and a town square.

It 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



## Celebrating the first new homes!



Neil Coyle, MP for Bermondsey and Old Southwark, Councillor Helen Dennis, Cabinet Member for New Homes and Sustainable Development at Southwark Council, and Emma Cariaga, British Land's Head of Residential and Joint Head of Canada Water, cut the ribbon to officially unveil the new homes

Thank you to everyone who joined us at our event on 30 November, celebrating the completion of our first permanent building at the development. Hundreds of our neighbours joined us to mark the occasion as Southwark Council cut the ribbon to formally unveil the building at Plot K1, to be known as 7 Roberts Close now it's complete. The building will provide 79 new homes, with at least 60 designated as council homes at council rents. Families enjoyed the face painting, balloon modelling and bubble blowing, with live music from local artists providing the soundtrack and refreshments available.

The Canada Water team were in attendance, hosting the third in their ongoing series of pop-up information events with information on the wider development. The Canada Water Connect team were also on hand to discuss the opportunities being created by the development, including new jobs, learning opportunities, community initiatives, and support for local entrepreneurs and businesses to grow.

Attendees also had the chance to view two of the new homes. Most of the homes in this building have two or more bedrooms, which along with the location near Alfred Salter Primary and Russia Dock Woodland, make them suitable for families. Plot K1 spearheads the delivery of thousands of homes, 35% of them designated affordable, over the next decade.

Our contractors McAleer & Rushe worked closely with local partners including the Southwark Construction Skills Centre to hire local individuals to work on K1, with over 20 long-term employment outcomes secured on the development. This helps us achieve our goal of getting people living here into sustainable, meaningful work as part of the project.

### Southwark Black Parents Forum session highlights career opportunities

Julie from Canada Water Connect recently hosted Southwark Black Parents Forum at the historic Dock Offices. The collaboration between the two organisations aimed to demystify careers in the construction sector, giving Southwark-based families the opportunity to learn more about the development and explore the many roles in a variety of trades that are currently available on site.

## British Land backs Southwark Living Wage push



British Land's Social Sustainability Executive, Freddie Broadhurst (far left), Cllr Martin Seaton (second left), Miles Price, Director of Planning at British Land (second right), and Julie Hutchinson (far right) visit Plot A1.

Cllr Martin Seaton, Southwark Council's Cabinet Member for Jobs, Skills and Business, came down to the site last month to meet workers and mark Living Wage Week. He said:

"I'm delighted that British Land have become a Living Wage Employer and mandated that all people employed on the Canada Water Masterplan through their supply chain [excluding those learning and earning as apprentices] will receive at least the real Living Wage. The Living Wage is something I care passionately about, it is good for business, good for employees and good for our local economy."

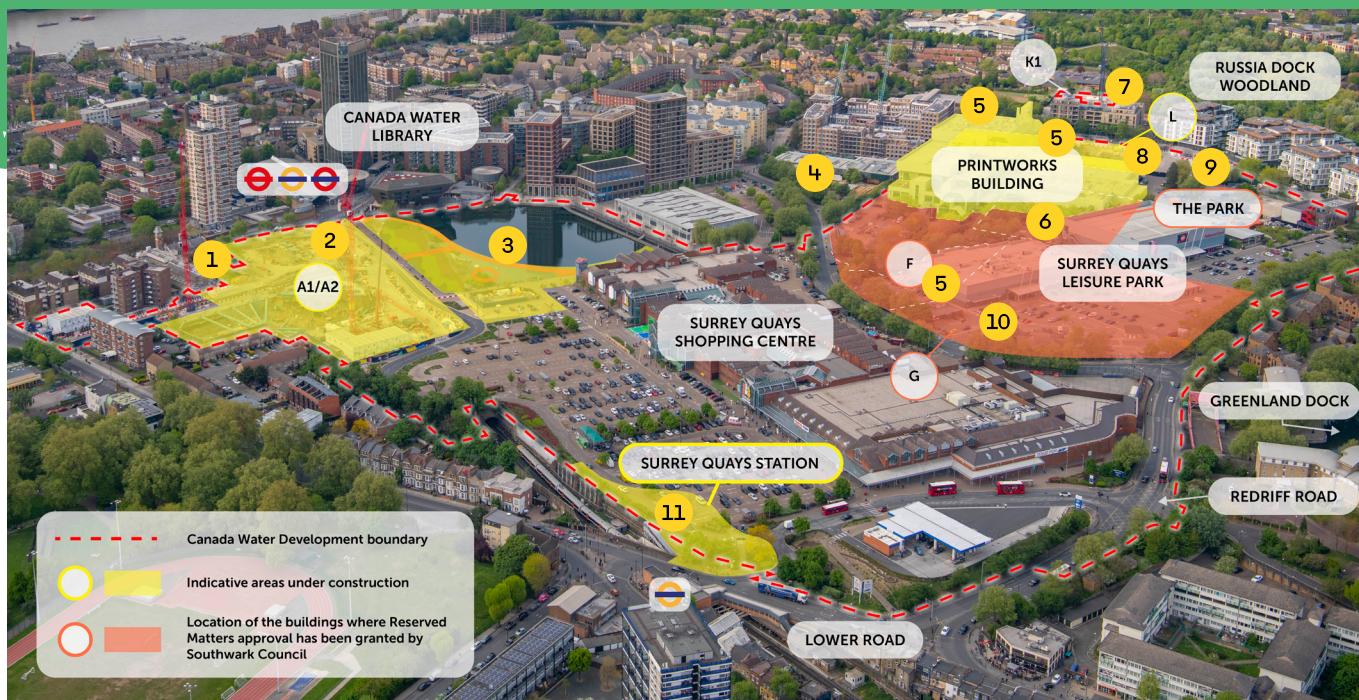
With the London Living Wage having recently increased to £13.15 per hour, we've reaffirmed our commitment to the new rate. Here at British Land, we support the council's efforts in making Southwark a Living Wage Borough, having achieved accreditation as a Living Wage employer earlier this year. We pay all our employees [excluding those learning and earning as apprentices] the London Living Wage and so do our contractors on the Canada Water development.

To date, 68 previously unemployed residents have found employment in roles where they've stayed for six months or more, and 180 residents have benefited from training courses. The development has also employed 49 new apprentices.

Many local people have been helped to secure these roles by the Canada Water Connect team. If you'd like to find out about what Canada Water Connect can do for you or friends or family members, view employment and training openings currently available or register for updates, visit [www.canadawater.co.uk/jobs](http://www.canadawater.co.uk/jobs) or email [connect@canadawater.co.uk](mailto:connect@canadawater.co.uk)



# Overview of the development



Label	Description/update
1	<b>Former Dock Office courtyard:</b> The courtyard of the former Dock Offices is part of the public realm for Plots A1 and A2. Construction work here will commence later in 2023
2	<b>Plots A1 &amp; A2:</b> Construction work is well underway to build new homes, offices and shops, as well as Canada Water Leisure Centre and public open spaces. Expected completion late 2024
3	<b>Canada Dock:</b> Work to revitalise the dock continues, including laying foundations for the southern steps, boardwalk construction and landscaping. The new 170-metre boardwalk is scheduled to complete in summer 2024 and landscaping is scheduled to finish in late summer 2024
4	<b>Southwark Construction Skills Centre</b> on Surrey Quays Road is running free pre-employment training courses for local residents
5	<b>'Printworks Street/Reel Street' (working names):</b> Enabling works are underway to facilitate the ongoing development. This includes crossovers and service installation works to facilitate Zones F, H and L. The works are anticipated to complete in spring next year.
6	<b>Park:</b> Southwark Council has now granted planning permission for a brand new 3.5-acre park within the development

Label	Description/update
7	<b>Plot K1:</b> Construction work is now complete. The site includes 79 new homes for Southwark Council.
8	<b>Below-ground substation (Zone L):</b> The new below-ground electricity substation at the rear of the Printworks by Quebec Way is now complete. It will provide electricity for the development as well as the wider local area. UK Power Networks began their internal fit-out in November and Galldris will return in 2024 to install covers over the transformer bays. UK Power Networks will then return to continue with the fit-out/installation. The site will reach full operation by late 2025
9	<b>Global Generation</b> is building a more permanent home. It will include a multi-use education space to continue education workshops with local schools and groups
10	<b>Zone G:</b> Southwark Council has now granted planning permission to develop Zone G, providing 42% affordable housing (by habitable room) and a new Tesco
11	<b>Surrey Quays station:</b> TfL continue with their improvement works to Surrey Quays station. The works will facilitate building a new entrance for Surrey Quays station and include the creation of a new step free station entrance within the Canada Water development and improvements to station capacity and accessibility. This is being co-funded by British Land (£10m) in partnership with TfL and Central Government's HIF funding. It is expected to open in 2025

## Naming what's new at Canada Water

As we design and deliver a new town centre at Canada Water, we are beginning to look at the names given to new streets and public spaces.

We want to hear your experiences of the local area, as well as your hopes and dreams for its future, to draw out potential names for these new places.

Thereafter, we will put forward suggestions to Southwark Council for their consideration.

The project is set to launch early next year. To find out how you can get involved, keep an eye out for updates on our website, social media channels and noticeboards in your local area, and in our upcoming newsletters.

## Trees across the development

Across the Canada Water development, at least 35% of the site will be public open space, including the new park and Dock Office courtyard – with dozens more acres in the surrounding area. This will boost biodiversity and offer local people chances to engage with the natural world.

As part of our s.106 legal agreement with Southwark Council we are committed to planting over 1,200 trees on and around the site by 2038. We're planting a variety of species, working with expert consultants to create landscaped spaces that will provide habitats for wildlife and bring nature into the city. The completed development will support more types of plants and animals than the site did before works began. To date we have planted over 120 trees on site and around the local area. We have also retained 47 trees on site. We anticipate we will plant a further 150 trees as part of the first phase of the development, scheduled to complete by early 2025.

Over the next few months, we'll need to prepare for more construction activity across the Canada Water development. As part of this we'll need to remove a

number of trees. The works will be in two phases, with the first commencing later this month, and the second planned for January 2024. We're conscious of the impact on local wildlife so we've scheduled these to occur before nesting season.

The removal of these trees has been consented to by Southwark Council under the Aborigicultural Impact Assessment (AIA) which formed part of the Outline Planning Permission for the development in 2020.

We're committed to responsibly managing the life cycle of the wood from these trees. We're working with local schools such as Redriff Primary School, who are keen to use the resulting wood in their playground refurbishment next year, and locally based community space creators Yes Make, who work to save the wood from London's felled trees from incineration and put it to sustainable use.

For further information on the works, contact us via [team@canadawater.co.uk](mailto:team@canadawater.co.uk) or **0800 470 4593 (freephone)**

## Out and about in Canada Water



This year we've enjoyed speaking to over 500 local people at settings ranging from our pop-up events and Reserved Matters Application public exhibitions, to Rotherhithe Festival and Bermondsey Carnival. There are a couple more events coming up where you'll be able to meet the team and learn more about the opportunities that are being created.

### Info pop-up at Thrive's Christmas Market

We'll be at the market (see right) with info about the development and support for local businesses.

- **Saturday 16 December** from 11am to 3pm

### Canada Water Community Open Evening

Come to the Dock Offices, meet members of the team and get an update on what's in store for the development. Keep an eye out on our channels for details of how you can sign up to join us.

- **Tuesday 16 January**

## Festive fun near you

### Santa skis in to Surrey Quays Shopping Centre

Santa's jolly Nordic ski lodge is now open for the whole family to enjoy. Children can dress up for a ski tutorial or ride the wheelchair-accessible magic toboggan, before heading off on a fun-packed big-screen adventure.

It's free to visit with no need to book in advance. Open from **11am to 4pm\*** on the following dates:

- **Thursday 7 December – Sunday 10 December**
- **Friday 15 December – Saturday 23 December**
- Elf sign language days on **Saturdays 16 and 23 December**

(\*Santa's lunch break 1pm – 1.30pm)

### Pick up some prezzies at Thrive's Christmas markets

Find something truly unique for a special someone at Thrive by Tree Shepherd's markets, **8:30am to 8pm**.

- **Saturday 16 December** (Christmas special)
- **Saturday 23 December** (Christmas special)
- **Saturday 27 January**

### Light up Christmas at South Dock & Greenland Dock Festival

We're proud to support the festival as it celebrates its sixth year in South Dock Marina. Still to come are floating lanterns, illuminated kayaks and a carol-singing night.

- **Until Sunday 17 December**

## 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](https://www.canadawater.co.uk) [team@canadawater.co.uk](mailto:team@canadawater.co.uk) **0800 470 4593 (freephone)**

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