

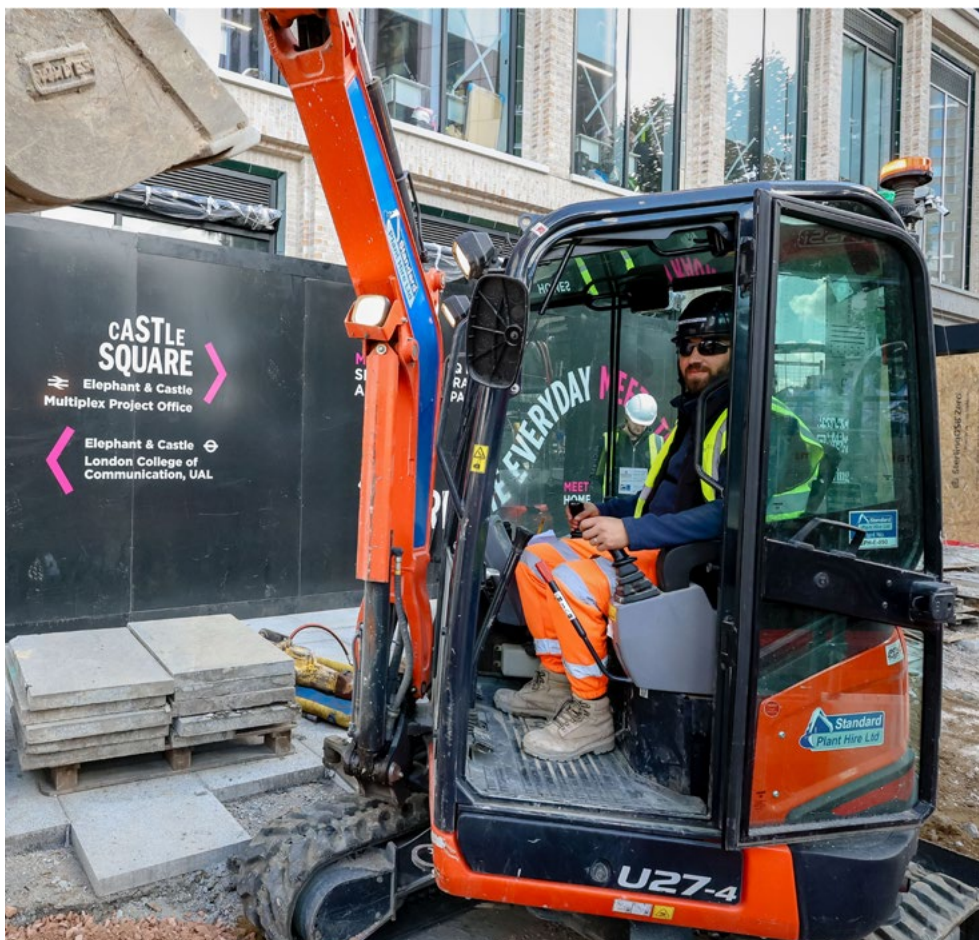
COMMUNITY UPDATE

ISSUE 62 | NOVEMBER 2025



SITE ACTIVITY UPDATE

As winter approaches, there's plenty happening on and off site, from steady progress to finishing touches and the ongoing fit-out of the new London College of Communication building, to preparations for this year's festive celebrations at Castle Square. With the Christmas Lights Switch On just around the corner and Southwark marking its 60th anniversary, it's a busy and exciting time for the local community. Read on for the latest construction milestones, local events and opportunities to get involved.



KEEPING YOU INFORMED

The development team, including contractor Multiplex, will continue to hold online Neighbourhood Information Forums. During these forums, we will provide you with an update on the project and inform you of all planned works in the coming months.

The next virtual Neighbour Information Forum is scheduled for Tuesday 2 December at 18:30

To register your interest, please email info@elephantandcastletowncentre.co.uk and a meeting link will be sent in advance

Public realm works around the site's borders are progressing well

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- The new London College of Communication campus continues to be fitted out at pace. All utilities, gas, power, communications & water connections are now complete externally and finishing touches are being applied to works on the roof. Roof works are in full flow with ductwork, containment and mechanical pipework currently being installed.
- On tower 1 (34-storey residential tower), all apartments are now complete. First inspections are complete up to level 33, with second inspections complete up to level 23.
- On tower 2 (20-storey residential tower) and tower 3 (22 storey residential tower), all apartments are now complete. First inspections are fully complete, with second inspections complete up to level 17.
- The dedicated retail, leisure and workspace 'podium' structure is continuing to take shape, with façade installation now complete. Air quality testing is planned for the beginning of November, encompassing all retail areas. Drylining is now complete, with finishing touches being applied ahead of final room inspections. Screeding works to prepare for flooring installation are now complete, as is floor tiling in the reception lobby areas. Wall tiling is now complete and all timber doors have been installed.
- E4 (retail units) are progressing well, with drylining to internal risers nearing completion on the first two floors. All water-proofing and roof works are complete, as is the installation of handrails on roof areas. External façade installation is progressing on all levels, with glass installed on the first two floors.
- External public realm works are progressing well, including sequenced adaptations of the hoarding around the site. The installation of new trees is progressing, with some areas now complete and more areas have recently been opened for paving works. The phased completion of areas around the pedestrian crossing on the south of the site is progressing, allowing pedestrians to be rerouted and remaining areas to be worked on.
- Internal public realm works are also progressing well, with most ground works completing in the last month. This has included drainage, waterproofing, inground services, tree pits and concrete sub-base works. Paving has followed the inground works with several areas nearing completion.

ELEPHANT AND CASTLE STATION UPGRADE PROJECT - TfL

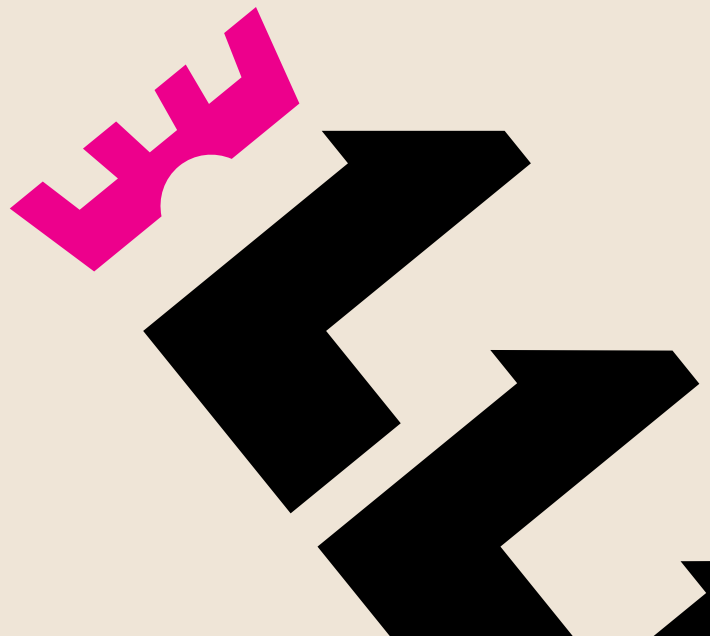
Transport for London (TfL) preparations are still ongoing to finalise the site before construction starts for the new passenger tunnels. Once construction is complete, the new station and passenger tunnels will provide a seamless connection to Northern line services at Elephant & Castle, while future-proofing for the Bakerloo Line Extension and supporting the delivery of new homes and jobs as part of the wider redevelopment. If you'd like to find out more about the project, take a look at TfL's project noticeboard outside of the Northern line entrance to the station!

Some further trial holes are being dug on the Peninsula, opposite the Michael Faraday Memorial near to Elephant & Castle Underground Station entrance, to understand the ground conditions. This will help TfL identify the best way to carry out the work and is expected to be completed by mid-November.

If you would like to know more about TfL's project at Elephant & Castle, please visit: tfl.gov.uk/elephant-castle-upgrade

As always, if you have any questions or concerns about the work, please contact the team via <https://tfl.gov.uk/help-and-contact/contact-us-about-tube-and-rail> or by telephone on 0343 222 1234*.

*Service and network charges may apply. See tfl.gov.uk/terms for details.



SOCIAL VALUE UPDATE

- Members of the Multiplex Project Team have volunteered with Construction Youth Trust to support an Apprenticeship and Graduate Pathways to Employment session at Ark Walworth Academy, Southwark. The session involved talking about routes into construction, experience of employment, undertaking a graduate or apprenticeship programme and what is most rewarding about the role.
- Throughout the project's lifecycle to date, Multiplex and its supply chain teams have facilitated 56 new entrant (job start) opportunities and 38 new apprenticeship opportunities.
- Throughout the UAL fit-out element of the development, Multiplex and its supply chain team have also provided four new entrant (job start) opportunities and 16 new apprenticeship opportunities. This is in addition to the above.
- The project team has reached out to local schools during this period to explore opportunities for curriculum support and other educational activities.
- October marked Black History Month and both Multiplex's main scheme team and its UAL fit-out team celebrated by organising a team lunch and partnering with local black-owned businesses to source meals. A small but meaningful way to honour culture and support local businesses.



CASTLE SQUARE CHRISTMAS FUN DAY!

On 29 November, come along to Castle Square for the Annual Christmas Lights Switch On and Fun Day!

Get ready to embrace the magic of the festive season as Castle Square lights up for Christmas! Come along and enjoy the warm glow of community spirit with a delicious cup of mulled wine or hot chocolate and welcome the festive season.

What's On:

- Christmas markets - all day
- Santa's Grotto - 12pm - 4pm
- Live performances - 1pm - 7pm
- Christmas Lights Switch On - 5:45pm
- Choir and Christmas Music - 6pm - 7pm

It's the perfect way to kick off the holiday season - bring your family, friends and festive cheer!

Location: Castle Square, 40 Elephant Road, London, SE17 1EU

Date: Saturday 29 November

Time: 12pm - 7pm

Looking ahead

After the Christmas Lights Switch On, the Elephant Market will be taking a winter break, but will be back in Spring 2026 with an exciting line up of independent traders and community fun.



SOUTHWARK AT 60!

It's 60 years since the London Borough of Southwark was formed.

To celebrate, a new, free exhibition that explores 60 years of Southwark's history has opened at the [Southwark Heritage Centre and Walworth Library](#), in Elephant and Castle.

While Southwark has existed since the Roman period, it was only in 1965 that the [London Borough of Southwark](#) (as we know it today) was created, when three smaller local authorities were merged into one. Today, the borough stretches from the Thames in the north to Crystal Palace in the south.

Organised by the council's [Heritage and Archive teams](#) with input from the local community, [Southwark at 60](#) traces the history and celebrates the communities and culture of the borough from 1965 to the present day.

The exhibition is accompanied by a series of events involving local schools and community groups and runs until April 2026.

[Find out more](#)