



29 September 1987

SOCIAL AND COMMUNITY BENEFITS FOR NEWHAM DOCKLANDS RESIDENTS

Newham Council and Docklands Corporation Sign Agreement

A social and community compact was today signed by the London Borough of Newham (LBN) and the London Docklands Development Corporation (LDDC) as an integral part of the regeneration of the Royal Docks.

The Borough and the Corporation, in a memorandum of agreement, have secured and are working together to achieve a significant package of housing, employment, training, social and community benefits for the people of Newham, throughout the period of redevelopment of land in and around the Royal Docks.

Newham is supporting the general land uses proposed by the Corporation for the Royals and both will work together to ensure that local people derive the maximum benefits possible from large scale development schemes, proposed by major consortia, around the vast tracts of water in the south of the Borough. The views of the Council and local people will continue to be canvassed and taken into account when the LDDC determines planning applications for the Royal Docks.

Newham Council, through its land holding, powers and duties, will work with the Corporation during the development of the proposed schemes.

LBN Chair of Planning, Stephen Timms, comments: "I welcome the new flexibility and imagination which the LDDC have shown in responding to our proposals during recent discussions.

"For the first time, this agreement offers Newham's people - particularly the existing Docklands communities - real benefits from the redevelopment of their area."

LDDC Chairman, Christopher Benson added: "We are delighted that the Corporation and Newham have signed this agreement, representing as it does a major landmark in the working relationship between the two. I believe that this is the beginning of a long and fruitful partnership. Together the Borough and the LDDC can achieve the successful regeneration of the Royal Docks to the benefit of local people for generations to come.

"I would like to congratulate the negotiating teams on both sides for their commitment to the future of the area and the work and effort they put in to producing this social and community compact. Newham's members and officers, in particular, have been extremely positive and constructive in their approach from the outset of the negotiations. But I would also like to record my personal thanks to the LDDC team: Chief Executive, Reg Ward; Deputy Chairman, John Mills and officers of the Royal Docks Area Team."

Social Housing

The two authorities are committed to securing, within the development schemes, a number of social housing units, including homes for fair rent by Housing Associations and the Council, shared ownership units, self-build schemes and co-operatives. Both have agreed to a target of 1500 homes, a majority with gardens, to let at fair rent or thereabouts. The main elements of a financial package are now in place for 530 social housing units on 28.5 acres of LDDC-owned land south of Winsor Terrace, at the eastern end of the Royal Docks.

Employment, Education and Training

The redevelopment of the Royal Docks will bring thousands of new jobs into the borough and the two authorities recognise that employment opportunities for local people and the appropriate training facilities are of key importance. Agreed employment objectives include helping to ensure that at least 25% of all the new permanent and temporary jobs - across all skill categories - go to Newham residents and that the regeneration of the Royals will stimulate the economy in the rest of the Borough.

The Council and the Corporation will work jointly with prospective developers to achieve these objectives by pursuing a range of measures including encouraging developers and major contractors to use local companies for subcontracting and to employ local labour; to ensure maximum opportunities for ethnic minorities, women and disabled employees in their work-forces; encouraging employers to advertise job vacancies locally first and by supporting the creation of a local enterprise trust and other mechanisms to support local economic initiatives.

To reduce Newham's high unemployment and to give Newham people the best possible chance of obtaining the new jobs, the LDDC and the Borough will work with the community, developers, providers of education and training and other agencies to ensure that the highest standard of relevant training and education is available in the area. Initially they are seeking short-term accommodation in the Royals, for an annexe to Newham Community College and for other training schemes, to meet the immediate demands of construction and engineering training; hotel, catering and tourism-related work and new technology and office skills. Employers and developers will also be encouraged to give on-site training. Ultimately the two authorities want to set up a training centre in the Royals to accommodate Newham Community College, employers' training schemes and other education and training organisations.

Social and Community Infrastructure

The LDDC and the Borough are committed to working with the voluntary sector to draw up a social development programme to provide a range of new facilities, from new schools and health centres, to community centres and sports and leisure facilities, for the new and existing communities in Newham Docklands. The LDDC have agreed to use its best endeavours to fund, or secure funding for, an initial £10M package of social and community infrastructure projects. Further funding will be found for social and community schemes throughout the development period of the Royal Docks, including funding from the private sector, as well as from a range of public agencies. The programme is expected to be worth several times this initial figure, over the period of the redevelopment.

Equity Share

To contribute towards the well being of the existing and future population of Newham the LDDC and LBN will negotiate agreements with developers, under which the Council will hold a share of the equity in the developments. In this way the Borough will share in their future financial success.

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