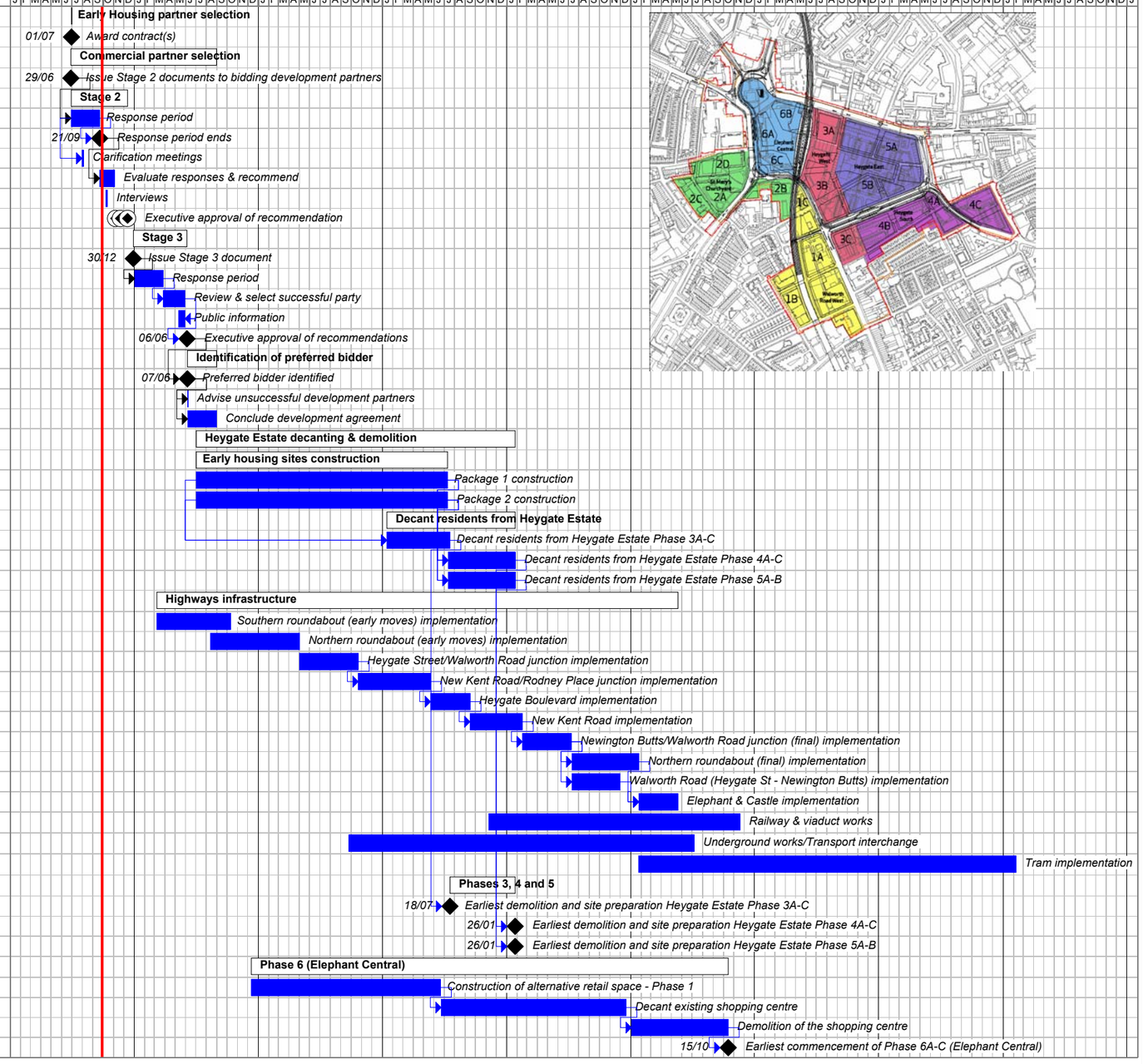
The Elephant & Castle Regeneration
Indicative programme
September 2005

Southwark Council

HORNAGOLD & HILLS MANAGEMENT CONSULTANTS

ID	Name	Duration	Start	Finish
1	**Early Housing partner selection**	**1 day**	**Fri 01/07/05**	**Fri 01/07/05**
2	Award contract(s)	1 day	Fri 01/07/05	Fri 01/07/05
3	**Commercial partner selection**	**291 days**	**Wed 29/06/05**	**Thu 31/08/06**
4	Issue Stage 2 documents to bidding development partners	1 day	Wed 29/06/05	Wed 29/06/05
5	**Stage 2**	**117 days**	**Thu 30/06/05**	**Tue 13/12/05**
6	Response period	60 days	Thu 30/06/05	Wed 21/09/05
7	**Response period ends**	0 days	Wed 21/09/05	Wed 21/09/05
8	Clarification meetings	5 days	Mon 01/08/05	Fri 05/08/05
9	Evaluate responses & recommend	32 days	Thu 22/09/05	Fri 04/11/05
10	Interviews	5 days	Mon 10/10/05	Fri 14/10/05
11	Executive approval of recommendation	25 days	Tue 08/11/05	Tue 13/12/05
15	**Stage 3**	**102 days**	**Fri 30/12/05**	**Tue 06/06/06**
16	Issue Stage 3 document	0 days	Fri 30/12/05	Fri 30/12/05
17	Response period	60 days	Tue 03/01/06	Mon 27/03/06
18	Review & select successful party	42 days	Tue 28/03/06	Tue 30/05/06
19	Public information	12 days	Fri 12/05/06	Tue 30/05/06
20	Executive approval of recommendations	0 days	Tue 06/06/06	Tue 06/06/06
21	**Identification of preferred bidder**	**61 days**	**Wed 07/06/06**	**Thu 31/08/06**
22	Preferred bidder identified	1 day	Wed 07/06/06	Wed 07/06/06
23	Advise unsuccessful development partners	1 day	Thu 08/06/06	Thu 08/06/06
24	Conclude development agreement	60 days	Thu 08/06/06	Thu 31/08/06
25	**Heygate Estate decanting & demolition**	**630 days**	**Mon 03/07/06**	**Mon 26/01/09**
26	**Early housing sites construction**	**500 days**	**Mon 03/07/06**	**Fri 11/07/08**
27	Package 1 construction	500 days	Mon 03/07/06	Fri 11/07/08
28	Package 2 construction	500 days	Mon 03/07/06	Fri 11/07/08
29	**Decant residents from Heygate Estate**	**255 days**	**Tue 15/01/08**	**Mon 26/01/09**
30	Decant residents from Heygate Estate Phase 3A-C	130 days	Tue 15/01/08	Fri 18/07/08
31	Decant residents from Heygate Estate Phase 4A-C	130 days	Mon 14/07/08	Mon 26/01/09
32	Decant residents from Heygate Estate Phase 5A-B	130 days	Mon 14/07/08	Mon 26/01/09
33	**Highways infrastructure**	**1033 days**	**Thu 09/03/06**	**Thu 20/05/10**
34	Southern roundabout (early moves) implementation	150 days	Thu 09/03/06	Wed 11/10/06
35	Northern roundabout (early moves) implementation	175 days	Mon 14/08/06	Wed 02/05/07
36	Heygate Street/Walworth Road junction implementation	120 days	Thu 03/05/07	Mon 22/10/07
37	New Kent Road/Rodney Place junction implementation	140 days	Tue 23/10/07	Thu 22/05/08
38	Heygate Boulevard implementation	80 days	Fri 23/05/08	Mon 15/09/08
39	New Kent Road implementation	100 days	Tue 16/09/08	Mon 16/02/09
40	Newington Butts/Walworth Road junction (final) implementation	100 days	Tue 17/02/09	Fri 10/07/09
41	Northern roundabout (final) implementation	130 days	Mon 13/07/09	Mon 25/01/10
42	Walworth Road (Heygate St - Newington Butts) implementation	100 days	Mon 13/07/09	Mon 30/11/09
43	Elephant & Castle implementation	80 days	Tue 26/01/10	Thu 20/05/10
44	**Railway & viaduct works**	**500 days**	**Mon 10/11/08**	**Fri 19/11/10**
45	**Underground works/Transport interchange**	**683 days**	**Tue 25/09/07**	**Wed 07/07/10**
46	**Tram implementation**	**750 days**	**Mon 25/01/10**	**Fri 08/02/13**
47	**Phases 3, 4 and 5**	**125 days**	**Fri 18/07/08**	**Mon 26/01/09**
48	Earliest demolition and site preparation Heygate Estate Phase 3A-C	0 days	Fri 18/07/08	Fri 18/07/08
49	Earliest demolition and site preparation Heygate Estate Phase 4A-C	0 days	Mon 26/01/09	Mon 26/01/09
50	Earliest demolition and site preparation Heygate Estate Phase 5A-B	0 days	Mon 26/01/09	Mon 26/01/09
51	**Phase 6 (Elephant Central)**	**944 days**	**Tue 12/12/06**	**Fri 15/10/10**
52	Construction of alternative retail space - Phase 1	370 days	Tue 12/12/06	Fri 20/06/08
53	Decant existing shopping centre	374 days	Mon 23/06/08	Fri 18/12/09
54	Demolition of the shopping centre	200 days	Mon 04/01/10	Fri 15/10/10
55	Earliest commencement of Phase 6A-C (Elephant Central)	0 days	Fri 15/10/10	Fri 15/10/10



Project: Elephant & Castle regeneratio
Date: Tue 27/09/05

Task | Progress | Milestone | Summary | Rolled up milestones

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