

Southwark Council - Information request

Our reference: 1650846

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Dear Aujla Harpreet,

**Re: Your request for information: 1650846**

Thank you for your request for information that was received on 4 December 2019 in which you requested:

*Freedom of information Act request - Elephant Park affordable retail strategy monitoring*

*We write in request for information on the local authority's monitoring of its affordable retail obligation.*

*The affordable retail obligation we are concerned with is set out in the section 106 agreement for Elephant Park which was agreed with Lendlease.*

*The section 106 agreement between the Council and Lendlease provides for affordable retail provision at Schedule 3, paragraph 27. The priority marketing strategy therein this section states the following at paragraph 27.7:*

*27.7 From Practical Completion of the Affordable Retail Unit the Developer shall notify the Council that it intends to commence marketing of the Affordable Retail Unit and thereafter it shall be marketed for a period of 24 months for rent in the following manner:*

*27.7.1 Firstly to existing SMEs (but not businesses which operate more than 3 retail outlets) that have been displaced as a result of development within the Elephant and Castle Opportunity Area;*

*27.7.2 2 Secondly to new start up SMEs (but not businesses which operate more than 3 retail outlets) based in the Elephant and Castle Opportunity Area;*

*27.7.3 Thereafter to existing SMEs (but not businesses which operate more than 3 retail outlets) based in the Borough.*

*The subsequent agreed affordable retail strategies which have been approved for the site wide area covered in the masterplan and for development sites are MP1, MP2, MP1a, MP3 (H4), MP3 (HS), and MP4 (H11a and H11b).*

*We write for information on the following monitoring of applications of each category of SME trader specified in the section 106 agreement pursuant to these affordable retail strategies.*

*For the avoidance of doubt, we request information on the SME's in the categories described separately in 27.7.1, 27.7.2 and 27.7.3 as follows:*

*1. The number of traders in each category who have applied for a space in Elephant Park pursuant to one or more of the affordable retail strategies (if a trader has applied for more than one space we request that this is specified);*

*2. The number of traders in each category who have been refused an affordable retail space pursuant to the one or more of the affordable retail strategies for Elephant Park (if a trader has applied for more than one space we request that this is specified), and*

*3. The number of traders with an application pending for an affordable retail space pursuant to the affordable retail strategy in Elephant Park (if a trader has applied for more than one space and has more than one application pending we request that this is specified).*

Your request has been considered under Freedom of Information Act 2000.

In response to it, we are able to provide the following information:

*1. The number of traders in each category who have applied for a space in Elephant Park pursuant to one or more of the affordable retail strategies (if a trader has applied for more than one space we request that this is specified);*

First category: Including Artworks, shopping centre tenants, and other tenants displaced by the E&C development, 10 applications under consideration or moving to exchange.

Second category, 1 application under consideration or moving to exchange

Third category, 2 applications under consideration or moving to exchange

*2. The number of traders in each category who have been refused an affordable retail space pursuant to the one or more of the affordable retail strategies for Elephant Park (if a trader has applied for more than one space we request that this is specified), and*

First category: 1 application rejected

Second category: None

Third category: None

*3. The number of traders with an application pending for an affordable retail space pursuant to the affordable retail strategy in Elephant Park (if a trader has applied for more than one space and has more than one application pending we request that this is specified).*

All applications received by Lendlease are being considered by them.

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If you have any queries or concerns then please contact us using the above details.

Further information is available through the Information Commissioner at [www.ico.org.uk](http://www.ico.org.uk).

Yours faithfully,

Martyna Plewniak  
Systems Information Project Officer  
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