

Regenerating East London

A report on progress & future activities

London Thames Gateway Development Corporation (LTGDC) is the Government's lead regeneration agency for the Lower Lea Valley and London Riverside, two areas with the greatest potential for growth in London and the Thames Gateway.

LTGDC was established in 2004 with an indicative lifespan of 10 years to tackle large dysfunctional areas in the Lower Lea Valley and London Riverside that are unlikely to realise their potential without significant intervention. Government considered an Urban Development Corporation (UDC) with its ability to determine large strategic planning applications and its powers to acquire land, using compulsory purchase powers if necessary, was the best structure for the task.

The two areas covered by the UDC suffer from disparate land ownership, major environmental challenges, large scale ground contamination, local infrastructure and access issues, significant deprivation and serious skills deficits.

LTGDC, together with partner agencies including the local London Boroughs, are meeting these challenges by developing a clear strategic policy framework. This together with the investment and delivery of key projects, LTGDC is acting as a vital catalyst to realise the London Thames Gateway's economic potential.



Page 2 Policy Framework	Page 4 Economic Development	Page 6 Lower Lea Valley	Page 14 London Riverside
Page 3 Planning	Page 5 Investment	Canning Town Olympic Arc Bromley by Bow Lea River Park	Barking Town Rainham Village South Dagenham London Riverside Parklands

35,000 new homes and 50,000 new jobs will be created in the Lower Lea Valley with 33,000 new homes and 17,000 new jobs in London Riverside.

Policy Framework

Soon after establishment, LTGDC completed regeneration frameworks, together with fully costed delivery plans, in partnership with the Greater London Authority (GLA) family and the local councils for both the Lower Lea Valley and London Riverside. These provide the policy basis to transform these areas

into vibrant high quality sustainable communities with thriving economies. 35,000 new homes and 50,000 new jobs will be created in the Lower Lea Valley with 33,000 new homes and 17,000 new jobs in London Riverside.

In 2007, an Opportunity Area Planning Framework for the Lower Lea Valley was formally adopted by the Mayor of London. LTGDC is now working with the GLA to produce a Framework for London Riverside to be adopted by the Mayor in 2010.

Masterplans have been developed by LTGDC in association with the GLA family and borough partners for Canning Town, Bromley by Bow, Sugar House Lane, Hackney Wick/Fish Island, Thameside West, Poplar Riverside, the River Roding, the A1306 corridor and Rainham Village. Most of these have been adopted as policy by local councils while work continues on the remainder to refine them.



May 2005
LTGDC fully operational

July 2005
London wins the 2012 Olympics bid

October 2005
LTGDC gains planning powers and agrees protocols with local councils

March 2006
Malthouse acquired for Barking CIA

total investment 2005/06
£5m

January 2007
Lower Lea Valley Regeneration Framework completed

March 2007
London Riverside Regeneration Strategy completed

£60m

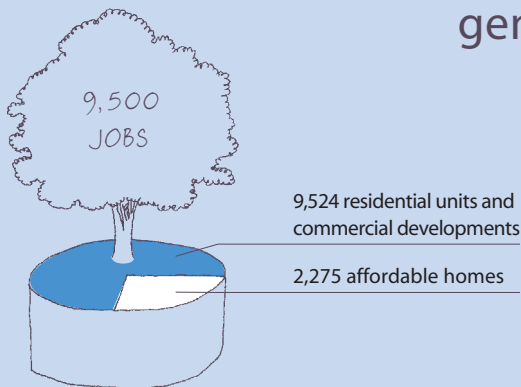
Planning

A year after inception, in October 2005, LTGDC became the decision-making body for all major planning applications in its area. LTGDC has granted planning permissions for 9,524 residential units (including 2,275 affordable units) and commercial developments that will generate over 9,500 jobs.

By improving the pace at which planning consents are made and reducing uncertainty within the process, LTGDC has sought to promote the London Thames Gateway as an attractive area for investment. LTGDC has simplified the

negotiation of financial contributions to infrastructure provision by introducing a discounted standard charge per residential unit. To date, LTGDC has agreed more than £60 million of contributions to infrastructure.

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total investment
2006/07
£37.1m

November 2007
Completion of Barking
Town Square

total investment
2007/08
£55m

March 2007
Granary acquired for
Barking CIQ

November 2007
Renovated Malthouse opens
in Barking CIQ

January 2008
National Skills Academy for
Financial Services opens

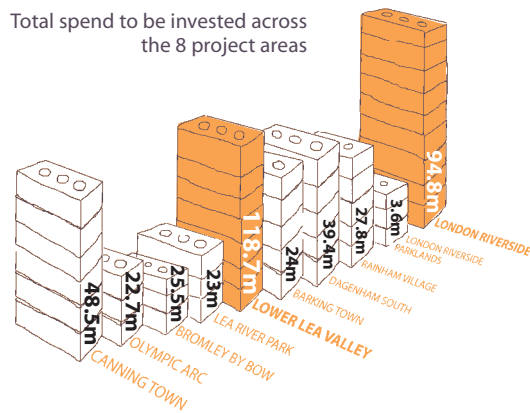
“£8m has been invested by LTGDC in its education and skills programme.”

Economic Development

LTGDC works closely with the Gateway to London, Think London and Invest Thames Gateway to share market intelligence, agree on investment priorities, and coordinate the promotion of the area in order to secure investment. Overlooking the Olympic Park, LTGDC has commissioned and developed a marketing suite, The View, which will

be used to stimulate investment in the surrounding area. LTGDC is also leading the drive to position east London as an environmental technologies hub through securing new energy networks and developing business tourism.

LTGDC recognises that education is at the heart of physical regeneration in east London. LTGDC has contributed £6 million of capital to boost the Government’s Building Schools for the Future (BSF) programme and an additional £2 million of revenue funding to enhance the academic standards and increase employment potential at many local schools.



May 2008
LTGDC acquires land for London SIP

January 2009
Barking’s new market square opens

November 2008
Thames Gateway Institute for Sustainability launched

March 2009
Cyclamax selected as energy from waste provider for London SIP

total investment 2008/09
£37m

3.5m

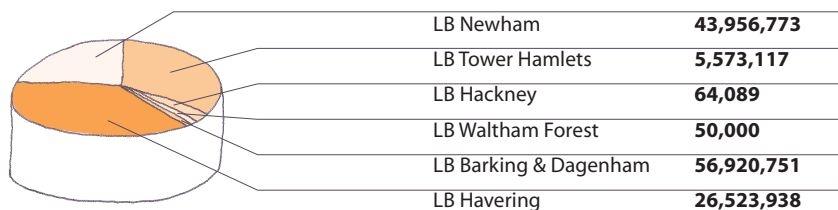
Investment

£133.5 million of capital has been invested by LTGDC to 31st March 2009, of which 60% has been invested directly and 40% through grant funding, mostly to the local councils. LTGDC has a further allocation of £80 million of central Government funding for the period 2009-11.

Spend across the project areas is represented as follows:

Project Area	Spend to 31 st March 2009	Proposed spend to 31 st March 2011	Total
Canning Town	£34.5 million	£14 million	£48.5 million
Olympic Arc	£3.7 million	£19 million	£22.7 million
Bromley by Bow	£2.5 million	£22 million	£24.5 million
Lea River Park	£6.0 million	£17 million	£23 million
Lower Lea Valley total	£46.7 million	£72 million	£118.7 million
Barking Town	£21.0 million	£3 million	£24 million
Dagenham South	£38.4 million	£1 million	£39.4 million
Rainham Village	£24.3 million	£3.5 million	£27.8 million
London Riverside Parklands	£3.1million	£0.5 million	£3.6 million
London Riverside total	£86.8 million	£8 million	£94.8 million
Programme total	£133.5 million	£80 million	£213.5 million

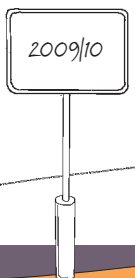
London Borough Investment to 31st March 2009.



LTGDC was established without a land asset base and consequently over 50% of spend to date has been directed at land assembly. Approximately 30 hectares of land has been acquired for redevelopment since inception and terms have been agreed to acquire a further 10.5 hectares. Compulsory purchase powers are likely to be required to support the majority of future land acquisitions.

September 2009

The View Tube opens on the Greenway



June 2009

Bouygues UK selected for £600m Canning Town centre redevelopment

June 2009

Three Mills Lock opens

October 2009

The View opens

“For Canning Town LTGDC is creating a vibrant new commercial centre.”

£48.

Background

LTGDC is working with the local council to create a new town centre opposite the transport interchange with over 30,000 sq m of retail, leisure, office and community space together with over 1,200 residential units. The centre will be enhanced by improved pedestrian connections to the north through the removal of the roundabout under the A13 flyover which currently creates a significant access barrier.

These initiatives will help support the local council in its housing renewal and regeneration of the Canning Town and Custom House area which involves, in total, the demolition of 1,700 existing homes and their replacement with 11,000 new homes.

Progress to date

LTGDC produced a new masterplan for Canning Town and Custom House which the local council has used as a basis for Supplementary Planning Guidance, formally adopted last year.

The local council is decanting their tenants from a number of old apartment buildings to make way for the new town centre. LTGDC has invested £10 million in securing vacant possession of these buildings (by purchasing leasehold interests acquired under the right to buy initiative) and demolishing them. To date, an area of 2.3 hectares out of a total 6.4 hectares has been cleared.

LTGDC provided £2.8 million for the refurbishment of units in two local council residential towers in Plaistow in order to meet the relocation requirements of local council tenants.

To provide some immediate benefit to the local community, LTGDC funded the £1.9 million construction of “The Place”, a temporary building which brings a range of public services to Canning Town, including Workplace (jobs brokerage), the Safer Neighbourhoods team (Police), the local regeneration team and a café.

Plans include over 1,200 residential units and 30,000 sq m of commercial space.

5m

Last year, LTGDC successfully led London Borough of Newham's bid for £18m of Community Infrastructure Funding for the removal of the roundabout beneath the A13 flyover. Works will commence later this year and will be complete by 2011.

In 2008, LTGDC provided over £13 million of grant funding to the London Development Agency (LDA) to secure a 2.43 hectare site in Silvertown Way for mixed use redevelopment. The site has now been cleared and the LDA is currently considering development proposals.

To accelerate redevelopment, LTGDC provided £2 million for the clearance of a site in Custom House. Countryside Properties, in partnership with William Sutton Housing Association, has now received detailed planning permission for 649 residential units and a new primary school.

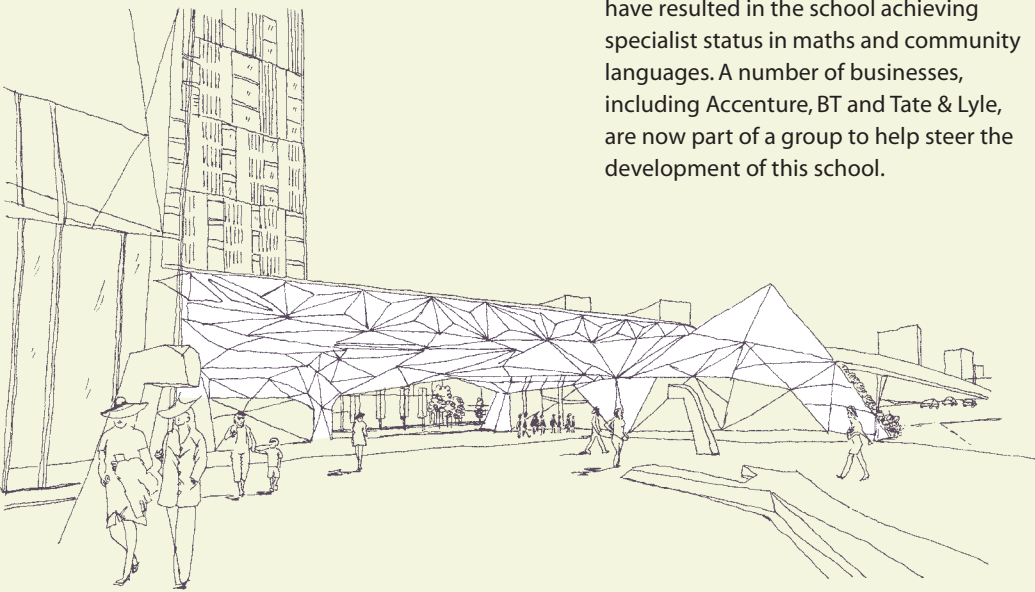
LTGDC provided a £1.7 million grant to enhance the sports facilities at the new Rokeby School currently under construction in Canning Town. The new school will open in 2010, complete with a six court indoor sports hall and two community rooms. LTGDC has also provided significant revenue grants to assist in delivering programmes which have resulted in the school achieving specialist status in maths and community languages. A number of businesses, including Accenture, BT and Tate & Lyle, are now part of a group to help steer the development of this school.

Future activity 2009-11

LTGDC will invest £11 million in assembling the remaining 4.1 hectares of the 6.4 hectare town centre site and fund further leasehold acquisitions to supplement the local council decants and the demolition of buildings as they become vacant. A developer consortium led by Bouygues UK was selected in June 2009 to develop the town centre. LTGDC will assist the consortium in producing a planning application for submission in December 2010. Construction of the first phase is scheduled for late 2011.

LTGDC will work with the London Development Agency in assessing development options and procurement of a development partner for the Silvertown Way site.

LTGDC will continue to work with Rokeby School, strengthening their academic standards and improving the links to business. In addition a new project at the neighbouring Eastlea School in Canning Town will be added in 2009/10.



£22.7m

Background

LTGDC is working with the LDA, the Olympic Legacy Delivery Company, the host boroughs and other stakeholders to maximise the physical legacy of the London 2012 Games for local communities. Masterplans are in preparation to ensure the Olympic Park is fully integrated into the surrounding communities and that they benefit from the investment in the Games. LTGDC is working with the local councils to ensure key routes into the Olympic Park are enhanced and the public realm in Stratford, Hackney Wick and Fish Island is improved in order to position these areas for private sector investment.

Progress to Date

LTGDC acquired 4 penthouse apartments at Bow with views overlooking the Olympic Park and the Lower Lea Valley and has converted them into an inward investment & marketing suite, The View. This spectacular space will be used by Think London, Gateway to London,

Invest Thames Gateway, UK Trade & Investment, LOCOG and the local councils to attract inward investment.

With funding support from LTGDC, the View Tube has been installed on The Greenway adjacent to Olympic Park. A partnership project with the Olympic Delivery Agency, Leaside Regeneration and Thames Water, it will be fully operational in autumn 2009 offering a visitor and community centre with a programme of activities, a café, and a viewing platform overlooking the Olympic Park and Stratford City.

Stratford High Street is undergoing dramatic change with some 9,000 new homes proposed. To ensure that development is planned appropriately an urban design strategy has been prepared and LTGDC has committed £10 million to funding the design and procurement of public realm enhancement works.

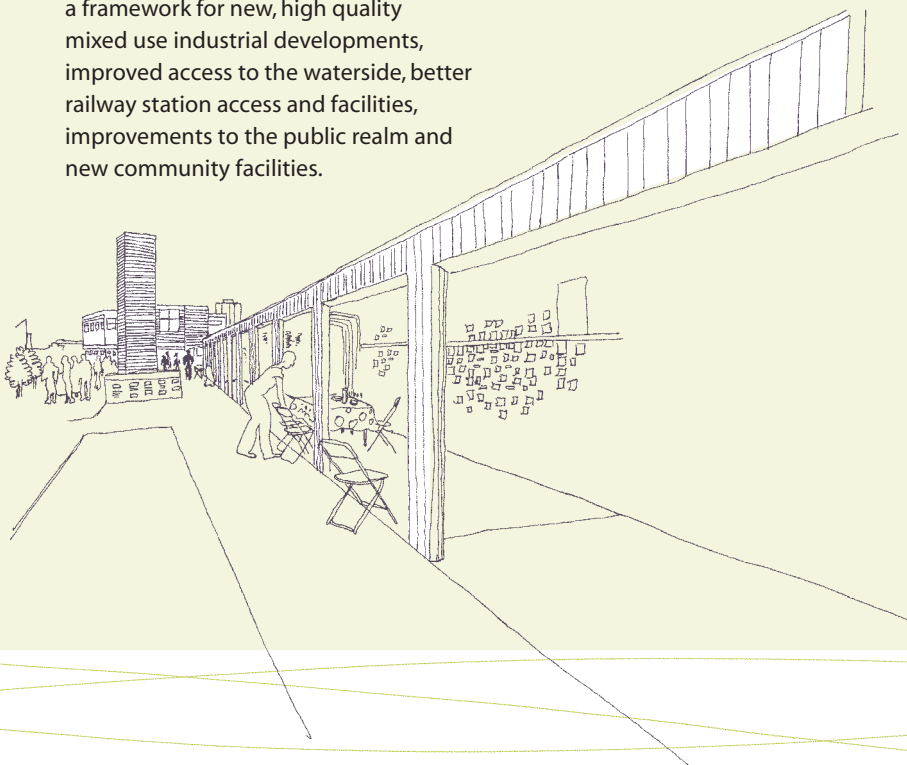
LTGDC is working with the LDA, the Olympic Legacy Delivery Company, the host boroughs and other stakeholders to maximise the physical legacy of the London 2012 Games for the local communities.



Birkbeck College and University of East London (UEL) plan to open a new campus in Stratford's cultural quarter in 2012. This will enable Birkbeck College and UEL to deliver a wide range of courses to a new cohort of learners from the London Thames Gateway. The planned academic programme and research work is closely aligned with the economic needs of the area. LTGDC is assisting Birkbeck College/UEL on the business plan for the campus and their application to Higher Education Funding Council for England (HEFCE) for funding.

A masterplan for Hackney Wick and Fish Island is being prepared to provide a framework for new, high quality mixed use industrial developments, improved access to the waterside, better railway station access and facilities, improvements to the public realm and new community facilities.

In January 2008 the National Skills Academy for Financial Services opened, supported by LTGDC. In addition to providing a £1 million grant, LTGDC provided significant advice and guidance with the business planning of this new facility. Located within the community in a converted Grade II building, it has proved to be highly successful in its mission of closing the gap between Canary Wharf and City employers and providing a local workforce.



Future activity 2009-11

The View marketing suite is being prepared for an official opening in October 2009.

The View Tube will open to the public in autumn 2009. LTGDC is working with the ODA, Thames Water and Leaside Regeneration to deliver a programme of activities.

Works to upgrade the public realm along Stratford High Street are scheduled to commence in January 2010 and be completed by March 2011. LTGDC will also work with London Borough of Newham and Stratford Renaissance Partnership in agreeing, funding and procuring new public realm works in the town centre.

LTGDC has agreed with LDA funding to extend the Olympic Combined Cooling Heat and Power infrastructure beyond the Olympic Park to optimise renewable energy opportunities. This will be the first stage in an energy network to cover the entire Lower Lea Valley.

LTGDC is working with Birkbeck College and University of East London to agree the site acquisition for the new campus with the London Borough of Newham and to secure HEFCE funding. It will invest alongside HEFCE and UEL in the campus with development work scheduled to commence in 2012.

In 2010, improvement works funded by LTGDC around Hackney Wick to the canal tow paths and existing bridges and underpasses across the A12 will start. Site acquisitions to create better access to the railway station will be completed to allow works to commence.

“We are working to turn around this declining industrial area.”

£24.

Background

LTGDC's strategy is to secure comprehensive regeneration of three main areas: the Hancock Road/Imperial Street area at Bromley by Bow; the Sugar House Lane triangle; and the Ailsa Street/Lochnagar Street area. Initially LTGDC will need to assemble the land which is in fragmented ownership, using compulsory purchase powers if necessary. Following this investment in new homes, workspace, schools, healthcare, and neighbourhood facilities works can commence to improve access across the river to the adjoining residential communities.

Progress to date

For the Hancock Road/Imperial Street area, LTGDC completed a land use and design brief that was adopted by the London Borough of Tower Hamlets as Supplementary Planning Guidance in February 2009. LTGDC has been in lengthy dialogue with landowners, including Tesco Stores, regarding the assembly and development of the site. LTGDC is working with Tesco to agree a development scheme including a new district centre, food retail store, homes, a primary school and a park in the southern part of the site. In the northern portion of the area, East Thames and Southern Housing have acquired two sites and LTGDC is working with these landowners to bring forward comprehensive development. Compulsory purchase powers may be necessary to assist redevelopment.

At Sugar House Lane triangle, LTGDC has been working with the London Borough of Newham and the LDA to produce a masterplan to clarify planning policy for the area. The ambition is to stimulate the revitalisation of a tired industrial

LTGDC has provided £1 million to enhance science facilities at St Paul's Way Community School.

5m

area through the promotion of mixed-use regeneration. The key landowners are the LDA, who own Three Mills Film studios and warehouse buildings to the north, and a private developer (now insolvent) that has assembled most of the remaining land.

Comprehensive land assembly is required to secure the development of the Ailsa Street area for housing and employment uses. LTGDC is working with landowners including the local council to secure appropriate development solutions.

An implementation strategy to take forward development at key sites in Poplar Riverside, has been prepared and agreed with the local housing company, Poplar HARCA. This involves the provision of key linkages, the first of these is an at-grade crossing over the A12 at Lochnagar Street with works scheduled to start this year. The new crossing will help link currently isolated communities and enable the redevelopment of the Ailsa Street area.

LTGDC is also assisting Poplar HARCA in its local housing renewal programme. On the Aberfeldy Estate, LTGDC provided £0.5 million funding for the demolition of Currie and Dunkeld Houses which commenced earlier this year. The site will eventually provide up to 350 new homes.

Under the Government's BSF Programme LTGDC has provided £1 million to enhance science facilities at St Paul's Way Community School, Tower Hamlets. These facilities will assist the school establish a Faraday Project, which uses new vocational techniques and large scale experiments to spark and retain students' interest in science subjects.

Future activity 2009-11

A planning application for comprehensive redevelopment of the southern site of Hancock Road/Imperial Street is expected by the end of 2010. LTGDC will continue to negotiate the land assembly with site owners and resort to the use of compulsory purchase powers if necessary.

LTGDC continues to work with the local council to develop planning policy for the Sugar House Lane triangle and to seek necessary changes to the London Plan. LTGDC is currently in negotiation with all parties, including the LDA and the newly formed Olympic Legacy Delivery Company, to bring forward a comprehensive redevelopment.

In 2010 the new crossing, the A12 at Lochnagar Street, will be delivered by TfL funded by LTGDC. Upon completion of feasibility works, LTGDC will deliver new connections in Poplar Riverside including a pedestrian bridge across the A12 at Dee Street and a pedestrian crossing over the A13 at Aberfeldy Street.

LTGDC will continue to work with landowners at Ailsa Street on a site assembly but failing this it will start to advance compulsory procedures.

Construction at St Paul's Ways Community School will be completed in 2011.

12&13

Lower Lea Valley

Lea River Park

£23

Background

LTGDC's vision is to transform the Lower Lea Valley into a high quality mixed-use city district, set in an unrivalled landscape with new high quality parkland and waterways. Central to this is the extension of the Lea Valley Regional Park south along the Lea River Valley to the Thames. The extension south from the Olympic Park will connect local communities and create a range of leisure and recreational opportunities.

Progress to Date

LTGDC started on the realisation of this ambition by funding Lea Valley Regional Park Authority £0.2 million to upgrade Bow Creek Ecology Park and East India Dock Basin in 2006. Bow Creek Ecology Park was officially reopened on 21st June 2006.

LTGDC was a lead partner with the ODA in the water impoundment works at Three Mills Wall River and Three Mills Lock providing over £5 million of grant funding to British Waterways in 2007/08. The works create a permanent level of water north of the new structures





in the River Lea, enabling the river to support leisure activities, and allowing commercial water freight to service the construction of the Olympic venues. Three Mills Lock was officially opened in June 2009.

In 2008 LTGDC completed a Design Framework for the new Lea River Park. This includes a continuous pedestrian and cycle parkland link, the Fatwalk, from the Thames to the Olympic Park, and major parkland works at East India Dock Basin and Three Mills. Initial feasibility, business planning and design

works have now been completed for the first phases of the park. Thames 21 is consulting on the proposals with residential and business communities and has started volunteering opportunities along the route of the park to raise its profile and engender a sense of ownership within the local community.

LTGDC's vision is to transform the Lower Lea Valley into a high quality mixed-use city district, set in an unrivalled landscape with new high quality parkland and waterways.

Future activity 2009-11

The Fatwalk includes new footpaths and cycleways running alongside the River Lea with east-west crossings over the river. Land acquisitions for new access routes and bridge landings will commence in late 2009 to facilitate the start of construction in 2010.

Proposals for East India Dock Basin include new landscaping and planting, new boardwalks, protection and enhancement of the site's important ecology, and new facilities such as a café and visitor centre. Initial works are scheduled for early 2010.

Proposals for Three Mills include a major event space together with a new play space, an informal sports pitch and community gardens. Detailed design and procurement are underway to allow commencement on site in 2010.

14&15

London Riverside

Barking Town

“LTGDC is revitalising Barking town centre.”

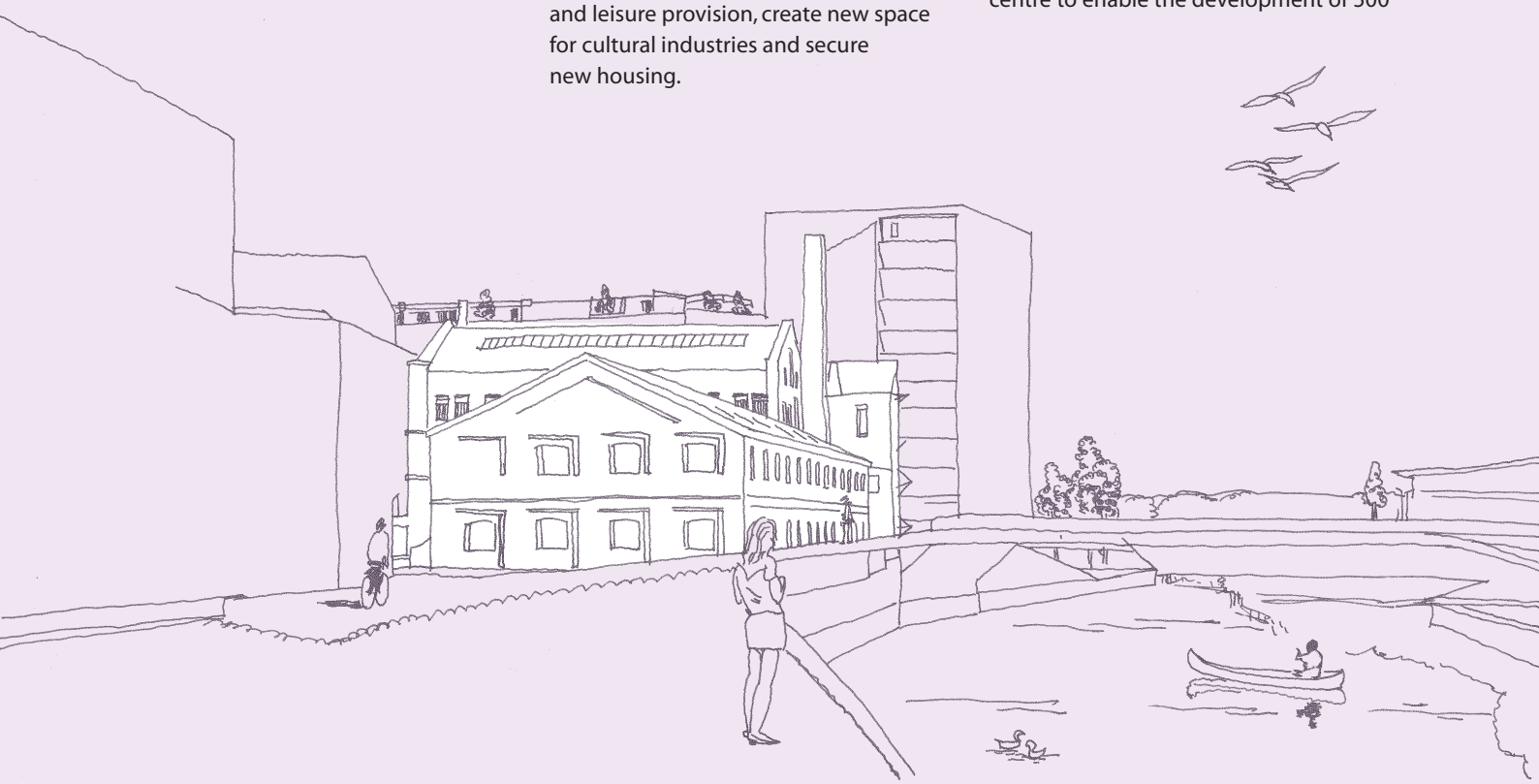
Background

Barking has suffered from under investment, a declining industrial base and competition from other centres for many years. It has the lowest property prices in London and yet its town centre has excellent public transport links with central London, a rich history and a broad cultural offer.

LTGDC is revitalising the town centre by leading projects that improve the transport services, provide new retail and leisure provision, create new space for cultural industries and secure new housing.

Progress to date

LTGDC has been actively involved in supporting the local council to secure new development of retail, commercial, housing and community facilities in the town centre. Over £20 million has been invested and expert advice has been provided to the local council, including assistance in providing an Area Action Plan to be adopted next year. Grant funding has been provided for the acquisition of sites in the town centre to enable the development of 500



£24m

apartments, a hotel, retail units, a library and a new Family Health Centre. LTGDC has also provided funding for new public realm at Barking Town Square and public art such as the Secret Garden and the Lighted Lady.

To the west of the town centre, overlooking the River Roding, LTGDC is developing a Creative Quarter and recently secured a resolution to grant planning permission for the scheme which will comprise 7,000 sq m of accommodation for creative industries and 218 apartments. A development partner is currently being sought through the OJEU process to deliver the development and three consortia have been shortlisted.

The first phase of the Creative Industries Quarter has already been delivered directly by LTGDC following the purchase in 2007 of the Malthouse, a derelict warehouse of historic significance. This was refurbished and now provides accommodation and business support for theatre, arts and design companies.

LTGDC is developing a Creative Quarter which will comprise 7,000 sq m of accommodation for creative industries and 218 apartments.

The adjoining warehouse building, The Granary, was purchased in 2008 and has been stripped of asbestos ready for refurbishment.

LTGDC has supported the construction of the East London Transit phase 1a through its £1.7 million funding of the new market square in London Road and a £2.7 million grant funding agreement to TfL to allow the upgrade of public realm works along the route through Barking Town Centre. Works started on East London Transit in January 2009 and are due to complete in January 2010.

In 2008 LTGDC commenced the masterplanning of the Barking Station area which seeks to solve the present

passenger and transport congestion around the station and integrate future expansion of public transport services.

Outside the town centre at the junction of the A406 and the A13, LTGDC acquired the PEZ site at Jenkins Lane in February 2009 at a cost of £2.6 million. This prominent site previously used for landfill has stood vacant for over 20 years yet provides a total of 5.9 hectares suitable for industrial and warehousing use.

Barking Riverside is a £3.5 billion 10,800 home project which will eventually create a community for 26,000 people.

£24m

Future activity 2009-11

A development partner to deliver the new build element of the Creative Industries Quarter will be appointed in 2009. LTGDC will continue negotiations for the remaining interests required and will use its compulsory purchase powers to complete assembly of the site, if necessary. The Granary building will be the next phase of development; agreement has been reached to sell this building to a contractor who will refurbish the premises for its own occupation and construct a further 1,500 sq m of space for creative industries.

The Barking Interchange masterplan is due for completion by the end of 2009 and will be adopted by the London Borough of Barking and Dagenham as a supplementary planning document in March 2010. Improvement works to the station could commence in mid 2010.

The final phase of Barking Town Square, comprising 250 apartments, is due for completion late 2009.

As part of the development of Barking Town Centre, LTGDC is preparing to boost the facilities at Eastbury School so they have the most modern equipment available and better engage their local communities in learning. LTGDC is also planning to work with Thames View Infants School to assist them

manage the additional capacity required at the school from the increased population in the area.

LTGDC is assisting the proposed Local Housing Company in Barking to deliver a redevelopment of the William Street Quarter (formerly The Lintons estate) a 2.6 hectare site adjacent to the town centre creating 460 new homes.

In June 2009, LTGDC granted detailed planning permission for the first two stages of development comprising 3,300 homes, a primary and a secondary school, a neighbourhood centre and community facilities at Barking Riverside. The approval marks the delivery stage for the £3.5 billion 10,800 home project which will eventually create a community for 26,000 people. LTGDC is working with Barking Riverside Limited, the joint venture between the Homes and Communities Agency and Bellway Homes, to deliver the infrastructure needed for the first phase of development which it hopes to start before the end of 2010.

An application will be submitted for the redevelopment of the PEZ site as industrial/warehousing in 2009. Once planning permission has been secured a development partner will be sought.

London Riverside

Rainham Village

“LTGDC is helping to revitalise an historic village within minutes of central London.”

Background

Rainham has retained an historic character, benefits from good access to central London by rail and is minutes away from the revitalised Rainham Marshes. Nevertheless it has suffered decades of under investment and requires improvements to its public realm together with new civic, commercial and residential buildings.

The outdated industrial and warehousing premises along the A1306 corridor from the eastern edge of Rainham Village to Beam Park are in need of comprehensive redevelopment and are designated for residential-led mixed use. The regeneration of these sites together with investment in the village will create a desirable place for new residential communities.

Progress to date

LTGDC has invested over £2 million in the purchase of sites necessary to revitalise the village centre. Designs for a new library with residential units within the setting of a new civic space and public transport interchange are being finalised.

Along the A1306 corridor LTGDC has invested £16 million in the acquisition of a 3 hectare site for mixed use redevelopment. Havering College has leased a building on the site which it is currently refurbishing for occupation in September 2009. The remaining structures on the site are being demolished. Subject to planning, LTGDC has agreed to the sale of 2 hectares to Havering College for a new campus; the remainder will be redeveloped for residential.

South of Rainham station, LTGDC grant funded the local council £2.5 million to rebuild Ferry Lane North. Now completed, the realigned road has improved access to local businesses and improved drainage.

Off Ferry Lane North at Lamson Road, immediately south of the station, LTGDC acquired a vacant warehouse in order to secure land for a new bridge across the railway lines and a public transport link to Rainham Marshes.

Future activity 2009-11

A planning application for the new library and transport interchange will be submitted in autumn 2009 allowing LTGDC to start work on site in 2010. Plans for the development of new housing with new commercial uses along The Broadway are also being progressed with the intention to market the sites in 2010.

Havering College will open their Construction Skills Training Centre in September 2009 and purchase the land later in the year. LTGDC is supporting the College in its bid to the Learning and Skills Council for a redevelopment of the site to provide a campus of 10,000 sq m to accommodate 3,400 students. LTGDC will seek a private sector partner for residential development on the remainder of the land as soon as the market allows.

The Lamson Road warehouse is to be split into small units and refurbished by LTGDC prior to sale. Works are due to commence in late 2009 upon receipt of planning permission.

£27.8m

18 & 19

London Riverside

South Dagenham

“One day every major city in the world will have its own Sustainable Industries Park to support the development of new environmental technologies, supply renewable energy and recycle and process waste. London will be the first.”

£3

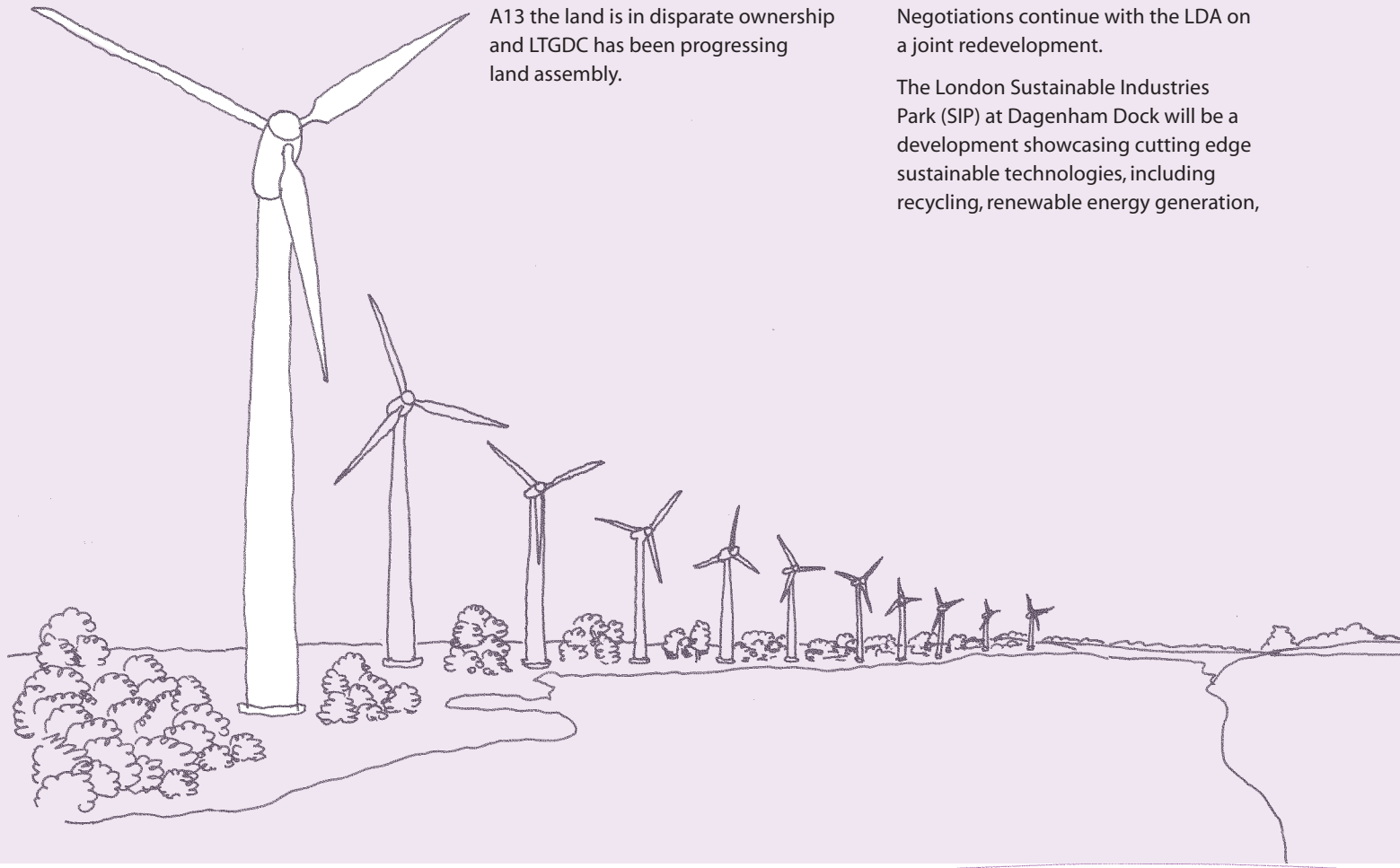
Background

LTGDC's ambition is to secure the regeneration of vacant and underused former industrial land south of the A1306. Much of the vacant land north of the A13 is owned by the LDA and LTGDC has supported the LDA in planning the regeneration of these areas. South of the A13 the land is in disparate ownership and LTGDC has been progressing land assembly.

Progress to date

In 2007 LTGDC invested £6.8 million in the acquisition of the Polar Ford motor dealership site adjoining Chequers Corner in order to assist the LDA in the redevelopment of the area. Polar Ford has now relocated and demolition works were recently completed. Negotiations continue with the LDA on a joint redevelopment.

The London Sustainable Industries Park (SIP) at Dagenham Dock will be a development showcasing cutting edge sustainable technologies, including recycling, renewable energy generation,



9.4m

manufacture of sustainable construction materials and research and development. The Park will be built using best practice sustainable construction and management standards that address the challenges and opportunities of climate change. LTGDC has invested over £30 million in site assembly and now owns 15 hectares of land comprising the former Abacus Park Phase II site and the Blue Triangle site for the first phase of the London SIP north of Choats Road. Heads of terms are currently being agreed with the latest occupier, Cyclamax, a waste to energy business who will occupy 3 hectares.

LTGDC is working with a consortium of world class business and academic institutions to establish a research centre for the Thames Gateway Institute for Sustainability at the London SIP. This will provide research facilities and incubation space to encourage innovation in environmental technologies and growth in the sector. A design concept for the buildings that the Institute will occupy in the first phase of the Park have been developed and it is hoped that construction will commence in 2010.

Future activity 2009-11

LTGDC will complete a design brief for the development of the London Sustainable Industries Park. It will continue with the marketing of the sites now owned north of Choats Road to secure suitable occupiers. Cyclamax will submit a planning application for their waste to energy plant in January 2010 with the intention of being on site in mid 2010 and operational early in 2012.

LTGDC has agreed to acquire the LDA's 7.5 hectare site south of Choats Road in late 2009 and build new road infrastructure to provide better access. In due course further site acquisitions will be made to enable a comprehensive redevelopment of the area and secure river frontage.

Negotiations with potential anchor tenants for the Institute's research centre at the London SIP continue. These will help LTGDC assess the extent and content of the facilities to be provided for collaborative use. Detailed design has commenced to allow a start on site in 2010 and completion of the first phase in March 2011.

London Riverside

London Riverside Parklands

£3.6m

Background

LTGDC intends to provide a network of green spaces, open spaces and connections readily accessible to the public across the London Riverside area. The nature reserve at Rainham Marshes, managed by the Royal Society for the Protection of Birds (RSPB), provides 645 hectares (an area twice the size of Hampstead Heath) of park and wetlands. The long-term ambition is to incorporate significant new areas of land currently used for landfill to create London's largest public park for over a century. The park will be capable of attracting one million visitors a year.

Progress to date

At the end of 2006 with support from LTGDC the RSPB opened its Environment and Education Centre at Purfleet. Working in partnership with the local

council and the RSPB, LTGDC has funded improvements to access roads, new footpaths and boardwalks, associated visitor infrastructure, and a foot and cycle-path linking Rainham to Purfleet through the Marshes. In March 2009 a marshland discovery zone funded by LTGDC was completed. This state-of-the-art wildlife discovery centre provides an informal education space for both school visitors and the public.

Future activity 2009-11

The next phase of development includes further visitor infrastructure, a cycle hire facility, improved highway crossings, a new path across the marshes to the Thames, a link over the railway to Rainham Village and the restoration of 8 hectares of former grazing marsh. The bulk of the funding, totalling £5 million, is jointly provided by the Communities and Local Government Parklands Fund, European and Regional Development Fund and LTGDC.

The ambition is to create London's largest public park for over a century. The park will be capable of attracting one million visitors a year.

