



## SITE ACTIVITY UPDATE

As the year comes to an end, Elephant & Castle is buzzing with progress - from ongoing works at The Elephant and upgrades to both stations, to festive events in Castle Square. The new London College of Communication campus is being fitted out and final touches are underway across the development. Meanwhile, the community is celebrating with Christmas markets, workshops and the annual Lights Switch On, marking another year of change and connection in the heart of the Elephant.

## THAMESLINK: RELOCATION AND UPGRADE OF ELEPHANT & CASTLE TICKET OFFICE



Diagram showing what the new ticket office will look like

Thameslink, the operator responsible for train services and station management at Elephant & Castle, is preparing to relocate and upgrade the station's ticket office as part of wider efforts to improve the station environment and future-proof it for further upgrades. Under the plans, the ticket office will move from its current location to a more prominent position adjacent to the Elephant Road entrance, creating a clearer focal point for passengers and helping to make the station frontage feel more open and welcoming.

The new layout also allows Thameslink to unlock opportunities for longer-term enhancements, paving the way for the reopening of the station's second entrance, giving passengers direct access into The Elephant when it launches in late 2026.

The works will create a modernised ticket office space with upgraded facilities, refreshed finishes and better positioning of customer-information screens. The relocation also enables a more coherent entrance sequence for people arriving from Elephant Road and will allow GTR to deliver associated improvements to corridors, storage and back-of-house areas to support day-to-day station operations.

Construction is scheduled to begin on 1 December, with completion expected by the end of February 2026. During this period, the existing ticket office window will be temporarily unavailable at times, but a Ticket Vending Machine will remain in place and station staff will be on hand to support anyone needing help to buy tickets or get travel advice. Thameslink aims to complete the work as efficiently as possible while keeping disruption for passengers to a minimum.

## 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 Neighbourhood Information Forum is scheduled for Tuesday 2 December at 18:30

To register your interest, please email [info@elephantandcastletowncentre.co.uk](mailto:info@elephantandcastletowncentre.co.uk) and a meeting link will be sent in advance

## MULTIPLEX CONTACTS AT THE ELEPHANT:

### AMY DAWSON

Social Value and Community Lead  
M: 07715 629701 (Mon-Fri)

### PROJECT SUPPORT CONTACT DETAILS

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E: [ECTC@multiplex.global](mailto:ECTC@multiplex.global)

- The new London College of Communication campus continues to be fitted out at pace, with multiple elements of work nearing completion. Roof works are 95% complete, with elements of pre-commissioning commencing and inspections of the staircases and lift lobbies are well underway. The external façade has also been given a comprehensive clean.
- 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 27.
- On tower 2 (20-storey residential tower) and tower 3 (22-storey residential tower), all apartments are now complete. First and second inspections are fully complete and final decoration works within corridors are complete up to level 14 on tower 2 and level 13 on tower 3.
- The dedicated retail, leisure and workspace 'podium' structure is continuing to take shape, with façade installation now complete and air quality successfully passed. Drylining is now complete, with finishing touches being applied ahead of final room inspections. The installation of modular Interiors has completed across levels 2-3 and is progressing well on levels 4-6. Floor and wall tiling in reception lobby areas is also now complete.
- Retail units in E4 (dedicated retail structure) are progressing well, with drylining to internal risers nearing completion on the first two floors and underway on levels 2-3. All water-proofing and roof works are complete, as is the scaffolding on the east elevation, allowing façade works to continue. External façade installation is progressing on all levels, with glass installed on the first three floors.
- External public realm works continue to progress well, including sequenced adaptations of the hoarding around the site. The phased completion of areas on all sides of the site are 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: 2025 WRAP UP

It has been a great year for the Elephant and Castle Underground Station Capacity Upgrade project, with significant progress achieved. Since late 2024, Transport for London (TfL) has been carrying out pre-construction activities to prepare for the start of the tunnelling works, including trial holes, ground investigations and utility surveys.

In late 2025, the new station box was completed - this will be connected to the Northern line platforms via the new passenger tunnels, which TfL has been setting up the site for, ahead of working on the construction of these new tunnels next year.

Most recently, trial holes have been dug on the Peninsula outside of the station to study ground conditions and identify the best way to carry out future work underground. Completion of

this work means TfL has reached an important milestone, marking the end of the pre-construction investigations and survey work on site. Power will also soon be switched on for site activities.

Looking forward to next year and beyond, the project will be undertaking treatment to strengthen the ground in preparation for the upcoming tunnelling works. Additionally, the new site welfare facility will be installed on the Peninsula and the project will commence monitoring of ground movement, air, noise and vibration.

Keep an eye on the noticeboard outside of the station for any updates, or you can visit the project website for further information at: [tfl.gov.uk/elephant-castle-upgrade](https://tfl.gov.uk/elephant-castle-upgrade)

## SOCIAL VALUE UPDATE

- A variety of Multiplex team members have been volunteering at Construction Youth Trust workshops in local Southwark schools, including Ark Walworth, Ark Globe, St Saviour's & St Olave's and Haberdashers. The workshops have involved mock interviews and employability preparation, apprenticeship and graduate routes into construction, civil and structural engineering and quantity surveying. Volunteering opportunities for further opportunities continue to be shared.
- Throughout the project lifecycle to date, Multiplex and its supply chain teams have facilitated 69 new entrant (job start) opportunities, 64 new apprenticeship opportunities and 90 work experience placements.
- The Multiplex team has engaged with Notre Dame Girls Academy and a school assembly is scheduled for Monday 26 January 2026. In this assembly, members of the Multiplex team will deliver a presentation on careers in the construction industry.
- The Multiplex team hosted a Considerate Constructors scheme visit on 11 November 2025 and received a score of 44/45, reflecting excellent performance across key measures of safety, community engagement and environmental management.



## CASTLE SQUARE CHRISTMAS LIGHTS SWITCH ON!

The annual Christmas Lights Switch On in Castle Square is this weekend – and you're invited!

Get ready to soak up the magic of the festive season as Castle Square sparkles into Christmas! Enjoy the cosy glow of community spirit with a warming cup of mulled wine or hot chocolate, plus plenty of seasonal treats to make your evening feel extra festive.

Stroll through the delightful Elephant Christmas Market, where independent traders will be showcasing unique, handcrafted gifts and seasonal goodies, perfect for picking up something special for someone you love.

### 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



## CHRISTMAS THEMED AFTER SCHOOL ART WORKSHOPS FOR CHILDREN!

Sponsored by the Inspiring Elephant Community Fund, join us on the following Fridays for free art workshops for children and parents using a variety of materials and techniques. Try your hand at Mexican inspired Christmas decorations, printed Christmas cards, Christmas garlands, painting and collage workshops and more!

**Location:** Elephant Hub  
Castle Square  
40 Elephant Road  
London SE17 1EU

**Dates:** Friday 5 December  
Friday 12 December  
Friday 19 December

**Time:** All 4pm - 5:30pm

**Enquiries:** [studio.artinthepark@gmail.com](mailto:studio.artinthepark@gmail.com)  
07966435649



## INCLUSIVE LINE DANCING FOR ADULTS

Everyone is welcome at this free fun, inclusive and energetic Line Dance class!

Learn new moves, enjoy great music and meet fellow dance enthusiasts who will make you feel right at home with the help of the amazing instructor, Emma!

Join the fun and discover why dancing is such a hit for all ages - no matter what your ability or background is.

Come alone or bring a friend... but don't forget your enthusiasm, comfortable shoes and a smile!

**When:** Every Friday, 4pm - 5pm  
from August 2025 to March 2026

**Where:** Walworth Town Hall Community Space,  
155 Walton Road, Elephant and Castle, SE17 1RS

To sign up for a class, please

**Visit:** [www.communities1st.org.uk/calendar/month](http://www.communities1st.org.uk/calendar/month)

**Call:** 01727 649980

**Email:** [paradance@communities1st.org.uk](mailto:paradance@communities1st.org.uk)

## ENVIRONMENTAL SUSTAINABILITY UPDATE

BREEAM (Building Research Establishment Environmental Assessment Method) is one of the world's leading standards for measuring the sustainability of buildings. It looks at how a building is designed, built and operated and gives it a rating based on factors such as energy use, water efficiency, waste management, pollution and materials.

The Elephant is undertaking four BREEAM assessments - one for each of the offices, leisure spaces, retail spaces and the UAL building.