

# CANADA WATER Community Update

Welcome to our spring 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.

## How we're tackling transport



**Miles Price, Planning Director at British Land, explains how we're working with other local stakeholders to minimise the disruption that works cause to transport in the area.**

With various works going on in the area at present, including TfL / Southwark Council's major Cycle Superhighway and station upgrade works, general utility upgrade works, and British Land's development works, there has inevitably been an impact on traffic on local roads. We do appreciate road users' patience during this period, and we're working with a variety of stakeholders, including Southwark Council, officers to manage this impact as best as possible.

Before any works that we're involved with can take place on public highways, we need to enter into many months of discussion with stakeholders including TfL, gas, water, electricity, telecoms providers and the many contractors

carrying out the works, to reach agreement and have the permits granted by Southwark Council. We also talk to all these parties at regular forums to co-ordinate work and minimise impacts on the local population more quickly.

The short-term impact of works is unfortunately unavoidable, but all parties involve hope that by working together in this way we can complete the first phase of the development as quickly as possible so local people can enjoy the benefits more quickly.

In the longer term, upgrades to the transport system are vital as the area grows. We're contributing over £33 million towards improvements to increase capacity and frequency, make journeys quicker and provide more options for people in the area. We are making substantial financial contributions to deliver the improvements at Surrey Quays station and Canada Water station, and to fund two new bus routes and more cycle hire docking stations.

## Roosters packs a punch for local kids



Local youngsters learn the ropes at Roosters

**It isn't just about trying to produce world champions. It's about the community feel, it's about bringing kids in. With a boxing club it brings all creeds and cultures under one roof."**

Jeff Coombes, who runs Roosters boxing club in the church hall on Paradise Street with his business partner Roy, has lived in Bermondsey all his life. Now 53 years old, he's seen how the area has changed over the years, but one thing that's stayed the same is the need for activities that can help give young people a sense of direction.

"It's open to all skill levels," says Jeff. "People that just want to get fit, no contact or full contact, whatever they choose. Some kids aren't confident at the start. Boxing's a good discipline and it gives them confidence in their everyday life as well."

On the premises there's a boxing ring, punchbags and a circuit area. Sessions cost £5 for kids and £10 for adults, and with that money plus funding from British Land and contributions from other sources such as Rotherhithe Consolidate and St Olive's Trust, Jeff and Roy have kept the gym running for the past four years.

"Kita from Canada Water Connect is really helping us out," adds Jeff. "She's always on the ball and she helps us no end. There's the electricity, the water. It's just keeping our heads above water. But if it's something you're passionate about and you love it, your heart is in it, you don't mind, do you?"

- Evening sessions at Roosters run **Mondays, Wednesdays and Fridays**
- Junior sessions for 8- to 16-year-olds: **5.45 – 6.45pm**
- Senior sessions for 17+: **6.45 – 7.45pm**
- To find out more, DM Jeff on Instagram: [@roostersboxingclub](#), or drop in at the gym on a Monday, Wednesday or Friday evening – 6pm for the juniors, or 7pm for the seniors.

**Roosters Boxing Club, Church Hall, 72 Paradise Street, Rotherhithe, London SE16 4GD**

## 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](mailto:canadawater.co.uk) [team@canadawater.co.uk](mailto:team@canadawater.co.uk) **0800 470 4593** (freephone)  
[@CWmasterplan](#) [Canada Water Masterplan](#)

We want to be accessible to all. If you would like to receive this newsletter in a different format, or have accessibility requirements, please contact us.



## The deal porters are back!



Specialist subcontractors reinstall the restored sculpture

The much-beloved sculpture showing two deal porters hard at work has returned to its rightful home in Canada Dock. It was taken to a specialist warehouse for restoration nearly a year ago as part of the dock revitalisation, and has now been reinstated with the cast bronze cleaned and treated, oak elements replaced and steel arc repainted.

The ongoing enhancements to the dock will give the work by artists Philip Bews and Diane Gorvin greater prominence in local life, as we celebrate Canada Water's maritime heritage while building a neighbourhood for the future.

## What's happening?

Construction of the development in Canada Water is progressing well. In March we celebrated the 'topping out' of the buildings at Plot A1 as they reached their full height. The new 35-storey structure known as The Founding will house 186 homes, including intermediate affordable homes. The adjacent building, known as Three Deal Porters, will offer warehouse-style workspaces on the upper floors, with shops and restaurants on the ground floor.

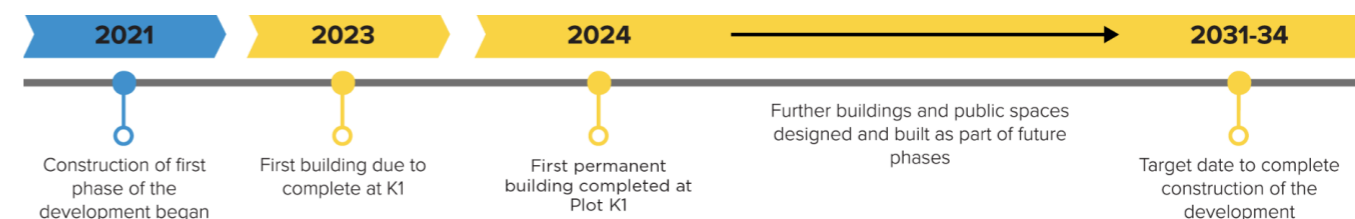
Our teams have been out and about recently, having begun talking to people locally to gather ideas and help us come up with names to submit to Southwark Council to name the new streets and spaces. We've also enjoyed getting your feedback on our plans for Plots B1 and B2, where we'll be bringing new workspace and shops to the reimagined Deal Porters Way, and for Plot D1, where we'll be delivering the first building of the new town centre, which we're provisionally calling 'The Cuts'. Thanks to all who've shared their views with us, and do keep an eye on our channels for details of future consultations.

## 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





British Land's Freddie Broadhurst and the Canada Water Connect team: Kita, Julie and Ian

Canada Water Connect, the service that connects people to the opportunities being created by the Canada Water development, has now been active in the community for a year.

Canada Water Connect was set up in 2023 as a joint venture between British Land and local charity ELBA. The team on the ground comprises: Kita van Berman Heerden, Community Manager; Ian Walker, Senior Employment and Skills Manager; and Julie Hutchinson, Strategic Project Lead. The team work hard to help assist local people with finding employment and training opportunities through the development, as well as facilitating support for entrepreneurs and businesses to help them grow, and helping local organisations access funding for community projects.

Here's a quick look at some of what Canada Water Connect has achieved in its first year:

**OVER 50** people are learning and earning on apprenticeships on the Canada Water development

**MORE THAN 70** previously unemployed residents of Southwark have been employed on the Canada Water development for six months or more

**OVER 20** local charities, social organisations and community groups have been empowered, through funding, expert volunteering, or free or discounted space

**65** Southwark-based small and medium-sized enterprises (SMEs) have been helped

**MORE THAN 2,000** people have benefited from our social impact initiatives in Southwark

Numbers are indicative. The number of beneficiaries during April 2022 - March 2023 has been validated by a third party. The number of beneficiaries during April 2023 - March 2024 will be audited in Q2 2024.

## Naming what's new at Canada Water



Participants share their thoughts at a naming workshop at Canada Water Market

In March, we enjoyed meeting people from the area at a series of workshops, aimed at helping us come up with names for the new streets and spaces in the development to put forward to Southwark Council. We spoke to over 300 people from a wide variety of backgrounds, at workshops held at the Docklands Settlements, Bacon's College, The Finnish Church, Time & Talents (T&T) and local markets, as well as engaging with schools and hosting workshops online.

We heard what the history of Canada Water means to you, what you love about the area now, and your aspirations for its future. We're now processing our findings from this first round, and will present these for feedback at two Findings Workshops on Tuesday 16 April.

These workshops will be held at Canada Water Library, with one from 2pm-3pm and the other from 6.30pm-7pm. To book your place:

visit: [namingwhatsnew.eventbrite.com](https://namingwhatsnew.eventbrite.com), email: [team@canadawater.co.uk](mailto:team@canadawater.co.uk) or call: **FREEPHONE 0800 470 4593**.

### Apply for construction jobs now

**We want to get local people into meaningful, sustained employment as part of the Canada Water development.**

**Opportunities for roles with our contractors are coming up all the time, reserved especially for residents of Southwark. Local people have recently taken up roles including groundworker, carpentry apprentice and bricklayer.**

Further jobs, including apprenticeships, will be open to applicants soon. Most of these new roles are currently in construction, but as we progress with delivering the development, more opportunities will arise in various sectors. To register your interest and find out more, sign up to our mailing list by emailing: [team@canadawater.co.uk](mailto:team@canadawater.co.uk), call **0800 470 4593 (freephone)**, or keep an eye on: [www.canadawater.co.uk/jobs](https://www.canadawater.co.uk/jobs) and [canadawater.co.uk/connect](https://www.canadawater.co.uk/connect) and noticeboards around the site.

## 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 is underway and expected to complete this summer
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 this summer and landscaping is scheduled to finish in late summer
4	<b>Southwark Construction Skills Centre</b> on Surrey Quays Road is running free pre-employment training courses for local residents
5	<b>Printworks:</b> Initial works to the existing Printworks building are ongoing. This work will help make way for the new public routes and destinations, including the 3.5-acre Park
6	<b>'Printworks Street/Reel Street' (working names):</b> Construction of new access roads and the installation of new below ground infrastructure, to facilitate the development is ongoing in the Printworks area and will continue until summer this year

7	<b>Park:</b> Southwark Council has now granted planning permission for a brand new 3.5-acre park within the development
8	<b>Plot K1:</b> Construction work is now complete. The site includes 79 new homes for Southwark Council
9	<b>Below-ground substation (Zone L):</b> The new below ground substation, located at the rear of the Printworks, on Quebec Way, will supply power to the Canada Water development as well as the wider community. The site will reach full operation in late 2025
10	<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
11	<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
12	<b>Surrey Quays station:</b> TfL are undertaking upgrades to Surrey Quays station including the construction of a new station entrance, featuring a spacious ticket hall and gateline expected to welcome 60 per cent of customers using the station. The upgrades will provide step-free access for the first time to both platforms via two new lifts and longer platforms to reduce current overcrowding at peak times and provide station capacity for expected future demand. The improvements are due to complete by 2026 and are part of a larger scheme to improve the East London Line. 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 2026

### Contractors help revive community spaces

Workers from our contractor Galldris mucked in to transform a neglected space in collaboration with our community partner Bizzie Bodies. The reimagined community garden, at Docklands Settlements off Salter Road, made use of logs and wood chippings sourced from other parts of the development. Bizzie Bodies' Emilie Mendy said: "The space is now not only safer but also uniquely beautiful, adding immeasurable value".

