

# New Heygate: 'It looks nice, but

# where's the affo



First blow: the bulldozers start work on Southwark's Heygate Estate in April 2011

## Residents angry at being priced out of mammoth redevelopment

Mira Bar-Hillel and Josh Loeb

THOUSANDS of flats and the largest new park created in central London in over 70 years will transform a neglected neighbourhood after planning chiefs approved redevelopment of a notorious council estate.

The Heygate Estate in Elephant and Castle featured in videos for songs including David Guetta's Love Don't Let Me Go and was the backdrop for fantasy film Attack the Block.

Its high-rise concrete walkways, popular in the Seventies when the estate was built, became synonymous with crime. Demolition started in 2011 and will now be stepped up, with the aim of the first home buyers moving in at the end of 2015.

Southwark council approved a £1.5 billion masterplan by developer Lend Lease to build up to 2,500 homes on the 22-acre site, the biggest regeneration scheme within Zone 1. But at a six-hour planning meeting, local protesters claimed there will not be enough affordable homes.

Police were on standby as dozens of activists held placards with slogans including "Elephant and Castle rip-off" and "Gated communities are zoos". Committee chairman Nick Dolezal threatened to hold the meeting behind closed doors unless the protests ceased but continued after security staff removed the placards.

Southwark MP and Lib-Dem deputy leader Simon Hughes was among about 200 people at the meeting, which ended in the early hours yesterday. Mr Hughes said he supported the regeneration of the estate but was against the plans because just 25 per cent of the homes will be affordable.

He added: "The council has a policy that 35 per cent of all housing should be affordable. They are breaking their own rules." He also criticised planners for meeting in a room too small to hold all those who turned up.

Objectors' spokesman Jerry Flynn said: "Over 850 social rented units will be lost, and the so-called afford-



able rents are way beyond what most people who live in Southwark can afford. Southwark has more than 17,000 people on its housing waiting list – but none of them will be living on the new Heygate."

Dan Labbad, chief operating officer of Lend Lease, said the project was a "once-in-a-lifetime opportunity... that will not only transform the Elephant but will be a global example of regeneration and best practice".

Prices have not been revealed but Lend Lease is already offering flats on the site of the former Elephant and Castle Leisure Centre, from £320,000 for a one-bedroom property.

The project was originally supposed to see the famous pink shopping centre, roundabout and link

road demolished to create a civic square and emphasise the area's good public transport connections.

As recently as 2004 the "vision" also included a new arts and cultural facility, performance square, theatre, science museum, library, council offices and secondary school.

However, the breakdown in negotiations with the shopping centre owners resulted in a more piecemeal approach. The northern roundabout, the most dangerous interchange for cyclists in London, will be reconfigured, while the shopping centre will be refurbished and get a new tower.

The Heygate Estate was emptied in 2008 and the tenants were promised new homes. However, all but 15 have been rehoused in older properties.



Regeneration: developer Lend Lease's vision for the Heygate Estate, above, includes up to 2,500 homes and London's biggest new park for 70 years. The scheme was met with protests, left, at a packed-out marathon planning meeting

## First Time Buyers

# A zero fee mortgage fixed for 2 years

Exclusively available to HSBC current account holders with a 10% deposit.

With our zero-fee mortgages there's no booking fee, no completion fee and no standard valuation fee.\*

Fee-free 2 Year Fixed Rate Current Account Special		
2-Year fixed rate until 30/04/2015	Reverting to the HSBC variable rate, currently	The overall cost for comparison is
4.19%	3.94%	4.1%
	for the rest of the term	APR

Maximum 90% Loan to Value (LTV). Maximum loan size £400,000. An Early Repayment Charge applies during the fixed rate period.

\* We will cover the cost of one standard valuation where this is required by HSBC as part of your mortgage application. Other fees and charges may apply, including but not limited to legal fees or charges levied by your existing lender.

You must hold or open a HSBC current account to qualify. Applications must be received by 24 February 2013.

We reserve the right to withdraw this offer at any time

## Pub gets another round as stars call

Maxine Frith

## time on developer's plans

line in the sand and makes pubs in

decision, arguing that the pub, built

CBI WA

LONDON'S... has leaped... as a threat... time.

Senior exe... biggest com... above "tran... by the CBI.