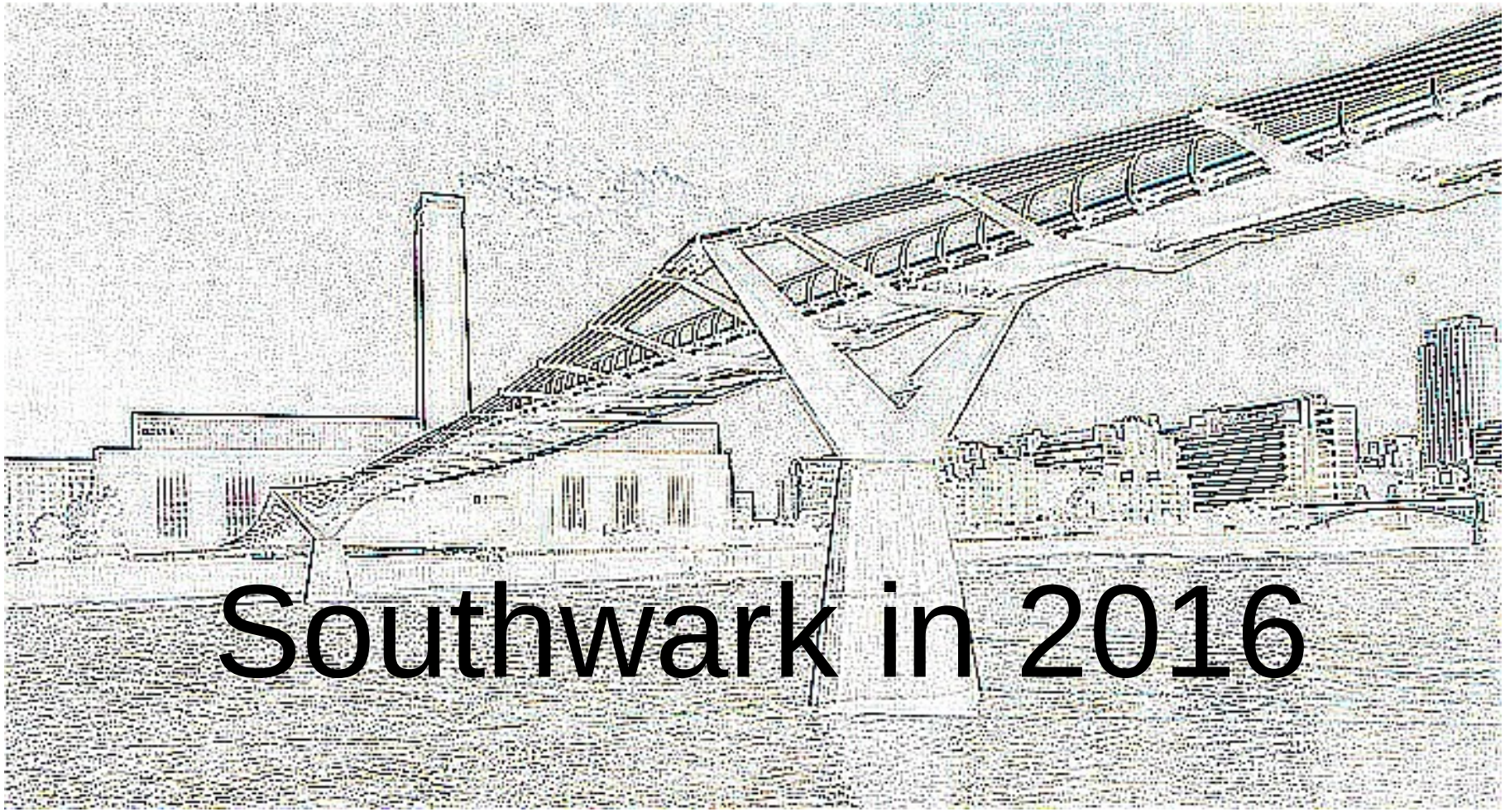
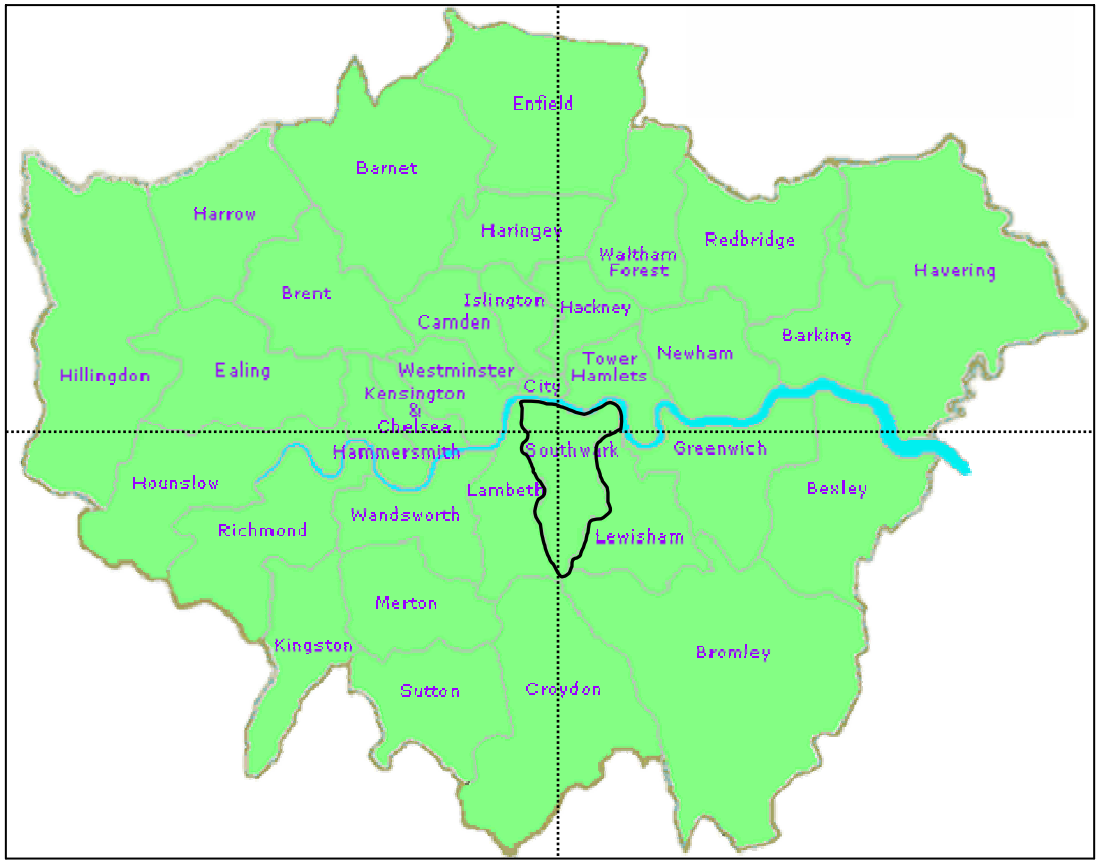
- **Paul Evans**
- **Director of Regeneration**
- **Southwark Council**



Southwark in 2016

Paul Evans

Southwark - at the centre of London



Central London

London South Central/Central Activity Zone

Growth area for central London and central London functions

Contains opportunity areas Elephant & Castle and London Bridge

Contains preferred office locations (see proposals map)

Priority Neighbourhoods and Regeneration Areas

Based on need - Co-ordinated programmes to tackle poverty and social exclusion

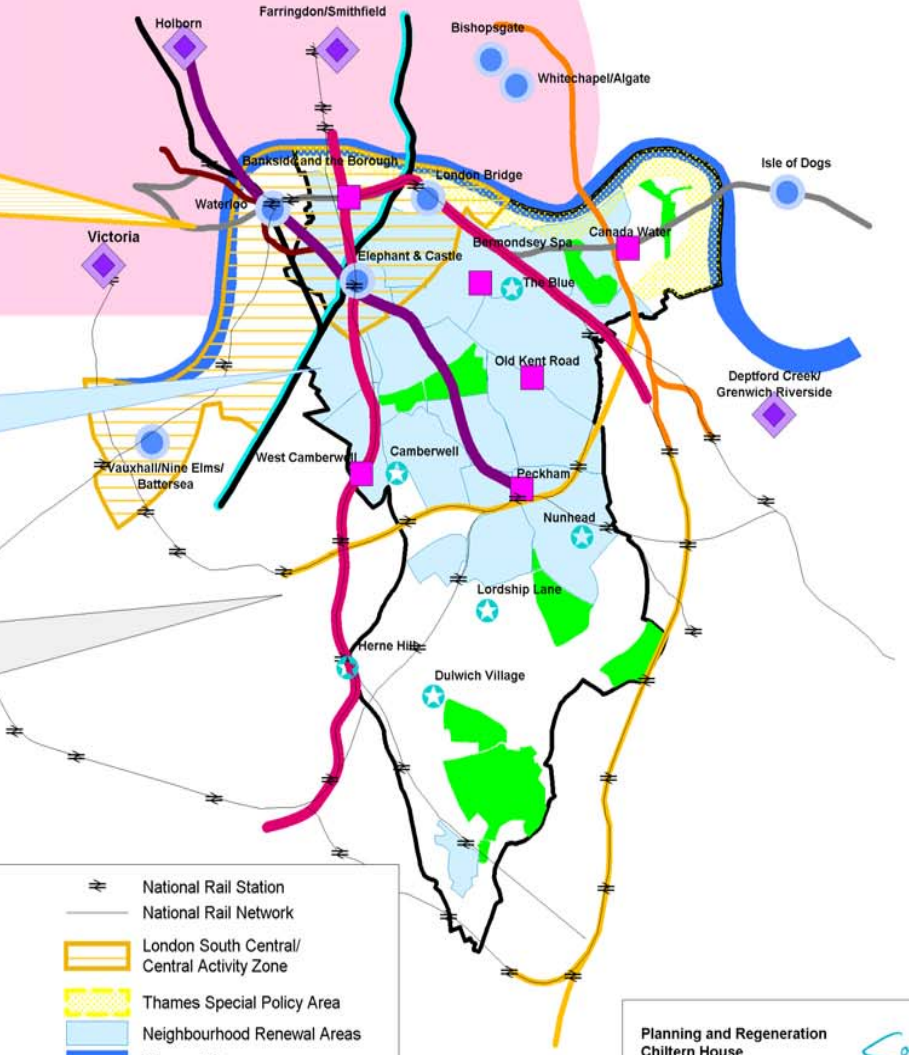
Contain action areas at Canada Water, Bermondsey Spa, Old Kent Road and Peckham town centre

Transport Links

Existing Northern, Bakerloo, East London, Jubilee lines and South Central overland routes

Proposals to link opportunity neighbourhood renewal areas, action areas, town centres and Central London:

Cross River Tram, East London Line Extension, Thameslink/Camberwell Station create new corridors of opportunity



Legend

- Action Areas
- Local Areas
- Areas for Intensification
- Opportunity Areas
- Cross River Tram
- City Tram
- Thames Link 2000
- East London Line
- East London Line Extension
- Bakerloo Line
- Jubilee Line
- Northern Line
- National Rail Station
- National Rail Network
- London South Central/ Central Activity Zone
- Thames Special Policy Area
- Neighbourhood Renewal Areas
- Thames River

Planning and Regeneration
Chiltern House
Portland Street
London SE17 2ES

Southwark Council

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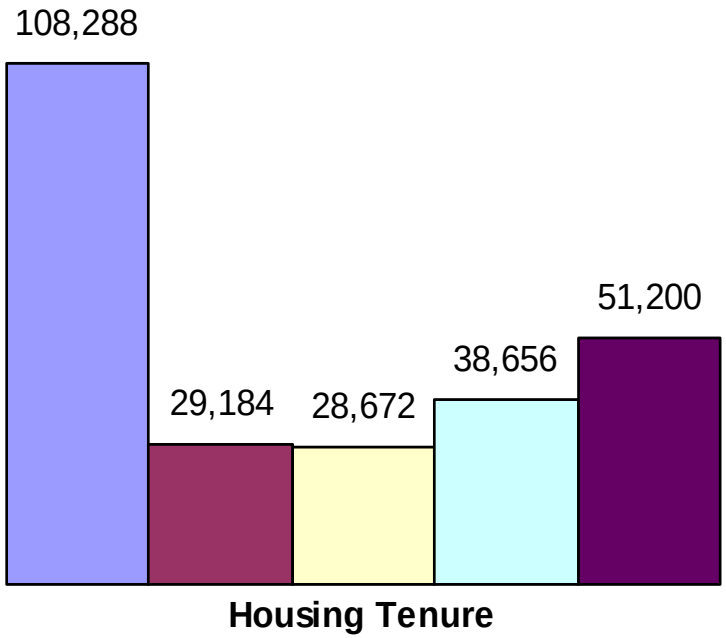
High level of need

- Almost 1 in 3 residents receive housing or council tax benefit
- Unemployment 11.2%
- 42.3% residents are council tenants





Southwark’s approach

- Clear strategic leadership
- Doing the things that the public sector does best
- All aspects of public business contribute to regeneration
  - Development
  - Social and economic work
  - Liveability

The debate

- Economy:
  - Does the SE become the victim of its own success
- Housing
  - Where is the middle market
- Public perception and support
  - Intensification
  - Family living