

MAYOR OF LONDON

Gareth Bacon AM
City Hall
The Queen's Walk
More London
London SE1 2AA

Our ref: MGLA160315-1604

Date: 07 MAY 2015

Dear Gareth

Thank you for your letter of 25 March and for enclosing a copy of the Regeneration Committee's report, *The Regeneration Game*. With new sports stadia set to be constructed across the capital over the coming years, I welcome this valuable report.

Response to report recommendations

I also believe that new stadia can be a catalyst for regeneration, and evidence shows that they are already helping to deliver significant numbers of new homes and jobs.

In response to your points, please note that new stadium developments are already assessed against all policies in the London Plan including, but not limited to, policies on sport (Policies 3.19 and 4.6), regeneration and skills (2.14 and 4.12), transport (6.1 to 6.13) and housing (3.3 to 3.15). In my view the policy framework in the London Plan is both comprehensive and sufficient to deal with proposals for new and expanded stadiums. Alongside the policies in the London Plan I also continue to encourage all business in the capital to pay the London Living Wage to ensure hard-working Londoners are able to make ends meet.

Over the last decade almost every new stadium that has been constructed in London has been referable to the Mayor. In view of this, I do not believe it is necessary to lobby Government for additional referral powers in the Mayor of London Order 2008.

Clawback agreements

The specific questions posed in your letter regarding clawback agreements cannot be answered on the basis that the information is commercially confidential.

Should the current owners and majority shareholders of West Ham United sell the club within an agreed period after moving to the Stadium, the E20 LLP - a joint venture between the London Legacy Development Corporation (LLDC) and Newham Legacy Investments - would receive a share of the value realised over a certain threshold.

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Employment and skills

The LLDC's socio-economic programme includes work to address skills gaps within the groups it is targeting – namely local people, the long-term unemployed, young people (via apprenticeships), women, disabled people and BAME groups.

For example, during the post-Games 'transformation' programme that took place between September 2012 and April 2014 on Queen Elizabeth Olympic Park, around 1,500 people received specialist construction training to help them access construction jobs on the Park and beyond. The Stadium contractors, Balfour Beatty, have been working closely with Newham Workplace to deliver jobs for local people, regularly exceeding 27 per cent local employment as part of their overall workforce. The workforce in the Stadium peaked at over 900 workers on site, and over 30 apprentices have worked on the venue, many of whom are recruited from the local area.

The Legacy Corporation also runs a successful apprenticeship programme, and has provided over 120 apprenticeships to date to provide vocational training in both construction and non-construction industries. This includes apprentices working within the LLDC, apprentices working within the venues, and apprentices working for Cofely-GDF Suez on the Park's Facilities Management contract. In addition, there are apprentices employed by Camden Society to build their catering skills at Timber Lodge, and apprentices employed through the Legacy Corporation's 'Active Apprentice' initiative to broker opportunities for young people to gain apprenticeships in sports and leisure – based in organisations such as West Ham Community Trust, Active Newham Trust and on the Motivate East project.

Vinci, who have been appointed as the operator for the Stadium, will be responsible for hiring permanent and event staff and the target attached to the Stadium is for 75 per cent of jobs to go to Newham residents. There is also an obligation that staff must be paid the London Living Wage and use Workplace – Newham's employment service – to help local people access these jobs. In addition, Vinci will work with the Legacy Corporation and London Borough of Newham to develop a strong community programme, including becoming a member of ECHO, the innovative time-banking initiative which operates in and around the Park. These obligations are also passed on to any sub-contractors, such as catering suppliers. West Ham has already announced that they will be paying the London Living Wage to all its full time and part time employees from June 2015.

Housing

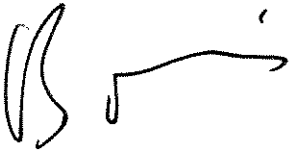
Around the Stadium and across Queen Elizabeth Olympic Park, five new neighbourhoods will be built, around a third of which will be affordable and with around 40 per cent family housing. Chobham Manor – the first new neighbourhood on the Park currently under development by Taylor Wimpey and London & Quadrant – will comprise of 828 units, of which 75 per cent will be family housing and 28 per cent affordable. The first residents will move in at the end of this year.

The LLDC recently appointed Balfour Beatty and Places for People as its development partner for the second and third neighbourhoods on the Park, East Wick and Sweetwater. This development will provide around 1,500 homes, six years earlier than originally planned. These neighbourhoods will comprise 30 per cent affordable housing and around a third of the homes will be private rental.

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Thank you again for your letter and report.

Yours ever,

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a horizontal line that ends in a small upward tick.

Boris Johnson
Mayor of London