

AGENDA

Meeting: Royal Docks Enterprise Zone
Programme Board

Date: Wednesday 26 July 2017

Time: 9.30 am

Place: Committee Room 1, City Hall, The
Queen's Walk, London, SE1 2AA

Agendas and minutes of the meetings of this Board are published at lep.london/about/meetings (except in those cases where information may be exempt from disclosure under the Freedom of Information Act). Meetings are not held in public and are only open to those invited to attend by the Chair.

Members:

Councillor Ken Clark, Deputy Mayor (Statutory), LB Newham (Co-Chair)
Colette O'Shea, LEAP Board Member (Co-Chair)
James Murray, Deputy Mayor for Housing and Residential Development, GLA
Deirdra Armsby, Director of Regeneration & Planning, LB Newham
Julia Bray, Policy Manager, Transport for London
Robin Cooper, Head of Regeneration, LB Newham
Debbie Jackson, Assistant Director – Regeneration, GLA
David Lunts, Executive Director – Housing and Land, GLA
John Newbigin OBE, LEAP Board Member
Simon Powell, Assistant Director – Strategic Projects and Property, GLA
Jane Sherwood, Head of Commissioning (Economic Regeneration), LB Newham

Contact Officer: Rachel Greenwood, Board Officer

Telephone: 020 7983 4285

Email: Rachel.greenwood@london.gov.uk

1 Apologies for Absence and Chair's Announcements

2 Declarations of Interests

Members to declare any disclosable pecuniary interests which they have in any of the items set out on the agenda and, where applicable, consider if they should withdraw from the discussion or the meeting.

3 Minutes from Previous Meeting (part reserved) (Pages 1 - 14)

4 Actions Arising from Previous Meetings (Pages 15 - 16)

5 Royal Docks London Festival of Architecture Design Competition Winner's Presentation (Pages 17 - 30)

To be introduced by Daniel Bridge, Royal Docks Programme Director, followed by a presentation by YOU&ME Architects.

6 Royal Docks Early Projects Delivery Update (Pages 31 - 34)

To be presented by Shelim Shakir, Regeneration Manager LBN/Royal Docks Delivery Team.

7 Update on Royal Docks Detailed Delivery Plan Consultant Procurement (Pages 35 - 38)

To be presented by Jody Tableporter, Area Programme Manager, LBN/Royal Docks Delivery Team.

8 Recruitment and Office Update (oral update)

Update to be provided by Daniel Bridge, Royal Docks Programme Director.

9 Date of Next Meeting

The next meeting of the Royal Docks Enterprise Zone Programme Board is scheduled for Tuesday 19 September 2017 at 2.30pm at a location to be confirmed.

10 Any Other Business

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MINUTES

**Meeting: Royal Docks Enterprise Zone
Programme Board**

Date: Wednesday 17 May 2017

Time: 10.30 am

**Place: W4.06/07, Newham Dockside,
1000 Dockside Road, London,
E16 2QU**

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Present:

Members:

Councillor Ken Clark (Co-Chair), Deputy Mayor (Statutory), LB Newham
James Murray, Deputy Mayor for Housing and Residential Development, GLA
Deirdra Armsby, Director of Regeneration & Planning, LB Newham
Julia Bray, Policy Manager, Transport for London
Robin Cooper, Head of Regeneration, LB Newham
Debbie Jackson, Assistant Director – Regeneration, GLA
David Lunts, Executive Director – Housing and Land, GLA
John Newbigin OBE, LEAP Board Member
Simon Powell, Assistant Director – Strategic Projects and Property, GLA
Jane Sherwood, Head of Commissioning (Economic Regeneration), LB Newham

Officers:

Daniel Bridge, Principal Development Manager, GLA
Rachel Greenwood, Board Officer, LEAP
Jamie Izzard, Senior Manager, LEAP
Shelim Shakir, Regeneration Manager, LB Newham
Ray Smith, Senior Finance Manager, GLA
Jody Tableporter, Area Programme Manager, LB Newham

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Certificate Number:
FS 80233

1 Apologies for Absence and Chair's Announcements (Item 1)

- 1.1 The Chair welcomed members to the first meeting of the Board, noting that this marked an important milestone for the Royal Docks. The Chair looked forward to working with the Board, and to the continued good working relationship between Greater London Authority (GLA) and the London Borough of Newham (LBN).
- 1.2 An apology for absence was received from the Co-Chair, Colette O'Shea.

2 Declarations of Interests (Item 2)

- 2.1 There were no declarations of interests.

3 Terms of Reference (Item 3)

- 3.1 The Board Officer introduced the paper setting out the Terms of Reference for the Board.

3.2 DECISION:

That the Terms of Reference for the Board be noted.

4 Royal Docks Team Recruitment Update (part reserved) (Item 4)

- 4.1 The Assistant Director, Strategic Projects and Property, GLA, updated the Board on the recruitment process to date for the Royal Docks team. There had been a good response from applicants and interviews would take place in May and June. It was anticipated that the new team would be in place, if only in shadow form, from July 2017.
- 4.2 In response to a query, it was noted that the diversity of the interview panels had been considered and, taking areas of expertise into account, officers were satisfied with the composition of the proposed panels. Diversity of the interview panel would continue to be looked at during the course of future recruitment.

4.3 DECISION:

That the Royal Docks team recruitment update be noted.

5 Royal Docks Office Space (part reserved) (Item 5)

- 5.1 The Board received a paper setting out options for an office location for the Royal Docks team.
- 5.2 Members noted that it was important that the team had a presence in the Docks and the Chair thanked officers for their work in identifying potential locations.
- 5.3 Further information in relation to this matter is set out in a private version of the minutes.
- 5.4 **DECISION:**

That the recommendation set out in the private cover report be agreed.

6 Presentation on the Current State of Play and Key Development Projects: What do we want to achieve? (Item 6)

- 6.1 The Principal Development Manager, GLA gave a presentation on progress to date and key development projects. A copy of the presentation is attached at Appendix 1 (reserved).
- 6.2 During the subsequent discussion, the following points were raised:
- It would be important in the next two years to raise the profile of the area and to increase footfall to generate revenue. A varied programme of cultural projects would be central to this, while also bringing jobs to the area;
 - The expansion of City Airport would bring additional business to the area;
 - A key challenge would be to identify how to use existing capital to generate other revenue sources, such as through rent or meanwhile uses;
 - It was not known at this stage to what extent Brexit could have an impact on business rates in the area, however stakeholders had remained confident;
 - Availability of access routes to and from the south side of the river should be kept in mind as the popularity of the area increased;
 - A high level of due diligence would be required on all financial decisions, and, while the initial income forecasts were encouraging, the Board would need to ensure there remained money for additional projects and day-to-day issues as they arose; and
 - Partners would need to make a clear case for investment when requesting project funding.
- 6.3 The Chair commented that while there were clear issues and challenges, the potential for the area was evident and now it was important to move at a pace to turn the Royal Docks into a real destination.

6.4 DECISION:

That the presentation be noted.

7 Royal Docks Detailed Delivery Plan Consultant Procurement (part reserved) (Item 7)

7.1 The Board received a paper outlining proposals to procure a consultant to develop a Detailed Delivery Plan for the Royal Docks. Further detail in consideration of this matter is set out in a private version of the minutes.

7.2 DECISION:

That the launch of the procurement of consultants to undertake the Detailed Delivery Plan work, be noted, taking into account the comments outlined in the private minutes.

8 Royal Docks Early Projects Delivery (part reserved) (Item 8)

8.1 The Principal Development Manager, GLA, introduced the paper, setting out proposals to establish a programme of early delivery projects in the Royal Docks.

8.2 Members discussed the list of projects and raised the following points:

- The successful delivery of these early projects would be key to promoting the Royal Docks as a destination;
- Projects should be distinctive to draw people to the area and ideas that are simple to achieve should be considered;
- Events would be important in raising the profile of the area but should be phased to build momentum and allowed to grow organically over time; and
- Stakeholders should be approached to sponsor projects where appropriate.

8.3 Officers would undertake further work to establish a final list of projects, including detailed costings, which would be brought back to the Board for approval in July or September 2017.

8.4 DECISIONS:

(a) That the objectives and parameters, as outlined in the paper, to guide future budget setting for early delivery projects, be agreed;

(b) That the approach to programmes management and the indicative early project delivery plan for 2017-2019 be noted; and

(c) That a final list of projects be brought back to the Board for approval in July or September 2017.

9 Date of Next Meeting (Item 9)

9.1 The next meeting of the Royal Docks Enterprise Zone Programme Board was to be arranged.

10 Any Other Business (Item 10)

10.1 The Principal Development Manager, GLA, outlined three items of urgent business, details of which can be found in a private version of the minutes.

10.2 DECISION:

That the recommendations outlined in a private version of the minutes be agreed.

Contact Officer: Rachel Greenwood, Board Officer
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This paper is reserved from publication as it is considered that it may be exempt from disclosure under the Freedom of Information Act.

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Royal Docks Enterprise Zone Programme Board

Date of meeting: **26 July 2017**

Title of report: **Actions Arising from Previous Meetings**

To be presented by: **Rachel Greenwood, Board Officer**

Cleared by: **David Lunts, Executive Director – Housing and Land, GLA; and
Deirdra Armsby, Director of Regeneration and Planning, LBN**

Classification: **Public**

1 Executive Summary

1.1 This report updates the Board on actions arising from the previous meeting of the Board.

2 Recommendation

2.1 That the update on actions arising from the previous meeting be noted.

3 Actions Arising from the Meeting of 4 May 2017

Agenda Item	Action	Status	Owner
5. Royal Docks Early Projects Delivery	That a final list of projects be brought back to the Board for approval in July or September 2017.	Completed. See Agenda Item 6 for further information.	Regeneration Manager, LB Newham
10. Any other business	That detailed proposals for promotion and investment activity as outlined in the private minutes be presented to a future meeting of the Board.	Oral update to be provided at the meeting.	Royal Docks Programme Director
	That NLA be invited to the next meeting of the Board to discuss initial proposals.	Added to the forward plan for September 2017.	Royal Docks Programme Director

		NLA presented initial scoping work to the Advisory Board on 28 June and will be invited to present to the Programme Board in September.	
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4 Financial Comments of the Executive Director Resources, GLA

4.1 None directly arising from the recommendations outlined in this report.

5 Next Steps

5.1 Outlined elsewhere within this report.

Appendices:

None.



Royal Docks Enterprise Zone Programme Board

Date of meeting: **26 July 2017**

Title of report: **Royal Docks London Festival of Architecture Design Competition Winner's Presentation**

To be presented by: **Daniel Bridge, Royal Docks Programme Director, GLA Strategic Projects & Property, Housing and Land**

Cleared by: **David Lunts, Executive Director – Housing and Land, GLA; and
Deirdra Armsby, Director of Regeneration and Planning, LBN**

Classification: **Public**

1 Executive Summary

- 1.1 This paper provides an update on the recent Royal Docks Silvertown Flyover Open Ideas Design Competition, which was run by the London Festival of Architecture (LFA) in partnership with the Royal Docks Team as part of the 2017 LFA sponsorship package.
- 1.2 YOU&ME Architecture, a London based architecture practice, won the competition following a shortlisting process. They will be presenting the winning scheme to the Royal Docks Enterprise Zone (EZ) Programme Board at the meeting.

2 Recommendations

- 2.1 It is recommended that the EZ Programme Board:
 - (a) Notes the winning scheme design; and
 - (b) Considers how the concept could be developed further.

3 Introduction and Background

- 3.1 The LFA, now in its 13th year, is London's most important and prestigious architectural event, promoting London's position as the global hub of architectural practice, teaching and debate. Supported by the Mayor of London and all major cultural and architectural institutions the festival offers its supporters and partners a unique opportunity to be a key part of the most preeminent architectural programme.

3.2 The LFA approached the Royal Docks Team with a proposal to create an east London hub and focus to the festival in the Royal Docks. In return for sponsorship, the LFA team worked to cast a spotlight on the Royal Docks in the run up to, and during June’s events, including the management of an open ideas competition to utilise vacant land beneath the Silvertown Flyover, at the western end of the Royal Docks.

4 Issues for Consideration

4.1 Design practices were invited to submit ideas for a viable and deliverable project in the area beneath the flyover with a range of spaces for working, production and innovation; creating new employment opportunities for Newham residents and Londoners. The brief is attached at Appendix 1.

4.2 Practices were asked to consider the development coming forward in the area, and provide ideas for interventions in the surrounding public realm and wayfinding interventions that would improve legibility in the area.

4.3 The competition timeframes were as follows:

Submissions open	2 March 2017
Submissions closed	4 April 2017
Shortlisted notified	w/c 17 April 2017
Shortlist deadline	16 May 2017
Winner notified	June 2017

4.4 The judging panel was as follows:

- Councillor Ken Clark, Cabinet Member for Building Communities, Public Affairs, Regeneration and Planning;
- Joyce Wilson, Area Director London, Arts Council England;
- Tamsie Thompson, Director of the London Festival of Architecture;
- Chris Dyson, Principal Partner, Chris Dyson Architects; and
- Daniel Bridge, Principal Development Manager, GLA.

4.5 The competition was won by YOU&ME Architecture. The emerging London-based practice worked alongside 3Space, Greenlab and Mott Macdonald to overcome competition from 52 practices from around the world with their “Greenline Flyover Testbed” proposal.

4.6 YOU&ME Architecture’s winning proposal incorporates studio space for artists and other creative start-ups with communal leisure facilities and a “green lung”: a biomediation testbed that uses green technology to reduce water and air pollution from the flyover.

4.7 Alongside YOU&ME Architecture the shortlisted practices were Architecture for London, B+C Architects, John McAslan + Partners with Pedder &

Scampton Architects, Langstaff Day with Meanwhile Space, and Surman Weston.

- 4.8 An exhibition of the six shortlisted schemes and the winning scheme was installed in the Siemens Crystal from 19-29 June 2017.

5 Equality Comments

- 5.1 The continuation of this project is not considered to give rise to any negative equality impacts. Equality impact considerations and mitigations will be built into the project as it moves forward.

6 Risks Arising / Mitigation

- 6.1 There is a risk that the winning project scheme is not taken forward for feasibility/viability reasons. To mitigate this risk, it was made clear throughout the competition process that the open call is an ideas competition only, and therefore the Royal Docks Team is under no obligation to deliver the winning scheme.

7 Financial Comments of the Executive Director Resources, GLA

- 7.1 There are no direct financial implications for the LEAP or the GLA arising from this report. Should any additional financial implications arise from the decisions of the Programme Board these will be considered separately.

8 Next Steps

- 8.1 The next steps following consideration by the EZ Programme Board are summarised below:

Activity	Timeline
Presentation of the winning scheme	July 2017
Due diligence and feasibility study for flyover space commences	Sept 2017
Feasibility complete	Nov 2017

Appendices:

Appendix 1 – Open Call Competition Brief

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LONDON FESTIVAL OF
ARCHITECTURE

ROYAL
DOCKS

1

Open Call

“I am committed to improving access to dedicated, affordable workspace so that the next generation of creatives are given the extra support they require to flourish. I want the artists of tomorrow to be able to fulfil their potential and follow in the footsteps of their role models so that London can continue to be the cultural capital of the world.” Sadiq Khan

The Royal Docks – at the heart of the “city in the East” – presents one of the largest regeneration opportunities in London, with the potential to provide around 4,000 homes and 40,000 jobs. High quality architecture is critical to the area’s success, as we develop new infrastructure, homes and workspaces within the Royal Docks.

The Mayor of London recently agreed to the establishment of a Royal Docks team to ensure the delivery of necessary infrastructure to maximise the benefits of the Royal Docks Enterprise Zone.

Our new partnership with the London Festival of Architecture offers exciting ways to promote the Royal Docks as a vibrant new London quarter, while the design competition is a great start as we harness emerging architectural talent to help us shape the area’s future.

“Across England, artists are feeling the pressure of rising rents and lack of affordable space, but this is particularly severe in London. We cannot risk destabilising the creativity of our capital city.” Joyce Wilson, London Director, Arts Council England



“It used to be presumed that if you weren’t at your desk working, you weren’t working, But we said, ‘Why can’t we make a workplace where casual meetings are as important as working at your desk?’ Sometimes that’s where your better creative work happens.” David Chipperfield

2

The Commission

“London is riding high on its creative credentials, with the creative and cultural industries contributing £21bn in London alone.”

The London Festival of Architecture (LFA), Greater London Authority (GLA) and London Borough of Newham (LBN) invite you to submit ideas to this new competition for solutions for improving connectivity and increasing the amount of creative workspace in the Royal Docks, by utilising vacant space under the Silvertown flyover.

The commission requires that you develop a viable and deliverable project in the area shaded red in the attached plan. A permeable space is needed that creates a distinct and attractive area, with a range of spaces for working, production and innovation, creating new employment opportunities for Newham residents and Londoners.

We also seek proposals that take into account the development coming forward in the area, including your ideas for interventions in the surrounding public realm (shaded yellow) and

wayfinding interventions that improve legibility in the area. You should set out how your project might function as a key piece of connective infrastructure over the next 2, 5 and 10 years as surrounding development and infrastructure projects come forward for development (shaded blue).

The winning entry will be eligible for project and design development with the new Royal Docks team and potential investment from the Royal Docks Enterprise Zone funding to seed an innovative and attractive part of the Royal Docks.

The Royal Docks Vision and recent Culture Vision for the Royal Docks 'Engineering the Imagination' also sets out the opportunity for large scale interventions and activities in the Royal Docks, and the opportunity to create a network of production, maker and creative spaces in the area. This clustering of creative uses has already begun, with the development of the Carlsberg Tetley building, Dock Road, into creative maker and workspace. This new offer will sit alongside existing space for SME's in the Waterfront Studios.

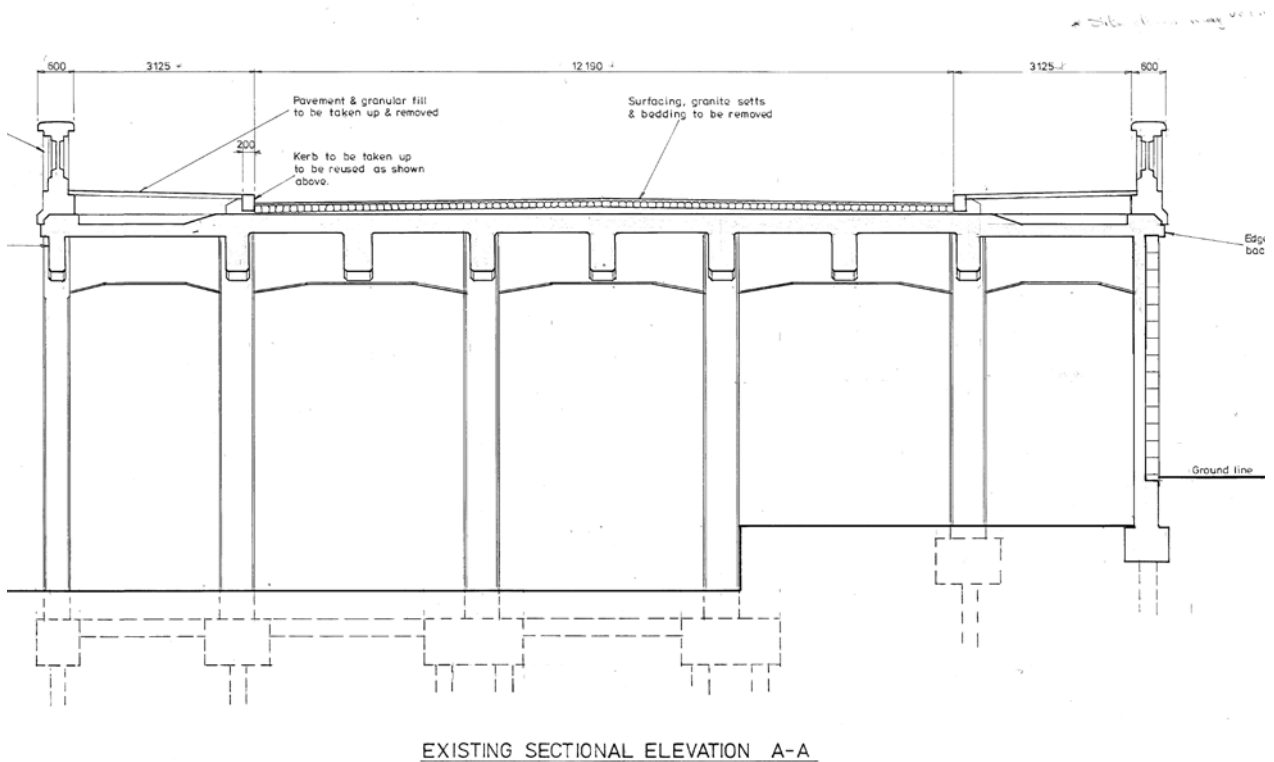
There are stakeholders in the area that should be considered when developing the framework of your proposal, to ensure the project acts as a connector between businesses and encourages local buy in. These include surrounding businesses such as the Waterfront studios, Nakhon Thai Restaurant, WakeupDocklands, Royal Docks Management Authority (RoDMA) and the Siemens Crystal, as well as future partners bringing forward surrounding development sites. We advise that these stakeholders are taken into account but are not contacted in the development of your proposals.

In partnership with GLA and LBN, the LFA will run a competition inviting talented emerging architects to create a response to the opportunity and logistical challenges that this forgotten space under the flyover can provide. Solutions should be practical and comply with the relevant architectural standards.

A site visit will be conducted in early March, to register your interest in attending the site visit, please contact admin@londonfestivalofarchitecture.

The results of the competition will be open to the public as part of an exhibition in June 2017, and the resulting commission will enable the Royal Docks to attract and retain creative businesses and individuals.

We will be welcoming ideas that react to the specific context of the Royal Docks and offer architecturally innovative solutions to the problems of building under working flyovers. Comprehensive R&D is currently underway around the particular uses, which will be made available to any winning practice, along with other useful information, to assist with the final design process.



3

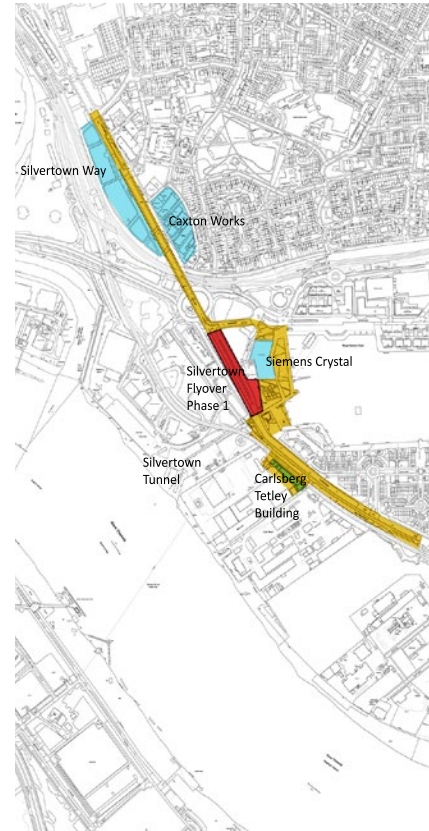
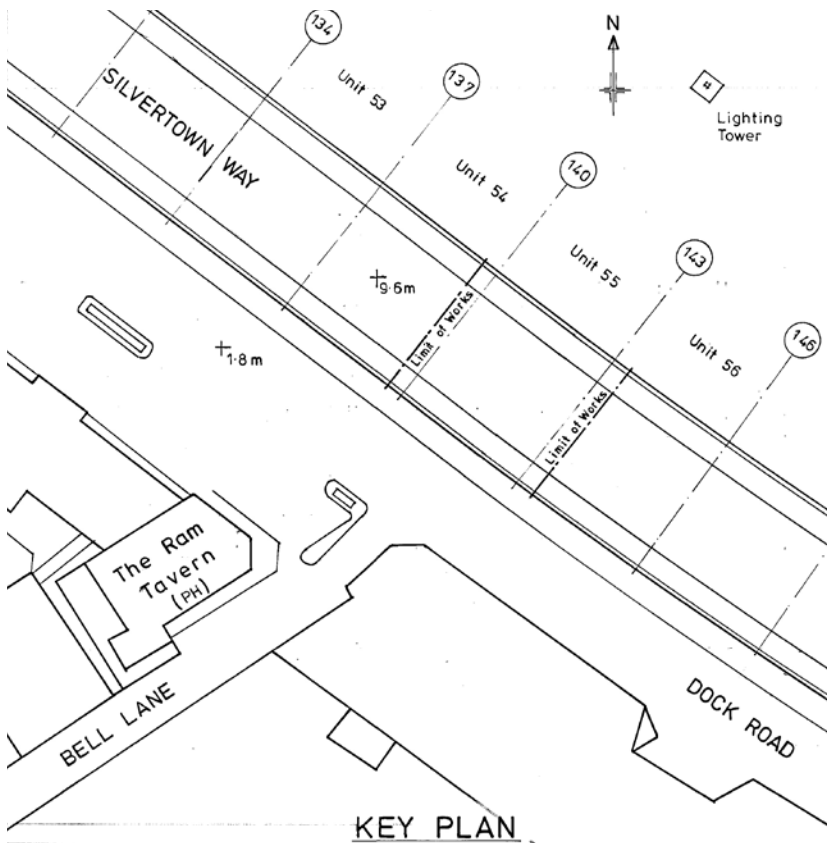
The Context

The Royal Docks sits at the heart of what has become known as London's 'City in the East' and is one of the largest regeneration opportunities in the city. The area is set to accommodate up to 25,500 new homes and up to 60,000 jobs, of which around 4,000 homes and 40,000 jobs are likely to be within the Royal Docks Enterprise Zone. The London Borough of Newham is one of the most deprived boroughs in London and delivering regeneration quickly and in a way that benefits local residents is the top priority for LBN and the GLA.

Planning permission has been secured by a number of developers operating in the area for 5000 homes and 7m sqft of commercial development, including on the two key sites at the Royal Albert Dock and Silvertown Quays. It is expected that development will begin on most of the consented schemes during 2017 with first phases completing from 2019, to coincide with the opening of the new Elizabeth Line station at Custom House.

Before these larger sites are developed efforts need to be made to ensure local connections are established and strengthened, and that there is space for creative businesses and SME's to flourish in the Royal Docks. The challenge is to provide space that can offer security to creatives to concentrate on their craft and for SME's to develop without the pressures of committing to long term lease arrangements.

There are opportunities to integrate workspace into emerging regeneration areas such as the Royal Docks and seed creative and workspace clusters. In order to test out this concept, LFA, on behalf of the GLA and LBN, will lead this design competition to encourage ideas for the use of a vacant space beneath the Silvertown flyover in the Royal Victoria Dock area of the Royal Docks.



4

The Site

There is road access from Dock Road and Bell Lane

The site is owned by the GLA and LBN

The site access is managed by RoDMA

5

Constraints

Access - There are design challenges to minimise: the impacts of industrial uses in the surrounding area and future TfL Silvertown Tunnel Construction Works, which may include noise, vibration, smell, hours of operation, and security needs.

Existing structure – working under the Silvertown flyover and associated constraints.

Viability – ideas of capital cost required in making the existing spaces fit for purpose.

6

Submission

This is a two-stage submission process

First Stage

This submission should include:

1. Full name and contact details including postal address, contact number and email of project lead.
2. Brief biographies of all the project team.
3. A 200 word description about your practice along with any relevant technical experience acquired through previous experience.
4. A short paragraph of max. 250 words on why you are interested in being involved in the project. You may wish to include some thoughts about your vision on the making of creative places, including any initial reactions you may have to the brief.
5. an initial sketch proposal on no more than 2 A3 boards sent as pdf

Second Stage

Up to 6 submissions will be shortlisted to submit a more detailed proposal. These teams will be offered an honorarium of £500 This submission should include:

1. Full name and contact details including postal address, contact number and email of project lead.
2. Max 2 A1 boards outlining your proposal including images and text.

This proposal must:

- Meet the objectives of the Royal Docks Enterprise Zone – Connectivity, Permeability, Prosperous, Distinctive, Competitive
- Catering to a wide and varied demographic and creating new and wider interest in Royal Docks projects
- Clear strategy for phased proposals and a network of spaces
- Cost / budget breakdown for fit out of workspace and necessary refurbishment works
- Plan of occupation and business support.

Deadline and submission details

- Deadline for first submission is Midday, 4th April 2017. Submissions received after time this will not be considered.
- Please send expressions of interest in a PDF format to: admin@londonfestivalofarchitecture.org with the email heading: GLA/LFA: followed by your practice/collaborations name
- The PDF should be no more than 5MB. • You will receive an email confirming the receipt of your submission.

Schedule outline

Submissions open: 2nd March 2017

Submissions closed: 4th April 2017

Shortlisted notified: w/c 17th April 2017

Shortlist deadline 16th May 2017

Winner notified: June 2017

Exhibition installed by: June 2017

Judging panel

Councillor Ken Clark, Cabinet Member for Building Communities, Public Affairs, Regeneration and Planning

Chris Dyson: Principal Partner, Chris Dyson Architects

James Murray, Deputy Mayor for Housing and Residential Development

Tamsie Thomson: Director, London Festival of Architecture

Further information

- Only those shortlisted from the first stage will be considered to go forwards to the next stage of the project
- Submissions will be judged on originality, demonstration of creativity, relevance to the brief.
- Shortlisted designs will be judged on the above as well as feasibility and how the proposal works as a whole in the context of the Silvertown Flyover along with cost effectiveness.
- The ownership of Copyright of the design will be in accordance with the Copyright, Designs and Patents Act 1988, that is Copyright rests with the author of the submitted design.
- All designs remain the intellectual property of the architect however the winning design will itself when built will be the property of GLA / LBN
- Please bear in mind the project requires a fast turn around and may have peak moments when your practice will need to dedicate sufficient staff to deliver the project on time, to budget and to the high standard expected by all stakeholders.
- Your practice/collaboration needs to have the following insurance, to a sum relevant to the project budget, in order to be eligible to go through to shortlisting: Employers Liability, Professional Indemnity
- Significant efforts are made by all stakeholders of the project to ensure wide media coverage.
- London Festival of Architecture, London Borough of Newham and Greater London Authority reserve the right to use images from the submissions for promotional purposes in press, social media and publications. All endeavours will be made to ensure accurate accreditation.

Useful links

London Festival of Architecture: <http://www.londonfestivalofarchitecture.org>

Greater London Authority: <http://www.london.gov.uk>

Workspace Study and Creating Artists' Workspace Case Studies are intended to establish an accurate picture of affordable studio provision for artists in London. To give us a snapshot of the current position in London, showing the level of ingenuity and commitment of organisations supporting artists' workspace, including workspace providers, Local Authorities and enlightened developers, highlighting the complex and often highly innovative approaches they are required to take to make it work.

12

Contact

To submit your entry please contact: admin@londonfestivalofarchitecture.org

For general enquires please contact: info@londonfestivalofarchitecture.org

13

Disclaimer

The competition organisers are not liable for lost, misdirected, or late entries. Decisions of the jury represent their professional judgments and all decisions are final. While it is the intent to construct the winning scheme, the organisers reserve the right to not proceed with construction for any reason. You agree that any materials submitted by you shall be your sole responsibility, shall not infringe or violate the rights of any other party or violate any laws, contribute to or encourage infringing or otherwise unlawful conduct, or otherwise be obscene, objectionable, or in poor taste. By submitting such material, you are representing that you are the owner of such material and/or have all necessary rights, licenses, and authorization to distribute it.

14

References



Pop Brixton by Carl Turner Architects



Deborah House by Sarah Wigglesworth architects



Peckham Levels by Carl Turner Architects



Royal Docks Enterprise Zone Programme Board

Date of meeting: **26 July 2017**

Title of report: **Royal Docks Early Projects Delivery Update**

To be presented by: **Shelim Shakir, Regeneration Manager LBN/Royal Docks Delivery Team**

Cleared by: **David Lunts, Executive Director – Housing and Land, GLA; and
Deirdra Armsby, Director of Regeneration and Planning, LBN**

Classification: **Public**

1 Executive Summary

- 1.1 This paper provides an update on the Royal Docks early projects delivery programme. A set of early 'quick win' projects were discussed at the last Board meeting. These projects were identified jointly by the Greater London Authority (GLA) and London Borough Newham (LBN) in consultation with stakeholders and partners from the Royal Docks Advisory Board. It was intended that these projects would be delivered utilising the capacity of the new Royal Docks Delivery Team. However, in advance of the team being in place in September 2017 significant progress has been made on a number of early projects.

2 Recommendation

- 2.1 That the Enterprise Zone (EZ) Programme Board notes the update and progress made to date on the early projects delivery.

3 Introduction and Background

- 3.1 The next two years are critical in the 25 year lifetime of the EZ, and it is important that change is visible to developers, investors, businesses and visitors to the area.
- 3.2 The key development partners in the Royal Docks have emphasised that activation of their sites and the surrounding area is of the highest priority to catalyse investment and occupation.

- 3.3 It was agreed by LEAP that a portion of the EZ funding collected to date would be used to fund the early programme of work and the resource required to undertake project delivery.
- 3.4 The GLA and LBN identified a number of projects for early investment based on the objectives set out in the Royal Docks Vision.

4 Issues for Consideration

- 4.1 Some of the projects required early EZ Programme Board approval, including the Royal Victoria Beach, London Festival of Architecture 2017 sponsorship and Royal Docks Delivery Team office location.
- 4.2 Significant progress has been made in preparation for the summer opening the Royal Victoria Beach. The beach was due to open to the public on Monday 17 July for seven weeks, Monday to Sunday from 10am – 8pm, closing down on 3 September. The initial construction and decking work has now been completed and an enhanced event management structure and extra security staffing is being implemented for this year. An activity beach programme is being finalised to engage families, children and visitors with various health, sports and community activities.
- 4.3 London Festival of Architecture 2017 Sponsorship – update to be provided at Agenda Item 5.
- 4.4 The EZ Delivery Team Office Location – update to be provided at Agenda Item 8.
- 4.5 Siemens Community Garden – LBN are working with Groundwork London and the Siemens Crystal to design, prepare and plant the remaining nine empty beds. On 20 July, 20 children from a local school will assist the gardeners from Groundworks with planting various herbs, vegetables and colourful plants to complement the existing garden. A school education programme will be implemented by Siemens to engage local schools with the on-going gardening and maintenance.
- 4.6 Brompton Cycle Hire Scheme – further scoping of this project is needed in order to identify optimal delivery and procurement options. The Royal Docks team are now in the process of seeking advice from both LBN and GLA procurement teams to assess these options.
- 4.7 The team are also in the process of scoping the remaining projects on the early project delivery list presented at the last meeting.

5 Equality Comments

- 5.1 The continuation of this project is not considered to give rise to any negative equality impacts. Equality impact considerations and mitigations will be built into the projects as they move forward.

6 Risks Arising / Mitigation

- 6.1 There is a risk that some of the projects on the recommended list may not materialise due to time constraints, procurement issues, resource and configuration arrangements etc. To mitigate this, flexibility will be needed once the new EZ Delivery Team is in place to scope further projects and re-prioritise investment.

7 Financial Comments of the Executive Director Resources, GLA

- 7.1 The Mayor approved £3.5 million of funding in Mayoral Decision MD2049 for the delivery of these projects. The approval included an estimated £500,000 of revenue and £350,000 of capital expenditure in both 2017-18 and 2018-19. Expenditure would need to be delayed or scaled back as necessary if there are any shortfalls in projected business rates growth within the EZ in 2017-18 and 2018-19 compared to the assumptions underpinning the approval in the Mayoral decision. This is not expected to be the case on the basis of the latest forecasts of business rates income growth.

8 Next Steps

- 8.1 The next steps following consideration by the EZ Programme Board are summarised below:

Activity	Timeline
Board discussion and approval of early delivery projects	May 2017
Delivery Start Date of projects	July 2017
Progress update of early delivery projects	July 2017
Delivery End Date	2019
Project Closure	2019

Appendices:

None.

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Royal Docks Enterprise Zone Programme Board

Date of meeting: **26 July 2017**

Title of report: **Update on Royal Docks Detailed Delivery Plan Consultant Procurement**

To be presented by: **Jody Tableporter, Area Programme Manager, LBN/Royal Docks Delivery Team**

Cleared by: **David Lunts, Executive Director – Housing and Land, GLA; and Deirdra Armsby – Director of Regeneration & Planning, LBN**

Classification: **Public**

1 Executive Summary

- 1.1 Investment is required in infrastructure, economic development, place-making and regeneration activity, to accelerate and maximise the potential of the Royal Docks Enterprise Zone (EZ) and, critically, to achieve an early business rate income stream that will be recycled locally.
- 1.2 It has been agreed that the Greater London Authority (GLA) and London Borough of Newham (LBN) would appoint a consultant or consortium to prepare a comprehensive five-year Detailed Delivery Plan, setting out the detail of the investment. Further information in relation to the procurement of consultant(s) is set out below.

2 Recommendation

- 2.1 That the EZ Programme Board note the work underway with consultants to secure effective bids for the Detailed Delivery Plan work.

3 Introduction and Background

- 3.1 The Mayor of London and the Mayor of Newham have recently entered into a legal agreement which ensures that the first £380m of business rates generated will be spent in, or to the benefit of, the EZ.
- 3.2 In 2015 the GLA, LBN and TfL jointly commissioned a team of consultants from ARUP to identify what action and investment is necessary to accelerate and maximise the regeneration potential of the EZ. They produced an

Infrastructure Delivery Plan for the lifetime of the EZ which makes the case for a schedule of early investments, including 36 key priority projects to unlock and accelerate development and make the EZ a success.

- 3.3 Further work is now required to prepare an EZ Detailed Delivery Plan for the first five-year delivery period. It was agreed in MD 2049 that this detailed work will be undertaken by a multidisciplinary consultant team and managed by a new Royal Docks Delivery Team, which is currently being established. The key objective of the team will be to manage the preparation and implementation of the EZ Detailed Delivery Plan, the funding strategy, and to implement a package of early delivery projects and initiatives to promote the Royal Docks.

4 Issues for Consideration

- 4.1 The Detailed Delivery Plan will:

- Identify and scope the projects, initiatives and resources required to ensure the successful redevelopment of the EZ;
- Underpin the business case to secure funding to pay for them; and
- Provide an evaluation and monitoring framework to enable the ongoing assessment and reporting of the success of the implementation of the plan.

- 4.2 As outlined above, the Royal Docks Delivery Team is now in the process of procuring the consultant/consortium, and progress is as follows:

- A consultant briefing event was held on 30 June 2017. Submissions are due 21 July 2017;
- The information provided at the briefing focused the consultants' efforts, in particular to: produce three options/packages of projects for consideration, focus on a five-year horizon (whilst establishing the area's long-term profile) and ensure that the whole is greater than the sum of the parts;
- Consultant questions suggested that some clarification was required, particularly regarding overlap with prior/ongoing work with ARUP (infrastructure projects list) and with Cushman and Wakefield (the EZ financial model); and
- The EZ team therefore made available to bidders a Consultant Clarification document to ensure that the responses address the Detailed Delivery Plan requirements.

- 4.3 A presentation will be given at the meeting.

5 Equality Comments

- 5.1 Equality considerations will be taken into account at all stages of the procurement process and commission.

6 Risks Arising / Mitigation

- 6.1 The main risk is that the quality of submitted bids is insufficient. This is being mitigated by ensuring that the consultant teams have been sufficiently briefed and clarifications from the consultant teams are being answered.

7 Financial Comments of the Executive Director Resources, GLA

- 7.1 The costs of the proposed consultant will be met from the revenues already secured for the EZ through the growth in business rates income since April 2013. The associated expenditure was approved as part of the wider Royal Docks project approval in Mayoral Decision 2049.

8 Next Steps

- 8.1 The next steps following consideration by the EZ Programme Board are summarised below:

Activity	Timeline
Procurement of contract	August 2017
Delivery Start Date	September 2017
Delivery End Date	December 2017
Project Closure	January 2018

Appendices:

None.

Background Documents:

The following documents are available upon request and on LEAP and GLA websites:

- Delivery Plan (ARUP)
- GLA Mayoral Decision 2049

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