

Local Government Association

Making best use of public land

Gill Steward

Chief Executive

London Borough of Bexley

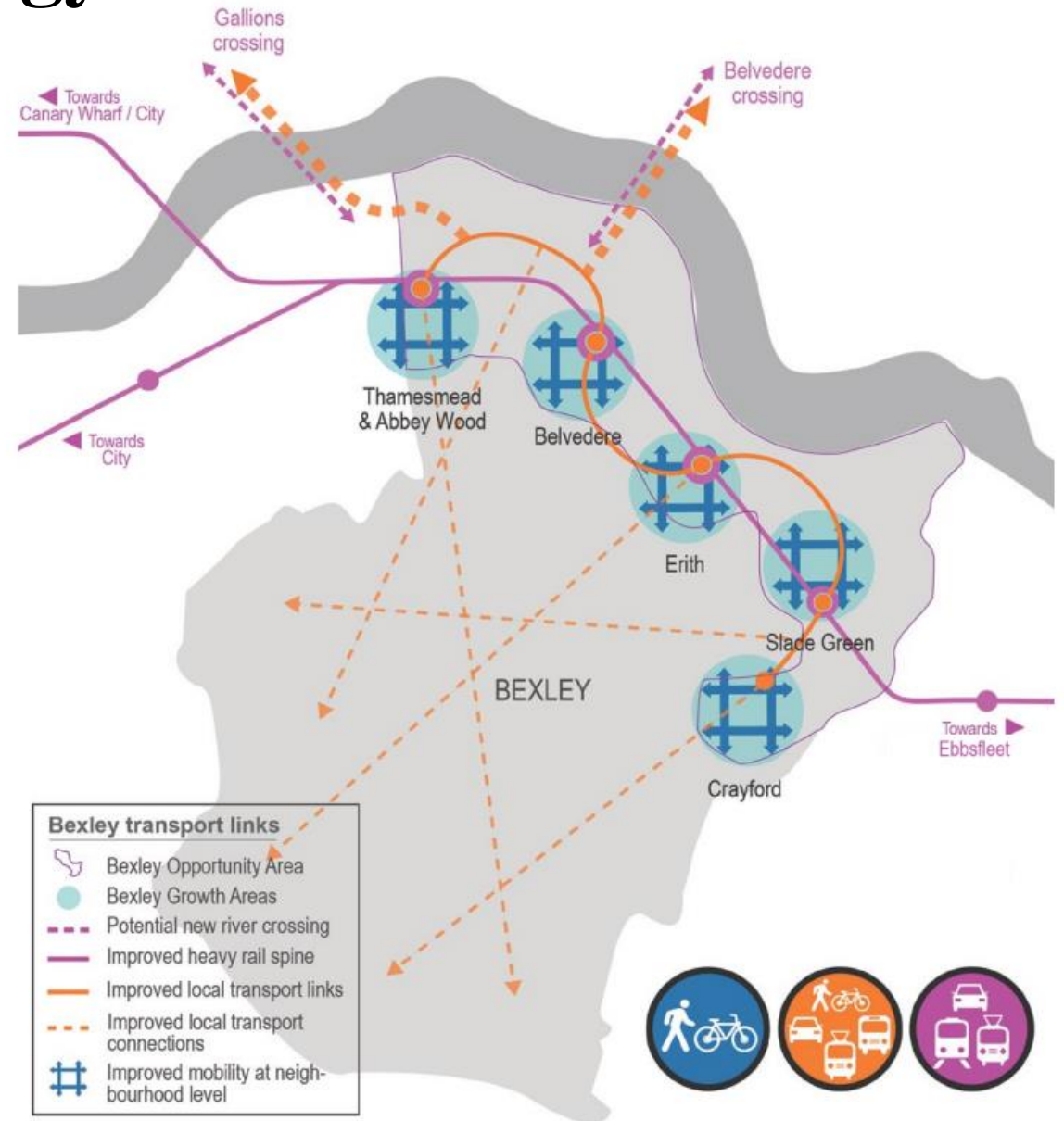
Bexley Growth Strategy



- Evidence-based vision for growth for next 30 years
- Supports principles for good growth in London Plan
- Partnership with GLA and in consultation with our residents and local businesses.
- Bexley is strategically placed in Thames Estuary Growth area

Bexley Growth Strategy

- Help London grow sustainably whilst reinforcing local character
- 2 Opportunity Areas–
 - Thamesmead & Abbey Wood
 - Bexley Riverside
- 31,000 homes and 17,000 jobs in north Bexley and around town centres
- Highly connected by transport, green and digital infrastructure
- 1100 acres of development potential, along 8km of Thames river–front.



BexleyCo

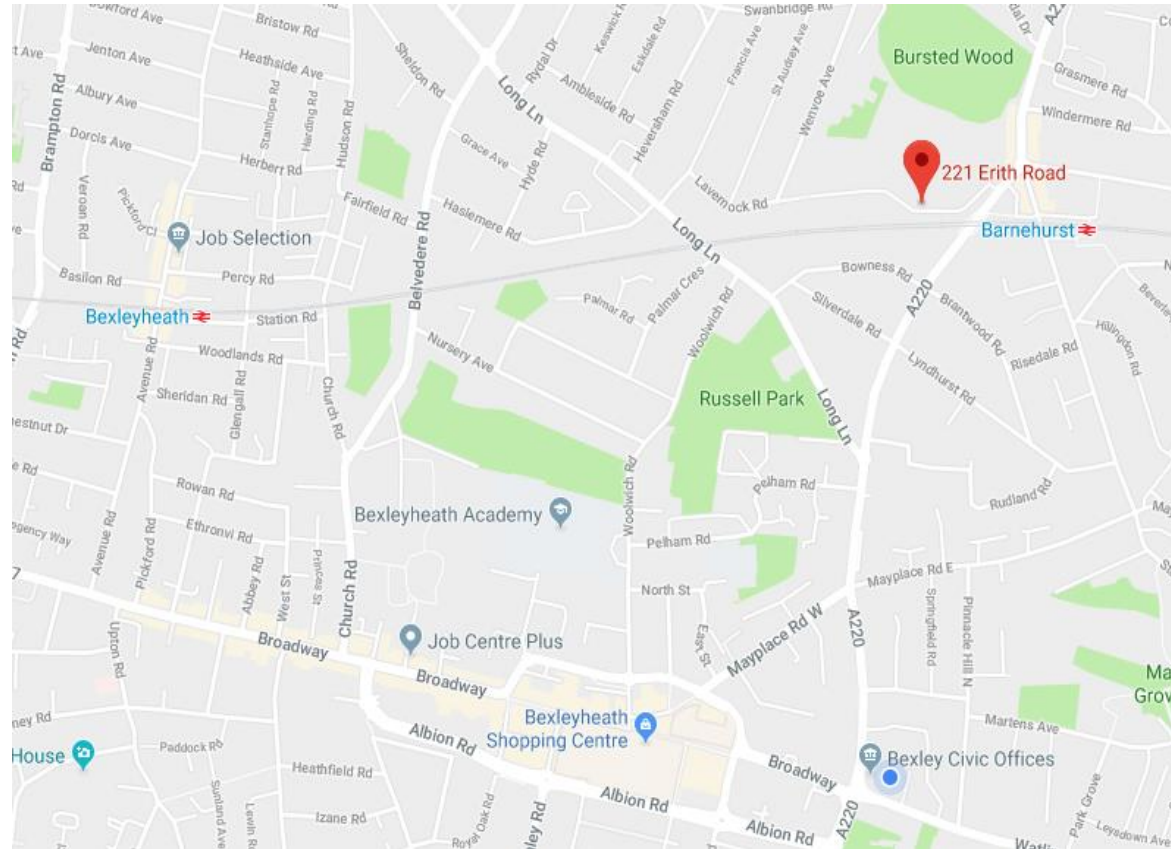
- Set up our own development company to help deliver the growth that we need
- To invest £630m in regeneration and delivering our key aims
- To deliver 500 homes in initial phase
- To achieve at least 35% affordable housing on all new developments
- Revenue stream back to the Council



Richard Blakeway – First Chairman

Example- 221 Erith Road

- 1 mile to Bexleyheath town centre
- 5 minute walk to Barnehurst Station
- Urban open space near Bursted Woods
- 4.4 acre site under multiple ownership (NHS Property and Oxleas)
- Contains a disused former maternity building, tired accommodation for residents with Learning Difficulties, an ageing GP surgery and a vacant property subject to PFI contract with an annual cost of £220k



Our Redevelopment Proposal

Through BexleyCo, we have ambitious proposals to:

- Provide 140 plus well designed homes.
- Offer a mix of family housing and apartments.
- Provide brand new housing for our residents with Learning Difficulties.
- Build a new GP surgery with modern clinical space as part of a Health and Well-being hub offering services to the local community.
- Green communal space.
- Financial return from development



Difficulties

An aerial photograph of a city area, showing a dense network of streets, green spaces, and buildings. The image is partially obscured by a purple header bar at the top and a white text box on the left. The city appears to be a coastal or riverine area, with a body of water visible on the right side.

- Complex Land Acquisition
- Having to buy in a PFI interest makes viability questionable
- Acquisition complexities with NHS Property

Solutions- One Public Estate

- Partnership with OPE
- Provided financial assistance
- Resolved blockages and negotiated to help us deliver the best local outcomes together



