Subject: Olympic Park Legacy Company

Report to: Planning and Housing Committee
Report of: Executive Director of Secretariat  Date: 1 February 2012

This report will be considered in public

1. **Summary**

1.1 This report sets out background information for the presentation by representatives of the Olympic Park Legacy Company and the discussion with Members on the current and future developments around the Olympic Park.

2. **Recommendation**

2.1 **That the Committee notes the report as background to questioning representatives of the Olympic Park Legacy Company.**

3. **Background**

3.1 Central to London’s bid for the Olympic Games in 2012 was to use it to kick start the regeneration of a large area of East London. The Olympic Park Legacy Company (OPLC) was founded by the Mayor as the public sector organisation responsible for the long-term planning, development, management and maintenance of the Olympic Park and its facilities after the London 2012 Games.

3.2 In December 2011 the National Audit Office reported that the “Olympic Park Legacy Company is largely on track to deliver its objectives of appointing operators for the Park and venues, securing planning permission for 7,000 homes and selecting a developer for the first phase of housing, all before the Games”.

3.3 The Localism Act 2011 allows the Mayor to designate any area of land in Greater London as a Mayoral Development Area (MDA) for the purposes of setting up a Mayoral Development Corporation (MDC) to encourage regeneration. The Mayor intends to designate the Olympic Park area as an MDA, where the MDC would also be the planning authority, giving it more powers than the Olympic Park Legacy Company. The Mayor intends that arrangements will be in place by April 2012 that will allow the transfer of powers and assets from the OPLC into the MDC.

3.4 **On 18 January the Assembly approved the Mayor’s proposal to designate as a Mayoral Development Area the area of the Olympic Park and its surroundings.**

3.5 The purpose of the MDC is “to promote and deliver physical, social, economic and environmental regeneration in the Olympic Park and surrounding area, in particular by maximising the legacy of the Olympic and Paralympic Games, by securing high-quality sustainable development and investment,
ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence.”

3.6 The Mayor has yet to express any firm position on issues relating to the exercise of the MDC planning functions. The Mayor’s power to take over strategic planning applications and determine them himself will not apply to applications within the MDC boundary.

4. Issues for consideration

4.1 The strategic regeneration vision for the Olympic Park area has gone through a number of iterations over the years. In November 2009, the Strategic Regeneration Framework (SRF) for the Olympic boroughs was published. It outlined an Olympic Legacy vision which goes beyond the Olympic Park and sporting arenas and was designed to influence all aspects of the regeneration of the host boroughs for the next 20 years. It included a target to build 50,000 new homes, including 12,000 affordable homes in the host boroughs by 2015. The Framework also introduced a set of commitments in seven ‘outcome areas’ of education and skills, housing, employment, health, crime, sports participation and the physical environment.

4.2 On 19 October 2010 the Committee discussed the legacy vision and implementation issues with the Chair and Chief Executive of the OPLC: http://www.london.gov.uk/moderngov/mgConvert2PDF.aspx?ID=1309

4.3 The long term future of the Olympic Park and surrounding areas has been further developed and is now set out in the OPLC Legacy Communities Scheme. This sets out proposals for a phased, mixed-use development within the future Queen Elizabeth Olympic Park. The development comprises:

- residential uses (including student accommodation) and a hotel;
- business and employment uses;
- shopping/retail and food & drink;
- financial and professional services;
- community, health, education, cultural, assembly and leisure facilities;
- the laying out of open space;
- other ancillary supporting infrastructure works and facilities.

4.4 Five new neighbourhoods will be established within the Queen Elizabeth Olympic Park. The new neighbourhoods will be called Chobham Manor, East Wick, Marshgate Wharf, Sweetwater and Pudding Mill. The OPLC has now short listed developers to build the first family homes on Chobham Manor after the games. The area will provide 800 new homes, 70 per cent of which will be built for families and 40 per cent of the homes will be designed with gardens.

Issues for discussion

4.5 The OPLC will make a short presentation of recent developments and future plans for the Olympic Park area including progress on legacy, plans for the Park, the Legacy Communities scheme, economic and social legacy, sustainability and the MDC.

---

4.6 Members should note that it is the intention of the Economy, Culture and Sport Committee to follow up its work on the legacy of the Games venues at its meeting on 6 March; this includes the 2010 report on the Olympic Stadium and media centre, and its report, Park Life, on the other permanent sporting venues that was published in December 2011: 

Invited guests

4.5 The following OPLC lead officers for planning, housing, public space and social and economic infrastructure will be attending the meeting:

- Duncan Innes, Executive Director of Real Estate
- Paul Brickell, Executive Director of Regeneration and Community partnerships,
- Kathryn Firth, Chief of Design

Strategy Implications

4.6 This report has relevance to the development of a number of the Mayor’s statutory and non-statutory strategies and functions including his new MDC powers given to him under the Localism Act 2011.

5. Legal Implications

5.1 The Committee has the power to do what is recommended is this report.

6. Financial Implications

6.1 There are no direct GLA financial implications arising from this report.

List of appendices to this report: None

Local Government (Access to Information) Act 1985

List of Background Papers:
None

Contact Officer:  Paul Watling
Telephone: 020 7983 4393
E-mail: paul.watling@london.gov.uk