

An aerial photograph of the Earls Court area in London, showing a dense residential neighborhood with a mix of brick and modern buildings. In the center, there is a large, modern building with a curved facade and a glass top, surrounded by other structures and greenery. The River Thames is visible in the distance on the right side. The sky is clear and blue.

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Earls Court Briefing for Nevern Square Residents Association
January 2017

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Introduction to Capco

- ★ Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London.
- ★ Valued at £3.7bn, Capco are proud investors in London and ambitious for its future.
- ★ Two key estates at Covent Garden and Earls Court.
- ★ Capco is exploring innovative partnerships with the public sector (TfL & Network Rail) which seek to address the most critical issues facing London.
- ★ These innovative partnership models enable the public sector to benefit financially from substantial value creation and long-term income streams



Overview of the Earls Court Scheme

The Earls Court & West Kensington Opportunity Area

- ★ One of **the most important Opportunity Areas in London** that is well advanced, has broad support and where significant investment has already been committed.
- ★ **Being delivered through a public-private partnership** with TfL a new model for delivering large-scale house building on TfL land and generating long term revenue streams for investment.
- ★ A consented scheme that will make a **substantial contribution to meeting London's housing needs** with 8,000 homes proposed and the first new residents moving in later this year.
- ★ **1,611 affordable homes** consented and construction of the first 200 already underway.
- ★ A **£500m S106 community benefit** package delivering schools, health facilities and a public park as well as affordable homes, including brand new replacement homes for all estates residents.
- ★ A comprehensive **estate residents' package** including a new home within the development for every estate resident plus compensation.

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The consented Earls Court Masterplan



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Opportunity Area Land ownership

- ★ **Earls Court Partnership Limited**
 - Joint Venture with TfL in respect of EC1 & EC2 land
 - Empress Place and Lillie Road
 - Capco share 63% - TfL 37%
- ★ **Empress State Building**
 - Currently occupied by the Metropolitan Police
 - Permission in place to convert it to housing
 - 100% owned by Capco
- ★ **Lillie Square**
 - 50:50 JV with KFI
- ★ **Land subject to CLSA**
 - Option exercised and binding agreement in place
- ★ **Lillie Bridge Depot**
 - 100% owned by TfL



Progress & Momentum

Progress and momentum at Earls Court

Progress being made

- ★ **Demolition** of the former exhibition centres is now complete. Enabling works to prepare the site for construction of the new homes and the new park have begun.
- ★ The **Heavy Lifting Crane** has arrived on site to lift the 61 portal beams that span the London Underground lines under the exhibition centre site. The first lift will be at the end of February.
- ★ The first new residents are moved into **Lillie Square** in December, the first part of the development with more taking possession of their new homes later this month
- ★ In the last week of January, we are holding a second round of public exhibition to present our detailed proposals for **Empress Place and Lillie Road** following our first round of public consultation in December 2016.
- ★ **Enabling works complete end of 2017** with the window for construction opening in 2018
- ★ Our new website and an update of the hoardings is being prepared for early in 2017

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The Heavy Lifting Crane



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The Heavy Lifting Crane

- ★ The Heavy Lifting Crane is a tried and tested advanced piece of machinery that will **lift the portal beams above the London Underground lines** beneath the old exhibition centre.
- ★ There are 61 portal beams spanning the London Underground lines which require removal. The largest of these portal beams weighs 1,500 tonnes which is the equivalent of 118 Routemaster buses. The lift is well within the cranes limits as it is capable of lifting loads weighing up to 4,000 tonnes.
- ★ Compared to other methods, use of **the Heavy Lifting Crane reduces the time this work will take by two years.**
- ★ From February, the removal of the portal beams will begin. For safety reasons, the beams will be lifted out in night time 'engineering hours' when the London Underground lines are not in use. No other works will be carried out in these hours to minimise disruption.
- ★ The Heavy Lifting Crane is due to be on site **until the end of 2017** when enabling works will complete.
- ★ Dates of when we are lifting the beams will be published in advance on the **myearls court.com** website.

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Empress Place Public Consultation



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Empress Place Public Consultation

- ★ Earls Court Partnership Limited is bringing forward plans for the **redevelopment of Empress Place and Lillie Road**, as part of our plans for the wider Earls Court area.
- ★ We are holding a **second public exhibition** to present our detailed proposals for Empress Place and Lillie Road following our first round of public consultation in December 2016.
- ★ We will be asking for views on our initial proposals for Empress Place which will deliver **new homes** set around a **garden square**, improved plans for the **Lost River Park** and **West Brompton Square** and the **transformation of Lillie Road**.
- ★ The exhibition will be held at the Earls Court Project Rooms at the times below:
 - ★ **Wednesday 25th January** 2pm - 7pm
 - ★ **Thursday 26th January** 2pm - 7pm
 - ★ **Saturday 28th January** 10am - 4pm



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Lillie Square



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Lillie Square

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- ★ The first residents have now moved into their new homes at Lillie Square.
 - ★ Lillie Square is a residential development that will create 808 new homes at Lillie Square on the site of the former Exhibition Centre Car Park.
 - ★ Construction work has begun on the first 200 **affordable homes** at Lillie Square. We have begun work on the foundations. These will be new homes for residents of the West Kensington and Gibbs Green estates.
 - ★ Capco has opened the **New Homes Space** in the estates which is a dedicated space for estate residents to see what their new homes could look like. We have built replica two-bed and a three-bed duplex apartment. This is the first time such an approach has been taken to affordable homes.
 - ★ The first green space at Lillie Square has also been opened off Rickett Street. Planting of the southern part of the **Lost River Park** along the West London Line has also begun.

Find out more

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How can you reach us?

- ★ If you have any questions or want to raise any issues, please contact our 24/7 Earls Court Information Line on **0330 333 1510**
- ★ Or you can e-mail Capco's Community Engagement team at **info@myearlscourt.com**
- ★ Every **Second Saturday** of the month, the public are invited to events at the Earls Court Project Rooms, where visitors can explore plans for the area through architectural models and video installations.
- ★ The Next Second Saturday will be held on Saturday 10 February from 10am – 4pm.
- ★ Find out more on our website www.myearlscourt.com

