

CROYDON NEWS

MAY 2024

INWARD INVESTMENT NEWSPAPER PUBLISHED IN CONJUNCTION WITH DEVELOP CROYDON

INCREASED TRADE & TOURISM AT GATWICK

PAGE 3

DEVELOP CROYDON'S NEW VISION & PRIORITIES

SEE PAGES 6-7

SUMMER OPENING: TRICKLE - MODERN BAR & CASUAL DINING

PAGE 12

MAJOR DEVELOPMENTS MOVE FORWARD

Croydon welcomes new investment to bolster its regeneration.



Recent major development announcements have included:

- Planning permission for Amro Partners – in partnership with Flemyn – to transform the disused Croydon Park Hotel site into a new £220m Build to Rent scheme. A fifth of the scheme, which is called Botanical House, will be affordable, available to tenants at below market.
- Approval for Regent Land and Developments' Whytecliffe Road South scheme – a 238-unit residential scheme with 32% affordable housing (see page 9 for more information).

- Progress by Crystal Palace on the redevelopment of their Selhurst Park stadium. They hope to start work this summer.
- Greystar's latest plans for its iconic One Lansdowne Road development which aim to bring more benefits to Croydon's town centre following consultation.

The announcements underline the pace of Croydon's regeneration, which recently saw a big step forward following a recent successful bid for £18.5m by the council to the government's Levelling Up Fund which will support The Reconnecting Croydon, improving the connections through the town, enabling residents and visitors to enjoy the town centre's public realm and travel through safer, greener and more pleasant routes

Croydon's Executive Mayor Jason Perry has set a clear mandate for the regeneration of the town centre within his business plan which is being actioned through working in partnership with residents, businesses and investors

Croydon Council is currently working with

community groups, residents and businesses to help it create its Town Centre Regeneration Strategy which will underpin the town centre's regeneration over the next 15 years.

A multi-disciplinary team led by consultants We Made That, experts in urban strategy, design and infrastructure, is currently leading a programme of community-led activities where participants are able to influence the vision and strategy.

Croydon's Executive Mayor Jason Perry said: "We are developing a vision for a vibrant and welcoming town centre where people want to live, work and visit. Improving our town centre for everyone who lives, works, studies and visits Croydon is a top priority for me."

The work is part of Mayor Perry's ambition to restore pride in Croydon through the wider regeneration of the town centre and he has been working closely with businesses and partners through the Town Centre Advisory Board to bring forward the redevelopment of the Whitgift Centre as well as this regeneration strategy.

adidas and Stormzy open #Merky FC in Selhurst, Croydon

adidas and Stormzy open #Merky FC HQ, a multipurpose facility that will provide opportunity to young people in south London area and beyond, from 2 May.

Stormzy and adidas refurbished Selhurst Sports

Arena to build #Merky FC HQ. It features football pitches, recording studio, a sports gaming hub and other multifunctional rooms for youngsters to explore their interests in football, music and esports.

Continued on page 9.



CROYDON NEWS



This newspaper has been developed and produced by the Develop Croydon Forum, a not-for-profit organisation Community Interest Company which promotes Croydon as a location to invest, work and live.

Up-to-date news on Croydon's regeneration as well as the latest information on the Forum, its independent board and its members can be found at www.developcroydon.com

If you would like to contact us, please email us at: info@developcroydon.com

This newspaper was produced by White Label Creative on behalf of Develop Croydon Forum CIC.

The opinions, beliefs and viewpoints represented in the articles published in this newspaper do not necessarily represent the opinions, beliefs and viewpoints of the Develop Croydon Forum or White Label Creative.

BID-MPS collaboration sees 12% reduction in crime

With the collective goal of enhancing safety and public confidence, Croydon Business Improvement District (BID) partnered with Croydon Metropolitan Police Service of Croydon (MPS) to increase Police presence in the Croydon Town Centre.

Their first collaboration was in November and December 2023. The BID match-funded police team consisted of nine officers, contributing an additional 576 patrol hours, covering

prime locations in the heart of Croydon, providing residents and visitors with a heightened sense of safety and security.

As a direct result of this operation, the team reported 25 arrests, conducted 67 stop and searches, made 5 vehicle stops, executed 2 seizures, identified 11 breaches of PSPO, and issued 7 CPN/CPNW's.

Alongside the patrol, Croydon MPS oversaw the delivery of a facial recognition exercise and

the deployment of over 150 officers across a two-day span in North End and West Croydon, leading to a significant 12% reduction in total notifiable offences in comparison to December of the previous year.

Shaun Webster, Director of Operations, Croydon BID said: "We are delighted with the outcome of our collaboration. This joint effort has reinforced our belief that investing in safety initiatives is crucial for developing a thriving town centre."

Croydon BID remains dedicated to reducing the impact of business crime across Croydon town centre.

#LetsDoLondonBetter

Centrale and Whitgift have partnered with artist Laura Nevill as part of her campaign entitled #Letsdolondonbetter.

In this latest instalment, Laura has curated a selection of five local artists and commissioned each to create artwork

celebrating Croydon and its culture. From the vast music scene to the immense pride its residents have in the area, each artist has interpreted what they love about Croydon in their own style, creating an artistic showcase outside Allders and along George Street.

To add to the showcase,



each piece of art has a QR code next to it, which when scanned brings the artwork to life through the creative talent of animator Alex Hill. The five artists:

1. ALEC SAUNDERS - @aleclcn
2. TIM EASLEY - @timeasley
3. RICH SIMMONS - @richsimmonsart
4. CURTISCREATIONZ - @curtiscreationz
5. BAREFACE - @bareface_art

This project is part of a wider long term partnership across URW destinations.

URW secures 12 lease signings for Centrale & Whitgift



Eleven new retail names, and one returning brand, have been secured for Centrale and Whitgift in Croydon by Unibail Rodamco-Westfield (URW), including the opening of London's first Loupe store.

Loupe, a new venture from Beaverbrooks, the family-owned jewellery business, opened its 5,350 sqft store as part of a £6million investment in the brand. The south London store boasts

a 900 sqft showroom and is the exclusive seller of Rolex, Omega, and Breitling in Croydon.

URW also secured Izzy Home Store, a furniture and decor retailer expanding its presence with a new 3,295 sqft store.

Additionally, Europe's largest shoe retailer, Deichmann, has opened a 6,458 sqft store, reflecting a £750,000 investment and Pan-Asian noodle bar

Chopstix opened their 2,000 sqft restaurant.

URW also secured national and international brand renewals leases including Trespass, No.1 Currency Exchange and Sarraf Jewellers.

Supporting the Croydon community, Fashion Meets Music, an organisation showcasing emerging designers, artists and performers while running employment and business programmes, has renewed

its commitment to the centre. Charity Turf Projects has also renewed its 6,596 sqft deal, providing free creative exhibitions, workshops, and studio space for local artists.

Kate Orwin, leasing director UK, URW, said: "Demand from occupiers is at an all-time high, underlined by this recent burst of signings from new and existing brands investing in their physical spaces in Croydon."

"The growing offer at Centrale and Whitgift from high price point luxury, British and international high street brands, through to grass roots local organisations illustrates the confidence these brands have in Croydon as a thriving destination."

Jason Perry, Executive Mayor of Croydon, added: "This is an exciting time for Croydon and working with URW we're driving forward the regeneration of our town centre. It's been great to see this increased investment and confidence in Centrale and Whitgift Centre and we wish these retailers and community groups all the very best in their new town centre spaces."

HMRC completes £115 million acquisition



HM Revenue and Customs, the taxation part of the UK Government, has completed the £115 million acquisition of its headquarters in Croydon.

HMRC has bought 1 Ruskin Square, the 184,000 sqft office it occupies on Dingwall Road, from the Schroders Capital UK Real Estate Fund and developer Stanhope. The deal is part of a drive to diversify the government's property portfolio and consolidate its space in a number of office hubs.

An HMRC spokesperson said: "This acquisition represents value for money and aligns with the government's property strategy and wider priority of diversifying its property portfolios."

HMRC first confirmed

it was moving to 1 Ruskin Square in 2016. It was the first commercial letting at the £500 million Ruskin Square development with HMRC taking all of the nine-floor building apart from two ground floor shops on a 25-year lease. The 9-acre Ruskin Square scheme, including up to 2 million sqft of development, has been developed by Stanhope, in conjunction with investor Schroders.

It is the second major acquisition of a government-let building at the development in a year. In March, Pension Insurance Corporation, the specialist insurer of UK defined benefit pension funds, completed the £267.6 million acquisition of 2 Ruskin Square, a 344,940 sqft that was let to the Government Property Agency. Due to complete in June 2023, and ready to move into in August 2024, it has been specifically designed for occupation by the Home Office, housing around 3,000 civil servants. They will relocate from other locations around Croydon.

Parking changes proposed to boost local businesses



Changes include one hour free parking in all district centres with a second discounted hour, reduced parking fares at West Croydon Station and updated emission-based parking charges.

£18.5m government funding to transform town centre

Six town centre infrastructure and public realm projects will receive £18.5m of government funding following a successful bid by Croydon Council to the Levelling Up Fund, under round three.

Croydon's town centre regeneration boosted by £7.2m Growth Zone investment

Major projects to benefit from the additional investment after the growth zone budget and programme for 2024/25 was set, including. This includes Minster Green and other green spaces, transport infrastructure improvements, the development of the Urban Room engagement project; exhibitions and programmes at the Museum of Croydon; and a wider project to create cultural legacy for Croydon.

Council launches Future Croydon



Croydon council set out its ambition to radically change over five years, modernising services to be more efficient to provide better customer care and value for money.

£180k awarded to boost planning services



The council secured £80,000 from the government's Planning Skills Delivery Fund and £100,000 from the government's Digital Planning Improvement Fund to support the transformation of the planning service.

International Connectivity at London Gatwick with VP Aviation Development



The Develop Croydon team was thrilled to get an exclusive interview with Stephanie Wear, VP Aviation Development, London Gatwick. Here's what she said:

1. Recent improvements in international connectivity...

Summer season is in full-swing at London Gatwick – even if, as I write this, the weather doesn't appear to

have received the memo! Fortunately, this summer we will be offering passengers across London and the South East the choice of more than 220 destinations, from nearly 60 airlines.

In the last month alone, we have welcomed the return of WestJet, with four weekly flights to Halifax and three weekly flights to St John's in Canada, while Norwegian has added to its fantastic short-haul offer with four services per week to Göteborg. Later this week, British Airways will begin flying four times weekly to Jersey, and easyJet will start a twice-weekly operation to Skiathos.

Throughout June, we'll add more long-haul connectivity to China (Beijing, Air China

and Guangzhou, China Southern) and Singapore via Singapore Airlines, while later this year, Norse Atlantic will begin flying to Las Vegas, and BA to Bangkok and Islamabad – to name just a few.

2. How will international connectivity impact the surrounding regions?

Greater connections will naturally enhance opportunities for trade, as well as inbound tourism, and inward investment. Many of our new routes, particularly direct services to key markets such as China, India, the USA and Saudi Arabia, provide significant benefits to the region.

As an example, last year Norse Atlantic added six new transatlantic routes and

created a base at London Gatwick. This created more than 400 local jobs, including pilots, cabin crew, support staff and ground staff.

Also, as many will know, London Gatwick's planning application to bring our existing Northern Runway into routine use has now entered the examination phase with the government's Planning Inspectorate. If approved, it would create around 14,000 new jobs and inject £1 billion into the region's economy every year from supply-chain and other business opportunities

3. How do you ensure the airport's infrastructure can accommodate the growing number of international passengers?

We are investing in a

project to modernise and upgrade our North Terminal departure lounge, to ensure it better reflects London Gatwick's status as a major global hub. Once complete in coming months, it will provide passengers with clear orientation and sightlines, new flooring, new seating – all with power points – and a host of other exciting features.

We are continuing to explore and invest in sustainable ways for passengers to travel to and from the airport, with recent successful projects with the Great Western Railway and with Metrobus' hydrogen buses, supporting passengers and staff, and local communities.

4. Addressing sustainability

Last year we announced London Gatwick will accelerate plans to become net zero for our own Scope 1 and 2 carbon emissions by 2030 – 10 years ahead of our previous commitment. This will be achieved by investing

over £250 million in cutting emissions under the airport's direct control, including replacing vehicles fleet, gas boilers and refrigerants with low carbon alternatives. We will also invest in on-site renewable energy, including solar power, and continue to source 100% renewable electricity.

We are also working to address Scope 3 on a plan to reach Net Zero aviation by 2050. We will achieve this by innovations in Sustainable Aviation Fuel, airspace modernisation and exploring electric/hydrogen aircraft.

5. Any future deals in the works?
A key part of our strategy is to continue our growth in markets across Asia and the USA in particular. As you can see from our growing long-haul connectivity, we are certainly not standing still, and will continue to have exciting conversations with a range of new and existing airlines to see where the rest of 2024 and beyond can take us.

London Gatwick: first international airport to open dedicated EV charging station



London Gatwick has become the first international airport to open an Electric Forecourt®, a dedicated electric vehicle (EV) charging station, with the new GRIDSERVE facility – located on the Ring Road South approach to the South Terminal.

The brand-new site has 30 EV chargers alongside a lounge area with high-speed Wi-Fi, Costa Coffee, a Little Fresh convenience store and an interactive EV experience area – where visitors can speak to GRIDSERVE EV Gurus and test drive EVs.

All charging bays are powered by 100% net zero energy, with chargers capable of adding up to 100 miles of range in 10 minutes.

Bronwen Jones, Development Director, London Gatwick said:

"The charging station has been placed in a strategic location and will be available to millions of passengers, commuters, staff, residents and businesses that pass through the area each year."

Amazon UK brings electric cargo bike deliveries to Croydon via new micromobility hub



Croydon is among the first Amazon locations in the UK to use electric cargo bikes, building on launches in Wembley, Southwark, Shoreditch, Manchester and Glasgow.

Electric cargo bikes and on-foot deliveries are now operational from hubs in more than 20 cities across the UK and Europe.

James Partridge, Amazon Croydon Delivery Station Manager said: "We're excited to open the new micromobility hub at our Croydon delivery station as part of our commitment to our customers and our sustainability goals.

"This new hub will help us to reduce the number of vehicles on the roads around Croydon while also bringing more electric

powered deliveries to our customers in South London."

Part of a five-year, £300 million investment in the electrification and decarbonisation of the company's UK transportation network, electric cargo bikes and walkers are now expected to make around 2.5 million deliveries to Amazon customers across the UK every year.

Asad Jillani, Director of Falcon Transport and Logistics, one of Amazon's Delivery Service Partners (DSP) in Croydon, said: "It's really exciting to work with Amazon to bring electric cargo bikes to Croydon." More than 1,000 electric delivery vans are now in Amazon's operation on UK roads, with nine fully electric Heavy Goods Vehicles.

GLI

JOIN THE NEXT
INDUSTRIAL
REVOLUTION
CROYDON



CR1
52,605 SQ FT



CR2
55,165 SQ FT



AVAILABLE Q4 2024

BREEAM
EXCELLENT

VISIT: GLI.LONDON/CR1



BROUGHT TO YOU BY



LATEST NEWS

Turning up the volume on Croydon’s housing market

Croydon is on the rise. Since 2011, its population has increased by 7.5% in 2021. The borough’s growing young population is full of promise too, creating a boom in private renting, which increased by 4.8% to 25.8% in 2021, faster than nearby areas.

While this is great news, there is still a catch; we need more quality homes and fast to support this growth.

Having delivered over 1,500 homes to the borough in less than five years, Tide finds Modern Methods of Construction (MMC), and specifically volumetric construction, as one of the key solutions to delivering the homes needed at speed while simultaneously realising ambitions for a modernised, low-carbon, productive housing sector.

But what is volumetric construction? Our volumetric process is a form of off-site construction that translates buildings of up to 50 storeys into transportable 3D units – bringing the quality control and discipline of car manufacture to the built environment.

Tide’s developments at College Road (163m) and Ten Degrees (135m) have been key to the volumetric-driven urban development of Croydon. College Road comprises 817 co-living homes and 120 affordable homes, while Ten Degrees comprises 546 BTR homes.

They’ve also provided local landmarks for the borough to be proud of. At the time of completion in 2020, Ten Degrees was the tallest volumetric building in the world but has since been overtaken by College Road. With the pressure on to build housing at pace, speed of delivery is a key advantage of volumetric construction. On our projects, by building offsite we are able to cut construction time by up to 50%. In Croydon alone, Tide has delivered over 1,500 homes, including 120 affordable homes, at speeds of sometimes up to 21 homes per week. This means that the homes and regeneration needed can be delivered faster, with investors getting a quicker return, all while improving the housing sector’s productivity, safety and quality.

Of equal importance, volumetric construction is capable of minimising the built environment’s carbon impact. This is because our homes can be precision-engineered to meet high thermal and energy efficiency standards.

Embodied carbon is also dramatically reduced

on our projects, thanks to offsite manufacturing using materials more efficiently, less transport, less waste, and more recycling. Volumetric construction can also contribute to the circular economy too. Tide’s sister company and volumetric manufacturer, Vision, precision manufactures volumetric units with long-lasting materials, guaranteeing their longevity. However, at the end of a building’s lifetime, they can also be theoretically deconstructed and repurposed.

Tide’s approach has also unlocked constrained sites by taking construction offsite and manufacturing homes in purpose-built facilities, volumetric construction allows us to build on inner-city plots or brownfield sites – both Ten Degrees and College Road are highly constrained sites surrounded by live buildings and busy transport infrastructure including East Croydon Station – making derelict land viable for our clients by rapidly transforming it into revitalised housing and public realm.

Lastly air pollution is one of the most recognised and quantified environmental impacts from transport. By building on constrained inner-city plots using fewer construction vehicle movements, including less idling and circling for deliveries, we make further carbon savings on all of our projects by reducing transport-related emissions.

As we navigate Croydon and the UK’s wider housing challenges and strive for a more sustainable future, embracing volumetric construction methods offers a pragmatic approach, tailored to the needs of London’s growing boroughs. By leveraging the immense potential of volumetric to deliver high-quality homes quickly, efficiently, sustainably and safely, we can shape Croydon’s future.



calfordseaden share updates on Beamhouse Yard, Surrey Street

Calfordseaden has a long-standing history of delivering projects within Croydon, working with clients such as PA Housing, Southern Housing, and Evolve Housing. We are proud to have served the residents of Croydon by delivering projects across varying sectors that will be integral parts of the community for many years to come.

calfordseaden has delivered Employer’s Agent, CDM Principal Designer, Quantity Surveyor, Clerk of Works, and Land & Partnerships services for Beamhouse Yard, located on Surrey Street, Croydon’s historic street market.

The scheme consists of the demolition of the existing building and the construction of an eight-storey development

delivering 60 new one, two, and three-bedroom apartments, including 18 homes for affordable rent, for PA Housing. In addition, 5000 sqft of flexible commercial space will be added on the lower ground and ground floors as well as a purpose-built arts and music venue.

The development will include all associated public realm improvements

and landscaping including courtyard area with car parking and cycle parking. The site is situated at the corner of Surrey Street and Matthews Yard; the entrance to the street market, which has remained operational during construction.

We look forward to the completion of the project in this regenerated this historic market location!



BROUGHT TO YOU BY



LATEST NEWS

Prologis UK secures planning permission for urban logistics space in Croydon

Prologis UK, a leading owner, developer and investor of logistics property, has secured planning permission for four new units in a second phase of development at Prologis Park Beddington in Croydon, South London.

Located at a prime urban logistics site, with excellent access to central London and surrounding areas, the new scheme will provide an additional 93,935 sqft of high quality development.

Winvic has been appointed as the main contractor, with groundworks due to start on site in May 2024.

In line with Prologis’ commitment to achieve net zero by 2030 in all areas of operation, the new units will be built to a high sustainability specification, with BREEAM “Excellent” and EPC A+ target ratings. With a wealth of low-carbon design features built in, the units will be carbon neutral in construction and net zero carbon in operation for regulated energy use.

To support customers in achieving their sustainability goals, each of the new logistics facilities will include

an advanced photovoltaic (PV) array within the base build, alongside being infrastructure-ready for the further installation of onsite PV and energy storage systems. They will also have electric vehicle charging infrastructure as standard.

The expansion of Prologis Park Beddington Lane is good news for the local community, with the development bringing some 50 jobs during construction and around 270 jobs when the site is operational.

Simon Perks, Director of Capital Deployment and Leasing, Prologis UK said:

“We are delighted to reach the point of being able to implement our consent and bring phase two of Prologis Park Beddington Lane to market, continuing on from the successful completion and leasing of phase one. We would like to thank the Local Planning Authority with their involvement in getting to this stage.”

SHW will be the letting agent for the development.

Alex Gale, Partner, SHW comments: “The expansion of Prologis Park Beddington is good news for the local community, bringing some 50 jobs during construction



and around 270 jobs when the site is operational. It’s also great news for the market, providing additional, high-quality and highly sustainable urban logistics space to the area to help meet demand.”

SHW set to market c100,000 sqft Croydon warehouse

SHW has been appointed by CCLA Investment Management to bring one of the largest and best value warehouse units available within the M25, to the market.

The fully refurbished unit, at 500 Purley Way, offers 98,631 sqft of high quality industrial/distribution space.

The detached building comprises 79,384 sqft of warehouse space, with offices totalling 15,802 sqft of which part is fully fitted and part shell condition. The secure, gated site boasts a covered loading area of 3,445 sqft and a yard depth up to 30 metres, along with secure parking and EV charging points.

Alex Gale, Partner, SHW, says: “Croydon Central is situated on the main arterial north/south road through Croydon, with excellent access to the M23/M25 motorways, Central London and further afield – making this the perfect place for occupiers wanting to expand in well-established industrial / distribution areas already hosting many major logistics occupiers.



CROYDON
CRO

LIVE CONNECTED IN THE HEART OF CROYDON

1, 2 & 3 BEDROOM APARTMENTS AND DUPLEXES FROM £375,000

24hr concierge	Rooftop terraces & podium garden	High street location
14 minutes to London Bridge*	Heated winter garden to every apartment	Excellent transport links

SHOW HOMES AVAILABLE TO VIEW

LONDONSQUARE.CO.UK
@LONDONSQUAREDEVELOPMENTS

Prices and details are correct at the time of distribution, April 2024. *Taken from Google Maps.

READY TO MOVE INTO

SHW Lets Refurbished Croydon Warehouse

SHW, on behalf of a private landlord, has secured a new 5-year lease by a Research and Development company for a refurbished warehouse unit in Croydon – Unit 12, Commerce Park at 19 Commerce Way.

The detached unit provides a 2,424 sqft warehouse with 820 sqft of first floor office space. The unit is located prominently at the front of the Commerce Park industrial estate, just off the A23 Purley Way.

Charlie McKechnie, Surveyor, SHW, said: “We are delighted to kickstart the year with this successful letting. This is a prime example of a top-quality refurbishment leading to a top rent achieved.”



GLi commences construction on ultra-sustainable logistics warehouse in Croydon

GLi, a JV between KSP and PATRIZIA, began construction on CRI, an ultra-sustainable logistics warehouse in Croydon in April. Spanning 52,605 sqft, CRI integrates solar photovoltaic (PV) technology into its structure, harnessing solar energy through its maximum array rooftop panels. This will not only significantly reduce occupier costs (estimated to present a cost saving of £60,000 per annum) but will also exceed London’s net zero targets. CRI will also feature the highest number of electric vehicle (EV) parking spaces per sqft of any industrial development in the country.

Alongside energy savings and sustainability credentials, CRI also offers remarkable adaptability and space advantage, with 50% more volume and a height four metres higher than any other warehouse in Croydon; there is potential for a 37,000 sqft mezzanine, presenting a 67% increase in operating space.

<https://gli.london/cri/>



MAKING PROPERTY WORK IN CROYDON SINCE 1798

FULL SERVICE PROPERTY CONSULTANCY COVERING THE SOUTH EAST

We provide comprehensive advice to clients on all types of commercial and residential property. Specialist sectors include:

• Industrial, Office & Retail Agency • Development Consultancy • Planning • Commercial Property Management • Block Management • AST Management • Building Consultancy	• Lease advisory • Healthcare & Medical • Charities • LPA Receivership • Airports • Leisure • Architectural Services
---	--

For further information please contact
RICHARD PLANT
Partner Head of South London
020 8662 2718 | 07850 584 240 | rplant@shw.co.uk

SHW
SHW.CO.UK

Corinthian House, 17 Lansdowne Road CR0 2BX | 0208 662 2700 | croydon@shw.co.uk | www.shw.co.uk

Chair's Forward

BY RICHARD PLANT
Develop Croydon Chair
and Partner, SHW



We are beginning the year with a sense of promise and inspiration as Develop Croydon Forum partners gathered at the Council building for the first partner meeting of 2024. Here, discussions centered on the regeneration around the borough, with particular emphasis on the revival of town centre high streets. Find our grand visions on the right.

Reflective of the spirited dialogue surrounding town centre revitalisation, Croydon Council is seen to have already embarked on shaping the borough's future. This is evidenced by their successful bid for £18.5 million from the Department for Levelling Up Housing and Communities (DLUHC) for their Reconnecting Croydon scheme. This initiative will fund six infrastructure and public realm projects aimed at reinvigorating Croydon's streetscape. This will be complemented by the £7.2 million Growth Zone investment and accompanying these endeavours are adjustments in parking pricing strategies to stimulate town centre activity, the unveiling of the Future Croydon: Transformation Plan, and a £180,000 injection into planning services.

Further contributing to the atmosphere of progress are URW's 12 lease signings throughout the year, coupled with their efforts to support local artists and enhance public realm through the #LetsDoLondonBetter campaign.

Turning to noteworthy developments, significant strides have been made: HMRC's £115 million acquisition of the Croydon HQ, Regent Land & Developments' approval for the Whytecliffe Road South scheme in Purley, Prologis UK's secured planning permission for four new units in the second phase of development at Prologis Park Beddington in Croydon, GL's start of construction on CRI—an ultra-sustainable logistics warehouse, carlfordseaden's progress of the 60-home eight-storey Beamhouse Yard development, and two new SHW sales which includes an off-market sale of Croydon's Melrose House and the sale of Norfolk House to an Indian investor.

In other news, excitement grows as LSBU's School of Engineering launches its new innovation centre, aiming to foster collaboration among industry, academia, community teams, and local businesses. Equally notable is the landmark partnership between FSB and Birmingham Newman University which will offer degrees in Business, Health, Accounting, Counselling, and Criminology.

London Gatwick Airport has also made significant strides in sustainability, in particular becoming the first international airport to unveil a dedicated electric vehicle charging station — the Electric Forecourt®. Additionally, efforts to enhance journey accessibility, speed, and reliability are underscored by the opening of the new Gatwick Airport station — a milestone achievement.

Develop Croydon Partner Meeting 1st February 2024 Summary of Discussions

Priorities for Croydon in 2024

- Investing in and improving public realm in the town centre, including new signage/wayfinding and more planting
- Activating specific areas of public realm in the town centre
- Promotion of parks and green spaces
- Having a plan for dated office stock
- Movement on stalled sites
- Promoting SME use of lower cost spaces
- Celebrating diverse culture
- Improving the nighttime economy
- Connectivity between hubs, for example East Croydon to Whitgift
- Improving walkability around the town centre
- Tackling homeless in the borough
- Filling vacant units
- Continued industrial sector growth
- Improving the welcome at East Croydon station
- More affordable housing and office spaces
- Restoring pride in Croydon and sense of community

Role of Develop Croydon in 2024

Using the combined strength of partners' communications channels, and involving partners in shaping the activity programme, we aim to:

- Promote Croydon as a place to invest, build, work, live, study and visit.
- Be an authoritative source of accurate, agreed information about Croydon.
- Engage with and influence policy makers for the benefit of the borough.
- Create a network for investors, developers, stakeholders and property sector businesses working in Croydon that facilitates open conversation and growth.



Our first
2024 partner
meet

Develop Croydon exhibits at UKREiIF for the first time!

Develop Croydon has announced that it is joining forces with Croydon Council and a delegation from the Gatwick Diamond Region to exhibit at the UK's Real Estate Investment & Infrastructure Forum (UKREiIF), which takes place in Leeds in May 2024.

This will be Develop Croydon's first attendance at the event, which attracts over 12,000 investors, developers, occupiers and local authorities.

Develop Croydon joins a delegation of representatives from county councils, local authorities and private sector partners from across Sussex, Surrey, Kent and South London — including Crawley

Borough Council. The delegation is led by the Gatwick Diamond Initiative, under the Invest Gatwick Diamond brand, and facilitated by White Label Creative.

Richard Plant, Partner, Stiles Harold Williams, and Chair of Develop Croydon, commented: "Croydon has so much to offer potential investors. We have excellent development opportunities in the borough

and our high-quality office space costs a fraction of central London. An added advantage for investors is Croydon's connectivity. The borough is the UK's best connected business hub, with less than a 15-minute journey time to both London Gatwick and central London. UKREiIF is the perfect place for us to showcase all that our borough offers in partnership with the local Council."



Chris Edwards has become calfordseaden's new Equity member from 1 April 2024.



Experienced Airport leader Mark Johnson begins on 18 March as London Gatwick's Chief Operating Officer (COO).



Alex Gale will take over the role of Senior Partner at SHW on 1 April from Adam Godfrey.

New Develop
Croydon Partner
Leadership Roles

Michelle Ostermann, a distinguished global pension executive, has joined the Pension Protection Fund (PPF) on 1 April as its new CEO, succeeding Oliver Morley.



New Partners:

Lambert
Smith
Hampton

conisbee
Consulting Structural and Civil Engineers

TBXH
SUNLEY HOUSE

Development Map



Annual Report



Partner News

Abu Dhabi property firm completes its acquisition of London Square

The largest real estate group in Abu Dhabi, Aldar Properties, has completed the 100% acquisition of London Square in a deal worth £230m.

Following Aldar's recent expansion into the neighbouring Emirates of Dubai and Ras Al Khaimah and presence in Egypt, the acquisition is the first international acquisition beyond the Middle East and North Africa region.

Aldar and London Square have a shared vision and approach to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence. This transaction represents a new phase of growth for both entities and will provide two-way benefits, delivering a positive impact for communities and bringing new opportunities.

Aldar intends to leverage its expertise and balance sheet to support London Square's land acquisition strategy to enable it to develop larger and prime central London sites. Additionally, the transaction is expected to have a positive impact on sales, given the potential for capitalizing on cross-selling across both companies' diverse international customer networks, with Aldar's development sales during the first 9 months of 2023 totalling GBP



4.15 billion (AED 19.4 billion).

Founded on driving growth, knowledge sharing, strong returns, and market leadership, the acquisition represents a strong vote of confidence in London Square's expert management team and business model.

Adam Lawrence, Founder and Chief Executive of London Square said: "This is an outstanding outcome for London Square. Aldar is an exemplary company with an unrivalled reputation and their strength and breadth of knowledge and experience will enable London Square to flourish and extend its presence across Greater London and the Southeast.

"We look forward to playing a leading role in tackling the housing shortage by providing more much-needed homes in the capital and surrounding areas where there is a continuing lack of supply."

Croydon Council and London Gatwick join forces to boost economic growth, skills and jobs for local residents

Croydon Council and London Gatwick signed an economic Growth Charter to help drive future economic growth, boost skills and create new jobs for residents.

London Gatwick's economic impact extends beyond its boundaries and has a strong, positive influence on Croydon. The latest data — from leading economist Oxera — shows that the airport helped generate over £265 million for Croydon's economy in 2023, including supporting over 3600 jobs.

The new charter looks to boost this significant economic benefit further by providing a framework

for cooperation between the council and London Gatwick. This includes quarterly meetings and monitored action plans to support collaboration across five key areas:

Economic Prosperity: Explore opportunities to drive economic growth through regular engagement and sharing of data and insights.

Job Creation: London Gatwick's future growth plans will create thousands of new jobs. By working together, a range of employment and skills opportunities at the airport will be shared with Croydon residents, including Croydon care leavers.



Supply Chain Opportunities: Promote opportunities for Croydon businesses to become part of London Gatwick's supply chain, supporting economic resilience and sustainability.

Inward Investment: Collaborate on regional promotion initiatives, highlighting the opportunities that Croydon

can offer developers and investors.

Apprenticeship and Graduate Programmes: Promote London Gatwick's established apprenticeship, graduate and intern programmes to young people across Croydon.

Recent initiatives supported by London Gatwick in the borough include a jobs fair at Croydon College that saw 350 job seekers attend, support for the promotion of Croydon at UKREiIF — a leading UK event to attract future inward investment — and the opportunity for small and medium-sized businesses based in Croydon to

register their interest in working with the airport as a supplier.

Jason Perry, Executive Mayor of Croydon, and London Gatwick CEO, Stewart Wingate, both signed the Economic Growth Charter on 11 April.

Stewart Wingate, Chief Executive Officer, London Gatwick, said:

"Whether working at the airport, flying through or supplying goods and services, residents and businesses from across the London Borough of Croydon have supported London Gatwick for many years."

BROUGHT TO YOU BY



LATEST NEWS

AMP House shares...

SHW and BNP Paribas Real Estate are marketing up to 29,000 sqft of high-quality refurbished workspace available to let at Schroders Capital's AMP House, Dingwall Road, Croydon.

Located opposite East Croydon Station and BOXPARK, AMP House comprises approximately 100,000 sqft of office space, ideal for businesses looking for quick access into London and the South Coast.

In 2023, Schroders Capital, advised by SHW, agreed lease renewals and a rent review with seven occupiers for a combined 31,000 sqft of office and retail space, totalling rents in excess of £800,000 per annum.

At the end of 2023, substantial refurbishment works were completed on the building reception - overhauled to provide a modern and professional

welcome to the building.

Works were also completed to the 3rd Floor North of 6,555 sqft, modernising the floorplate with black LED light units, resprayed windows, new carpet and redecoration.

As part of the continued investment in the building a number of WCs throughout the building also underwent a complete refitting and inclusion of showers.

Interest in the building has been strong, with the 6,196 sqft 2nd Floor North wing already under offer and due to complete in the coming weeks.

Looking ahead, further investment is planned for the building in 2024 to bring more space in line with the expectations of today's office occupiers, with the ambition of providing a mix of Cat A open-plan spaces and Cat A+ fitted and furnished offerings to the market.

Quarter 1 offices kick off with major letting

BY VANESSA CLARK
Managing Partner, Chase Sinclair Clark

The first quarter of the year kicked off positively in East Croydon with the letting of all 30,000 sqft of vacant office space in Renaissance in East Croydon.

The letting has proved yet again what we all really know in terms of tenant demand, 'the apple does not fall far from the tree' as, in January of this year, RLAM signed Mott MacDonald to all the vacant space on the ground and third floors and, at the same time, renewed their 4th floor lease, delivering a total transaction of 50,000 sqft, all on long leases. A great start for Croydon statistics.

The Renaissance story began in late 2012 when Abstract Securities acquired two adjoining plots of land and proceeded to obtain planning consent for a new 100,000 sqft. The building, in Mark Glatman's words would be based on an 'austerity model' offering large 20,000 sqft floors and right angles throughout to simplify construction and costs. Planning was granted in a record time of just 5 weeks post the initial pre-application discussions with Croydon Council. The contractor was Bowmer and Kirkland.

Construction began in 2013 and the Pension Protection Fund (already Croydon based) swiftly committed to 40,000 sqft. The building was then bought by M&G for £36million who moved an existing tenant-Paribas

Law from one of their buildings into the part ground and 3rd floors.

Mott MacDonald, who were the engineers who advised Abstract then agreed to take 20,000 sqft on the top floor of the building, followed finally by Solium, who took circa 9,000 sqft part ground floor. The building was then fully let.

Rents achieved at the time were £22.50 psf to £23.50 psf.

In 2017 Paribas Law went into administration and the space was then let in 2018 to Green Network Energy (GNE) at £32 - £34.00psf. Following the GNE letting the PPF rent review was agreed in 2018 at a headline rent of £34.00psf.

Further investment success followed after the 2018 letting/rent review when RLAM bought the



building for just shy of £60 million in 2018.

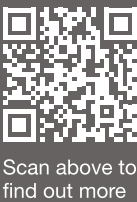
GNE then went into administration leading to the start of this story and the a very successful Mott MacDonald transactions.

This is an impressive record of both rental income growth and capital value growth.

Renaissance has consistently managed capture tenant and investor interest. This is a great example of what can be achieved with a well thought out building design suited to the market and occupier appetites.



Industrial & logistics units from 15,000 to 46,000 sq ft.
Available Q1 2025.



Scan above to find out more



Fern launches new hot desking membership



Fern, the all-day bar and restaurant in East Croydon has introduced a hot desking membership option, offering the perfect backdrop for professionals to collaborate, create, and unwind.

For just £85 per month, members can enjoy an elegant workspace equipped with high-speed broadband and complementary coffee from Monday to Friday, 08:30-17:00. In addition, members can enjoy exclusive discounts on food and beverages, access to exclusive breakfast events and evening social events, and priority access to ticketed events.

For those who prefer to work occasionally or have a short-term project, Fern offer a day pass option at £10. Whether you are looking for a dedicated workspace or just a place to work occasionally, Fern's hot desking membership offers excellent value and a great range of benefits.

To find out more or sign up, visit <https://fernondon.co.uk/> members

Indian investor buys Norfolk House



Global real estate investment manager Kennedy Wilson has sold Norfolk House, an office, hotel and retail complex in Croydon to a private family office from India which is targeting a speedily released £100 million London and South East Investment drive.

Located 350 metres from East Croydon station, the building comprises 160,672 sqft including a 149-bed, 60,000 sqft Travelodge

The property is multilet to tenants including McDonald's, Clydesdale Bank, Moss Bros and Greggs. There is a weighted average unexpired lease term of 5.9 years to expiry and 4.6 years to breaks.

The buyer is understood to be reviewing the redevelopment potential with Kennedy Wilson having submitted a pre-application for shops at 24-28 and 67 George Street to be extended to 29 storeys comprising over 300 homes. Further, SHW has been appointed to oversee facilities management and is Commercial Property Manager for Norfolk House.

SHW completes off-market sale of Croydon's Melrose House



SHW, on behalf of private clients, has sold the freehold interest in Melrose House on Dingwall Road in Croydon to south London-based property investment and management specialist Ganco Assets.

The office building, built in the early 1980s, is located close to East Croydon Station. Comprising circa. 22,500 sqft, over six storeys, with basement storage and rear and front parking, the multi-let building was sold part let - offering asset management / development potential for the new owners.

Richard Plant, Partner, SHW, said: "The changes in permitted development rules in March this year alter the complexion for many buildings and we would be happy to advise other building owners on their options for their existing portfolios."

BROUGHT TO YOU BY



LATEST NEWS

Regent Land and Developments' Whytecliffe Road South scheme in Purley received approval

Regent Land and developments Whytecliffe Road South scheme in Purley received a unanimous vote for approval this month.

The 238-unit residential scheme was highly commended by the Croydon Council due to its design-led approach, 32% affordable housing and consultation with the council and the community.

Partners: RAA Ventures and VFund

Architects: Formation Architects

The site is located on 26-52 Whytecliffe Road South is currently occupied by 14 residential houses and a large open car park. Due to its closeness to the Purley station, the



proposed scheme will deliver 125-space Network Rail car park, replacing the existing Purley Station car park. 7 spaces will be for residents, which are all blue badge holder spaces. There will also be an additional 101 cycle and scooter spaces provided.

The scheme is aiming to have 5 buildings altogether, 4 will be along Whytecliffe Road South which are 8 storeys with the top 2 floors set away from the main road located to the rear of the site. The aim is to use a mansion block typology which is based on a traditional, low-rise building form that creates successful street environments with strong frontages and richly articulated facades

reflecting the local character.

The residential mix includes 1-bed, 2-bed, and 3-bed units with 10% of flats are Part M(3)s with an additional set back floor.

The proposal also seeks to enhance and improve the public realm along

Whytecliffe Road South. This includes creating a new public square including the retention of the existing line of lime trees, strategically providing a natural barrier from the bustling road.

3 large communal amenity areas are positioned between the mansion blocks to maximise amenity space, children's play space and allow more sun into the space. All units have access to ample private amenities. Furthermore, partial ground floor space is designated for community use for the new community within the development.

This development will mark the gateway to Purley and its Town Centre due to the close proximity to station, as well as providing much needed housing in a highly sustainable location.

40-shop mini mall to be built on the Purley Way

A new 40-shop mini mall is set to be built on the former site of Sports Direct Gym on Purley Way.

A site-wide cleanup is now underway and a group, led by Wallington resident and business consultant Koby Yogaretnam, has taken responsibility over the site.

Easily accessible due to its positioning on the side of a major dual carriageway and next to adjoining retail units, the Mr Yogaretnam, a Wallington resident, aims to create "a high street that was not on the high street".

He added: "The idea behind it is that we want to create multi retail store, a mini mall for instance.

"This will help local and up-and-coming businesses' ability to trade



in affordable ways.

"When I was younger my mum used to take me to the high street and we would browse around for an hour or two. It was a time killer and you'd never know what you'd find, this will be a similar model."

Mr Yogaretnam told the LDPS how he envisions a site that would become

a destination that local shoppers would be happy to visit, adding that potential visitors would be entitled to 90 minutes of free parking in one of the site's 100 parking bays.

While his group initially had plans of building a new function room on the site, Mr Yogaretnam instead chose to focus on opening

the space up to smaller businesses.

The mall is currently referred to as Imperial Plaza, owing to its address at 33 Imperial Way.

However, Mr Yogaretnam said this name is subject to change as progress on the site's development continues. It aims to open by April 2025.

adidas and Stormzy open #Merky FC in Selhurst, Croydon

Continued from front page



They also have spaces available for education, dance and general fitness.

#Merky FC HQ will be managed by Communities First Foundation with investment from Adidas.

The two-storey facility will host monthly joint activities, including in-person training sessions and recording studio gigs for young artists looking to produce their next hit.

#Merky FC, adidas, and EA SPORTS have collaborated across the gaming hub, packing the dim-lit room with new gaming consoles, racing simulators, and desktop computers for endless hours of digital fun.

The launch of #Merky FC HQ follows the successful launch of the #Merky FC jobs programme, designed to tackle racial

inequality in the football industry. Founded in 2022, #Merky FC aims to provide opportunities for young black people in the football industry, with more than 60 individuals gaining employment across multiple brands and football clubs, including VERSUS.

With the next generation in mind, Stormzy said: "I'm gassed that we can finally open the doors to #Merky FC HQ. Working with adidas, I've wanted to do this for a long, long time and now there's a community space that everyone in the area will be able to use and benefit from.

"When I was growing up there was nothing like this around for young people, so it means a lot that we now have a facility like this in Croydon. Proper homegrown!"



LSBU launches its new innovation centre in Croydon

The school of engineering at LSBU (London South Bank University) has opened a new Innovation Centre in Croydon to boost collaboration between industry, academia (including colleges and schools) and local community teams.

Its primary focus will be delivering innovative and scalable solutions to address energy and sustainability, healthcare/ tech and smart manufacturing challenges we face.

The REACT Innovation Centre (Research, Engage, Academia, Community, Technology) has harnessed some of the latest healthcare/ tech and supporting infrastructure, including the latest energy and sustainability solutions that will support the

digital transformation in healthcare.

The REACT Innovation Centre has been opened with LSBU's partners including Verizon Business, Hitachi Digital Services, Juniper Networks, Visionable and Croydon Council to:

1. Improve health technology to raise standards for NHS patients, staff and students. With the NHS under pressure, the REACT Innovation Centre will first focus on creating a 'healthcare/ tech built for me' model. It will investigate a greater range of treatment options for patients e.g. remote care for patients to be monitored while they are at the hospital and/or at home. It will work to improve the health experience for patients, healthcare staff

and the multidisciplinary graduates needed across the healthcare, computing and engineering sectors to support the move towards digitalisation. Healthcare providers and the essential workforce in Croydon and beyond will be supported by an intelligent infrastructure (cooperative system) – built using Private 5G, MEC, WiFi-6 and IoT technology – for better connectivity and security, earlier prevention or detection of illness, admission avoidance and digitalisation of hospital care pathways

2. Use technology to increase energy sustainability in healthcare. By using multi-protocol systems, installed at the REACT Innovation Centre, collaborative solutions, with sustainable interoperability (equipment operating

together) will be the central theme. Partners will implement current, future and aspirational scenarios that investigate and support patients' journeys and reduce carbon emissions through digitalisation.

Professor Sandra Dudley, Professor of Communication Systems, LSBU School of Engineering and REACT said, "LSBU's new REACT Innovation Centre in Croydon is a commitment to both the local community and greater London.

"By working with internationally leading technology companies and local partners who have intrinsic community knowledge, we have created an intelligence driven, evolving and immersive infrastructure, which can support ground-breaking research, create



and attract local talent, and ultimately provide an excellent co-creation and deployment experience for better outcomes across the chosen areas. We want the centre to lead and support the mindful adoption of technology in healthcare across the UK and internationally."

Uniquely, the infrastructure will be available for collaboration,

start-ups, researchers, students and the public to use and engage with to co-develop, test and pilot sustainable solutions to further enhance healthcare/ tech, energy and sustainability and smart manufacturing challenges.

If you would like to visit the REACT Innovation Centre contact the LSBU team at: degigld2@lsbu.ac.uk and ding.ding@lsbu.ac.uk

FSB & Birmingham Newman University announce landmark partnership



Fairfield School of Business (FSB) and Birmingham Newman University announce a landmark partnership to offer degrees delivered by FSB and accredited by Birmingham Newman University, commencing in September 2024.

These include; Business Management BA (Hons) with Foundation Year, Accounting and Finance (BSc Hons) with Foundation Year, Counselling, Mental Health and Wellbeing BA (Hons) with Foundation Year, Working With Children, Young People and Families BA (Hons) with Foundation Year, Criminology BA (Hons)

with Foundation Year.

Mr Mohammed Zaidi, FSB, CEO, said: "This milestone partnership heralds a new era of opportunity, fostering interdisciplinary collaboration and equipping students with the necessary tools to confront the modern challenges in higher education. It serves as a gateway to broader participation within our communities and campuses, amplifying inclusivity and diversity."

The aim is to shorten the skills gap, help widen participation and ensure access employment opportunities.

The project is inspired by a successful health study in Los Angeles barbershops in

New planner to help disabled students into work launched at LSBU

A new government planner designed to help thousands of disabled university students into work was officially launched at London South Bank University (LSBU) on 15 November.

The Minister for Disabled People, Health and Work, Tom Pursglove MP, visited LSBU to promote the new Department of Work and Pensions' Adjustments Planner, which collects key information about a graduate's needs. This data can be easily shared with prospective employers.

Trial results show that disabled students using the



Adjustments Planner are more confident to discuss with employers their support needs at the point of entering employment.

The Adjustments Planner is set to be rolled out to all students in higher education in time for the next academic year.

LSBU Barber Shop Blood pressure project

LSBU's barber shop blood pressure project set up with Croydon BME Forum is featured in a new BBC Radio 4 programme 'The Trust Shift'!

The project trained barbers to measure and give advice about blood pressure to their customers. It trained eight barbershops who have customers from Croydon to provide on-the-spot blood pressure checks and provide health information to them.

The project is inspired by a successful health study in Los Angeles barbershops in



'Good' Ofsted rating for Croydon's adult learning service

Croydon Adult Learning and Training (CALAT), has retained its 'Good' rating, after a recent Ofsted inspection.

CALAT teaches adult, community learning, vocational and employability courses, and courses for learners with special educational needs and disabilities (SEND). It places a particular emphasis on supporting people who have not been in education and work for some time.

The report added: "Learners and apprentices develop good knowledge, skills and behaviours. Staff provide good advice and guidance on future opportunities available and most apprentices and learners progress onto positive destinations."

Jason Perry, Executive Mayor of Croydon, said: "It is important to me that Croydon becomes a place where residents can upskill and have the resources and qualifications to access job opportunities."

Bigger and better Gatwick Airport station opens to passengers

A new look Gatwick Airport station has opened to passengers on 21 November, transforming the journey from train to plane and giving passengers travelling between Brighton and London easier, faster, more reliable journeys.

The first passengers to use the new concourse and airport entrance arrived on the 05.48 Thameslink Bedford to Brighton service on platform 7.

Eight new escalators and five new lifts will provide a step change for accessibility. The new lifts and escalators, along with four new stairways and widened platforms, will help passengers move between the train station and the airport more quickly and easily.

Easier journeys from train to plane will benefit passengers across the wider network, helping keep trains running on time by removing the congestion and queuing on platforms that delay trains.

Passengers travelling on the Brighton Main Line are already seeing the benefits of the project thanks to track upgrades that have helped reduce journey times between Brighton and London to one hour on some services.

The existing station concourse is also bigger and better than ever before with new customer information systems, more ticket gates, a dedicated passenger assistance point enhancing the passenger experience and helping people move through

the station more quickly.

The new concourse will now act as the new entrance for people accessing the airport terminal, while the existing concourse will be for people exiting. The existing station concourse, station footbridges and the South Terminal linkspan have been refurbished and reconfigured to provide a seamless one-way system to the airport from the train station.

Jonathan Pollard, Chief Commercial Officer, London Gatwick, said: "[With this opening], airport passengers travelling by train will have a dramatically improved experience. This fantastic new, fully accessible station concourse will encourage even more passengers to come to the airport using sustainable public transport."

Lucy McAuliffe, Sussex route director, Network Rail, said: "This has been a highly complex and challenging project and I am proud of how hard our teams have worked in close conjunction with our partners to deliver a

station upgrade that makes journeys to the airport much easier for [everyone]."

Mark Harper, Transport Secretary, said: "[This] opening demonstrates this Government's commitment

to funding improvements to our rail network, transforming a vital station into an impressive gateway to the UK and helping more British and international passengers to travel by train."



Croydon tennis courts reopen after a £600,000 investment

Croydon partnered with the Lawn Tennis Association (LTA) and Greenwich Leisure Limited (GLL) to revive 32 courts across 14 parks – with playing conditions now greatly improved

Many of the sites have had resurfacing, new fencing and nets installed to bring them up to standard. All courts are also now protected with a gate-access system which will also deter antisocial behaviour. The courts can be pre-booked via the LTA Play Tennis website.

The project was made possible with £623,932.45 of funding as part of the LTA's Park Tennis Project and £66,723 of capital funding from Croydon Council.

Through the Parks Tennis Project, the LTA is delivering a £30 million nationwide investment by the UK Government and LTA Tennis Foundation to refurbish public tennis courts and open the sport to many more people across Britain.

A charge of £5 per session has been introduced, which will be ring-fenced and reinvested to keep the courts well-maintained



for the future. GLL will also offer free court sessions at various times throughout the week. The council is working with court operators GLL and the LTA to offer a tennis coaching programme.

GLL, Croydon Council and the LTA will also be working together to deliver Free Park Tennis. These are free, social tennis sessions on weekend mornings at 10am delivered by volunteers with equipment provided. The sessions are open to all – no matter your age, background or ability – and aimed at encouraging people to try tennis.

The courts will also host local tennis leagues to

encourage more people in Croydon to take up tennis, enjoy healthy competition and improve physical and mental wellbeing.

Jason Perry, Executive Mayor of Croydon, said: "This is a major boost for sport and leisure in Croydon – and will help to make Croydon a healthier place to live. I hope residents take the opportunity to take advantage of these brilliant new facilities and enjoy a game of tennis."

Stuart Andrew MP, Sports Minister, said: "We are committed to levelling up access to sport which is so important for the nation's physical and mental health.

Croydon swimming pools receive £400k funding boost

Croydon Council have successfully applied for £407,069 from Sport England, to help support three swimming pools in the borough.

New Addington Leisure Centre, South Norwood Leisure Centre and Thornton Heath Leisure Centre will receive the funding boost to mitigate their swimming pool utility bills and keep running costs down.

The council secured revenue funding from Sport England's Swimming Pool Support Fund, which was set up by the government to protect sports facilities in communities across the country. The funding is to assist local authorities and operators with cost pressures related to



public swimming pools, such as rising utilities and maintenance costs.

Jason Perry, Executive Mayor of Croydon said: "I am committed to making Croydon a healthier and safer place for all of us to live by protecting our borough's leisure facilities."

Greenwich Leisure Limited (GLL) operate Croydon's leisure centres.

David Hughes, Partnership Manager for Croydon, said: "We welcome the news that Croydon's pools will benefit from the Swimming Pool Support Fund. Running costs have increased significantly since the energy crisis started and any extra funds – on top of our own energy-saving investments – will ensure we can operate sustainably."

NEW OPENINGS...

CURRY ON NAANSTOP:
Unit 18, BOXPARK CROYDON

DEICHMANN:
50 N End, Croydon CR0 1UG

CRUMBLE MANIA EXPRESS:
Unit 72, BOXPARK CROYDON

BFT FITNESS STUDIO:
AMP House, 4 Dingwall Road, Croydon CR0 2LX

HEARTY KITCHEN CROYDON:
70 High St, Croydon CR0 1NA

Stanley Arts CEO and Engagement Manager speak about the legacy of London Borough of Culture 2023/2024

1. Croydon being chosen as the London Borough of Culture...

Croydon sometimes gets a bad deal in both national and local press. It was really wonderful to see it being highlighted for a positive reasons for once. Our borough has a unique history of music, culture and performance. It is one of London's greenest and youngest borough and so richly deserved this accolade.

2. What makes Croydon unique?

A DIY approach is key to Croydon enduring success as a hotbed for cultural innovation. From music to visuals arts the energy and creativity of the street is always on show.

Croydon also has a lot of great homegrown talent in the dance field with companies like SLiDE, Beeja and Birdgang Ltd all at the top of their game. We also have a real strength in queer arts representation across Croydon.

3. Which was your favourite 'This is Croydon' event?

'The Carnival of Invention' on Station Road in South Norwood was a real local favourite with handmade go-carts racing down the sunlit street.

Stanley Arts' 'Journey of a Refugee' presented by Theatre Rites in collaboration with Agudo Dance was a particularly interesting



site-specific exploration of the UK immigration system from the inside.

4. How do you think Croydon has grown over the year?

I think the cultural sector as a whole is much more integrated. Before LBoC, there was lots of fantastic work but we all tended to work in our own silos. After this wonderful year of collaboration, and with the formation of Culture Croydon, a new independent voice for culture in the borough, we hope to work a lot more closely together in the future.

5. What would the programme's legacy be?

We are seeing a growing confidence in the sector to try new things! We will continue to deepen and broaden the reach our work. It is also observed that beyond our borough, the rest of London, people are beginning to reassess its opinion of Croydon as a creative hub.

6. Your (Stanley Art's) proudest moment?

An important moment for us, this year, was the completion of our first phase of capital works - we opened a brand new café, gallery and co-working space plus a

beautiful new frontage which reinstated railings that had been last seen over 70 years ago. After decades of neglect, we were proud to take the first step in making our beautiful old building ready for the new century to come.

7. What would be your big ask from the council/government?

Funding is always of value. Beyond this, the council and government still control and manage large numbers of buildings across our public realm. Including the cultural sector in any discussions about the future of these spaces would be a huge help for us, and we have a lot of expertise to offer to these deliberations.

8. What's coming up at Stanley Arts?

At the end of May we have our annual dance festival, which is bigger than ever. From hip hop, to classical Indian dance, from urban line dancing to dance on film this local celebration has something for everyone.



Bart & Taylor announce new Croydon venue



Bart & Taylor's announce their latest expansion with the opening of 'Trickle', a modern bar and casual dining experience, marking their third Croydon establishment.

Situated at the No26, Dingwall Road residence, near sister venue 'Fern', guests will enjoy a relaxed atmosphere and vibrant entertainment reflecting the lively spirit of the local community.

'Trickle' boasts a spacious outdoor area perfect for indulging in after work drinks and al fresco dining throughout the summer. It will feature an extensive range of draught drinks - think beer, wine and cocktails - all on tap! Complimented by a food offering of pizza, burgers and snacks.

Final preparations are underway, with a summer opening scheduled.

THE DEVELOP CROYDON FORUM CURRENT MEMBERS

