

February 2011

Olympic Park Legacy Corporation

Proposals by the Mayor of London for public consultation



MAYOR OF LONDON

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Greater London Authority
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Contents

Executive Summary	5
Introduction	9
Mayoral development corporations	10
The purpose of this consultation	11
Objectives and options	12
Name of the Mayoral development corporation	16
Purpose of the Olympic Park Legacy Corporation	16
Boundary	17
Further decisions relating to the Corporation: planning and rate relief	20
Board composition	24
Transfer of programmes and assets from other bodies	25
Financing the Corporation	26
Relationship between the Mayor and the Corporation	27
Date of commencement and lifespan	27
Consultation process	28
Next steps	29
Appendix 1: Impact Assessment	31
Background and scope	31
Equalities and Inclusion	32
Sustainable Development	33
Health	34
Community Safety	34

- 1 The Government's Localism Bill includes proposed provisions for the designation of Mayoral development areas, and the creation of Mayoral development corporations (MDCs) to drive regeneration in those areas. To assist them in pursuing this purpose, all MDCs would have powers relating to: infrastructure; regeneration, development and other land-related activities; acquisition of land, including by compulsory purchase; streets; the creation of businesses, subsidiaries and other companies; and offering financial assistance.
- 2 The Bill's provisions include a requirement that the Mayor consult before he designates a Mayoral development area, and allow him to take into account consultation conducted before the Bill becomes law. This document sets out the Mayor's proposals for a mayoral development area centred on the Olympic Park, upon which the Mayor is consulting Londoners and key stakeholders, with the aim that an MDC for the area would become operational on or around 1 April 2012.
- 3 The Mayor's draft replacement London Plan identifies the Olympic Park and surrounding area as *'London's single most important regeneration project for the next 25 years'*, and states the Mayor's commitment to the ambition of 'convergence', to close the deprivation gap between the host boroughs and the rest of London. The Mayor is also determined that arrangements for regeneration and development in the area should be driven by a number of core objectives, listed at paragraph 18, and which focus on ensuring clear, integrated and streamlined delivery structures which are responsive and accountable to local concerns.
- 4 Based on these objectives, and in accordance with the Government's Localism Bill, the Mayor proposes that a new MDC – the Olympic Park Legacy Corporation – should take over the assets and responsibilities of the existing Olympic Park Legacy Company (OPLC), and also take on some programmes and assets of other agencies currently working in the area, becoming the single body with responsibility for driving regeneration in the area. The Mayor proposes that the Corporation's purpose will be:

"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."
- 5 The boundary of a Mayoral development area defines the area in which the MDC's main powers – including its planning powers – apply. The Olympic Park Legacy Corporation would not take ownership of all land and assets within its boundary. The Mayor proposes a boundary for the Corporation which includes both the Olympic Park and Games facilities, and those surrounding

areas (a) the success of which is directly interdependent with the success of the Olympic Park and (b) which have significant potential for regeneration and growth. This leads him to propose a boundary which includes all the following areas (and which is illustrated by the map on page 21):

- The core Olympic Park, comprising land owned by OPLC and the Lee Valley Regional Park Authority, including Eton Manor
- The Olympic Village and associated development sites owned by the Olympic Delivery Authority and London & Continental Railways Ltd.
- The Stratford City development site, including the Westfield Shopping Centre and Chobham Farm
- Hackney Wick and Fish Island
- Bromley-by-Bow North (with a southern boundary at the District Line)
- Pudding Mill Lane and Sugarhouse Lane
- Three Mills and Mill Meads
- Carpenters Estate

The Mayor notes that, on the face of it, Stratford Town Centre meets his criteria for inclusion in the Corporation's boundary, but does not propose to include it in the boundary because he does not wish to disrupt the arrangements put in place by the London Borough of Newham and its partners for regeneration in the Town Centre.

- 6 The Localism Bill also allows the Mayor to decide that additional powers should be conferred on any MDC, relating to town

planning and the granting of relief from non-domestic rates, providing he has consulted on his proposals to do so. In relation to these powers:

- a the Mayor proposes that, in order to meet his objectives, the Corporation should assume the full range of planning powers and responsibilities permitted by the Localism Bill, and should therefore become the planning authority for the area described by its boundary for the purposes of both plan-making and development control, and for setting and collecting the Community Infrastructure Levy. The Mayor intends that the Corporation would develop an approach to its planning functions based on strong collaboration with the four local authorities whose boundaries coincide with the proposed boundary of the Olympic Park Legacy Corporation, and in particular proposes that those local authorities should be represented on the Corporation's planning committee.
- b the Mayor also proposes that, in order to meet his objectives, the Corporation should assume the power permitted by the Localism Bill to grant discretionary relief from non-domestic rates.

- 7 The Mayor proposes the programmes and assets of OPLC should transfer in their entirety into the Corporation. He also proposes to work with Government and other relevant bodies to compile a list of functions and assets which will transfer into the Corporation from other bodies. The

Mayor proposes to appoint those persons who are members of the Board of OPLC at the point that the Corporation is created as the Board of the Corporation.

- 8 The Mayor intends that the Corporation should commence the majority of its functions on 1 April 2012, although its designation as local planning authority should come into force on 1 October 2012.
- 9 The Mayor invites written responses to the proposals set out in this document, and in particular to the following questions:

Question 1: Do you agree that the designation of a Mayoral development area, and creation of a Mayoral development corporation, is the most effective way to meet the Mayor's objectives? If not, what arrangements would you propose instead?

Question 2: Does the proposed purpose of the Olympic Park Legacy Corporation correctly address the Mayor's objectives as described in this document? If not, how should it be changed?

Question 3: Does the proposed boundary offer the best opportunity to achieve the objectives set out in this document? Should any area be omitted? Should any other areas be considered for inclusion?

Question 4: In order to meet the objectives set out in this document, do you agree that the Olympic Park Legacy Corporation should take the full range of planning functions? If

not, what other arrangements could be put into place to ensure a single, integrated and consistent planning framework for the area?

Question 5: In order to meet the objectives set out in this document, do you agree that the Olympic Park Legacy Corporation should exercise its planning functions in the way proposed? If not, what alternative arrangements would you propose, and why?

Question 6: Do you agree that, in order to meet the Mayor's objectives as described in this document, the Olympic Park Legacy Corporation should have the function to grant discretionary relief from non-domestic rates as set out in clause 185 the Localism Bill? If not, why not?

Question 7: Based on the objectives described in this document, and the principles set out above, which existing agencies have programmes and assets which should transfer into the Olympic Park Legacy Corporation, and why?

- 10 The Mayor invites responses by 28 April 2011, in writing, to:
 Mayoral development corporation
 consultation
 Greater London Authority - post point 22
 City Hall
 Queen's Walk
 London SE1 2AA
 or mdcconsultation@london.gov.uk
 or via the online form at
www.london.gov.uk/mdcconsultation

1 The London 2012 Olympic and Paralympic Games have stimulated billions of pounds of investment in and around the area now known as the Olympic Park. This investment – in sports venues, the Olympic Village, the media and broadcast centres and parkland itself, as well as in land assembly, decontamination and essential infrastructure in and around the Park site – has already played a major role in transforming an area which had previously suffered from decades of decline and neglect.

2 While this investment has generated significant momentum in the Park and its fringe areas, the task of transformation is not yet complete. Policy 2.4 of the Mayor's draft replacement *London Plan*¹ states:

The Mayor will work with partners to develop and implement a viable and sustainable legacy for the Olympic and Paralympic Games to deliver fundamental economic, social and environmental change within east London, and to close the deprivation gap between the Olympic host boroughs and the rest of London. This will be London's single most important regeneration project for the next 25 years.

3 The ambition stated in the draft replacement *London Plan* to close the deprivation gap between the host boroughs and the rest of London – the aim known as 'convergence' – is described in further detail in the Strategic Regeneration Framework² (SRF), published

by the host boroughs and endorsed by the Mayor and Government in October 2009. The SRF includes the main indicators against which convergence will be measured.

4 The long-term programme of work to achieve convergence spans local, London-wide, and national government. It will require interventions across the whole geographical area covered by these boroughs, and cannot be achieved through work associated with the Games alone. The Mayor is already working closely with Government and the local authorities to identify and exploit all the opportunities to achieve this ambitious but essential aim.

5 The future of the Olympic Park and its surrounding neighbourhoods will make an important contribution to convergence and the social, economic and environmental needs of its neighbouring communities. Its success will also make a major contribution to the long-term competitiveness of London's economy, and to the capital's requirement for new homes and new jobs. But the site now housing the Olympic Park has also historically presented some particular challenges beyond the deprivation of its neighbouring communities, including poor internal and external connections, its proliferation of public and private landowners and its being spread across the boundaries of no fewer than four local authorities.

6 In 2009, the Mayor and Government established the Olympic Park Legacy

Company (OPLC), to own and be responsible for developing the Olympic Park site; to secure a long term future for the open space, venues and development sites bequeathed by the Games; to maintain the momentum of the Games and maximise their legacy potential; to create a thriving sustainable neighbourhood; and to ensure that existing local communities can benefit from everything that this new neighbourhood has to offer.

- 7 OPLC has already made considerable progress in several important areas, including in the development of its overall legacy masterplan for the Park and in securing long-term tenants for the Olympic Stadium and Media and Broadcast Centres. At the same time, the Mayor, the boroughs, London Thames Gateway Development Corporation and others have achieved a considerable amount in the neighbourhoods and communities that surround the Olympic Park, including significant investment in public realm improvements, employment and skills initiatives and public transport infrastructure.
- 8 Following the general election in May 2010, the Mayor and Government agreed proposals for a package of measures to devolve responsibility for regeneration in London. This included a proposal that OPLC should be reformed as a Mayoral development corporation, with an enhanced remit and controlled by the Mayor and through him directly accountable to Londoners. The Mayor sees this proposed development of OPLC and its role as an important part of

the transition arrangements following the London 2012 Games and the streamlining of regeneration responsibilities among organisations engaged in regeneration in and around the Olympic Park.

Mayoral development corporations

- 9 Chapter 2 of Part 7 of the Government's Localism Bill³, which had its first reading in Parliament on 13 December 2010 and second reading on 17 January 2011, will provide the legislative basis for the Mayor of London to designate a Mayoral development area and to take certain decisions in relation to that area, and for the Secretary of State, by statutory instrument, to create a Mayoral development corporation (MDC) for that area and to give effect to certain other decisions when notified by the Mayor.
- 10 The Localism Bill describes the powers that would be granted to all MDCs to assist them in achieving their purpose. These include powers relating to:
 - Infrastructure (clause 176 of the Bill)
 - Regeneration, development and other land-related activities (clause 177)
 - Acquisition of land, including by compulsory purchase (clauses 178-181)
 - Streets (clause 182)
 - Businesses, subsidiaries and other companies (clause 183)

- Financial assistance (clause 184)

11 In addition to these powers granted to all MDCs, the Localism Bill allows that the Mayor may decide to grant any MDC further powers, enabling that MDC to:

- Perform some or all of the functions of the local planning authority for the area within its boundary; and
- Grant discretionary relief to non-domestic ratepayers.

The Bill requires the Mayor to consult before making any such decision. The Mayor's proposed approach to vesting the MDC hereby proposed with these powers is dealt with later in this document.

12 It is important to note that other key functions and services within an MDC's boundaries – such as education, social services and environmental services – would in all cases remain the responsibility of the local authorities or other public bodies which provide those services now.

The purpose of this consultation

13 Before designating a Mayoral development area, and notifying the Secretary of State, the Localism Bill requires that the Mayor consult on his proposals, and this consultation document aims to fulfil that purpose with respect to the Mayoral development corporation proposed for the Olympic Park and surrounding area. The Mayor is also required to consult on

his proposals to vest an MDC with powers relating to planning and granting relief from non-domestic rates and this document aims to fulfil that purpose for the MDC proposed. The Mayor welcomes the opportunity provided by consultation to set out his proposals and the rationale for them, and to consult on them. The Mayor anticipates being able to rely on this consultation to satisfy the Bill's requirements even though the Bill will not become law until after the consultation is over.

14 Clause 168(4) of the Localism Bill describes the persons that must be consulted before the Mayor designates a Mayoral development area, or takes certain decisions relating to that area. They are:

- the London Assembly;
- each constituency member of the London Assembly whose Assembly constituency contains any part of the area;
- each Member of Parliament whose parliamentary constituency contains any part of the area;
- each London borough council whose borough contains any part of the area;
- the Common Council of the City of London if any part of the area is within the City;

- the sub-treasurer of the Inner Temple if any part of the area is within the Inner Temple;
- the under treasurer of the Middle Temple if any part of the area is within the Middle Temple; and
- any other person whom the Mayor considers it appropriate to consult.

While the Mayor will target this consultation process at the applicable persons from this list and at those who he feels may be affected by proposals relating to the Olympic Park and surrounding area, he welcomes responses to these proposals from any person.

15 This document:

- Sets out the Mayor's overall objectives, and the reason he believes the designation of a Mayoral development area provides the best means to achieve those objectives;
- Sets out the Mayor's specific proposals for an Olympic Park Legacy Corporation, including a description of its purpose, the powers and functions it should have and its boundary;
- Invites comments on these proposals, and in particular asks a series of questions relating to the proposals;
- Explains the process, following this consultation, that will lead to the

establishment and operation of the new body; and

- Includes, at Appendix 1, an assessment of the impact of these proposals with respect to equalities and inclusion, sustainability, health and community safety.

16 For reasons described below, the Mayor believes it is essential that the new body become operational on 1 April 2012. In order to achieve this, the Mayor has decided to carry out this consultation before the Localism Bill receives Royal Assent. The Mayor makes no assumptions about the passage of the Bill through Parliament; he will only seek to designate a Mayoral development area and notify the Secretary of State accordingly if the Bill receives Royal Assent, and in a manner that is consistent with its final provisions as enacted.

17 This consultation document will be available for the duration of the consultation period on the Greater London Authority's website (at www.london.gov.uk/mdccconsultation) and in print to anyone who requests a printed copy. Further details about acquiring a copy of this document, and on responding to the consultation, are given at the end of the document.

Objectives and options

18 The Mayor has the following high-level objectives for the future of the Olympic Park and surrounding area. The proposals set out in this document, and the questions which respondents are invited to answer as

part of this consultation, are rooted firmly in these objectives:

- To regenerate, develop and sustain the Olympic Park and surrounding area, in a way that is sustainable, meets local needs, supports the strategic long-term priorities described in the Mayor's draft replacement *London Plan* (including that of convergence), maximises the legacy of the London 2012 Olympic and Paralympic Games, and maintains momentum generated by investment associated with the Games;
- In particular, to provide high-quality attractive housing that meets the needs and aspirations of a wide range of people; to promote economic development and job creation which benefits local communities and London as a whole; to ensure a viable future for the permanent venues and parkland created for the Games, and to make them accessible to all Londoners; to promote sport and physical activity; to exploit and further strengthen transport connections to the rest of London, UK and Europe, and within the area itself; and to ensure that investment in social, physical and environmental infrastructure is properly managed and meets the long term needs of the area;
- To exploit to the fullest possible extent the opportunities presented by significant public ownership of land and assets in the Olympic Park and surrounding area, and therefore to co-ordinate the development

and stewardship of all public sector assets in the area;

- To achieve a return on public sector investment in the Olympic Park and surrounding area, ensuring consistency with the 2007 Memorandum of Understanding on public sector funding for the Games or any agreement that may replace it in future to reflect the agreement whereby land owned by the London Development Agency within the Olympic Park and at Three Mills was transferred to the OPLC in 2010;
- To attract long-term investment in the Olympic Park and surrounding area;
- To streamline, where practical and appropriate, the number of public sector bodies with a remit for regeneration in and around the Olympic Park, and to achieve efficiency gains as a result;
- To ensure a clear and integrated approach to planning policy, planning decisions and community infrastructure levy, in order to attract the confidence and commitment of investors and other partners and to secure timely, high-quality and sustainable development;
- To ensure that the regeneration of the Olympic Park and surrounding area – which is a strategic priority for London – is accountable to Londoners, consistent with the Mayor's and Government's

commitment to the principle of localism; and

- To respect the role and importance of the four local authorities whose boundaries coincide with the proposed boundary of the Olympic Park Legacy Corporation, and to ensure that any new body works as closely as possible with those authorities, including to assist them in carrying out the duties and functions that remain their responsibility within the development area.

19 The Mayor has considered a range of options for organisational arrangements to meet these objectives. It is important to note that the status quo is not one of them; both the Olympic Delivery Authority (ODA) and London Thames Gateway Development Corporation (LTGDC), which have made major contributions to the area in recent times, are coming to the end of their lives. In any scenario, their dissolution will in particular force a change in responsibility for planning decisions in the area, and leave the area without a dedicated regeneration agency. In light of these changes, the Mayor has considered three broad options for long-term delivery arrangements, and tested them against his objectives:

Option 1: Retain and reform OPLC, and allow development control responsibilities to revert to the local authorities. The Mayor is pleased and impressed by the progress made by OPLC since its creation, and he naturally would be inclined to use an existing body to deliver his objectives rather than create a

new one, if he considered that body had the powers and resources needed for the task. However, OPLC is not a statutory body and therefore has no powers relating to planning and land. Its ability to effect change, therefore, is limited exclusively to land and assets within its direct control.

The OPLC could be strengthened, for instance by its taking control of assets and projects beyond the Olympic Park land, facilities and infrastructure it currently owns and by transferring sole ownership of OPLC to the Mayor to address the localism imperative. But even an OPLC thus strengthened would not be able to influence regeneration in the areas it does not own – including those surrounding the Park – or ensure the connections between those areas and the Park itself which the Mayor considers essential to ensuring the greatest possible contribution of the area to achieving the convergence ambition.

Returning full responsibility for planning policy and decisions to the boroughs would create a complex environment for OPLC's work; while cooperative arrangements are possible in principle, they are likely to prove complex to set up and maintain, and militate against the integrated approach to town planning which is a high priority for the Mayor.

Option 2: Wind up OPLC and transfer delivery responsibility to the host boroughs. Alongside the winding up of ODA and LTGDC, the Mayor and Government could agree to wind up OPLC and

transfer responsibility for all land, assets and projects from those bodies either to individual boroughs, or to a vehicle sponsored jointly by the boroughs. This would be a localist move, which – like Option 1 – makes use of existing bodies. It would also put responsibility for driving development and stewardship of the area in the same organisations as have traditional responsibility for town planning, and would be a basis for ensuring the integration of new development with existing communities in the surrounding areas, thereby strengthening the contribution of such development to the convergence ambition.

However, the Mayor is not convinced that a consortium of boroughs would most effectively be able to provide the single clear vision and drive that the area needs, nor the genuinely integrated approach to town planning on which success will crucially depend. The Mayor is not convinced that the boroughs will have the resources that would be required to manage the development and stewardship of the area, or to make the considerable and essential long-term capital investment required, when the needs of this area would understandably be competing with a range of other borough priorities.

The Mayor also believes that the area concerned is of unique strategic importance to the future of London, and believes that an entirely borough-led approach would not afford a suitable role to the Mayor of London and Greater London Authority as the strategic authority for the capital. Finally,

the Mayor believes that the interruption in delivery for core projects in the Park, as responsibility moved from OPLC to the boroughs during the critical period immediately before and after the Games, would risk creating an unacceptable level of uncertainty among investors and other partners, potentially stalling progress at a crucial point in the area's development.

Option 3: Designate a Mayoral development area, and establish a Mayoral development corporation. An Olympic Park Legacy Corporation could consolidate all relevant assets alongside robust planning and land powers in a single dedicated body directly accountable to Londoners through the Mayor. The provisions of the Localism Bill relating to Mayoral development corporations allow for the establishment of a bespoke body uniquely well suited to the task of driving development and investment across a diverse area, based on unambiguous leadership and a clear vision.

The single focus and dedicated resources of a Mayoral development corporation would also reflect the area's unique strategic significance and importance, providing absolute clarity and ease of access for potential investors and other stakeholders and ensuring a fully integrated approach to town planning. As well as minimising the risks associated with an area that crosses borough boundaries, it can take an holistic approach to regeneration over an area which goes beyond the Olympic Park, ensuring that the Park and its surrounding neighbourhoods

can be integrated in a way which is essential to the success of both.

By absorbing the resources and programmes of OPLC as its core, an MDC would maintain the momentum already achieved by that organisation with minimal transitional disruption, while providing an ideal vehicle into which to transfer the relevant assets and projects of other bodies including ODA and LTGDC.

It would need to work closely with the boroughs and local communities to ensure that local needs and priorities were appropriately reflected in its work and to maximise its contribution to the convergence ambition. It would also need to move quickly to establish profile and credibility in the essential period before, during and immediately after the Games. The Mayor believes these important imperatives can be addressed, and is committed to ensuring that this happens.

- 20 The Mayor's view is therefore that the Mayoral development corporation model, as set out in option 3, is by some margin the most effective option for meeting his objectives.
- 21 In proposing to create a new body, the Mayor is aware of the challenges presented by transition. The Mayor is determined that the process of transition to the new body should:
- Ensure that LTGDC, ODA and in particular OPLC are able to maintain momentum and investor confidence in their work to

secure the future of the Olympic Park and surrounding area in the period between now and the establishment of the new body; and

- Ensure the smoothest possible transition to the new body, allowing it to sustain that momentum.

- 22 **Question 1:** Do you agree that the designation of a Mayoral development area, and creation of a Mayoral development corporation, is the most effective way to meet the Mayor's objectives? If not, what arrangements would you propose instead?

Name of the Mayoral development corporation

- 23 Clause 168 of the Localism Bill requires that the Mayor, in notifying the Secretary of State of his decision to designate a Mayoral development area, must also 'notify the Secretary of State of the name to be given to the Mayoral development corporation for the area'. The Mayor proposes that the corporation be named the 'Olympic Park Legacy Corporation'.

Purpose of the Olympic Park Legacy Corporation

- 24 The overall object and main powers of Mayoral development corporations (MDCs) are set out in clause 172 of the Localism Bill. It states that 'the object of an MDC is to secure the regeneration of its area' and that an MDC 'may do anything it considers appropriate for the purposes of its object or for purposes incidental to those purposes'.

- 25 The Mayor proposes that the Olympic Park Legacy Corporation be established with the following particular purpose:

“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.”

The Mayor proposes to make this purpose part of the guidance provided to the Corporation, in accordance with clause 190 of the Localism Bill. As stipulated by the Bill, the Mayor will consult separately on such guidance.

- 26 Clause 168 of the Localism Bill states, at subsection 3(a), that the Mayor may designate a Mayoral development area (which will lead to the establishment of an MDC) only if he considers that doing so is ‘expedient for furthering any one or more of the Greater London Authority’s principal purposes’.
- 27 The principal purposes of the Greater London Authority are described in section 30(2) of the Greater London Authority Act 1999 as:
- Promoting economic development and wealth creation in Greater London;

- Promoting social development in Greater London; and
- Promoting the improvement of the environment in Greater London.

The Mayor believes that his objectives for the Olympic Park and surrounding area, and the purpose he consequently proposes for the Olympic Park Legacy Corporation, align directly with all of these three purposes. In particular, while the powers and functions of an MDC as described in the Localism Bill relate predominantly to physical development, the Mayor considers that the Corporation’s role in promoting social and economic development will be just as important. The Mayor therefore has no hesitation in confirming that he considers this requirement of the Localism Bill to be satisfied.

- 28 Question 2:** Does the proposed purpose of the Olympic Park Legacy Corporation correctly address the Mayor’s objectives as described in this document? If not, how should it be changed?

Boundary

- 29 The boundary of a Mayoral development area defines the area in which a Mayoral development corporation’s main powers – including its planning powers – apply. The Olympic Park Legacy Corporation would not be required to, and would most certainly not expect to, take ownership of all land and assets within its boundary. Separate proposals for transfer of land and

assets to the Corporation are dealt with later in this document.

- 30 In determining a boundary for the Olympic Park Legacy Corporation that will enable the Corporation to meet the objectives described in this document, the Mayor proposes to include both the area containing the Olympic Park and Games facilities, and those surrounding areas (a) the success of which is directly interdependent with the success of the Olympic Park and (b) which have significant potential for regeneration and growth.
- 31 The Mayor has decided to use these criteria because his objective is not only to secure development in the Park itself, but also to exploit the opportunity presented by that development and by the Games for the benefit of a wider area. He believes it essential that the Park and its facilities be integrated into the life of that area, including by improving physical connectivity across the Park boundary. Indeed, once the Games are over, the Mayor hopes that the significance of the Park boundary will recede as it becomes an integrated part of the wider neighbourhood.
- 32 Further, the Mayor believes the Corporation can maximise its contribution to the convergence ambition by integrating physical, economic and social development within the core Olympic Park estate with development in the areas neighbouring the Park. In particular, provision for new homes, employment space and infrastructure (including social infrastructure) either side of the Park boundary must be planned in a complementary and holistic way. By developing the Park in isolation from its neighbouring communities, and from development within those communities, the Mayor believes there is a risk of creating an island of prosperity in the Park which does not have the required impact on opportunity and quality of life for the surrounding communities.
- 33 While the area surrounding the Park is characterised by a larger than average amount of undeveloped or under-developed land, there are some areas neighbouring the Park which have a relatively settled character where there is little or no development potential in the coming years, and which he therefore proposes should not be included within the Corporation's boundary. While the Mayor will naturally expect the Corporation to ensure that opportunities within its boundary are extended to the communities resident in such areas, he does not believe that the Corporation's powers defined by the boundary – which predominantly relate to physical development – need apply to these areas.
- 34 Based on these criteria, the Mayor proposes a boundary containing the following areas:
 - The core Olympic Park, comprising land owned by OPLC and the Lee Valley Regional Park Authority, including Eton Manor
 - The Olympic Village and associated development sites owned by the Olympic

Delivery Authority and London & Continental Railways Ltd.

- The Stratford City development site, including the Westfield Shopping Centre and Chobham Farm
- Hackney Wick and Fish Island
- Bromley-by-Bow North (with a southern boundary at the District Line)
- Pudding Mill Lane and Sugarhouse Lane
- Three Mills and Mill Meads
- Carpenters Estate

This would define an area that spans the boundaries of four London Boroughs: Hackney, Newham, Tower Hamlets and Waltham Forest.

- 35 The Mayor has given careful consideration to the inclusion of Stratford Town Centre. He believes that the success of the Park and the success of Stratford Town Centre are interdependent, and he shares the commonly held view that the Town Centre is ripe for, and in need of, significant regeneration. On the face of it, therefore, the Town Centre meets the criteria set out above for inclusion within the boundary. However, the Mayor acknowledges and respects the progress made by the London Borough of Newham and its partners in developing a masterplan for the Town Centre, and is therefore minded to exclude it from the boundary of the

Olympic Park Legacy Corporation. This will give continuity to the existing arrangements which have allowed this progress to be made.

- 36 The Mayor nevertheless believes it essential that the Olympic Park Legacy Corporation works closely with the London Borough of Newham in developing and delivering an integrated masterplan for Stratford. The Mayor will seek to agree with the London Borough of Newham a timetable for monitoring progress against key milestones in the masterplan's development and delivery. Should satisfactory progress in delivering the masterplan not be made under the current arrangements, the Mayor would reconsider whether it might be necessary to extend the boundary to include Stratford Town Centre in order to achieve progress there.
- 37 Just as the Mayor proposes that the Corporation should work closely with its neighbours and partners on the regeneration of Stratford Town Centre, and just as OPLC currently works closely with a range of partners to support regeneration in its neighbouring areas, so the Mayor expects that the new Corporation will work – within the constraints of its powers and resources – to support regeneration in the areas beyond its boundaries.
- 38 A map showing the proposed boundary is shown on page 21. A more detailed map, showing the proposed boundary at a street-by-street level, is available on the GLA website at www.london.gov.uk/mdcconsultation.

39 Question 3: Does the proposed boundary offer the best opportunity to achieve the objectives set out in this document? Should any area be omitted? Should any other areas be considered for inclusion?

Further decisions relating to the Corporation: planning and rate relief

40 As stated earlier in this document, the Localism Bill allows that the Mayor may decide to confer specific additional powers on a Mayoral development corporation, relating to planning and discretionary rate relief. The Bill requires (at clauses 173(7) and 185(4)) that the Mayor consult before making such a decision.

Planning function

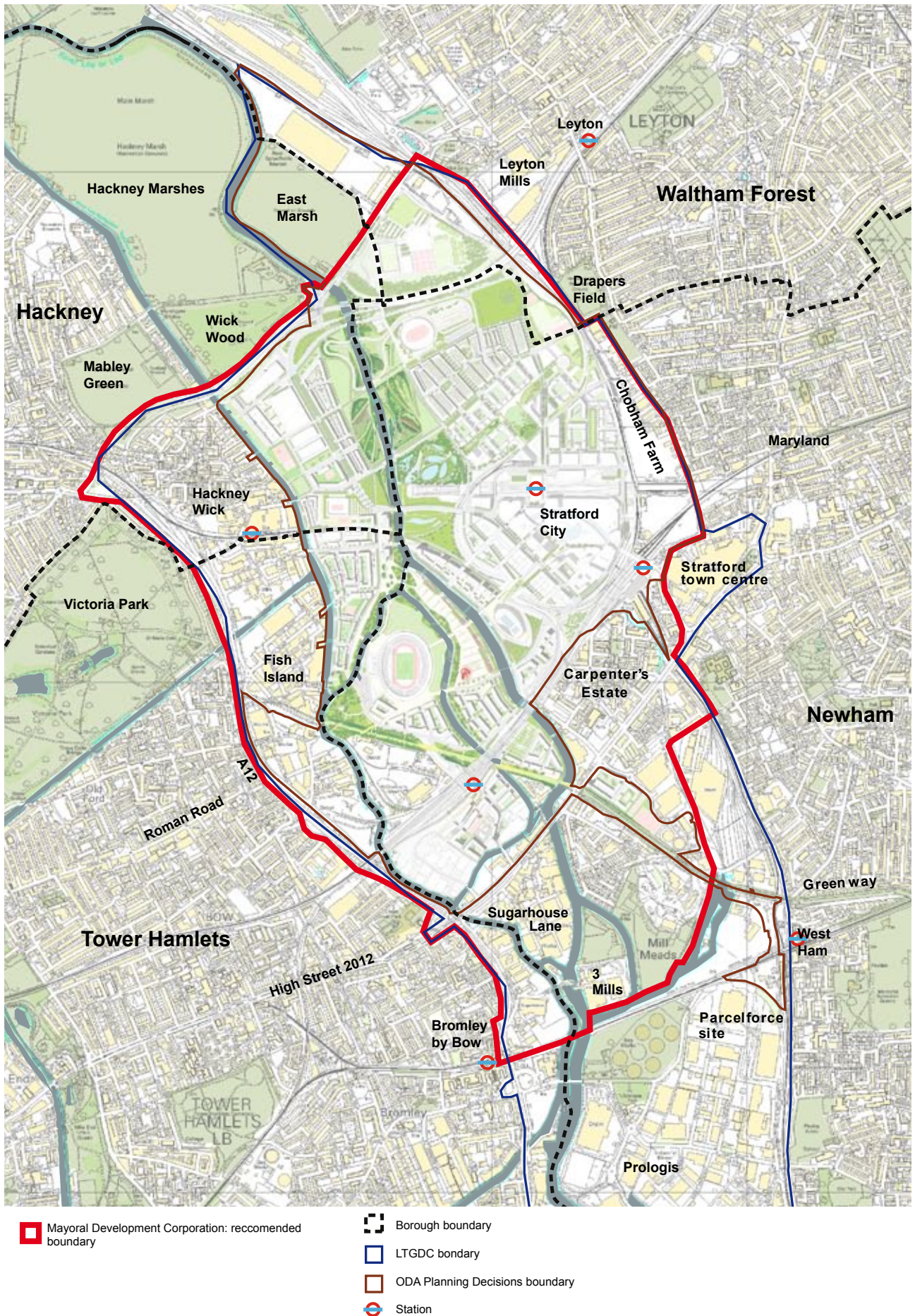
41 Clause 173 of the Localism Bill states that the Mayor may decide that an MDC is to be the local planning authority for the whole or any portion of its area, and sets out the specific planning functions some or all of which the Mayor can decide the MDC should have.

42 The Mayor proposes to grant the full range of planning functions described in clause 173 (subsections 2 to 5) to the Olympic Park Legacy Corporation, including (but not limited to) setting local planning policy and taking development control decisions. The Mayor believes it is essential for the Corporation to take this full range of functions, as only by placing all planning functions in one organisation covering the area is it possible to ensure a clear and integrated approach to planning across the entire area.

43 While the Mayor understands that some may have concerns about the proposed approach to plan-making, which goes beyond the responsibilities given to Urban Development Corporations or similar regeneration bodies, he believes any such concerns are outweighed by the benefits of these powers being granted to the Corporation. Indeed, he believes that only with these powers will the Corporation best be able to meet its objectives. There are two main reasons for this:

- a It is essential to attract the confidence and commitment of investors and other partners, and for development activity and resources to be focused effectively and coherently. Only a single consistent approach to planning policy which properly reflects the needs of the Mayoral development area can achieve this.

In an area such as that covered by the Olympic Park, which spans the boundaries of no fewer than four different local authorities, it is in theory possible for the local authorities concerned to develop a shared planning vision for this area. This vision would, however, be articulated through four separate suites of local planning documents which are at different stages of preparation and which are different in terms of both structure and substantive policy content, for example on affordable housing and priorities for infrastructure development. Therefore, the Mayor believes that a single authority can best perform this task with the speed,



Olympic Park Legacy Corporation proposed boundary

certainty and consistency required to meets his objectives.

Furthermore, local development frameworks (LDFs) now act as the main expression of local planning policy, and play a significant role in guiding development and informing planning decisions. The Mayor believes that the risk of separating the two – and creating potential confusion or tension between the plan-making and development control functions – cannot be afforded in an area of such strategic significance as that covered by these proposals.

- b The Mayor also believes it essential that, in order to achieve the objectives set out in this document, and in particular to ensure that investment in social, physical and environmental infrastructure is properly managed and meets the long-term needs of the area, the planning and delivery of such infrastructure should be managed by a single authority, and fully integrated with the Corporation's own investment programme. This is only possible in practice if the Corporation assumes the full functions of a local planning authority and, with them, responsibility for developing an Infrastructure Delivery Plan. The Plan would be drawn up by the Corporation in close co-operation with the relevant service providers, and would include a comprehensive and integrated approach to section 106 agreements (which secure mitigation from planning applicants for

the impact of proposed developments) and Community Infrastructure Levy (a new regime, introduced by Government in April 2010, that enables planning authorities to raise funds from a charge on development to be used for infrastructure to support new development, based on a formally adopted Community Infrastructure Charging Schedule).

- 44 The Mayor believes that plan-making functions should be responsive to local needs and concerns, and exercised in a way that ensures democratic accountability. He expects the Olympic Park Legacy Corporation to work closely with the local authorities in developing and implementing planning policy for the area, and is minded to require that the Corporation's key planning policy decisions should be approved by the Mayor of London, as well as by the Corporation's planning committee, as permitted by the Localism Bill.
- 45 It is also worth noting that, as envisaged in policy 2.4C of the draft replacement *London Plan*, the Mayor intends to publish Olympic Legacy Supplementary Planning Guidance (OLSPG). This will give further, detailed expression to the Mayor's vision and priorities for the Olympic Park and surrounding area in the form of planning policy, and will form an important part of the planning policy context for the work of the Corporation. The OLSPG will be the subject of a separate consultation process.

46 Question 4: In order to meet the objectives set out in this document, do you agree that the Olympic Park Legacy Corporation should take the full range of planning functions? If not, what other arrangements could be put into place to ensure a single, integrated and consistent planning framework for the area?

47 The Olympic Park Legacy Corporation will be subject to statutory planning processes and requirements in the usual way, and will therefore perform its planning role in the same way as a local authority.

48 As provided for by clause 174 of the Localism Bill, the Mayor proposes that the Corporation should delegate to the relevant local authority the determination of applications it considers non-strategic, as is currently done by the ODA. The Corporation's approach to such delegation would be the subject of flexible agreements with local authorities that reflect specific local circumstances.

49 As stated in Schedule 22, paragraph 30, of the Localism Bill, the Mayor's development control powers will not apply to applications within the Corporation's boundary.

50 The Board of the Corporation would establish a Planning Committee to which it would delegate its development control functions, providing an opportunity for expert and local representation and for ensuring that decisions are open and transparent. The Mayor expects that the Board will establish a Planning Committee

which includes members of the MDC Board (as required by Schedule 21, paragraph 6(3) of the Localism Bill) as well as representation from the affected borough councils which broadly reflects the area of each borough contained within the MDC's boundary.

51 The Mayor proposes that, while the Corporation will commence the majority of its functions on 1 April 2012, its designation as local planning authority should come into force on 1 October 2012. This will ensure that all development control decisions taken during the summer of 2012 which relate to the Olympic and Paralympic Games will (as is wholly appropriate) be taken by the Olympic Delivery Authority, and that the process necessary for establishing the local planning authority and the transfer of planning resources can be achieved without detriment to the smooth running of the Games.

52 Question 5: In order to meet the objectives set out in this document, do you agree that the Olympic Park Legacy Corporation should exercise its planning functions in the way proposed? If not, what alternative arrangements would you propose, and why?

Rate relief power

53 Clause 36 of the Localism Bill enables local authorities to give discretionary business rate relief to any ratepayer. Clause 185 of the Localism Bill states that the Mayor may decide that the power resulting from this clause should transfer to an MDC except where the ratepayer concerned is a not-for-profit organisation, a charity or a

community amateur sports club, in which case the decision as to whether or not to grant discretionary relief will remain with the relevant local authority.

54 Where the power to grant discretionary relief is transferred to an MDC, the MDC would need to meet the costs associated with the decision even though the boroughs will continue to send the business rates bills to businesses and collect the rates due. Paragraph 22 of Schedule 22 of the Bill inserts a new section 48A into the Local Government Finance Act 1988 which would empower the Secretary of State to make regulations concerning the funding of discretionary rate relief and any associated costs in terms of collection and enforcement that arise where the power to provide the relief is transferred to a MDC, including transitional arrangements.

55 The Mayor believes that the Olympic Park Legacy Corporation should have the greatest possible degree of flexibility in relation to instruments such as this that will enable it to meet his objective of attracting long-term investment to the Olympic Park and surrounding area. He also believes that the Corporation is the most appropriate body to have these powers in its area (as opposed to the local authorities, which would otherwise exercise this function), given the leading strategic role it will have in targeting specific forms of investment and economic activity across its area. Therefore, while the Mayor has reached no decision yet on whether and how the Corporation

should grant discretionary relief of this nature, he is keen to ensure that it has the flexibility to do so if it wishes to in future, without the requirement for a subsequent public consultation as required by the Bill. He therefore proposes to decide that the Corporation should be granted this function.

56 The Mayor notes and welcomes the requirement of the Localism Bill that an MDC may only use this power with the consent of the Mayor.

57 Question 6: Do you agree that, in order to meet the Mayor's objectives as described in this document, the Olympic Park Legacy Corporation should have the function to grant discretionary relief from non-domestic rates as set out in clause 185 the Localism Bill? If not, why not?

Board composition

58 Schedule 21, paragraphs 1-2, of the Localism Bill makes provision for appointments, by the Mayor, to the Board of a Mayoral development corporation, and for the terms of such appointments.

59 OPLC has a high-quality fit-for-purpose Board that was appointed in November 2009 in accordance with the OCPA guidance on public appointments. To reflect the Mayor's stated aim that OPLC be re-formed as the Olympic Park Legacy Corporation, and his objective to maintain momentum from now up to and during the creation of the Corporation, he is currently minded to appoint all persons who are members of

the OPLC Board at the point of transition as the Board of the Olympic Park Legacy Corporation, and the Chair of the OPLC Board as the Chair of the Olympic Park Legacy Corporation, subject to the requirements of Schedule 21 of the Localism Bill.

- 60 The Localism Bill sets out in paragraph 1 of Schedule 21 the factors to which the Mayor must have regard when appointing a member of an MDC. Subject to receiving current information about the financial and other relevant interests of the OPLC Board members, the Mayor considers that re-appointment of those members to the board of the Olympic Park Legacy Corporation will be consistent with the requirements of paragraph 1 of Schedule 21. The Mayor proposes that there be continuity of the period for which members are appointed so that a member of the Olympic Park Legacy Corporation board will cease to be a member on the same day as he or she would have ceased to be a member of the OPLC board had the member continued in that role, assuming the member does not vacate office earlier or is not reappointed.

Transfer of programmes and assets from other bodies

- 61 The Mayor is determined to ensure a smooth transition at the start of the Corporation's life, and to achieve the objectives of optimising the use of public assets and streamlining the number of public bodies working on the physical regeneration of the area. With these aims in mind, he has already begun to consider which programmes

and assets of other public bodies should be transferred into the Olympic Park Legacy Corporation. Clauses 171 and 189 of the Localism Bill describe the process whereby the Secretary of State can give effect to such transfers by making a transfer scheme, in consultation with the Mayor and those bodies from which transfers are proposed. The Mayor will work closely with the Secretary of State to prepare such a scheme in a way and at a time which best meets the objectives described above.

- 62 There are four major regeneration bodies currently working in the area: the Olympic Park Legacy Company, the London Thames Gateway Development Corporation, the Olympic Delivery Authority (including its wholly-owned subsidiary Stratford Village Development Partnership, which is responsible for the Olympic Village) and London and Continental Railways (which is owned by the Department for Transport and which owns the remainder of the undeveloped Stratford City site). The Mayor believes it is essential that, in order to meet his objectives, the functions and assets of OPLC should be consolidated with the relevant elements of the other three bodies. The Mayor believes that it is only through co-ordinated and complementary development, management and marketing arrangements that regenerative impact, and value for money to the public purse, will be maximised.
- 63 The Mayor therefore proposes that the programmes and assets of OPLC will transfer into the Corporation in their entirety

(with OPLC being wound up as a legal entity). He is minded to propose that the Corporation also take on those assets of LTGDC that fall within the Corporation's boundary. In addition, the Mayor believes that the Corporation should be empowered to co-ordinate development between the Olympic Park estate and major publicly owned development projects that are situated alongside it, principally the Olympic Village development being led by Stratford Village Development Partnership, and the development proposed by London and Continental Railways. Transfer of these two public sector interests to the Olympic Park Legacy Corporation would be one way of achieving this.

- 64 However, the Mayor notes the good working relationships that are already in place between London and Continental Railways, Stratford Village Development Partnership and OPLC, and is supporting the current process to seek potential investors in the Olympic Village. In order to build on these, the Mayor will seek to agree with Government during early 2011 how to maximise the long-term value for the public sector, and regeneration potential, through a single unified approach to marketing, development and management of publicly-owned assets in the area, led by the Olympic Park Legacy Corporation, while protecting the financial position of the current landholders and their development partners. The Mayor intends that any transfer of ownership of public sector interests or assets would be agreed on this basis.

- 65 The Mayor will work with Government and the affected bodies – including but not limited to London Thames Gateway Development Corporation, the Olympic Delivery Authority, London and Continental Railways and Stratford Village Development Partnership – to apply these principles with the aim of compiling and agreeing a comprehensive list of functions and assets which will transfer into the Corporation.

- 66 Question 7:** Based on the objectives described in this document, and the principles set out above, which existing agencies have programmes and assets which should transfer into the Olympic Park Legacy Corporation, and why?

Financing the Corporation

- 67 The Mayor expects that the Corporation will inherit the existing funding settlement for OPLC, covering the current Government spending review period. The Mayor would also expect that any functions, programmes and assets transferring to the Corporation from other bodies would be transferred with any resources attached to them by the originating body.
- 68 For the longer term, the Mayor expects that the Corporation will seek every opportunity to bring outside investment into the Park, most obviously from the private sector and including through use of the Community Infrastructure Levy. The Corporation will also, over time, generate returns through the development of its assets, subject to the terms of any revised understanding on the overall use of

receipts from those assets, and the Mayor would naturally expect that any share of such revenue returning to the Corporation would be ploughed back into its operations.

- 69 However, the Mayor expects that, for the short term at least, the Corporation will still require public sector grant income in order to meet its overall requirements, not least for funding of its core operational overheads, and he expects that these requirements will be met through a combination of grants from his own resources and from Government. In addition, the Corporation may need to borrow funds for capital investment if this can be financed from its grant and other income.

Relationship between the Mayor and the Corporation

- 70 As provided for in Schedule 22, paragraphs 42-48, of the Localism Bill, the Olympic Park Legacy Corporation will be a Functional Body of the Greater London Authority, joining the capital's transport, police and fire authorities as part of the 'GLA Group'. This will mean that the Corporation will be subject to certain GLA Group governance arrangements. In particular, the new body will be incorporated into the Mayor's annual budget plans for the GLA Group which are closely scrutinised by the London Assembly.
- 71 Clauses 190 and 191 of the Localism Bill state that the Mayor will have the power to issue guidance to the Corporation and, if he deems it necessary, to direct the Corporation.

Date of commencement and lifespan

- 72 The Mayor's intention is that the Olympic Park Legacy Corporation should begin operation on 1 April 2012. There are several reasons for choosing this date:
- It is not realistic to aim for a commencement date before 1 April 2012, given the likely timetable of the Localism Bill's passage through Parliament and the process which must follow to create a specific MDC;
 - It is important to place the Corporation in clear and complete control of legacy activities by the time of the Games, ensuring that promotional activities with potential investors and other key stakeholders during

the Games are led by the body with long-term responsibility for legacy;

- It is important to ensure that the Corporation is prepared for the essential transformation work which will commence immediately after the Games, and that the transition should not interrupt this work which will continue for many months after the Games;
- It is important that transition activity is completed before the period of the Olympic and Paralympic Games themselves (July – September 2012), when it is anticipated that staff from the transferring bodies, as well as from Government and the Greater London Authority, will be focused on other urgent business;
- It is important to ensure, for practical and presentational purposes, that the work to regenerate the Olympic Park is integrated with the work to regenerate the neighbouring areas as soon as the Games are over;
- It is convenient to align the transition between agencies to the turn of the financial year;
- It is convenient to align the transition between agencies with the other changes to London government proposed by the Localism Bill.

73 The Mayor recognises that the process of establishing the Corporation will need to

be planned and executed in a way that complements the process of de-designation for the Olympic Delivery Authority and London Thames Gateway Development Corporation. The Mayor will work closely with Government and with those two bodies to ensure that this takes place.

- 74 The work to secure a long-term legacy from the Games and to develop thriving neighbourhoods in and around the Park is likely to take decades. It is not possible to predict at this stage for how long the Olympic Park Legacy Corporation will be required. The Mayor does not therefore propose formally to define the lifespan of the Corporation. However, clause 186 of the Localism Bill requires that he ‘review, from time to time, the continuing in existence of any existing MDCs’. The Mayor proposes to conduct such a review around every five years, at a specific time which he considers most appropriate.

Consultation process

- 75 The Mayor invites responses to this consultation document in writing to:

Mayoral development corporation
consultation
Greater London Authority - post point 22
City Hall
Queen’s Walk
London SE1 2AA
or
mdcconsultation@london.gov.uk

Requests for printed copies of this document should also be sent to these addresses.

Responses can alternatively be submitted using the online form available at:
www.london.gov.uk/mdcconsultation

- 76 The Mayor particularly invites responses to the seven questions highlighted in the document. Respondents should, however, feel free to respond only to some of those questions, or to raise issues that fall outside the scope of those questions, if they prefer.
- 77 Clause 168 of the Localism Bill requires that the Mayor consult particular persons when making proposals to establish a Mayoral development corporation. These persons will be contacted directly, with a copy of this document and an invitation to respond. The Mayor will similarly make particular efforts to consult a wider range of stakeholders – local, London-wide and national – that he expects to take a particular interest in the proposals for the Olympic Park Legacy Corporation. However, the Mayor welcomes responses from any person or organisation which wishes to submit one.
- 78 The closing date for consultation responses is 28 April 2011. All responses should be received by the Greater London Authority by 5pm on that date.

Next steps

- 79 After the closing date for responses to this consultation, the Mayor will carefully consider all responses submitted by the

deadline. He will then, later in 2011, publish his final proposals, along with a written statement explaining the changes he has made to the proposals as a result of this consultation. Aside from the specific requirement to make a statement about his response to recommendations of the London Assembly if they are not accepted (as stipulated in clause 168(3)(d) of the Localism Bill), the Mayor will not be able to reply to individual submissions made as part of this consultation process, or to address individual submissions in any published report on the consultation.

- 80 If and when the Localism Bill has been granted Royal Assent, and in accordance with the requirements of clauses 168-9 of the Bill, the Mayor would formally notify the Secretary of State that he has decided to designate a Mayoral development area, in the expectation that the Secretary of State will make an Order giving effect to the proposals, and thereby creating the Olympic Park Legacy Corporation. The Mayor hopes and expects that this process would be completed in time to allow the Olympic Park Legacy Corporation to commence the majority of its functions on 1 April 2012, with planning functions transferring from the Olympic Delivery Authority, London Thames Gateway Development Corporation and local authorities on 1 October 2012.

REFERENCES

- 1 Draft replacement London Plan, available at <http://www.london.gov.uk/shaping-london/london-plan>. While the Mayor does not envisage that the relevant section of the London Plan will change before its final adoption, if any such change does occur, he will consider its impact on the proposals set out in this document once it is confirmed.
- 2 Strategic Regeneration Framework: An Olympic legacy for the host boroughs, Five Host Borough Unit, October 2009.
- 3 The Localism Bill is available on the UK Parliament website at <http://www.publications.parliament.uk/pa/cm201011/cmbills/126/part1/11126.i-v.html>. All clause references in this document refer to the version published for the Bill's first reading in December 2010.

Appendix 1:

Impact Assessment

Background and scope

1 This impact assessment on the proposal to re-form the Olympic Park Legacy Company (OPLC) as a Mayoral Development Corporation (MDC) provides an assessment of impacts on equality and inclusion, sustainable development including climate change, health and community safety.

2 As set out in the draft replacement *London Plan*, London's projected population and economic growth, and aspiration to achieve a high and sustainable quality of life across the capital can only be met if efficient use is made of the large areas of unused land in east London where there is both the potential and need for development, regeneration and environmental infrastructure. The Olympic Park and surrounding area is identified as a key strategic location at the fulcrum of two nationally important growth corridors: the London-Stansted-Cambridge-Peterborough corridor to the north, and the Thames Gateway to the east. It is an area of particular market opportunity, responding to the Olympic uplift, the new development environment which has been created, the social and community 'convergence' agenda, and significant transport connections, that make it the most important strategic regeneration opportunity in London for the next 25 years. However, the area suffers from:

- significant socio-economic deprivation;
- disparate land ownership;

- a lack of housing to meet local needs – especially family housing, and associated social and community infrastructure;
- major environmental challenges and a lack of environmental infrastructure;
- poor internal connectivity and, in parts, poor connectivity to the rest of London;
- local infrastructure and access issues;
- major estate management requirements;
- marketing/inward investment challenges
- low quality public realm

The proposals in this document focus on the question of what organisational arrangements are needed to tackle these problems and unlock the area's potential, and this impact assessment seeks to address, at a high level, what the impact of these arrangements would be.

3 This impact assessment does not, and should not, assess the impacts of any plans, policies or programmes currently pursued by OPLC or other bodies operating in the affected area; these have been subject to their own impact assessment, or will be at the appropriate time. In particular, OPLC's vision for the Park and other spatial proposals for the area, both current and future, are subject to separate impact assessments. Equally, this impact assessment does not assess the impacts of any plans, policies or programmes that may

be pursued by the proposed Corporation, which will also be subject to separate impact assessment. Any organisational design exercise relating to the Corporation will be the responsibility of the Corporation, which will carry out a separate impact assessment in respect of any such proposals. Instead, this impact assessment focuses exclusively on the proposals set out in this consultation document for changes to the organisational arrangements for delivering regeneration in the area.

- 4 The communities in and around the Olympic Park face significant challenges in the four areas set out below, among others; indeed, these challenges are among the reasons that he places such a high priority on the regeneration of the area and on the 'convergence' ambition. While the Mayor does not consider that the organisational arrangements proposed in this document will in themselves have a significant impact in these areas, he strongly believes that, by creating the Corporation in the way proposed, these challenges can be more effectively met.

Equalities and Inclusion

- 5 The Corporation would create a simplified and streamlined planning and regeneration framework for the Olympic Park and the surrounding area, which should be more accessible and accountable than current arrangements to the local communities, which are among the most diverse in London. By placing continuity at the heart of the proposals for re-forming of the

OPLC into the Corporation, the Corporation would be able to preserve the expertise and significant work that the OPLC has undertaken on equalities and inclusion, for example, on the legacy masterplan, and avoid the risk that this is lost in the transition to a new organisational structure. By pursuing development and economic growth within a more 'localised' framework, the Corporation should also be able to conduct its business in a way that is more directly responsive to local communities than is currently possible. It would give greater weight to the Mayor's commitments to the regeneration of the Olympic Park and surrounding area, and to the socio-economic convergence of the Host Boroughs with the rest of London, enabling the Mayor to better embed his equality and inclusion policies to promote an accessible and inclusive environment. By offering choices in employment and housing for households of all sizes and incomes, supported by appropriate social infrastructure and a variety of services as part of the long-term vision for the legacy masterplan, the Corporation would make the Olympic Park and the surrounding area more inclusive and welcoming. Through responsible ownership and stewardship of the legacy sports venues and parklands, the Corporation will enable access for local communities for sport, recreation and educational use, and ensure that access and facilities for disabled people are retained and built on. These measures will promote sport and physical activity that will result in beneficial health impacts.

6 The new general duty to promote equality arising from the Equality Act 2010, which comes into force in April 2011, will require the Mayor to have due regard to the need to “encourage people who share a protected characteristic to participate in public life or in other activity in which their participation is disproportionately low”. This sits alongside the Mayor’s duty, set out in the Greater London Authority Act 1999, to have regard to the need to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between different minority groups. The Mayor will take these duties into account when making any decisions relating to the Corporation, including its establishment, and would expect to work with the Corporation to involve women, BAME or disabled groups (all protected groups whose participation in public life is disproportionately low) in its work.

7 Additionally, the Mayor, through the Corporation, would be able to influence the policies and practices of investors, developers, operators and employers on the Olympic Park, to support those who are disproportionately affected by worklessness, and who face multiple barriers to work, and social inclusion, through for example:

- Setting targets for developing a more diverse supplier base, which would address the limited opportunities experienced by SMEs, social enterprises, and minority-owned businesses in the area;

- Promoting the London Living wage for those who are low paid to make work pay, and promote equality of opportunity;
- Exploiting the opportunities that will come forward through the regeneration and development of the Olympic Park, and initiatives in the wider area to develop targeted and tailored local employment programmes, and progression routes to help bring excluded groups closer to the labour market, and improve employment rates.

In consulting on these proposals the Mayor will also ensure that there are no barriers to women, BAME groups, and disabled people participating in the consultation process itself.

Sustainable Development

8 By creating an Olympic Park Legacy Corporation reporting solely to him, the Mayor would increase the role and influence that the development and regeneration of the Olympic Park and the surrounding area is able to contribute to meeting London’s overall sustainability ambitions, and wider environmental priorities, including climate change. The Corporation would contribute to driving activity to meet London’s carbon dioxide reduction and wider environmental targets by promoting the Olympic Park and the surrounding area as an exemplar of sustainable living, and setting sustainability standards for future development that build on the standards that have been achieved in the building of the venues and the creation of the Park. Its environmental focus would drive up the standards of design and

construction as well as the performance and cover of environmental infrastructure to ensure that this becomes a truly sustainable place that enables people and businesses to live, work and prosper in a low carbon world. Its focus on inclusive design would create more accessible and sustainable communities. Its network of public transport connections within the Park, and between surrounding areas, and new pedestrian and cycle routes would inspire new sustainable travel patterns, improve accessibility, and encourage people to become more active. As a Community Infrastructure Levy (CIL) charging authority, the Corporation would have powers and resources to raise funds for and then invest in environmental infrastructure, including energy, water and waste, flood defences, public realm, open spaces, and biodiversity, all of which will improve the sustainability and quality of the local environment.

Health

- 9 In its work to develop of the Park and surrounding area, the Corporation would have significant scope to maximise positive health impacts and reduce health inequalities within local communities in the Host Boroughs. Through his direct control of the Corporation, the Mayor would ensure that the Corporation does this in the context of his overall approach to health issues, including his Health Inequalities Strategy, and in a way that contributes directly to the convergence ambition. The biggest health gains are likely to come from addressing the determinants of poor health:

reducing worklessness, providing better housing, and a better quality environment, and contributing to higher educational attainment, skills, and jobs. As the steward for the Olympic Park estate, including up to 11,000 homes, the Corporation would create a place where people want to live – by ensuring an appropriate supply of high-quality, affordable and sustainably-designed homes that meet local needs, a strong community infrastructure of schools, health and social care facilities and services, quality green and open space, and leisure, sporting and cultural opportunities, that would all contribute to promoting good physical and mental health. The Corporation would be able to use its Olympic inheritance of state-of-the art sports venues to provide affordable community access, and work with sports and local stakeholders across borough boundaries to deliver a sports development framework for the whole area that will contribute to creating a lasting grassroots sporting legacy from the Games.

Community Safety

- 10 An Olympic Park Legacy Corporation would be able to work across borough boundaries with local authorities, local communities, the police and other agencies to develop a collaborative approach to tackling crime and anti-social behaviour – for instance by raising awareness of safety issues, targeting groups most at risk from crime, tackling barriers that may hinder reporting of incidents and improving provision of, and access to, community safety services. Through direct links to the Mayor's sports programme and his wider approach to policing

and community safety policy, the Corporation could be able to seize the opportunity of hosting the 2012 Games, and the legacy of sports venues that will remain, to empower local people, especially young people, and engage them in positive activities that can promote behavioural change, lead to new skills development, and improved life chances.

Other formats and languages

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The Queen's Walk
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London SE1 2AA

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Chinese

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Vietnamese

Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλείστε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Hindi

यदि आप इस दस्तावेज की प्रति अपनी भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি (কপি) চান, তা হলে নীচের ফোন নম্বরে বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.