

## **London Assembly Regeneration Committee: Submission ahead of the appearance by London Legacy Development Corporation**

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### **1.0 Introduction**

Just over one year ago, London delivered a fantastic Olympic and Paralympic Games and focus has now turned to delivering a meaningful legacy for east London. While it is too early to judge success - and legacy achievements will be measured over a period of ten years and more - Queen Elizabeth Olympic Park has already started to set the foundations for a bright future.

The first areas of the Park recently opened to the public earlier than planned, including the north areas of the Park and Copper Box Arena. The Summer Series of events was an opportunity for over 700,000 visitors to return to the Park and recapture the Olympic and Paralympic buzz. The series highlighted the phenomenal appetite for events on the Park and provided a taste of things to come once it is fully open to the public in spring 2014.

The 2012 Games exceeded all expectations and the Legacy Corporation is committed to building on the unexpected and continuing level of interest by maximising the opportunities available. Queen Elizabeth Olympic Park aims to set out an exciting and ambitious vision, aiming to build a new urban district. As well as creating employment and supply chain opportunities, the Park will secure extra visitors and extra investment through events, visitor attractions and the higher profile of the area. The Park will also offer housing and leisure facilities for the communities of east London.

Progress has been promising; eight out of eight venues have secure long term futures and we are on track and on budget to complete remaining transformation work in the south of the Park.

## **2.0 Jobs and economic growth**

### **2.1 Projections:**

Current plans envisage 8,000 new jobs on the Park (4,500 of which will be created through the iCITY deal for the Press and Broadcast Centres) and an extra 2,000 jobs created via the ensuing supply chain. There is capacity for another 25,000 in The International Quarter – the joint venture between LendLease and London Continental Railways based in the south of the Park.

10,000 jobs have already been created by the Westfield Stratford City development along with approximately 2,000 construction jobs on the Park itself to complete transformation work.

### **2.2 Construction jobs:**

As outlined above at 2.1, by the end of transformation, some 2,000 jobs will have been provided on the Park and statistics show many local people have benefited. The most recent survey undertaken (July 2013) showed that of a total on site workforce of 1241, 40.9% of the workforce were local residents, 17.4% were previously unemployed, 62.4% were BAME, 6.9% were women, 3.3% were disabled and 5.1% of the workforce were apprentices. The Legacy Corporation also carried out a face to face survey on half of the on-site workforce, which showed that 85% of those local residents surveyed had been residents of their boroughs for at least one year.

These figures exceed our targets and reflect our commitment to helping to secure job opportunities for local residents, with particular emphasis on those who were previously unemployed and under-represented groups. The only target not yet realised was that for disabled people. A challenge in the construction sector is encouraging workers to declare a disability. In order to address this, the Legacy Corporation has run an awareness campaign around this issue and encourages staff to report disabilities.

### **2.3 Non construction jobs:**

The Legacy Corporation worked with Greenwich Leisure Ltd to support their recruitment for the Copper Box Arena, resulting in 58 job starts for residents of the Host Boroughs. This equates to 90% of the workforce against a target of 70%. Furthermore, of the intake, 45% are women, 14% are disabled and 62% are BAME. A similar recruitment drive will take place for the Aquatics Centre, also operated by GLL.

36 % of staff recruited by the Camden Society – the operator appointed to run Timber Lodge - are disabled people, 71% BAME and 43% are women. The Legacy Corporation organised a meeting between the Camden Society and the Borough Brokerages that took place in September 2013 to look at how the boroughs can support future recruitment, raise the

percentage of the 2013 workforce from the six Host Boroughs (currently 21%) and support local people into apprenticeships places, which are being recruited to later in the year.

In July 2013, the overall Estates, Facilities and Management workforce was 164 people, made up of 59% residents from the Host Boroughs (against a target of 85%). 22% of the workforce were female (against a target of 42%), 6% were disabled people (against a target of 10%) and 47% were BAME (against a target of 35%). The Legacy Corporation is aiming to improve on these figures from November following the next recruitment drive.

#### **2.4 Our approach:**

In order to ensure that we achieve our aims, rigorous targets are set for our contractors and the Legacy Corporation works with local colleges and training providers to deliver pre-apprenticeship and employment training where there are skills gaps thereby ensuring that local residents have the necessary skills required to access employment opportunities.

This approach is set to continue in the future. For instance, as the iCITY development progresses, iCITY will work with all tenants to encourage recruitment from local communities. Job brokerage schemes and up-skilling of residents will continue to help local residents into such jobs.

The Legacy Corporation is committed to offering apprenticeship opportunities and currently over 50 apprentices work on site. In addition, GLL have committed to recruiting 36 apprentices over their ten year contract and Balfour Beatty Workplace have committed to 50 over the lifetime of the Estates, Facilities and Management contract.

#### **3.0 Transitional funding**

The Legacy Corporation continues to work with GLA to source additional funding and is in ongoing discussions as to our delivery of a sustainable and viable business plan. As part of this we are looking to increase our income and cut our costs. We are confident that this will be agreed with GLA and the next step is our budget submission due on the 29<sup>th</sup> November.

#### **4.0 Fringe regeneration**

The Legacy Corporation is committed to connecting Queen Elizabeth Olympic Park to the surrounding areas to support our wider ambitions. Significant investment in transport infrastructure to the value of £6.5billion has taken place, yet a number of strategic projects remain crucial to the successful regeneration of the area. The Legacy Corporation is taking a lead to progress these projects as outlined below:

##### **4.1 Hackney Wick Station:**

The improvement of the Overground station at Hackney Wick is essential to support the new homes and jobs anticipated here and within East Wick and Sweetwater neighbourhoods on Queen Elizabeth Olympic Park, as well as iCITY. The Legacy Corporation

is leading work on the station design which has been approved by TfL and Network Rail and aims to be delivered on site during 2015 subject to funding. The Legacy Corporation applied to the LEP 'Growing Places' fund for a contribution towards the delivery of the project – this has been shortlisted and the final outcome will be announced in early October.

#### **4.2 A12 improvements:**

The Legacy Corporation is currently working closely with TfL to develop projects which will address the major East-West severance impact of the A12 in the Bromley-by-Bow area. This includes detailed work on Bow Roundabout, and assessment of the possibility of putting in new junctions and pedestrian crossings across the A12 around the station.

#### **4.3 Lea River Park:**

The Lea River Park project connects the Queen Elizabeth Olympic Park to the River Thames with new continuous public parkland. The strategic first phase of this vision is the delivery of a linear park named the LeaWay which creates a continuous walking and cycling route along the River Lea and unlocks a number of key local routes between existing and new communities and businesses. The value of the completion of the LeaWay would also be in allowing - for the first time - a series of currently disconnected attractions to operate as a cohesive whole. This linear park will connect the major attractions in Queen Elizabeth Olympic Park, the unique heritage destinations at Trinity Bouy Wharf, Three Mills and East India Dock Basin, the nature reserve at Bow Ecology Park, the Royal Docks and onwards via the Cable Car to the O2. Not only will this offer appeal to residents of the neighbouring areas but also would have a London-wide impact.

### **5.0 Governance: Legacy Corporation relationship with partners**

#### **5.1 TfL:**

There has already been a huge £6.5billion investment in transport infrastructure for the Games, delivering a significant physical transport legacy in east London, including £200m invested in Stratford Regional Station and £10million invested in upgrading pedestrian and cycle routes to Olympic venues.

Future investment in transport infrastructure will help to secure legacy benefits and unlock growth in the Park and wider area, therefore maintaining an effective relationship with TfL is imperative.

An agreement has recently been reached for a regular schedule of meetings between the Legacy Corporation Chief Executive Dennis Hone and Sir Peter Hendy, Commissioner of TfL, which aim to focus on future transport investments that will support regeneration, including discussions on the Hackney Wick and Bromley by Bow developments as well as wider issues including bus routes across the Park.

The Legacy Corporation and TfL worked closely together during the recent Summer Series held on Queen Elizabeth Olympic Park to ensure transport services supported the major

events programme and were successful in doing so. The Legacy Corporation is committed to maintaining that relationship to secure meaningful transport development across the Park.

## **5.2 GLA:**

As a Mayoral Development Corporation, we comprise a part of the Greater London Authority family. Our work involves engagement across a number of teams within GLA and on a range of areas including schools, arts, volunteering, health and economy. Covering this range of policy areas supports the Mayor's work and by collaborating with GLA on our projects across the Park, we are supporting the delivery of convergence. This includes supporting the realisation of the economic potential of the Growth Boroughs area and helping to deliver significant improvements to the socio-economic conditions of local people.

## **5.3 Relationship with Growth Boroughs:**

The Legacy Corporation has a clear policy of working with the Growth Boroughs to deliver a meaningful legacy for east London over the next ten years and to support their objectives of achieving Convergence. This includes a significant amount of day to day contact on a range of issues as well as more structured processes and formal representation of council leaders and mayors on our board.

A key example of where there is a structured and formal engagement process is in the area of planning. Five borough members sit on the Planning Committee in order to ensure boroughs' views are sufficiently considered. Our planning boundary was drawn up specifically to accommodate representations from Growth Boroughs following consultation and the fact that the boundary extends beyond the Park itself supports integration with wider communities. Our draft Local Plan, which outlines the planning policies that will guide future development within the Legacy Corporation area, is currently being finalised through on-going consultation with each of the four boroughs, the Lee Valley Regional Park Authority, GLA and TfL.

Queen Elizabeth Olympic Park legacy is focused on delivering real prospects for the East End and this is at the heart of our processes. It is not possible to achieve such regeneration in isolation and to ensure we maximise the benefits of our work for local communities we work in close partnership with local boroughs, including on specific collaborative projects.

A case example is the E20 Stadium project; a joint venture between the Legacy Corporation and Newham Council. This venture manages the Stadium and its transformation to help secure jobs, support sport and education activity and ensure community access to the Stadium and the new 400m community track.

## **6.0 Housing**

### **6.1 East Village:**

The delivery of East Village, the former Athletes' Village, as a residential development is the responsibility of the Olympic Delivery Authority but is a matter of huge importance to the Legacy Corporation.

Post-Games retro fitting across East Village is substantially complete and the development is now in the final stages of handover. Testing and commissioning is underway - a very complex and detailed process.

Triathlon Homes will own and manage 1,379 affordable homes available through shared ownership, intermediate rent and social rent. Residents from Growth Boroughs have priority for the homes available from Triathlon homes. Of the 704 homes available for intermediate rent and shared ownership, local residents will have priority. Get Living London will own and manage the remaining 1,439 private rental properties at East Village.

### **6.2 Chobham Manor:**

Chobham Manor will be the first neighbourhood to develop on the Park with a focus on larger housing, designed to accommodate families. There will be 208 1-2 bed homes, of which 29 will be wheelchair accessible, 441 3 bed homes, of which 53 will be wheelchair accessible and 194 homes consisting of four bedrooms or more. The Legacy Corporation has worked closely with Taylor Wimpey to ensure that the neighbourhood has credible targets with regards to family housing and affordable housing targets. Resultantly, Chobham Manor will deliver over 70% family housing and 28% affordable housing.

Building work for Chobham Manor will take place in three phases and each phase will take approximately two to two and a half years to construct. Phase one begins in early 2014 and each phase of development will consist of approximately 275 units.

### **6.3 Accelerated housing:**

In July, the Mayor announced the accelerated delivery of two neighbourhoods on the Park: Sweetwater and East Wick. These developments will include 1,600 homes completed and fully occupied by 2023 rather than 2029 as originally planned. Residents in East Wick will begin to move in from 2016.

## **7.0 Cultural legacy**

From the outset, Queen Elizabeth Olympic Park has included artworks as part of its architecture and landscape. For example, the delivery of artistic initiatives in Chobham Manor is written into the development agreement.

Arts and culture projects involving local communities will continue as the Park evolves, including poetry performances, a mobile artist studio, free workshops and talks, festivals and further art commissions to take their place throughout the Park, and in the surrounding areas.

The Summer Series of events held on the Park included cultural events such as Open East Festival and the Mayor's Liberty Festival. Open East Festival was an opportunity for both local and international artists to perform and other cultural elements such as international food stalls and storytelling pop up stands. The Mayor's London Liberty Festival showcased the talents of disabled artists and incorporated National Paralympic Day where Paralympic teams competed in sports such as wheelchair basketball, boccia and sitting volleyball.

The Autumn Series of events currently underway on Queen Elizabeth Olympic Park offers further opportunities to showcase local groups. The weekend of August 28 and 29 marked the start of the local arts and culture programme in the north of the Park, with local groups hosting street theatre events. Other one off events will take place on the Park as part of the Autumn Series.