

PROPOSED DEMOLITION OF THE ELEPHANT & CASTLE SHOPPING CENTRE SOUTHWARK PLANNING MEETING: PROTEST!!! MONDAY DECEMBER 18TH

The demolition of The Elephant & Castle story concerns everyone in London who doesn't want London to be rubbish. The demolition of the Heygate Estate (1000 council homes lost) wasn't the first in the disaster of regenerations that are being pushed onto us but it was certainly a mega-blueprint for continued social cleansing at the hands of Councils, developers, housing associations etc. If the Shopping Centre plan goes ahead the effect on the area will be even worse than when the Heygate was socially cleansed.

THE COUNCIL SAYS IT DOESN'T KNOW WHAT 'SOCIAL CLEANSING' IS! WHAT A JOKE!

The plans to demolish the Elephant & Castle Shopping Centre have got worse and worse over the years. The number of new homes planned keeps getting higher and higher as the developer's eyes water at the money to be made at The Elephant. In 2013 the Council were refusing St Modwen's proposed 500 homes on the Shopping Centre site as too many. Yet they are all set to now recommend tax-avoiding offshore developers Delancey's scheme of nearly twice as much.



HEYGATE MK 2:

100's OF PRIVATE HOMES = SOCIAL CLEANSING

Of a planned 979 private homes, only 33 will be social rent affordable to the majority of people who live in the neighbourhood. That's only 3.3% of the total homes Delancey wants to build. Of the rest, 96 flats will be 'London Living Rent' (estimated at £250 a week for a two bedroom place). Then there are the 213 'Intermediate Rent' flats for households earning between £50k to £90k. Finally the bulk of the development will be 637 Market rent flats where who knows how much these rents will be? With the closure of homeless hostels through regeneration and the massive increase in street homeless people at Elephant building only 33 genuinely affordable flats out of 979 is just having a laugh at our expense. Gotta say NO WAY! This is pure and simple Heygate Mk Two!

It's also sad to think that the London College of Communication / University of the Arts London partnership with Delancey makes them a cynical part of this shameful social cleansing of the area they have long been a part of.

LOCAL TRADERS CHUCKED OUT = SOCIAL CLEANSING

For the local traders at the Shopping Centre, there are still only weak intentions be offered to make sure that there are robust and genuine offers of relocation in the area. Delancey seeks to throw money at this problem by offering £250,000 'towards a relocation fund' but it's not clear how many of the 70 or so businesses there will get this help. It doesn't add up to much really. They are also seeking to get out of policy compliance by offering £750,000 to relocate them into a proposed bunker-like mall in

the disused garages at Perronet House or at disused railway arches in Arch St. Unsurprisingly, knowing their businesses and their customers very well, none of the traders think these are great ideas. Out of sight, out of mind no doubt! The traders are part of the essential fabric of The Elephant. Relocation plans have to be realistic and well financed and part of any new development, not shoved 'off-site' into existing Council-owned places.



THIS IS WHAT SOCIAL CLEANSING FEELS LIKE

So-called 'regeneration' based on property development might economically increase a bit of council tax into the Council coffers but socially it actually increases poverty, isolation, ill health, anxiety and so on. For the hundreds of the elderly community who visit Palace Bingo 2 or 3 times a week, how will it feel to no longer be able to do this? For those who visit the Centre to catch up with friends in Jenny's or Sundial, get their haircut in Lucy's or sit in Café Nova and chat, where will they go when the area is filled with a more expensive and socially bland Costa or Café Neros? None of these informal lifelines or survival networks will survive in a landscape of luxury towers with chain shops and eateries at the bottom. The Council is pretending to act in our interests but are only ever about giving even more of what we've got away to those who already have too much. They want to permit the murdering of an amazing community so that Delancey DV4, an offshore non-taxing paying investment vehicle, can make more money for those with already loads of money.



FRONTLINES AGAINST GENTRIFICATION EVERYWHERE

The fight against regeneration, gentrification and displacement of locals and local businesses doesn't need to only be a local fight done only by those immediately under threat. Increasingly the successful regeneration of one area just means that any adjacent area will be next in line for social cleansing treatment. Come and support us in The Elephant as we support you in Brixton, Dalston or Tottenham or wherever. We can all be here there and everywhere offering support and solidarity whether we are affected directly or not.

PROTEST SOCIAL CLEANSING!!

MONDAY 18th DECEMBER

SOUTHWARK COUNCIL H.Q

160 TOOLEY ST, LONDON SE1 2HZ

PROTEST ONWARDS FROM 4.30PM

COUNCIL MEETING 6PM til LATE

MAKE SOME NOISE!!

Bring banners, drums, portable sound systems!!