

## **Royal Docks Enterprise Zone Programme Board**

Date of meeting: **18 September 2019**

Title of report: **Public Realm Update**

To be presented by: **Daniel Bridge, Royal Docks Programme Director**

Cleared by: **Simon Powell, Assistant Director – Strategic Projects and Property, GLA; and  
Jane Sherwood, Head of Economic Development, LBN**

Classification: **Public**

### **1 Executive Summary**

- 1.1 This paper provides an update on the work to improve the public realm of the Royal Docks including the preparation of a business case to unlock the c.£100m subject to further approval in the Royal Docks EZ Delivery Plan.

### **2 Recommendation**

- 2.1 That the EZ Programme Board notes the update.

### **3 Introduction and Background**

- 3.1 The Delivery Plan set out the challenges of the public spaces and routes in the Royal Docks. It explained how a history of development and infrastructure around the Royal Docks had failed to properly take account of the need for an efficient network of public spaces and routes. Piecemeal redevelopment and large hoarded sites have made the area difficult to navigate and lacking in the right mix of spaces and routes.
- 3.2 To resolve this the Delivery Plan proposed a major investment in improving connections around the area, linking residential and employment areas and to reconnect the Royal Docks with the rest of Newham. There also needs to be more open spaces, greater use of and access to the water and a public realm capable of accommodating the growth in residents, workers and visitors. Within the overall programme budget envelope of £314m, an initial expenditure of £212.5m was approved and around c.£100m was reserved subject to a more detailed proposal on the investment, the options assessment and the detailed business case. This is what we are working on.

- 3.3 The EZ Programme Board has approved two areas of investment to date and this paper provides an update on them both:
- £4.4m for improvements to the public realm and to support meanwhile uses and events – these are referred to as Place Early Works.
  - £0.5m for the production of detailed proposals for key interventions in the public realm to support EZ development. This is referred to as the Public Realm Strategy.

## **4 Issues for consideration**

### Place Early Works

- 4.1 This package of investment was approved to enable repairs and improvements to public spaces and to support events and meanwhile activities. The funds were approved for investment up to 31<sup>st</sup> March 2020.
- 4.2 The programme has been allocated as follows:
- Improvements to the area around the Crystal to help facilitate more events and activities, including Join The Docks and Kids Summer Splash.
  - Opening up the path along the northern side of Royal Albert Dock to connect the University of East London and the London Design & Engineering College with the first phase of Royal Albert Dock and LBN's office at Dockside.
  - Investing in safety and access improvements on the Silvertown Quays and Royal Albert Dock sites to support a programme of meanwhile events with Lendlease and ABP.
  - Security and health & safety assessments to allow us to ensure that sites are operating at their maximum but are providing safe spaces for events and activation.
- 4.3 The programme is being managed by Mott MacDonald and has involved consultation with various local stakeholders including development partners Lendlease and ABP. The budget is expected to be fully spent by the end of the financial year.

### Public Realm Strategy

- 4.4 Following a procurement process, 5<sup>th</sup> Studio were appointed at the beginning of the year and have completed their baseline assessment and their first draft of the strategy. The baseline provides an audit position of current issues, challenges and movement patterns. The strategy sets out the proposed interventions that are needed, some of which are being undertaken by developers or landowners, with other projects requiring our investment.
- 4.5 The investments proposed will be linked to the development of the main EZ sites and the reactivation of the water of the Royal Docks as well as

supporting the emerging findings of the Economic Purpose (Hatch) and the Cultural Placemaking Strategy (Fluid/CAS).

4.6 The strategy will then progress into detailed design work in the first half of 2020 on those interventions which require public funding. To do this work the interventions will be separated and professional teams appointed to do the detailed design, engineering drawings and planning consents.

4.7 This detailed work will allow us to put an investment case to the EZ Programme Board, the LEAP Board and the Mayor of London for the allocation of the c.£100m from the Delivery Plan. This decision is likely to be after the May 2020 Mayoral election.

## **5 Equality comments**

5.1 Place Early Works – the improvements proposed will help to improve equal access to the Royal Docks by opening up previously closed routes and sites. Activities and events on those sites will be required to comply with the Equalities Act.

5.2 Public Realm Strategy – the principle of the design work is to increase and broaden access to and enjoyment of the Royal Docks. There will be further consultation on the interventions proposed as well as further detailed design in the new year. This work will be tested to ensure that it is meeting the needs of all parts of society.

## **6 Risks arising / mitigation**

6.1 Early Works – this is a programme of works so there are programme level risks on the timescale for delivery, the link to the timing of events that these works enable and the budget (both under- and over-spend). This is managed by regular contact between Mott MacDonald and the RDT with a member of Motts’ team based in the Crystal one day a week.

6.2 Public Realm Strategy – the main risks relate to the programme of work and the overall budget. Fee costs to date are within budget but the overall capital programme will need to be reviewed as the interventions reach detailed design.

## **7 Financial Comments of the Executive Director Resources**

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

## **8 Next steps**

<b>Activity</b>	<b>Timeline</b>
Place Early Works - implementation	On-going
Place Early Works – completion and budget spent	March 20
Public Realm Strategy – baseline	Complete

Public Realm Strategy – draft Strategy	September 19
Public Realm Strategy – procurement of detailed design teams	December 19

**Appendices:**

None