

PRESS RELEASE - Immediate release

10 March 2020

Up the Elephant campaign to “Unwelcome” Developer Delancey

Homes for People, Not for Profit!

Justice for Traders!

No social cleansing at the Elephant!

Under the heading “**Doorstep Delancey**” campaigners will gather on Thursday outside Amigo Hall to “unwelcome” the developer to Southwark. They are currently seeking permission to appeal the decision to demolish Elephant and Castle shopping centre and replace it with 979 flats, the majority of which will be unaffordable.

[A showing of the documentary](#) “Why Do Elephants Keep Developing?” has also been organised on Friday 13th March to raise money for the appeal and a [CrowdJustice appeal](#) for funds has been mounted, to support the challenge. The £3,000 target is expected to be reached by the end of the week.

On Monday **students at London College of Communication**, University of Arts London campus at Elephant and Castle [went into occupation](#) in support of their striking lecturers and the outsourced cleaners on the site. They also demanded that UAL withdraws its support from the Delancey scheme. In a statement released by the occupation on Monday the students demanded that the university

“Put an end to the social cleansing of Elephant and Castle by dissolving their partnership with shady tax avoiding company Delancey.”

Up the Elephant campaigners are determined to show that local people are united in their opposition to the Delancey scheme.

Tanya Murat from **Southwark Defend Council Housing** said

“We are looking forward to this opportunity to demonstrate our continued resistance to this social cleansing scheme. We stand in solidarity with residents, traders and students to demand that Southwark Labour Council stops enabling the profits of this tax avoiding offshore developer.”

Jerry Flynn of **Up the Elephant** said

“We believe that this development is much too important not to do everything we can to get more social rented housing and a better deal for the traders.”

Doorstep Delancey

6:30pm-7:15pm

Thursday 12 March

Outside Amigo Hall

St George’s Cathedral

Lambeth Road

SE1 7HY (intersection with St George’s Road)

Delancey will be attending the Southwark Empowering Communities North West Area Forum to give an update on how the development of the Elephant and Castle shopping centre is coming along. The meeting starts at 7pm.

Background

The planning approval was granted by Southwark Council to shopping centre owner and developer Delancey, for the centre's demolition and redevelopment. The High Court challenge was brought after a hard-fought 3-year campaign, which brought together housing campaigners, students, tenants' groups, local councillors and trade unionists in the fight for more social rented housing and a better deal for traders, displaced by the proposed development. The decision not to quash the planning approval was made by Mr Justice Dove, after a two-day judicial review hearing in the Planning Court in October.

Since the High Court decision campaigners and traders have continued the struggle for a better deal for the many traders who have not been properly relocated. As a result, Southwark Council recently [pledged an additional £200,000](#) to help the traders. Delancey has announced the closure of the shopping centre at the end of July 2020.

Improvements gained by the campaign.

The campaign has also secured many other improvements to the original proposals;

- An increase of social rented housing from 33 units of s/r equivalent, owned and managed by the developer, to 116 proper social rented units, owned and managed by Council or housing association
- Provision of affordable retail space
- An established traders' panel
- Temporary traders' premises on Castle Square
- Trader relocation fund of £634,700
- 15-year affordable retail leases (rents to be held at 75% market Yr 6-15)
- A change to the s106 legal agreement, to better ensure any future increase in social rented housing

These are all improvements against the baseline of the [original application](#), submitted in Oct 2016.

Background

The **Up the Elephant Campaign** is a coalition of local people and groups fighting for a fairer regeneration at the Elephant and Castle have made a legal application to overturn the planning approval for the redevelopment of the Elephant and Castle shopping centre. Over £7,500 has been raised through crowdfunding to support the case - <https://www.crowdjustice.com/case/stop-the-elephant-shopping-centre-destruction/>

Planning approval was given for the demolition and redevelopment of the shopping centre to the owners Delancey on 10 July 2018, two years after it was submitted in Oct 2016 ([ref 16/AP/4458](#)). The application generated over a thousand objections, and was deferred on three occasions.

The mixed-use development is in partnership with the University of the Arts London and will occupy two sites, including the current London College of Communication as well as the shopping centre, both to be demolished. The LCC will get a new campus and there will be a new Northern Line tube entrance.

There will be 979 new Build to Rent homes – 330 will be “affordable”, but only 116 will be social rent. There will be about the same amount of retail floorspace as at present.

Notes to editor

Please contact the campaign via Direct Message

<http://35percent.org/uptheelephant/>

[facebook.com/Up-the-Elephant](https://www.facebook.com/Up-the-Elephant)

twitter.com/UpTheElephant

<https://www.crowdjustice.com/case/stop-the-elephant-shopping-centre-de>



PROPERTY DEVELOPERS DELANCEY UNWELCOME!!

THURSDAY 12 MARCH

**OUTSIDE AMIGO HALL, ST GEORGE'S CATHEDRAL
LAMBETH ROAD SE17HY 6:30-7:15PM**

DELANCEY WILL BE ATTENDING THE SOUTHWARK
'EMPOWERING COMMUNITIES NORTH WEST AREA
FORUM' TO GIVE US ALL AN UPDATE ON THEIR
SOCIAL CLEANSING OF THE ELEPHANT & CASTLE

**COME FACE TO FACE WITH THE BILLIONAIRE TAX-AVOIDING
OFFSHORE DEVELOPERS!**

>>> WE WILL BE DOORSTEPPING THEM! JOIN US!!