



H&RSSC: REGENERATION UPDATE

10th February 2021

SRIPRIYA SUDHAKAR
HEAD OF REGENERATION



STRUCTURE OF PRESENTATION

- 1. Overview (Slides 3-16)**
- 2. Embedding our approach to regeneration into different workstreams (Slides 17-22)**
- 3. Improving our communication on the benefits of regeneration (Slides 23-30)**
- 4. Our approach and regeneration team size compared to other London boroughs(Slides 31-38)**
- 5. Questions?**

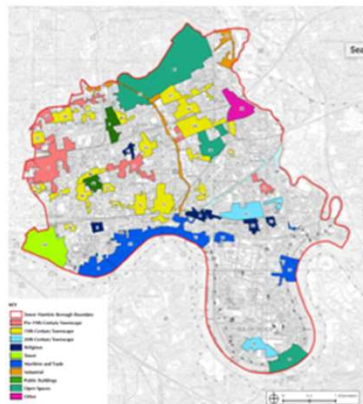
CONTEXT

TARGETS

- 2004 : 2070 homes/year
- 2008 : 2885 homes/year
- Current London Plan : 3931 homes/year
- Draft/New London Plan - 3473 homes/year and small sites target of 529 homes/year

AREA CONSTRAINTS

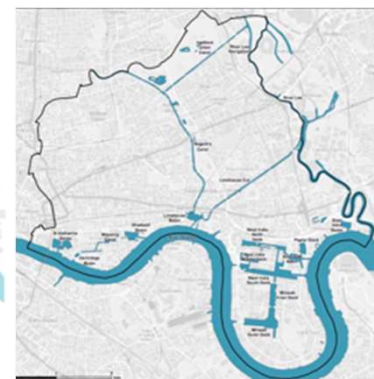
- Conservation Area - 31%
- Public Open Space - 12.5%
- Water space- 12.5%
- Employment Land/Industrial - 18.75%
- Railways/Highways



Conservation Areas



Open Space

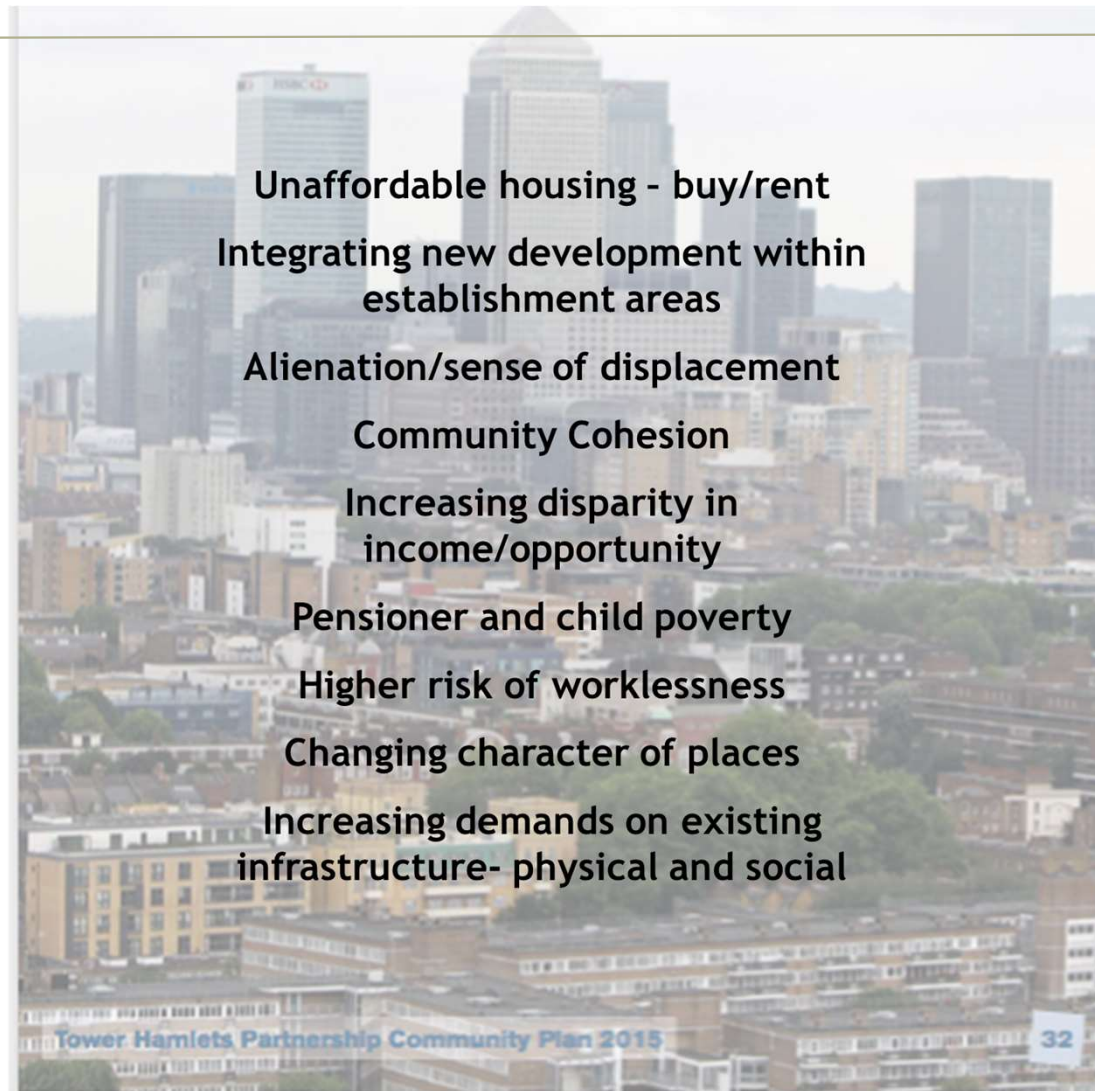


Water Space



Industrial/Office

CHALLENGES



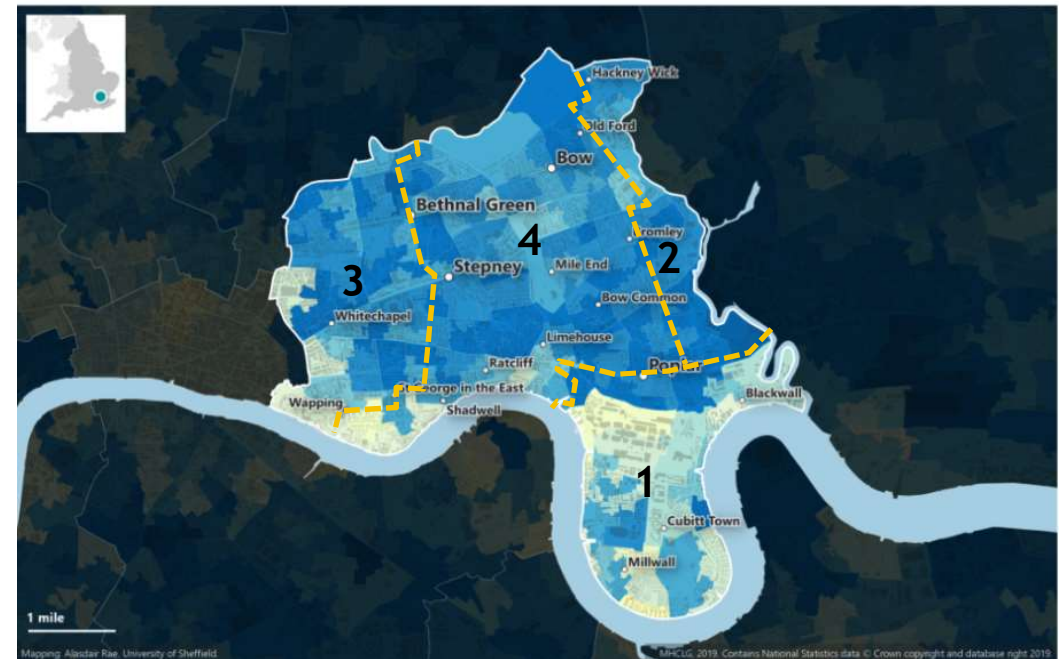
APPROACH TO REGENERATION - ADOPTED 2020

1. Isle of Dogs & South Poplar
2. Lower Lea Valley
3. City Fringe
4. Central Area



English Indices of Deprivation 2019

TOWER HAMLETS



2019 : 5th most deprived borough behind Barking and Dagenham, Hackney, Newham and Haringey.

<https://democracy.towerhamlets.gov.uk/documents/s162600/6.9.2%20Approach%20to%20Regeneration%20-%20Report%20to%20Cabinet%2029th%20January%202020%20-%20Final.pdf>

Regeneration Board

An internal facing high-level Board to steer the development of a strategic approach to regeneration across the Borough. The board has two functions,

- strategic approach to regeneration across the Borough (set the vision, ambition and direction for regeneration commitment across the Council)
- oversee the development and delivery of key programmes of work for identified regeneration areas

Membership (current)

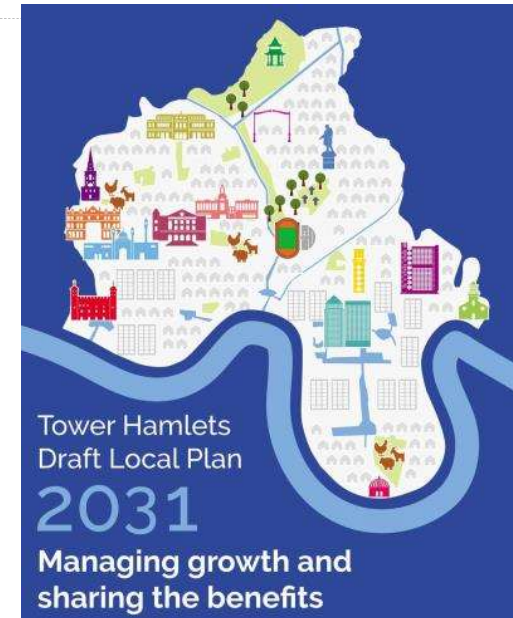
- Mayor John Biggs (Chair)
- Cllr Rachel Blake (Adults, Health & Wellbeing).
- Cllr Motin Uz Zaman (Work and Economic Growth)
- Cllr Sirajul Islam (Statutory Deputy Mayor and Cabinet Member for Housing)
- Cllr Eve McQuillan (Cabinet Member for Planning & Social Inclusion)
- Will Tuckley (Chief Executive)
- Ann Sutcliff (Corporate Director, PLACE)
- Jennifer Peters (Divisional Director, Planning and Building Control)
- Sripriya Sudhakar (Head of Regeneration)
- Vicky Clark (Divisional Director, Work & Economic Growth)
- Dan Jones (Divisional Director, Public Realm)
- Andy Simpson (Head of Strategic, Policy, Performance, Place Directorate)
- David Courcoux (Head of the Mayors Office)

REGENERATION APPROACH

Urban regeneration is defined as

'a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change'.

Urban Regeneration: A Handbook, Peter Roberts, Peter W. Roberts, Hugh Sykes, SAGE, 2000,



Borough's approach to regeneration should

- include economic, physical, sustainability, and social / cohesion dimensions
- recognise the importance of partnership in delivering regeneration
- Re-emphasise the regeneration ambition/vision in the new Local Plan

REGENERATION VISION

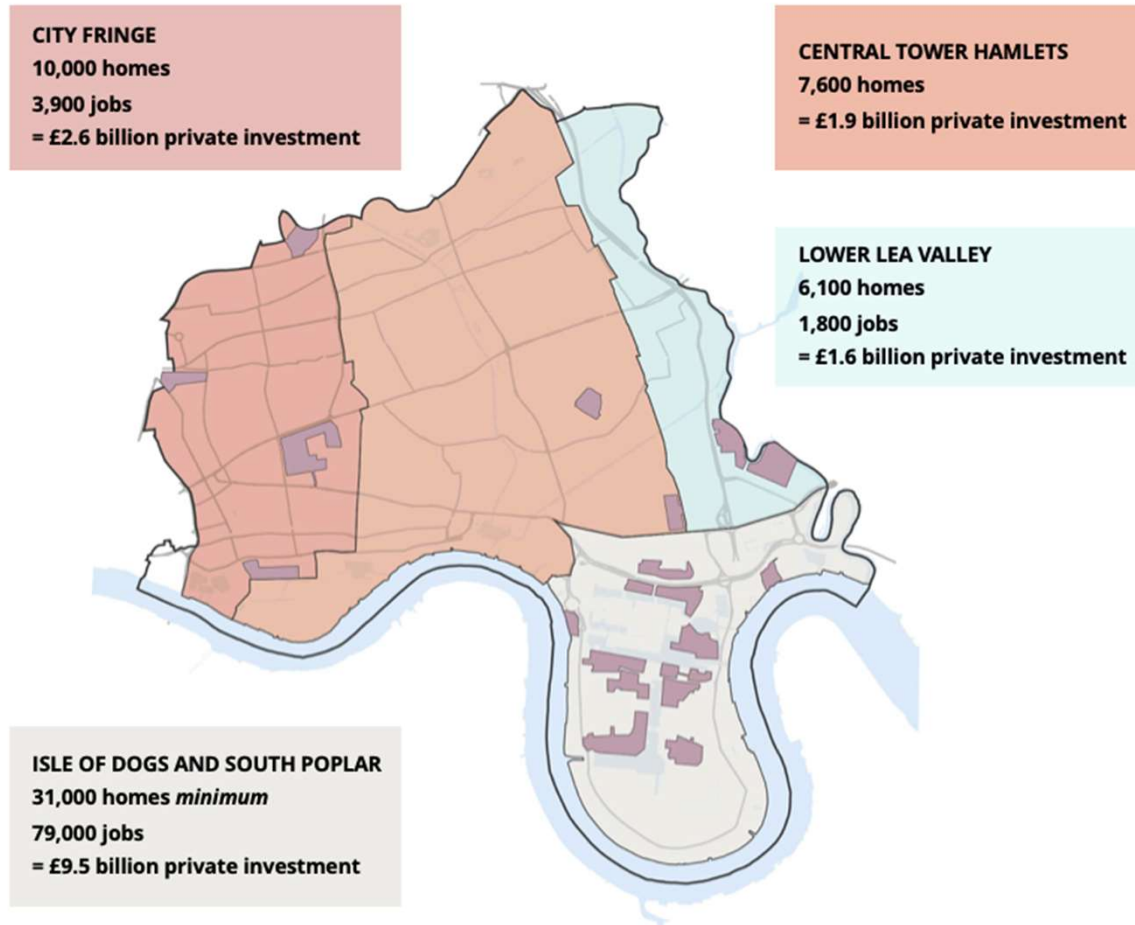
A strategic approach to regeneration will ensure Tower Hamlets embraces its role as a key focus for London's growth, making the best use of the economic benefits provided by a thriving enterprise sector and improving connections between the borough and surrounding areas.

The benefits will be shared throughout our borough, amongst all residents, ensuring no one is left behind and everyone has access to the economic opportunities derived through growth. We will support our existing communities as well as welcome new residents to make their home within liveable, mixed, stable and cohesive neighbourhoods.

We will work hard to ensure our neighbourhoods are transformed with high quality buildings and well-designed spaces, while ensuring their distinct character is protected and enhanced. They will contain a mix of housing types, served by a range of excellent facilities and infrastructure. They will be green, safe and accessible to all, promoting sustainable transport and making the best use of both our borough's heritage and natural resources such as parks and waterways.

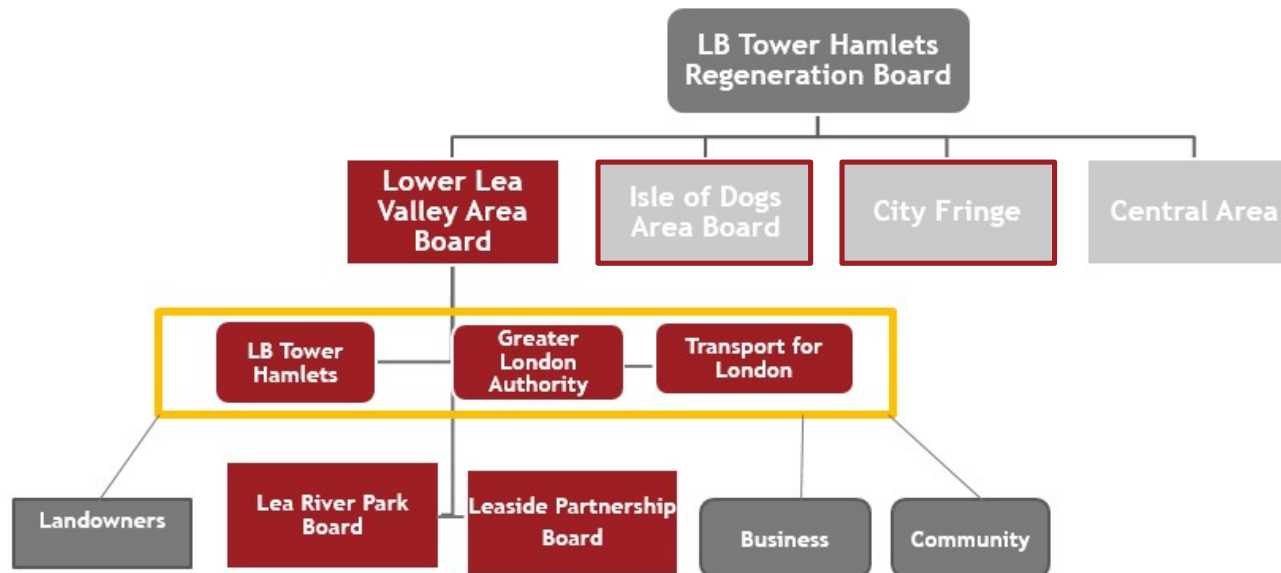
Managing growth and sharing the benefits

AREA BASED APPROACH TO REGENERATION



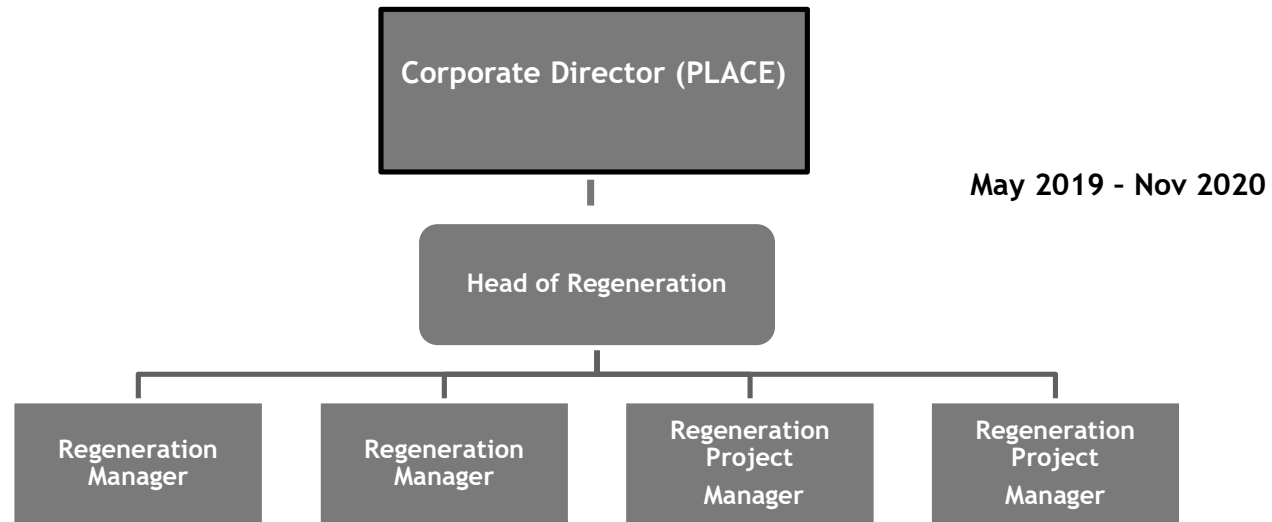
Place-based approach is taken to development in line with the vision in the new Local Plan

GOVERNANCE



Clear Governance and Consultation and Engagement Framework

REGENERATION TEAM



Interim Regeneration Team to help develop the Regeneration Delivery Plan and develop Year 1 Priorities

OUTCOME BASED APPROACH

STRATEGIC PLAN

Priority 1: People are aspirational, independent and have equal access to opportunities:

- education, training, and employment 6 ; 7
- children and young people are protected so they get the best start in life 2 ; 3
- joined-up services, feel healthier, independent 1 ; 2 ; 3
- reduced inequality 2 ; 6

Priority 2: A borough that our residents are proud of and love to live in:

- clean and green 1 ; 3 ; 4
- good quality affordable homes and well-designed neighbourhoods 1 ; 4 ; 5
- safety and tackled anti- social behavior 3
- being part of a cohesive and vibrant community 3 ; 8

Priority 3: A dynamic outcomes-based Council using digital innovation and partnership working to respond to the changing needs of our borough:

- open and transparent 2 ; 3
- work together across boundaries in a strong and effective partnership 2 ; 3
- Innovation and excellence to achieve sustainable improvement 1

1. Infrastructure & Placemaking

New development that is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.

2. Reducing inequalities and enhancing wellbeing

Reducing health and other inequalities between people from different communities and different areas, and better air quality.

3. Making communities safer and more cohesive

Making communities safer and more cohesive through ensuring the accessibility of spaces, places and facilities; enabling community participation & strong relationships, and promoting culture and leisure opportunities.

4. Public realm & environment

The local environment is improved – cleaner and more attractive streets, open and green spaces.

5. Affordable housing

More high quality, affordable housing which meets the needs of residents is provided.

6. Employment

More local people are in work and progressing to better paid employment.

7. Enterprise

Locally owned businesses and those that employ local people are starting, growing and staying in the borough.

8. Town Centres & markets

Well-functioning town centres and markets provide existing and new residents with access to a range of local shops, services, leisure, cultural and community facilities that meet their needs.

Managing growth and shaping change:

Growth must..

- 1 • ..contribute positively to existing 4 ; 5 identified social, economic and 2 3 environmental needs. 6 ; 7 ; 8
- ..be delivered alongside social and transport infrastructure, recognizing 1 that without provision of adequate infrastructure growth cannot be supported.
- ..be balanced, containing a range of 1 3 employment, retail and community 8 5 7 facilities, alongside increasing residential development.
- ..be well-designed and enhance the 1 distinctiveness of our places, ensuring 8 old and new are properly integrated.
- 1 • ..respect, protect and enhance our 4 environment and our health and well- 2 being.
- ..optimize the use of the best available 7 1 technological innovations.

Spreading the benefits of growth:

Growth must..

- ..deliver social, economic and 2 environmental net gains jointly and 3 simultaneously and reduce inequalities, benefitting the lives of 6 existing residents.
- ..promote community cohesion, 3 1 ensuring the accessibility of spaces, 2 places and facilities.
- ..enable community leadership and 3 engagement.
- 2 • ..bring an improved quality of life, 3 4 health benefits and reduce health inequalities.

LOCAL PLAN

MAYOR'S PLEDGES

Reducing Poverty and Inequality, Improving Health

Tackling The Housing Crises

Putting Young People at the Heart of What We Do

Cleaning Our Streets. Cleaning Up Our Air

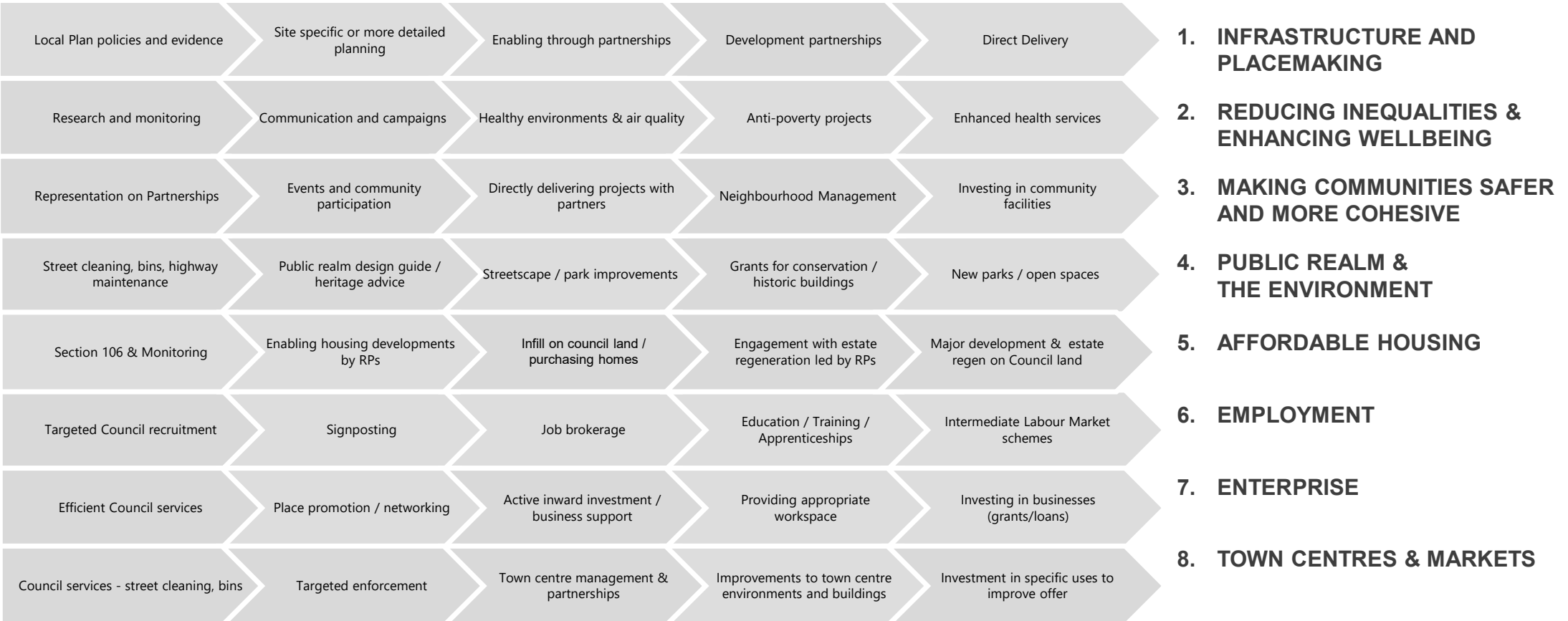
Being on your side

Making Tower Hamlets Safer

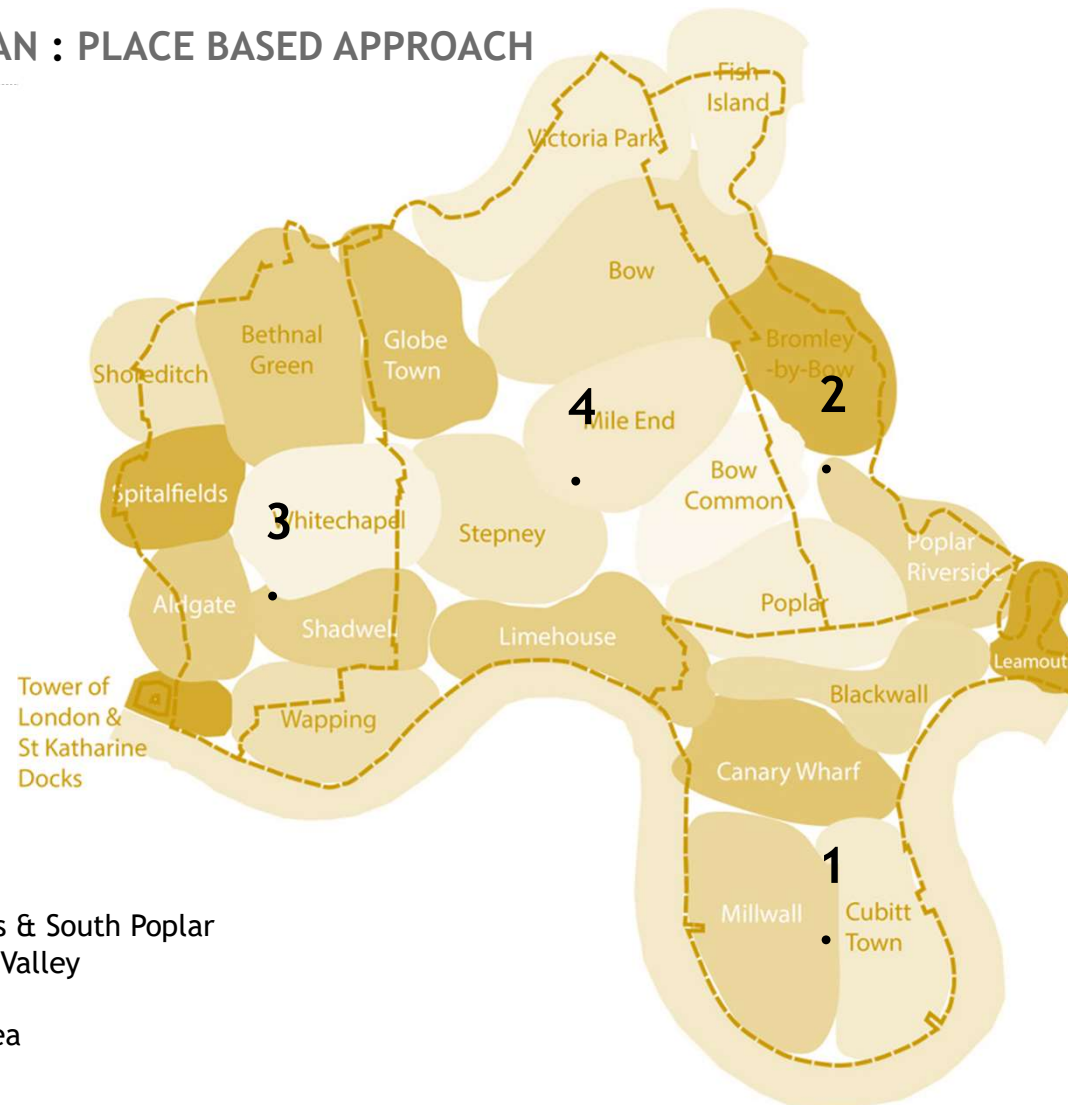
OUTCOME BASED APPROACH - INTERVENTIONS TOOLKIT

LOW LBTH INTERVENTION

HIGH LBTH INTERVENTION



REGENERATION DELIVERY PLAN : PLACE BASED APPROACH



1. Isle of Dogs & South Poplar
2. Lower Lea Valley
3. City Fringe
4. Central Area

LOWER LEA VALLEY 2031

Homes



Retail and leisure floorspace



Potential capacity in existing and newly designated town centres will provide local retail and leisure needs for the community

Infrastructure



Employment floorspace and job numbers



Outcome 1- Infrastructure & Placemaking

Physical and psychological severance by the A12, A13, Burdett Road, River Lea & the railway line.

Outcome 2 - Reducing inequalities and enhancing wellbeing

LLV have some of the highest percentage of individuals with health problems or disabilities. Poor air quality levels especially at the southern area of Lower Lea Valley and along the A12.

Outcome 3 - Making communities safer and more cohesive

Reducing existing spatial inequalities and barriers and preventing the future polarisation of areas or communities is a priority for the area.

Outcome 4- Public Realm

Projected open space deficiencies in the Lower Lea Valley.

Outcome 5- Affordable Housing

LLV contains wards which have some of the

- highest % of households classed as overcrowded.
- highest % of households socially renting in the borough.

Outcome 6- Employment

Some wards in LLV have the highest rates of

- employment deprivation in the Borough
- working age residents with no qualifications in the Borough

Outcome 7- Enterprise

Promote, provide, manage and maintain flexible affordable workspace which responds to local economic needs of micro and small businesses, including supporting facilities (e.g. childcare).

Outcome 8- Town Centres and Markets

Encourage activity with a range of retail units and employment business spaces, including small shops and flexible workspaces for small businesses.

LOWER LEA VALLEY - REGENERATION DELIVERY PLAN

1. INFRASTRUCTURE & PLACEMAKING

- Major severance - main roads, railway lines and River Lea.
- Remaining development sites harder to bring forward providing time for much needed more detailed planning.

2. REDUCING INEQUALITIES AND ENHANCING WELLBEING

- Most deprived part of the borough and worst health.
- Particularly poor air quality, especially at the southern area of Lower Lea Valley and along the A12.

3. MAKING COMMUNITIES SAFER AND MORE COHESIVE

- Polarisation of communities due to spatial barriers and social exclusion.
- Challenge to integrate new and old residents due to lack of town centres and lower levels of affordable housing in new developments

4. PUBLIC REALM & ENVIRONMENT

- A number of new green spaces proposed along the River Lea but need to ensure coordinated delivery of complementary spaces that meet local needs.
- Variety of public realm improvements planned. Need to ensure they fit together to create a better place.

5. AFFORDABLE HOUSING

- Significant need – borough's highest rates of overcrowding
- Viability challenges (due to low property values and high infrastructure costs) mean high levels of affordable housing will be hard to achieve through S106.

6. EMPLOYMENT

- Highest levels of worklessness and lowest skills/qualifications in Tower Hamlets suggesting need to better target employment programmes on this area
- Despite employment growth, still far fewer job opportunities than Isle of Dogs or City Fringe.

7. ENTERPRISE

- High rates of business growth.
- Developing cluster of flexible and creative workspaces.
- Premises for mid-sized businesses and grow-on space for small businesses are under threat from residential-led development.

8. TOWN CENTRES & MARKETS

- The area lacks a proper town centre.
- Bromley-by-Bow is subject to major change and could provide this function.
- Aberfeldy Neighbourhood Centre needs to adapt to survive due to local developments.



PROPOSED INTERVENTIONS

1. East of the Borough AAP
2. East of the Borough Land Audit (complete)
3. Lower Lea Valley Bridge Programme
4. LLV Movement Strategy (evidence base draft delivered led by Strategic Planning)
5. LLV Intensification of Industrial Uses (GLA led)
6. A12/A13 air quality mitigation - Implementation projects (plan approved, led by Public Realm officers)
7. Lower Lea Valley meanwhile uses for all (to commence in the next financial year) - Development brief for Bromley Hall School
8. LLV Environmental improvements
9. River Lea Green spaces / Delivery of the River Lea Regional Park (focusing on East India Basin)
10. Engagement with estate regeneration (Aberfeldy West)
11. Targeting employment deprivation in the Lower Lea Valley (GED officers)
12. Strengthening Aberfeldy / LLV South Neighbourhood Centre (s) (achieved through estate regeneration and East of Borough AAP, currently in discussions)

KEY

BUSINESS AS USUAL

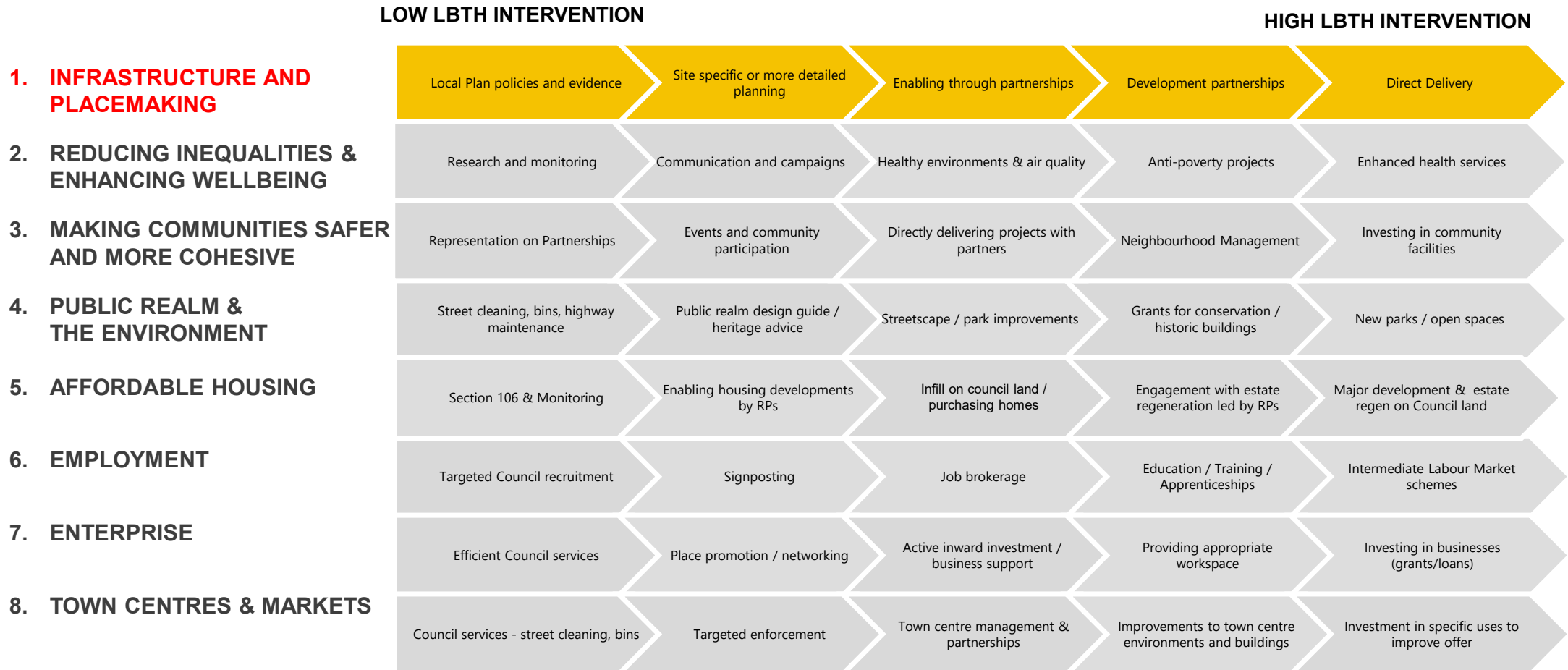
EXISTING ACTIVITY

ADDITIONAL ACTIVITY

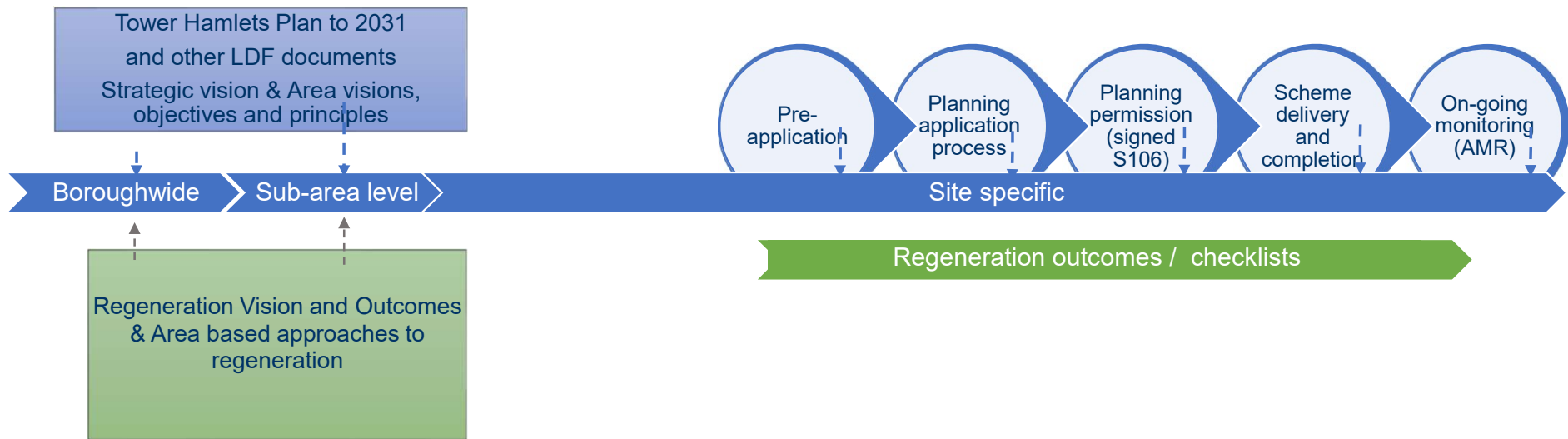
Embedding our approach to regeneration



EMBEDDING THE APPROACH



EMBEDDING THE APPROACH



INTEGRATING PLANNING POLICY AND REGENERATION OUTCOMES

REGENERATION OUTCOMES	TOWER HAMLETS PLAN 2031		
	Topic area	Objective	Policies
1. Infrastructure & place-making: New development that is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.	Achieving sustainable growth	Key objective 1: All principles Key objective 2: All principles	S.SG1: Areas of growth and opportunity within Tower Hamlets S.SG2: Delivering sustainable growth in Tower Hamlets D.SG2: Health impact assessments D.SG3: Planning and construction of new development D.SG4: Developer contributions
	Meeting housing needs	Key objective 1: Principles 1, 2, 11, 12 Key objective 2: Principles 3, 6	S.H1: Delivering housing D.H4: Specialist housing D.H5: Gypsies and travellers accommodation D.H6: Student housing D.H7: Housing with shared facilities (houses of multiple occupation)
	Delivering economic growth	Key objective 1: Principles 1, 4, 5, 6, 7 Key objective 2: Principles 4, 5, 7	S.EMP1: Creating investment and jobs D.EMP2: New employment space D.EMP3: Loss of employment space D.EMP4: Redevelopment within designated employment areas
	Improving connectivity and travel choice	Key objective 1: Principles 3, 4, 6, 8, 13, 14 Key objective 2: Principles 1, 2, 7, 8	S.TR1: Sustainable travel D.TR2: Impacts on the transport network D.TR3: Parking and permit-free D.TR4: Sustainable delivery and servicing
	Protecting and managing our environment	Key objective 1: Principles 3, 12, 13, 14 Key objective 2: Principles 2, 8	D.ES2: Air quality S.SG2: Delivering sustainable growth in Tower Hamlets D.SG2: Health impact assessments
3. Making communities safer and more cohesive: Making communities safer and more cohesive through ensuring the accessibility of spaces, places and facilities; enabling community participation & strong relationships and promoting culture and leisure opportunities.	Achieving sustainable growth	Key objective 1: Principles 1, 3 Key objective 2: Principles 1-4	Working across policies

INTEGRATING PLANNING POLICY AND REGENERATION OUTCOMES

REGENERATION OUTCOMES	TOWER HAMLETS PLAN 2031		
	Topic area	Objective	Policies
4. Public realm & environment: The local environment is improved – Cleaner and more attractive streets, open and green spaces.	Enhancing open and water spaces	Key objective 1: Principles 3, 6, 8, 9, 10 Key objective 2: Principles 1, 2, 6, 8	S.OWS1: Creating a network of open spaces S.OWS2: Creating a network of water spaces D.OWS3: Open space and green grid networks D.OWS4: Water spaces
5. Affordable housing: More high quality, affordable housing which meets the needs of residents is provided.	Achieving sustainable growth Meeting housing needs	Key objective 1: Principle 1	D.H2: Affordable housing and housing mix D.H3: Housing standards and quality
6. Employment: More local people are in work and progressing to better paid employment.	Delivering economic growth	Key objective 1: Principle 1 Key objective 2: Principle 1	S.EMP1: Creating investment and jobs
7. Enterprise: Locally owned businesses and those that employ local people are starting, growing and staying in the borough.	Delivering economic growth	Key objective 1: Principles 1, 3, 6	D.EMP2: New employment space D.EMP4: Redevelopment within designated employment areas
8. Town centres & markets: Well-functioning town centres and markets provide existing and new residents with access to a range of local shops, services, leisure, cultural and community facilities that meet their needs.	Revitalising our town centres	Key objective 1: Principles 1, 5, 6, 7, 9 Key objective 2: Principles 4, 6, 8	S.TC1: Supporting the network and hierarchy of centres D.TC2: Retail in our town centres D.TC3: Retail outside our town centres D.TC4: Financial and professional services D.TC5: Food, drink, entertainment and the night-time economy D.TC6: Short-stay accommodation D.TC7: Markets
	Supporting community facilities	Key objective 1: Principles 1, 5, 6, 7, 9 Key objective 2: Principles 4, 6, 8	S.CF1: Supporting community facilities D.CF2: Existing community facilities D.CF3: New and enhanced community facilities D.CF4: Public houses

REGENERATION PRIORITIES FOR SUB AREA TO INFORM PRE_APPLICATION DISCUSSIONS

REGENERATION OUTCOMES	LOWER LEA VALLEY REGENERATION DELIVERY PLAN CONTEXT	HOW THE PROPOSAL WILL ADDRESS ISSUES IN THE LOCAL AREA
1. INFRASTRUCTURE & PLACE-MAKING: New development that is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.	Physical and psychological severance by the A12, A13, Burdett Road, River Lea & the railway line.	
2. REDUCING INEQUALITIES AND ENHANCING WELLBEING: Reducing health and other inequalities between people from different communities and different areas, and better air quality	LLV have some of the highest percentage of individuals with health problems or disabilities. Poor air quality levels especially at the southern area of Lower Lea Valley and along the A12. .	
3. MAKING COMMUNITIES SAFER AND MORE COHESIVE: Making communities safer and more cohesive through ensuring the accessibility of spaces, places and facilities; enabling community participation & strong relationships, and promoting culture and leisure opportunities.	Reducing existing spatial inequalities and barriers and preventing the future polarisation of areas or communities is a priority for the area.	
4. PUBLIC REALM & ENVIRONMENT: The local environment is improved – Cleaner and more attractive streets, open and green spaces.	Projected open space deficiencies in the Lower Lea Valley.	
5. AFFORDABLE HOUSING: More high quality, affordable housing which meets the needs of residents is provided.	<ul style="list-style-type: none"> highest % of households classed as overcrowded. highest % of households socially renting in the borough. 	
6. EMPLOYMENT: More local people are in work and progressing to better paid employment.	Some wards in LLV have the highest rates of <ul style="list-style-type: none"> employment deprivation in the Borough working age residents with no qualifications in the Borough 	
7. ENTERPRISE: Locally owned businesses and those that employ local people are starting, growing and staying in the borough.	Promote, provide, manage and maintain flexible affordable workspace which responds to local economic needs of micro and small businesses, including supporting facilities (e.g. childcare).	
8. TOWN CENTRES & MARKETS: Well-functioning town centres and markets provide existing and new residents with access to a range of local shops, services, leisure, cultural and community facilities that meet their needs.	Encourage activity with a range of retail units and employment business spaces, including small shops and flexible workspaces for small businesses.	

- Checklists for applicants to complete at pre-application and outline application stage
- Four checklists – one for each sub-area
- Outlines the regeneration context per area for developments to respond to
- Used internally for stages beyond planning application
- Example shown: Lower Lea Valley

Improving our communication on the benefits of regeneration

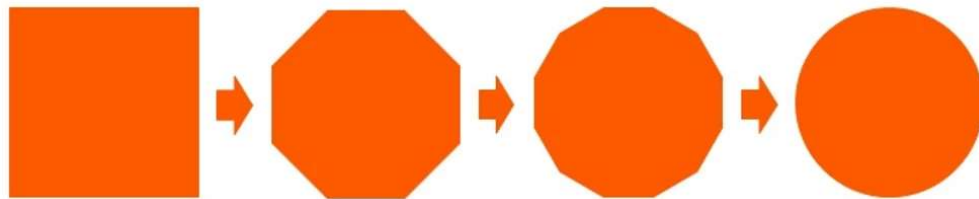


REGENERATION AS A CUMULATIVE PROCESS

Urban regeneration is defined as

'a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change'.

Urban Regeneration: A Handbook, Peter Roberts, Peter W. Roberts, Hugh Sykes, SAGE, 2000,



Every site is an opportunity to deliver regeneration outcomes

Regeneration is a cumulative process and transformation happens incrementally

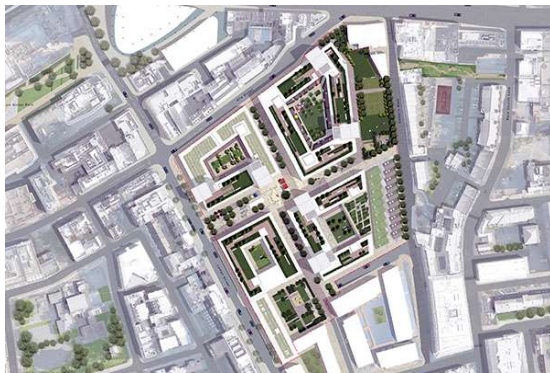
Improvement across all Regeneration Outcomes

REGENERATION - OUTPUTS/OUTCOMES

Outputs (Short/Medium Term)

Number of affordable homes, no of jobs created, new GP surgery, Community Centre, Schools, new open space etc.

At site level.



Project level.



Outcomes (Long term)

Improved Health, Housing that is Affordable, More people in employment, Educational achievement etc.

Area Level. Borough level.



At site level. Project level.

- How we integrate outcomes in the delivery of projects (Planning, Capital Programme, Procurement etc)
- How we gather information about outputs
- How we evaluate outcomes

Area Level. Borough level.

- How we direct Proposals to deliver outcomes for the area
- How we collate Information about the place/area
- How we gather area level updates; explore opportunity for longitudinal studies to assess impact

Working with Communications Team

REGENERATION : OUTPUTS/OUTCOMES

REGENERATION OUTCOMES	PLANNING PERMISSIONS			
	GOODMANS FIELDS		ALDGATE PLACE	
	Former Goodmans Fields, 74 Alie Street and Land North of Hooper Street and East of 99 Leman Street, Hooper Street, London E1(PA/11/03587)		Aldgate Place Land Bounded By Whitechapel High Street, Leman Street, Buckle Street & Commercial Rd, London, E1 (PA/13/00218 AND PA/13/00219)	
	QUANTUM		QUANTUM	
1. Infrastructure & place-making: New development that is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.	Residential units (Use Class C3)	164 units	Residential units (Use Class C3)	463 units
	Commercial and leisure floor space at ground level (Use Classes A1 - A5, B1a, D1 and D2)	1758 sqm	Office (use class B1), hotel (use class C1), retail including restaurants, cafes and drinking establishments (use classes A1-A4) and leisure (use class D2) uses; creation of new pedestrianised street, public open spaces, children's play spaces and associated car and cycle parking together with associated highways works and landscaping	<ul style="list-style-type: none"> Examples of Goodmans Fields and Aldgate Place, using signed S106 agreements to extract provisions relating to regeneration outcomes
	Hotel (Use Class C3)	250 bedrooms		
	Ancillary swimming pool	857 sqm		
	Basement level parking and ancillary facilities for storage, management facilities and plant	255 car parking spaces		
		35 motor cycle spaces		
		50 electric car charge points		
		1388 cycle parking spaces		
	Residential units (Use Class C3)	700 units		
	Commercial and leisure floor space (Use Classes A1 - A5, B1a, D1 and D2)	6,891 sqm		
	Public Open Space	9,380 sqm		
	Education (off site and mitigation)	£29,660	Education	
	Education	£2,946,773		
	Transport		Crossrail contributions	£909,179
Sustainable transport measures	£339,300			
	2 car club spaces located in the vicinity of the development		Additional sustainable transport facilities	£13,980
		A location set aside for a docking station for cycle hire spaces		TFL cycle superhighway 2, specified routes
		Traffic management order	£106	

REGENERATION OUTCOMES	PLANNING PERMISSIONS			
	GOODMANS FIELDS		ALDGATE PLACE	
	Former Goodmans Fields, 74 Alie Street and Land North of Hooper Street and East of 99 Leman Street, Hooper Street, London E1(PA/11/03587)		Aldgate Place Land Bounded By Whitechapel High Street, Leman Street, Buckle Street & Commercial Rd, London, E1 (PA/13/00218 AND PA/13/00219)	
	QUANTUM		QUANTUM	
2. Reducing inequalities and enhancing wellbeing: Reducing health and other inequalities between people from different communities and different areas, and better air quality.	Health Centre	1,626 sqm		
	Air quality financial contribution	£10,000		
3. Making communities safer and more cohesive: Making communities safer and more cohesive through ensuring the accessibility of spaces, places and facilities; enabling community participation & strong relationships, and promoting culture and leisure opportunities.	Range of leisure, community and employment uses		Requirement for portion of affordable housing provision to be wheelchair accessible or capable of being adapted	10.00%
	Provision of facilities to promote accessibility through sustainable modes of transport and accessible parking spaces.			
4. Public realm & environment: The local environment is improved – Cleaner and more attractive streets, open and green spaces.	Communal amenity space	3,564 sqm	Public realm improvements in specified areas	£241,100
	Child Playspace	2,900 sqm		
	Public open space	8,230 sqm		
	Area of biodiverse roof	1,425 sqm		
	Public realm improvements	£600,000	Street scene improvements in specified areas	£341,640
	Local open space improvements	£699,200	Provision of new public open space or improvements to existing open space in specified locations	£863,392
5. Affordable housing: More high quality, affordable housing which meets the needs of residents is provided.	Social rent	53 units	Affordable rent	105 units
	Affordable rent	47 units		
	Intermediate	100 units	Shared ownership	45 units
	Overall provision	30%		

REGENERATION OUTCOMES	PLANNING PERMISSIONS			
	GOODMANS FIELDS		ALDGATE PLACE	
	Former Goodmans Fields, 74 Alie Street and Land North of Hooper Street and East of 99 Leman Street, Hooper Street, London E1(PA/11/03587)		Aldgate Place Land Bounded By Whitechapel High Street, Leman Street, Buckle Street & Commercial Rd, London, E1 (PA/13/00218 AND PA/13/00219)	
	QUANTUM		QUANTUM	
6. Employment: More local people are in work and progressing to better paid employment.	Prior to commencement of blocks agree with Council's Access to Employment Team basis and methodology to participate in initiatives and agree method of monitoring.		Prior to commencement of development agree with Council's Access to Employment Team basis and methodology to participate in initiatives, set up a working group to consider and implement any employment, training and enterprise initiatives and agree method of monitoring.	
	Provide a schedule of job opportunities created. Advertise jobs exclusive to local residents through Council job brokerage service for a period of at least 2 weeks and use reasonable endeavours to ensure target 20% is achieved		Provide a schedule of anticipated job opportunities created by the construction phase of development. Advertise jobs exclusive to local residents through Council job brokerage service for a period of at least 2 weeks and use reasonable endeavours to ensure target 20% is achieved	
	Non-technical jobs for construction phases	Minimum 20%	Non-technical vacancies, work placements and new apprenticeships	Minimum 20%
	Non-technical jobs for end users phase	Minimum 20%	Non-technical jobs for end users phase	Minimum 20%
7. Enterprise: Locally owned businesses and those that employ local people are starting, growing and staying in the borough.	Provide a schedule of construction contracts and suppliers required during construction phases.		Provide a schedule of construction contracts and suppliers required during construction phases.	
	Ensure procurement of local companies and suppliers for a portion of the total value	Minimum 20%	Ensure procurement of local companies and suppliers for a portion of the total value	Minimum 20%
	Operator of the hotel to enter into social compact with the Council recruiting and training staff within the locality : -Mentoring staff to ensure retention and advancement -Offer bespoke training opportunities -Offer work placement initiatives to provide young people with an insight into hotel hospitality careers		Operator of the hotel to enter into social compact with the Council recruiting and training staff within the locality : -Mentoring staff to ensure retention and advancement -Offer bespoke training opportunities -Offer work placement initiatives to provide young people with an insight into hotel hospitality careers	
	Apprenticeships of young unemployed people	Minimum 10	Recruitment and training staff living in the Borough two year level 2 apprenticeships to young unemployed people	10
			Prior to commencement submit to the Council the Local Apprenticeship Specification and ensure compliance	
			Provide NVQ Level 2 apprenticeships inc shared apprenticeship schemes during construction phase	25
			Provide 2,888 sqm flexible workspaces for local start ups and SMEs.	
	Provision of a local training centre, with user and lease terms which make provision for a lease term of 15 years at peppercorn rent		Enterprise and employment	£202,856.00
Community facilities	£1,248,201.13	Community and youth facilities	£124,878.00	
Hotel, swimming pool, health centre, office and retail spaces, open spaces and public realm	As above	Leisure and youth facilities	£466,200.00	

Outcomes (Long term)



Outputs (Short/Medium Term)

REGENERATION OUTCOMES

4. **Public realm & environment:** The local environment is improved – Cleaner and more attractive streets, open and green spaces.

GOODMANS FIELDS

Former Goodmans Fields, 74 Alie Street and Land North of Hooper Street and East of 99 Leman Street, Hooper Street, London E1(PA/11/03587)

QUANTUM

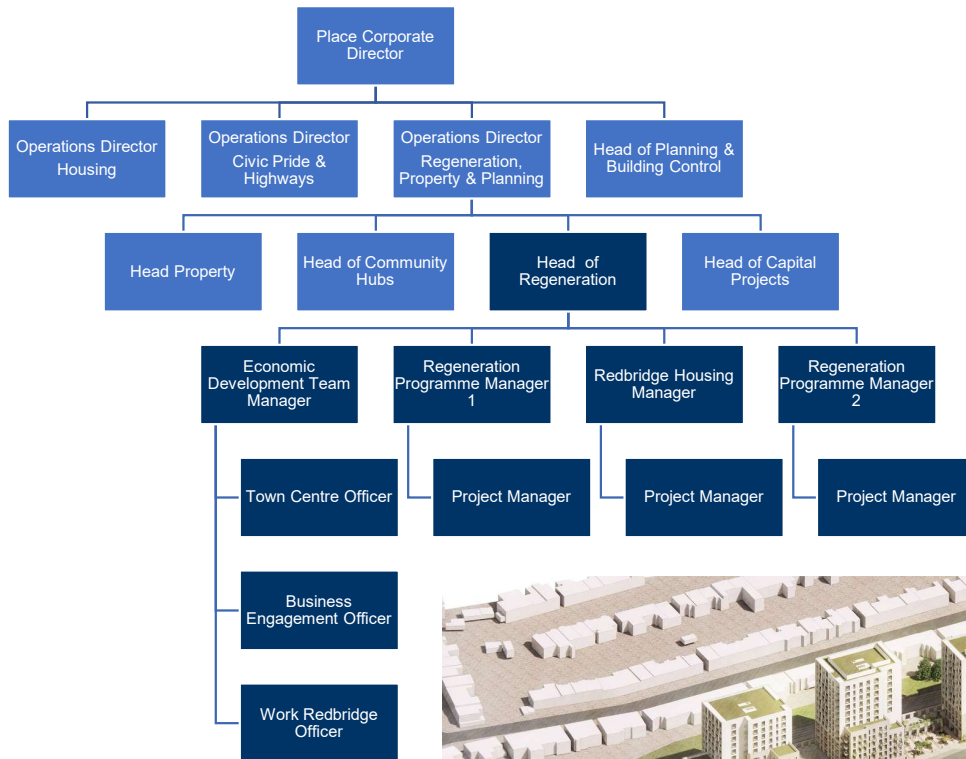
Communal amenity space	3,564 sqm
Child Playspace	2,900 sqm
Public open space	8,230 sqm
Area of biodiverse roof	1,425 sqm
Public realm improvements	£600,000
Local open space improvements	£699,200



Our approach and regeneration team size compared to other London boroughs



LONDON BOROUGH OF REDBRIDGE



Total Regeneration Team Members: 11

**indicative understanding of the Council regeneration team structures*

Current projects include:

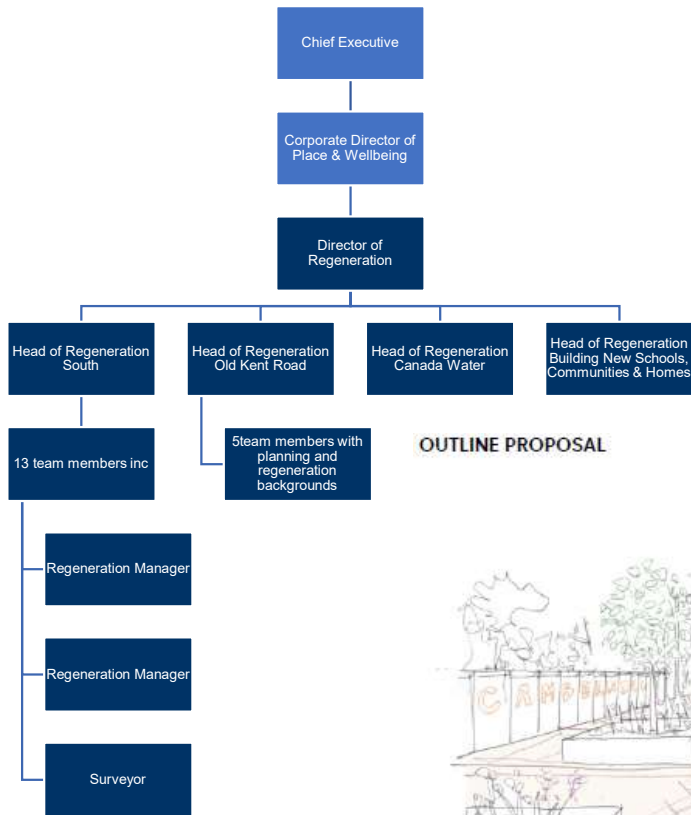
Ilford - Clements Road

- Proposal for a new residential development of consent was given in June 2020 for approximately 94 homes at the former council offices, and 17-23 and 22-26 Clements Road, which will include 35 per cent affordable.
- A planning application was submitted in Oct 2019 and resolution to grant .

Seven Kings Car Park

- Mixed use scheme as part of a Community Hubs programme
- Planning application submitted in August 2020 for 236 homes (inc.35% affordable units), an integrated Community/Health Hub and a Business Enterprise Hub.

LONDON BOROUGH OF SOUTHWARK



OUTLINE PROPOSAL



Current projects include:

The Social Regeneration Charter

- LB Southwark developed a social regeneration charter tool for creating a common vision and programme to improve the well-being of residents
- Culminated in the Regeneration That Works for All Framework and the Social Regeneration Indicators which were approved by Cabinet in January 2019.
- Charters have been created for Canada Water in 2018, and draft charters for Old Kent Road and St Thomas Street in 2019.

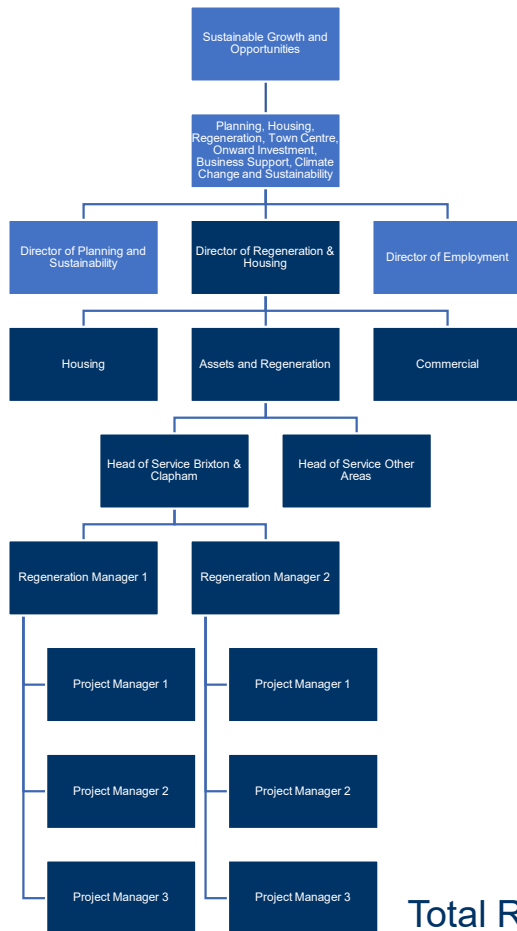
Camberwell Area Plan

- The Camberwell Area Plan was produced following research and analysis to look at ways to improve the area funded by £110,000 from the Mayor's Good Growth Fund, aiming to develop a plan and produce recommendations to maximize its potential for people who currently live, work or visit the area and for people who wish to come in the future
- Three key improvement areas: (1) better connections between Denmark Hill station and the hospitals and town centre, (2) help to open more space at Camberwell College of Arts to local people, and (3) improve the landscaping on Camberwell Station Rd and open up empty arches to businesses.
- Practitioners are being procured to progress detailed design work with partners including local residents.

Total Regeneration Team Members: 10

**indicative understanding of the Council regeneration team structures*

LONDON BOROUGH OF LAMBETH



Total Regeneration Team Members: 14

**indicative understanding of the Council regeneration team structures*



Current projects include:

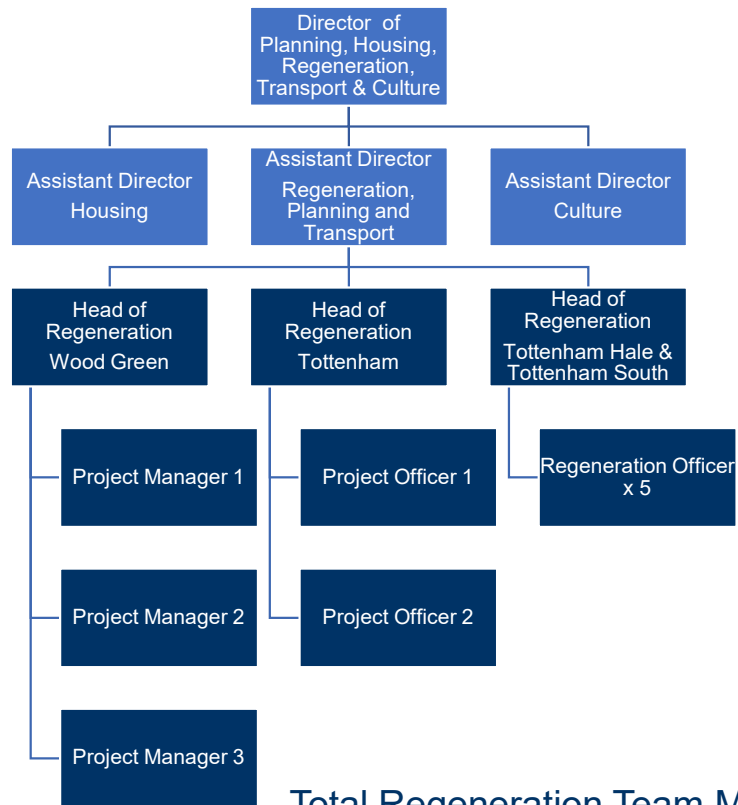
Rush Common Woodland Walk

- Improvements have begun on Rush Common Woodland Walk, utilized for fitness and play by nearby residents.
- The completed works include; the revitalisation and extension of the children's play area and the first tranche of tree planting.
- Funding includes grants: GLA Greener City Fund, and the London Marathon Charitable Trust, plus a capital investment from S106. St Matthews Estate TRA were also awarded a DHCLG Pocket Parks grant towards planting and play.
- A Launch event is anticipated in May 2021.

Low traffic neighbourhoods temporary scheme

- Part of Lambeth's response to the current pandemic is the creation of a low traffic neighbourhoods in Tulse Hill, Ferndale and Raitton
- The scheme is delivered in two stages
 - Immediately creating a low traffic neighbourhood with a temporary scheme (complete)
 - Developing a permanent scheme, which will be informed by engaging with the community and learning lessons from the temporary scheme

LONDON BOROUGH OF HARINGEY



Total Regeneration Team Members: 13

**indicative understanding of the Council regeneration team structures*

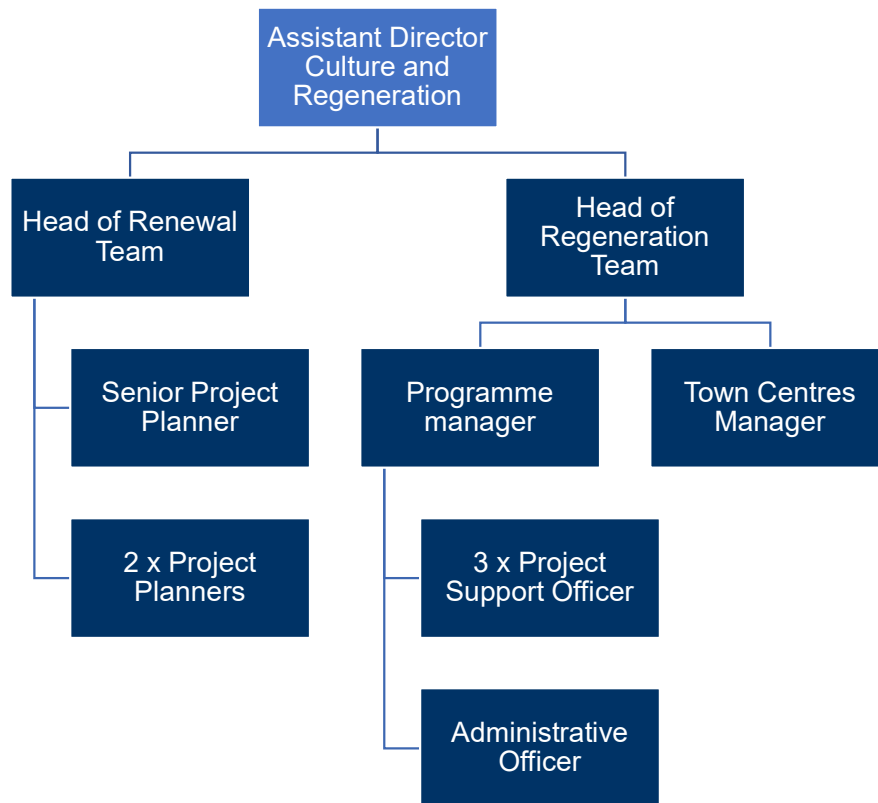
Current projects include:

Welbourne

- Scheme providing 131 new council homes with a mix of 1, 2 and 3 bed flats arranged over three blocks, a raised landscaped courtyard and roof terrace for residents, space for a new health centre to serve up to 30,000 local people and retail space on the ground floor.
- Haringey Council signed a Strategic Development Partnership (SDP) with Argent Related to regenerate the heart of Tottenham Hale in 2017. Argent Related is developing 5 sites: Welbourne, North Island, Ferry Island, Ashley Road West and Ashley Road East.
- Haringey Council will own the homes, and they will be managed by Homes for Haringey.
- United Living were appointed to progress the works last year.



LONDON BOROUGH OF BROMLEY



Total Regeneration Team Members: 11

**indicative understanding of the Council regeneration team structures*

Current projects include:

Bromley Town Centre Regeneration: Churchill Quarter

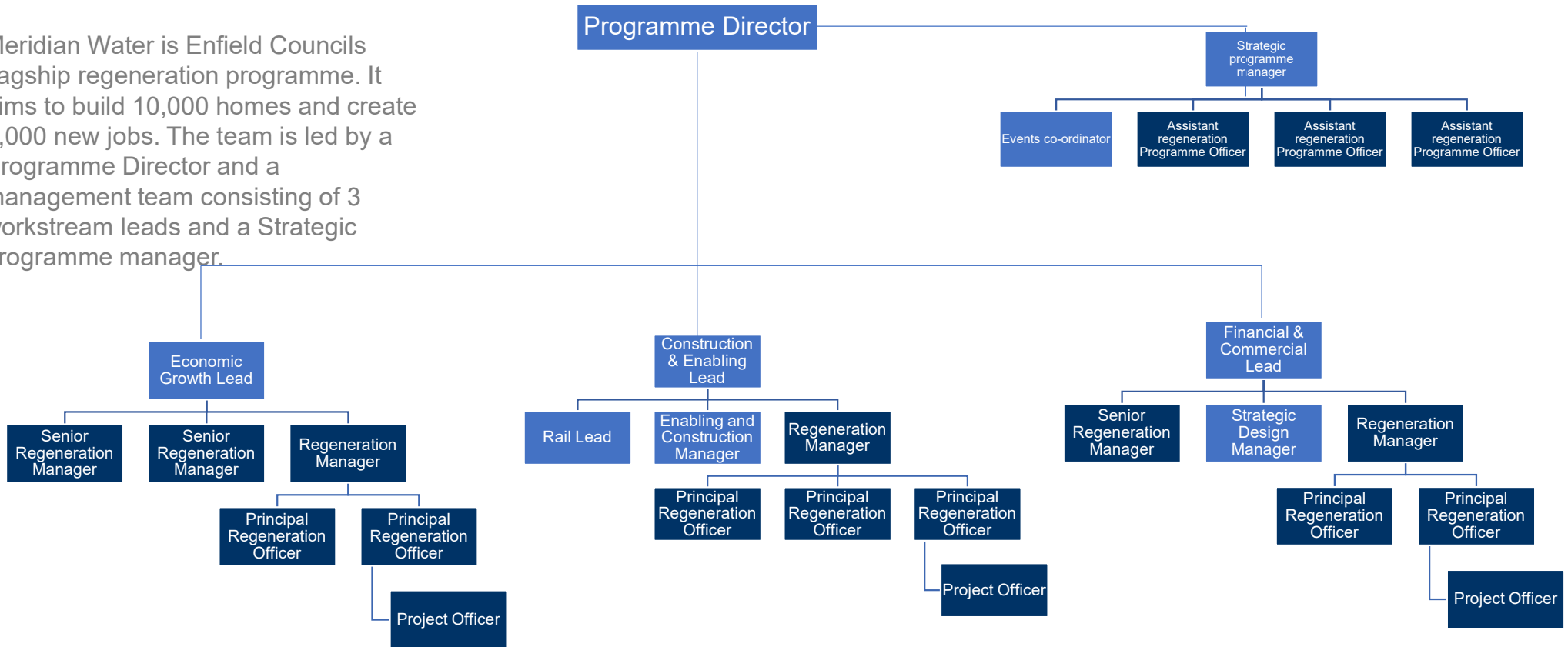
In a joint venture with Countryside, LB Bromley will deliver a new housing development in central Bromley encompassing 400 homes with 35% affordable housing.

- The proposals include the demolition of maisonettes in Ethelbert Close, Bromley Town Church and three shops in Bromley High Street.
- The demolished church would move into a new community space, with room for shops, restaurants and bars also included in the plans.
- Significant CPO required to acquire the full site.



MERIDIAN WATER, LONDON BOROUGH OF ENFIELD

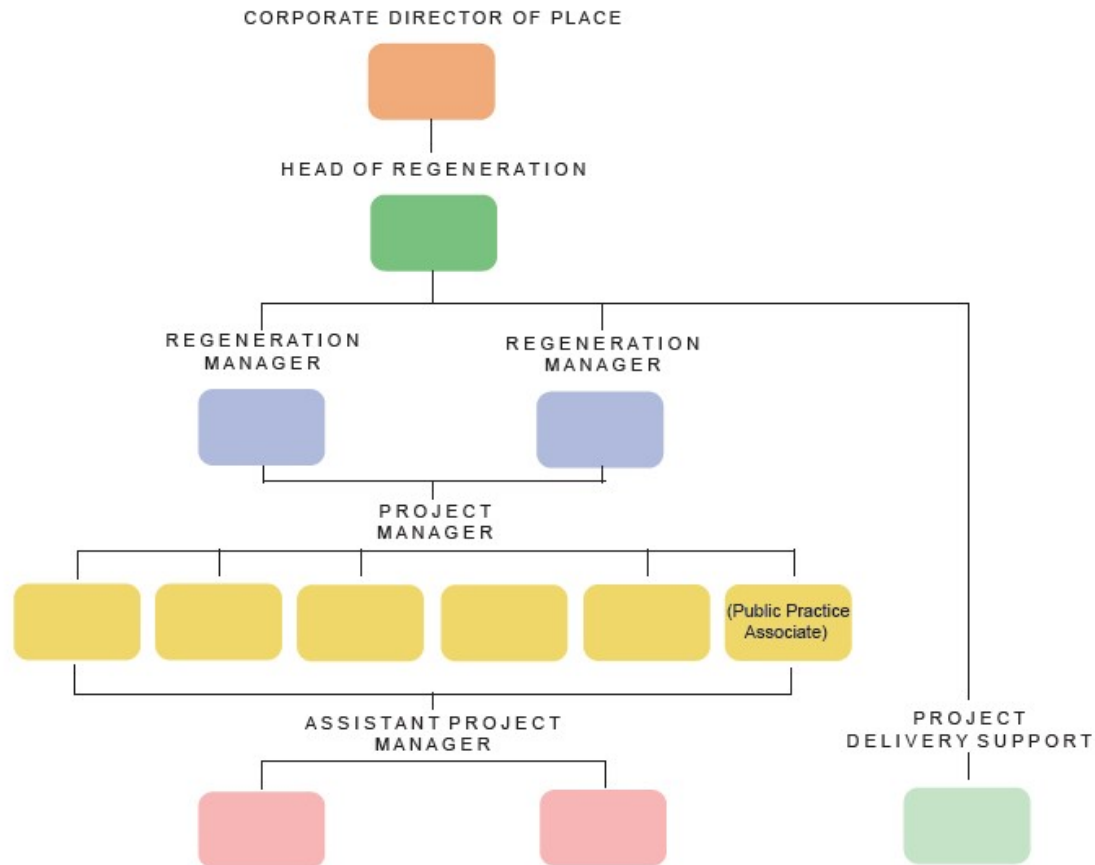
Meridian Water is Enfield Council's flagship regeneration programme. It aims to build 10,000 homes and create 6,000 new jobs. The team is led by a Programme Director and a management team consisting of 3 workstream leads and a Strategic programme manager.



Total Regeneration Team Members: 19

**indicative understanding of the Council regeneration team structures*

LONDON BOROUGH OF TOWER HAMLETS



Total Regeneration Team Members: 12

- Specific Projects/Areas
- Timeframe
- Structures
- Numbers
- Funding
- Links to other services

Questions?

