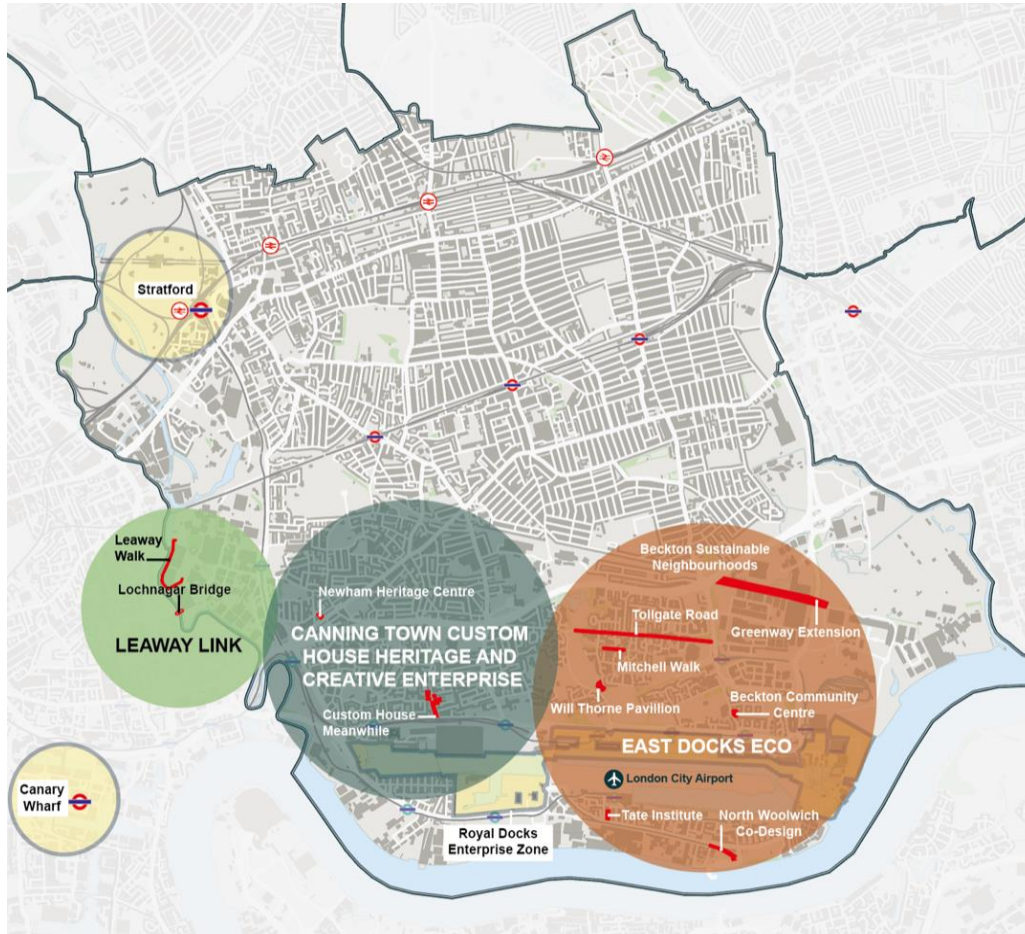


Levelling Up Fund – Connections to Opportunity



WE ARE NEWHAM.

**People at the Heart
of Everything We Do**

The Vision: Connections to Opportunity

LOCATION

- Newham is located at the heart of Britain's fastest growing economic region.
- The Olympic legacy at Stratford and London's only Enterprise Zone at the Royal Docks are bringing thousands of new knowledge-based jobs in cutting edge industries to the area.
- Newham is also uniquely located at the axis between the Thames Estuary Production Corridor and the UK's Innovation Corridor.
- New Elizabeth Line will open up new employment and enterprise centres.

INFRASTRUCTURE

Through new community infrastructure, better physical connections and partnerships with world-leading education and cultural organisations, communities in Newham will be perfectly placed to access and benefit from the opportunities coming forward from its unrivalled position at the centre of significant growth, innovation and enterprise investment.

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Bid Summary

Newham is at the heart of considerable opportunity and growth. Developments at Stratford and the Royal Docks are being driven by knowledge-intensive sectors; internationally significant digital, data and cultural industries; and hosting test-beds for urban innovation.

But these world-leading developments lie immediately adjacent to some of the most deprived communities in the whole country. The pandemic has had a devastating impact on communities already suffering from high levels of ill health and particularly respiratory disease, resulting in the highest Covid-19 death rate in England and Wales.

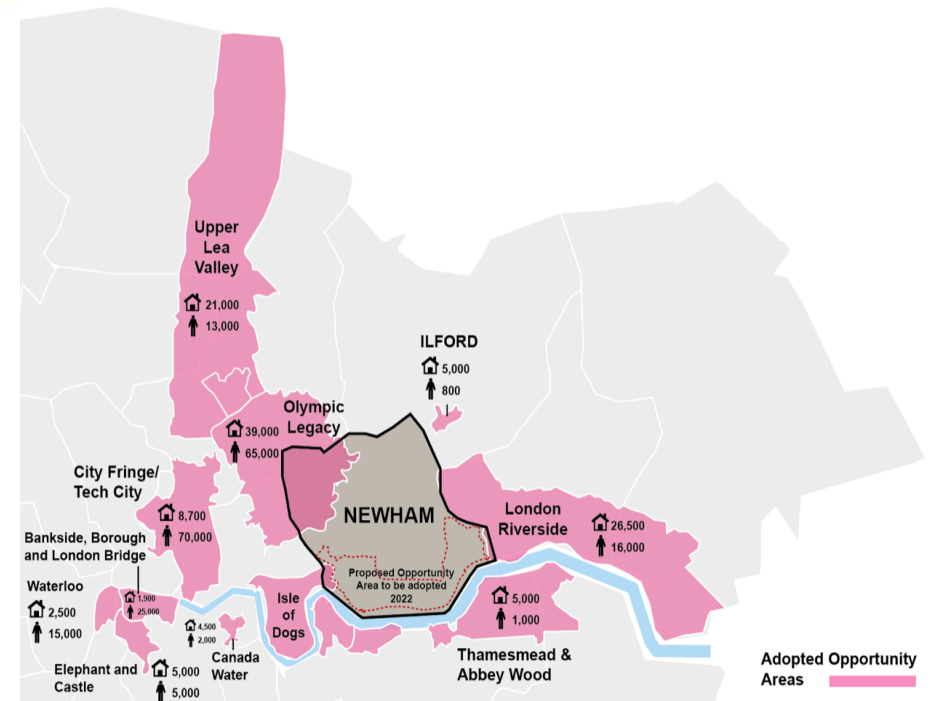
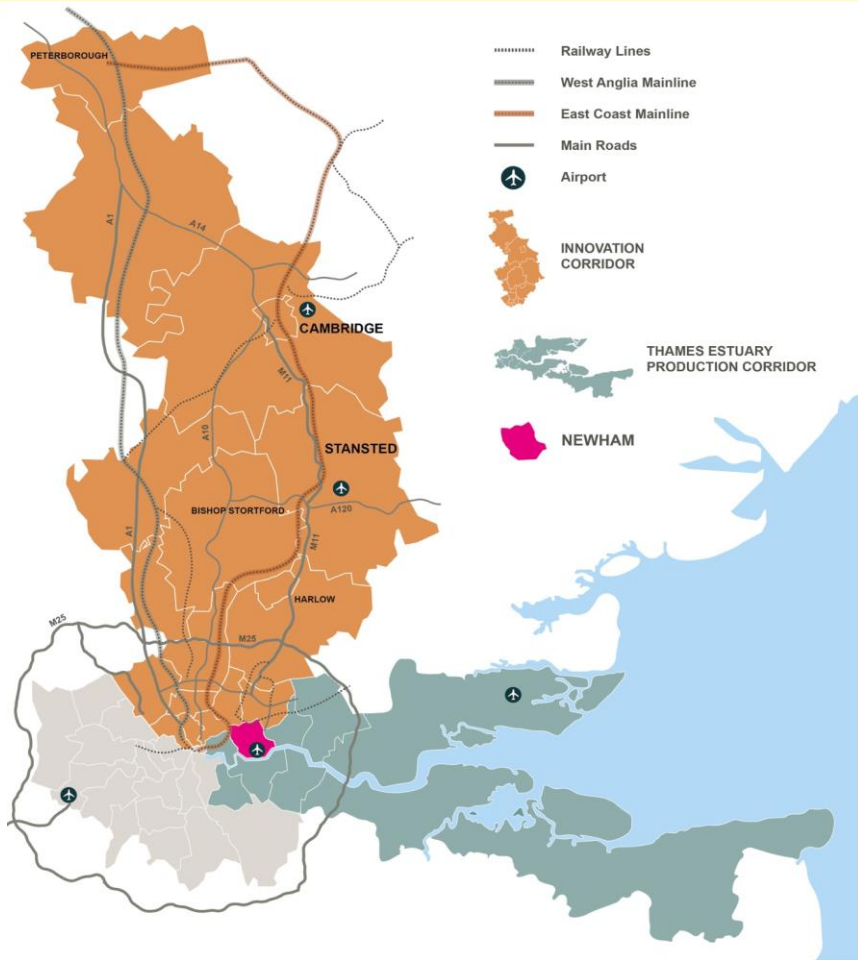
Economic growth will not level up these communities without public sector intervention. The Connected to Opportunities bid therefore focusses on connecting communities to these opportunities across five areas:

1. **Connections to Employment** – space for training, education and job brokerage delivered in local communities but linked to world leading institutions in Stratford and the Royal Docks.
2. **Connections to Enterprise** – flexible workspace and ‘engine rooms’ for enterprise and innovation.
3. **Connections to Community and Culture** – increasing civic and cultural participation and pride particularly among young people.
4. **Physical Connections** – safe, accessible walking and cycling routes.
5. **Digital Connections** – tackling digital exclusion and using digital technology to engage young people and connect them to cultural, learning and employment opportunities

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Local Economic Context



WE ARE NEWHAM.

- On the axis between two major innovation and production corridors.
- Surrounded by existing and proposed opportunity areas.
- Stratford - UK's largest innovation district - 4 universities, 5 R&D business centres & 40,000 jobs
- The Royal Docks - London's only Enterprise Zone - 30,000 new homes and 41,500 new jobs

Case for Change

The Queen Elizabeth Olympic Park and the Royal Docks are ‘Innovation Districts’

Geographic areas where anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators.

...which drive productivity and growth...

Research demonstrates the importance of this model in driving innovation and economic growth. Over the last 5 years, Newham has had third highest rate of jobs growth in London.

...but will not benefit local residents without public sector intervention.

Recent research recognises that without public sector intervention, innovation districts will not benefit local residents in the immediate vicinity. Innovation districts are focussed on internationally significant innovation which is dependent on bringing together investment

and talent from across the country and abroad. Residents from deprived communities with lower skills, poor social connections and limited access to finance will struggle to access the learning, employment and business opportunities on offer. In addition, innovation districts can be poorly physically connected to local communities, further restricting access to opportunities.

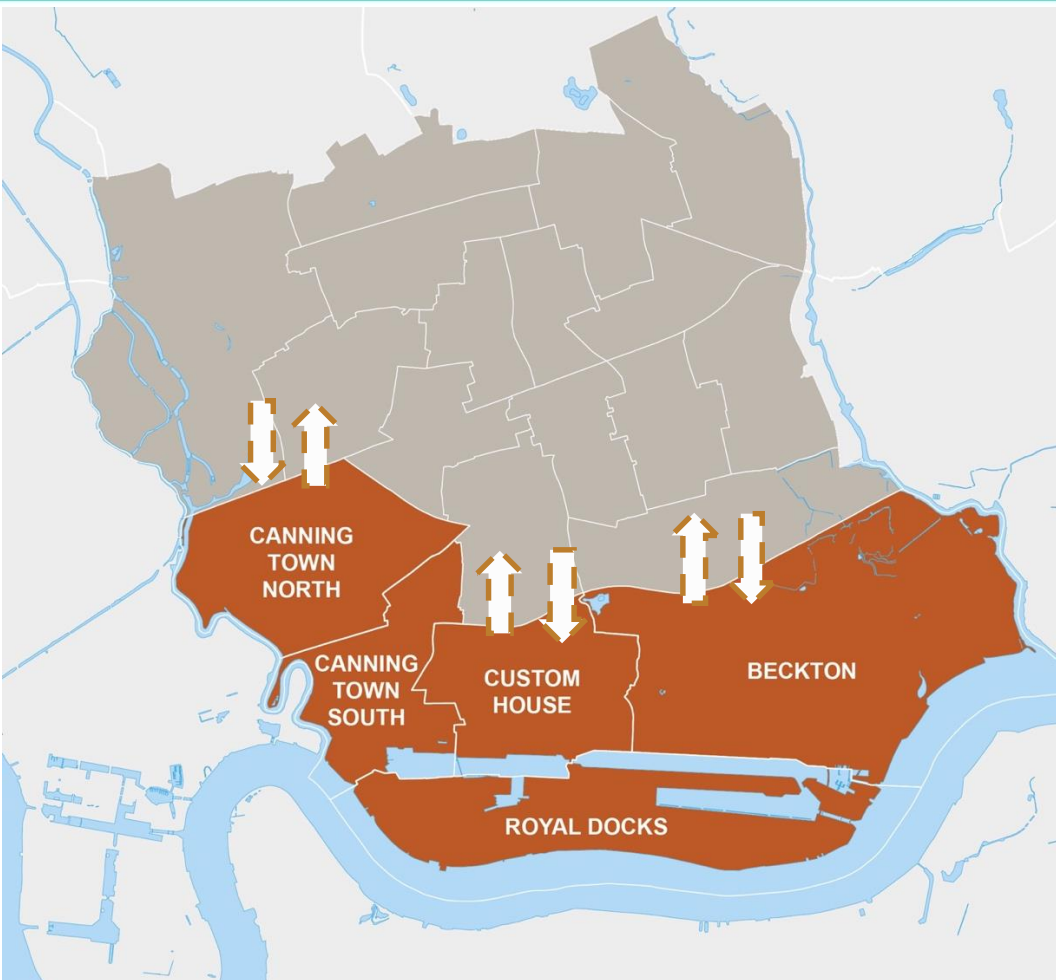
Newham residents have not benefited from growth to date

12th most deprived local authority area in England with nearly half our residents (49%) living in poverty

The bid supports ‘inclusive innovation’

i.e. to sharing the benefits of the innovation economy broadly. The bid proposes harnessing the benefits of innovation for local communities by connecting them to opportunities in the innovation districts and beyond.

Programme Area



- Bid focusses on deprived communities in the vicinity of the Royal Docks growth area
- Community Neighbourhood areas of Canning Town Custom House and Beckton and the Royal Docks
- Incorporating the wards of Canning Town North, Canning Town South, Custom House, Beckton and the Royal Docks.
- However, the benefits arising from this investment will extend to communities across the borough through the provision of new community and cultural infrastructure and spaces and places for learning and enterprise.

Evidence-Driven Interventions

Evidence points to 5 priorities areas where investment is needed to connect local people to opportunities

Employment - High educational achievement in Newham schools and colleges is not translating into access to high quality jobs in the new economy. Levels of unemployment in the borough have fallen 50% in the last five years, but Newham residents still earn around £5,000 less than the London average and the gap is widening. A third of jobs in the borough pay less than the London Living Wage and over half of ethnically diverse workers earn below this level.

Enterprise - Newham is a small business economy with 95% of businesses employing less than 10 people. However, survival rates and scale-up success is low – with only 6.9 scale-ups per 10,000 compared to 36.8 for London. The supply of flexible space for SMEs is limited across much of the Borough, constraining the opportunities for SME growth.

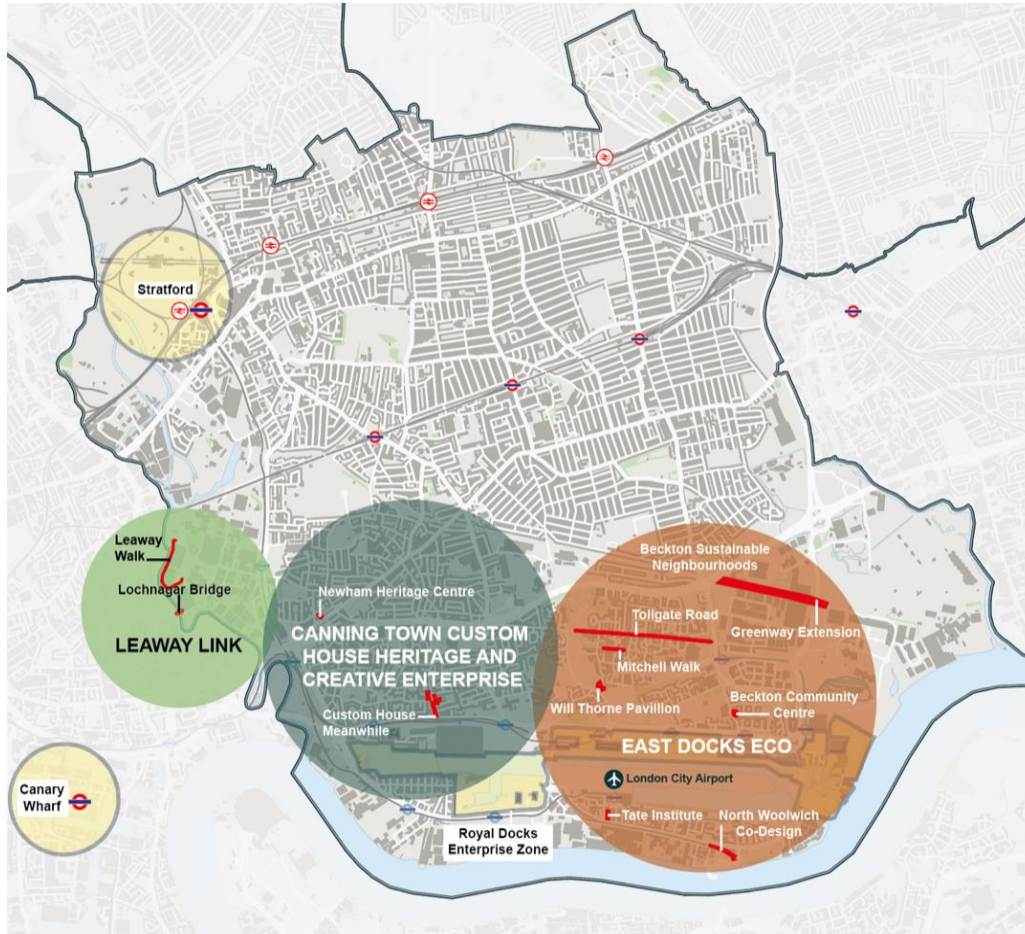
Community and culture – The pandemic has revealed a community highly vulnerable to social and economic shocks and a need to build social, economic and cultural resilience. Civic and cultural participation are low: with the lowest volunteering rates of all London Boroughs (13%) and the second lowest level of cultural engagement of all the London boroughs at 36.6%. This can be partly explained by the highly transient population (52.9% born outside UK. 15% lived in the borough for less than a year) and also the lack of spaces for community involvement and interaction – only 4 pieces of

community infrastructure per 10,000 residents puts Newham in the bottom 1/3 of all London Boroughs.

Physical access - While strategic transport links in and out of the borough are strong (and will be bolstered by the opening of the Elizabeth Line), those living in the targeted neighbourhoods often find it hardest to access the opportunities on their doorstep due to poor public transport accessibility, low car ownership (48%), a lack of safe, attractive walking and cycling routes and the worst air pollution in London (and related respiratory health issues).

Digital access – Digital and data analytics are driving innovation across much of the economy. The pandemic has revealed the extent to which many of Newham’s residents are digitally excluded through lack of technology, home working space and appropriate skills and therefore cannot access information about opportunities as easily and readily as others. 35% of unemployed residents only have internet access through their phones or not at all. Those on lower incomes, in social housing, disabled, younger and older people are disproportionately digitally excluded both in terms of access and skills

3 Inter-connected Projects



Project 1 – East Docks Eco:

- 4.7km of new walking & cycling routes
- 3,757 sqm of new community space

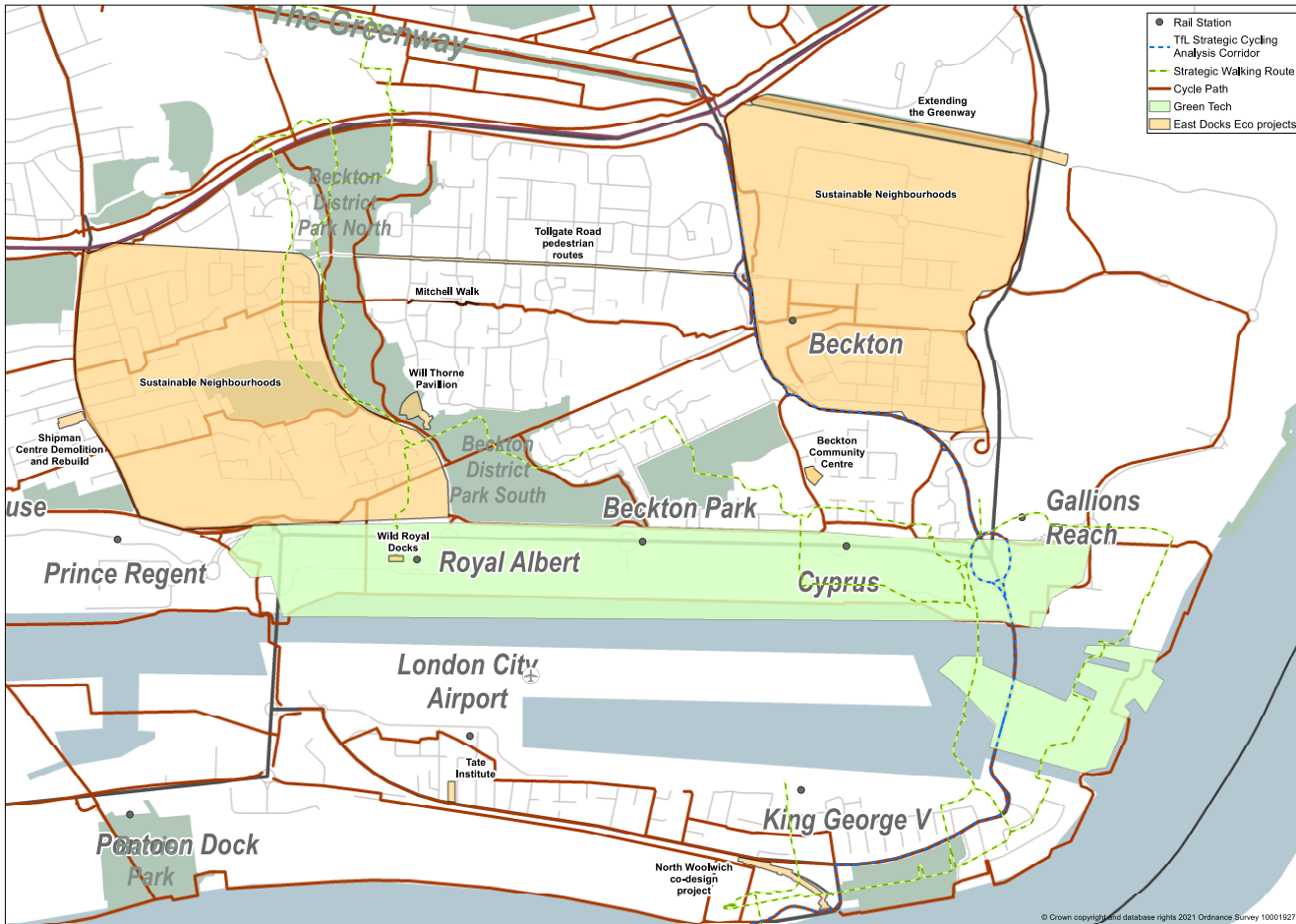
Project 2 – Canning Town & Custom House Heritage & Creative Enterprise:

- 958 sqm of refurbished culture, heritage and learning space
- 5 refurbished shop units

Project 3 – Leaway Link

- A new bridge over the River Lea
- 1km of improved walking and cycling route.

Project 1 – East Docks Eco

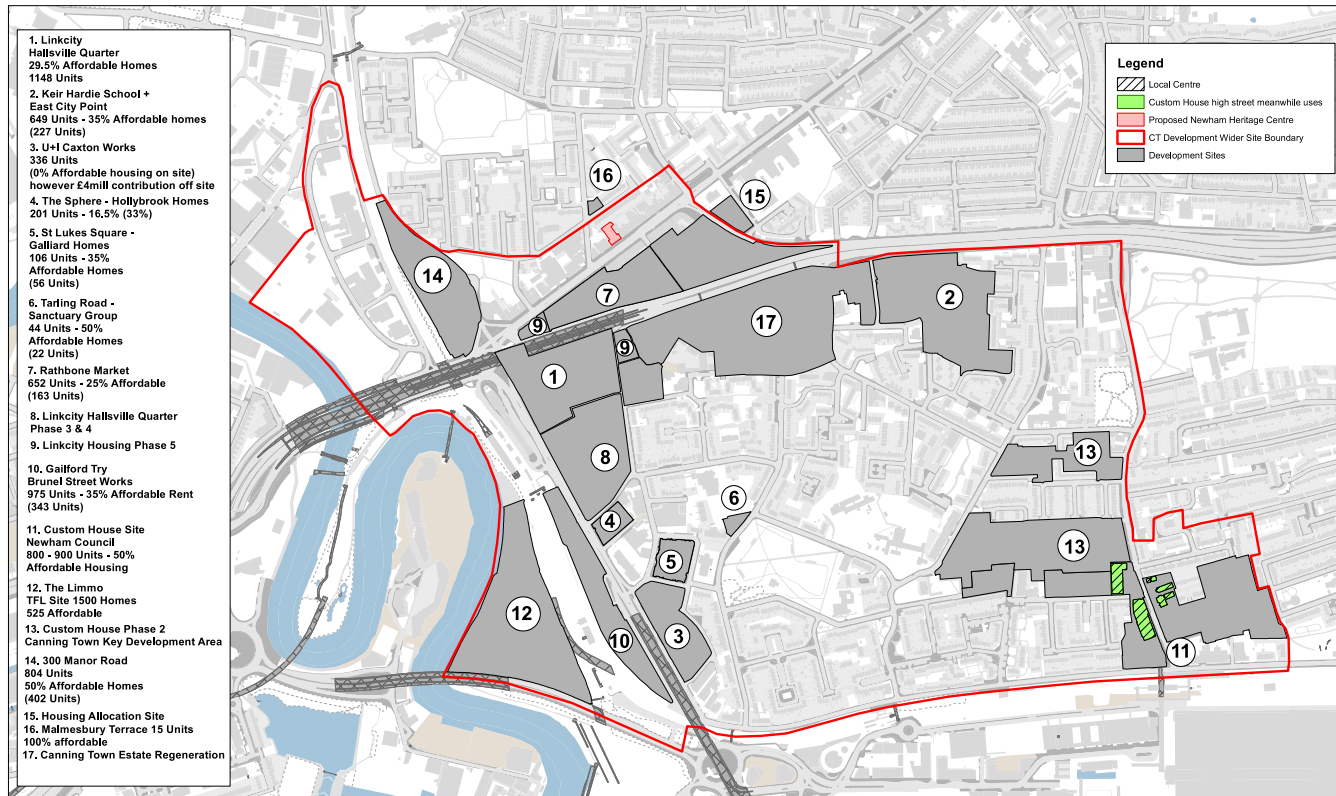


4 new 'Engine Rooms' Disused and historic buildings brought back into use as spaces for enterprise and innovation related to climate change and the circular economy, including a re-wilding centre, workspaces for green enterprise and a bike repair and restoration hub.

Improved walking and cycling network

Linking communities to the Engine Rooms and current and future learning, employment and enterprise opportunities across the Royal Docks.

Project 2 – CTCH Heritage & Creative Enterprise



Newham Heritage Centre

Disused Grade II listed Canning Town old library building brought back to life as a digitally-enabled cultural and learning space. Partnerships with local FE and HE providers (e.g. UCL, UEL, Newham College) and with major cultural institutions (e.g. the BBC, Sadler's Wells, V&A East, London College of Fashion) will deliver programmes to connect young people to new learning, employment and enterprise opportunities in the creative, data and digital industries.

Custom House Meanwhile

Refurbishment of row of vacant shop units to retain local traders who are being relocated due to redevelopment and create new flexible spaces as a testbed for resident-led cultural and meanwhile projects.

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TITLE : PROJECT 2: CANNING TOWN CUSTOM HOUSE HERITAGE AND CREATIVE ENTERPRISE

N

Scale: 1:6,500

Project 3 – Leaway Link

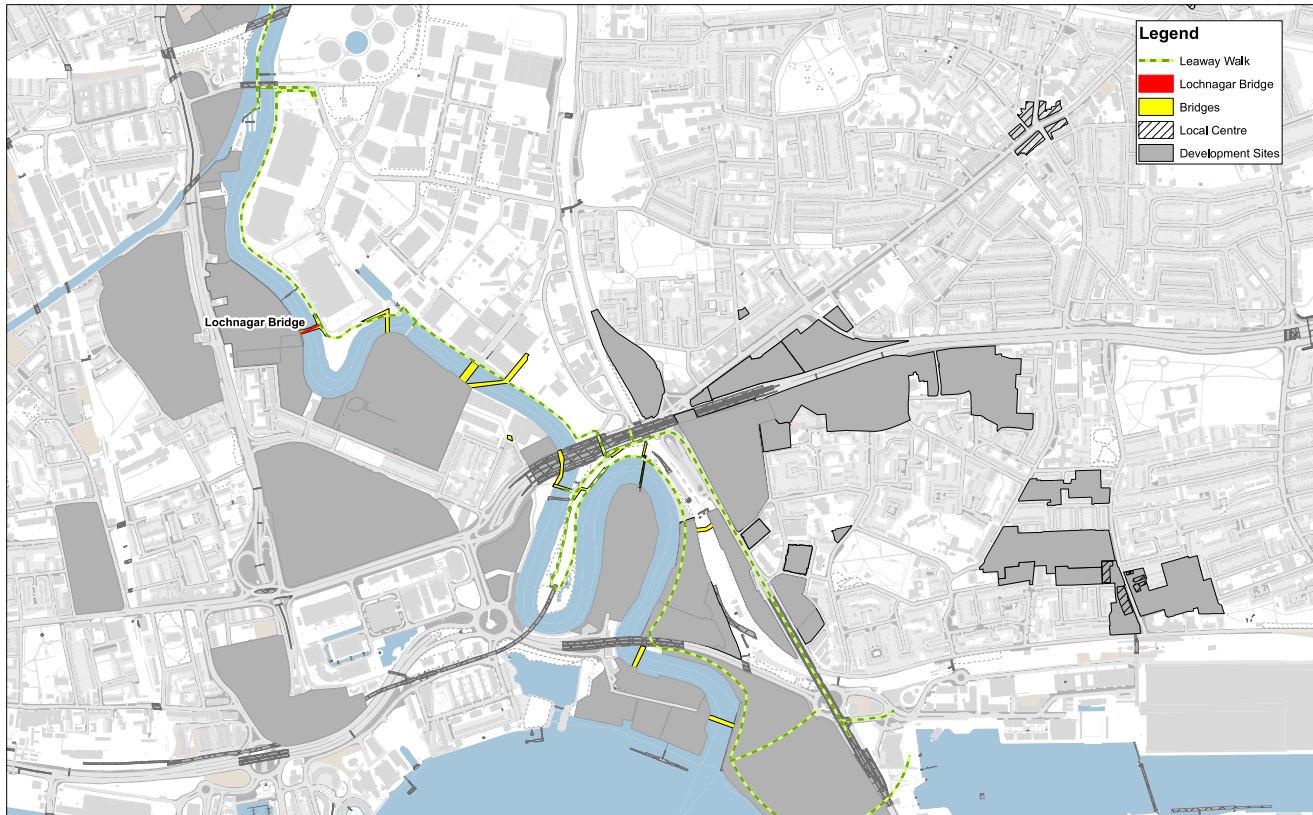
Lochnagar Bridge

A new bridge over the River Lea to:

- Connect Newham communities on traffic-free routes to major employment hubs across the river, including Canary Wharf and Poplar
- Service key development sites of over 40,000 new homes and more than 280,000 sqm of commercial space in Newham and Tower Hamlets.
- Unlock investment by data and digital companies in Newham’s emerging ‘data corridor’ linking the proposed ‘digital districts’ at Stratford and the Royal Docks.

Leaway Walk

Inspiring improvements to the riverside path linking to the Queen Elizabeth Olympic Park, Hackney Wick and (in future) the Royal Docks.



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TITLE : PROJECT 3: LEAWAY LINK



Scale: 1:9,000 @ A3

List of Interventions

	Costs (£)	Match	LUF Funding Sought
PROJECT 1: EAST DOCKS ECO			
Beckton Community Centre	£2,225,323	£988,430	£1,236,893
Will Thorne Pavillion	£1,075,439	£-	£1,075,439
Wild Royal Docks	£2,324,300	£563,680	£1,760,620
North Woolwich Co-Design	£994,750	£548,000	£446,750
Tate Institute	£1,177,000	£-	£1,177,000
Greenway Extension	£1,650,000	£165,000	£1,485,000
Sustainable Neighbourhoods	£1,650,000	£165,000	£1,485,000
Mitchell Walk	£1,650,000	£165,000	£1,485,000
Tollgate Road	£1,210,000	£121,000	£1,089,000
Sub total Project 1	£13,956,812	£2,716,110	£11,240,702
PROJECT 2: CANNING TOWN CUSTOM HOUSE HERITAGE AND CREATIVE ENTERPRISE			
Newham Heritage Centre	£6,231,806	£623,181	£5,608,625
Custom House Meanwhile	£420,000	£209,000	£211,000
Sub total Project 2	£6,651,806	£832,181	£5,819,625
PROJECT 3: LEAWAY LINK			
Lochnagar Bridge	£5,065,487	£3,064,744	£2,000,744
Leaway Walk	£549,957	£54,996	£494,961
Sub total Project 3	£5,615,444	£3,119,739	£2,495,705

Strategic Fit – Local

	Newham Strategic Framework	Royal Docks Strategies	Sub-regional strategies
Project 1 – East Docks Eco	<p>Climate Emergency Action Plan Policy Action 3: Promote Royal Docks Enterprise Zone as incubator for green technology</p> <p>Recovery Action Plan Pillar 5: network of ‘engine rooms’ where people can come together to work, socialise, receive support and test new ideas”.</p> <p>Inclusive Economy Strategy Principle 3: Spaces for enterprise and interaction</p> <p>Inclusive Economy Strategy Tactic 3: ‘Linking residents to emerging green economy in Royal Docks’</p>	<p>Economic Purpose EC03 - focus on green innovation and youth enterprise’</p> <p>Draft OAPF vision:</p> <p>‘Protect and enhance heritage assets’</p> <p>‘inclusive economy with access to jobs and training’</p> <p>‘improve accessibility of isolated sites and local communities’;</p>	<p>UK Innovation Corridor: A Shared Recovery Priority 2: Green Recovery</p> <p>Thames Estuary Production Corridor Industrial Vision, Principle 6: Low Carbon Industry</p>
Project 2 - Canning Town Custom House Heritage and Creative Enterprise	<p>Recovery and Reorientation Action Plan Pillar 2: Increase digital access for CYP experiencing digital poverty</p> <p>Towards a Better Newham Pillar 2 - positive activities for under 25s to ensure wellbeing</p> <p>Inclusive Economy Strategy:</p> <p>Tactic 1: Town Centres - local participation and inclusion</p> <p>Tactic 2: ‘Curating publicly owned spaces to support local economic growth and positive community activities.’</p> <p>Local Plan Spatial Policy S4: Canning Town and Custom House; Policy SP5: Heritage and other successful place-making assets</p>	<p>Draft OAPF: ‘New development will ... acknowledge historic assets like Custom House Library’.</p> <p>Cultural Placemaking Strategy – Talent Pipeline</p>	<p>UK Innovation Corridor: A Shared Recovery Priority 2: Plan to avoid digital exclusion, particularly in disadvantaged communities</p>
Project 3 – Leaway Link	<p>Infrastructure Delivery Plan – Lochnagar Bridge</p> <p>Local Plan Policy S4f – new bridge connections over River Lea</p> <p>Towards a Better Newham Pillar 8 – bringing new investment into the area to meet needs of community</p> <p>Climate Emergency Action Plan and Air Quality Action Plan - reduce carbon emissions and improve air quality</p>	<p>Draft OAPF: River Lea bridge crossings to better connect the area with surrounding places like Poplar and Stratford.</p>	<p>Thames Estuary Production Corridor Industrial Vision, Principle 5: A Digital Highway</p>

Strategic Fit – National

Ten Point Plan for a Green Industrial Revolution (HM Government, 2020)	Point 5 (Green Public Transport, Cycling and Walking): Improved walking and cycling routes, new bridge Point 7 (Greener Buildings): Refurbishment of five disused buildings, reducing embedded carbon Point 10 (Green Finance and Innovation): Spaces for innovation and creative enterprise, linking to Royal Docks Green Enterprise Testbed
Build Back Better: Our Plan for Growth (HM Treasury, 2021)	Pillar 1 (Infrastructure) – Connecting people to opportunities through all elements of the bid Pillar 2 (Skills) – New spaces in communities to access training and education targeting data and digital, green skills and cultural industries. Pillar 3 (Innovation) – Heritage and cultural centre connecting people to creative industries. Linking entrepreneurs to Green Enterprise Testbed including green business accelerator programmes.
Plan for Jobs (HM Treasury, 2020)	Supporting construction activity, new employment floorspace and inward investment in the Lower Lea Valley through new bridge
National Infrastructure Strategy (HM Treasury, 2020)	Driving recovery and rebuilding the economy – investment in new strategic infrastructure (Leaway Link) Leaving no community or business behind –ensuring Newham residents benefit from growth on their doorstep Decarbonising the economy and adapting to climate change -, linking to Royal Docks Enterprise Zone Green Enterprise Testbed
Revitalisation of the High Street (MHCLG, 2020)	Investment in disused historic building and parade of shops on key high streets in Custom House and Canning Town, with community participation key.
Gear Change: a bold vision for cycling and walking (DfT, 2020); Clear Air Strategy (DEFRA, 2019)	Investment in traffic-free walking and cycling routes and a new bridge. Rewilding centre, bike repair and restoration hub

Budget

Funding Sources	Total
LUF Funding Request	£19,818,092
LB Newham Match Funding	£832,181
Other Public Sector Match	£5,217,174
Private Sector Match	£618,856
Total	£26,486,302

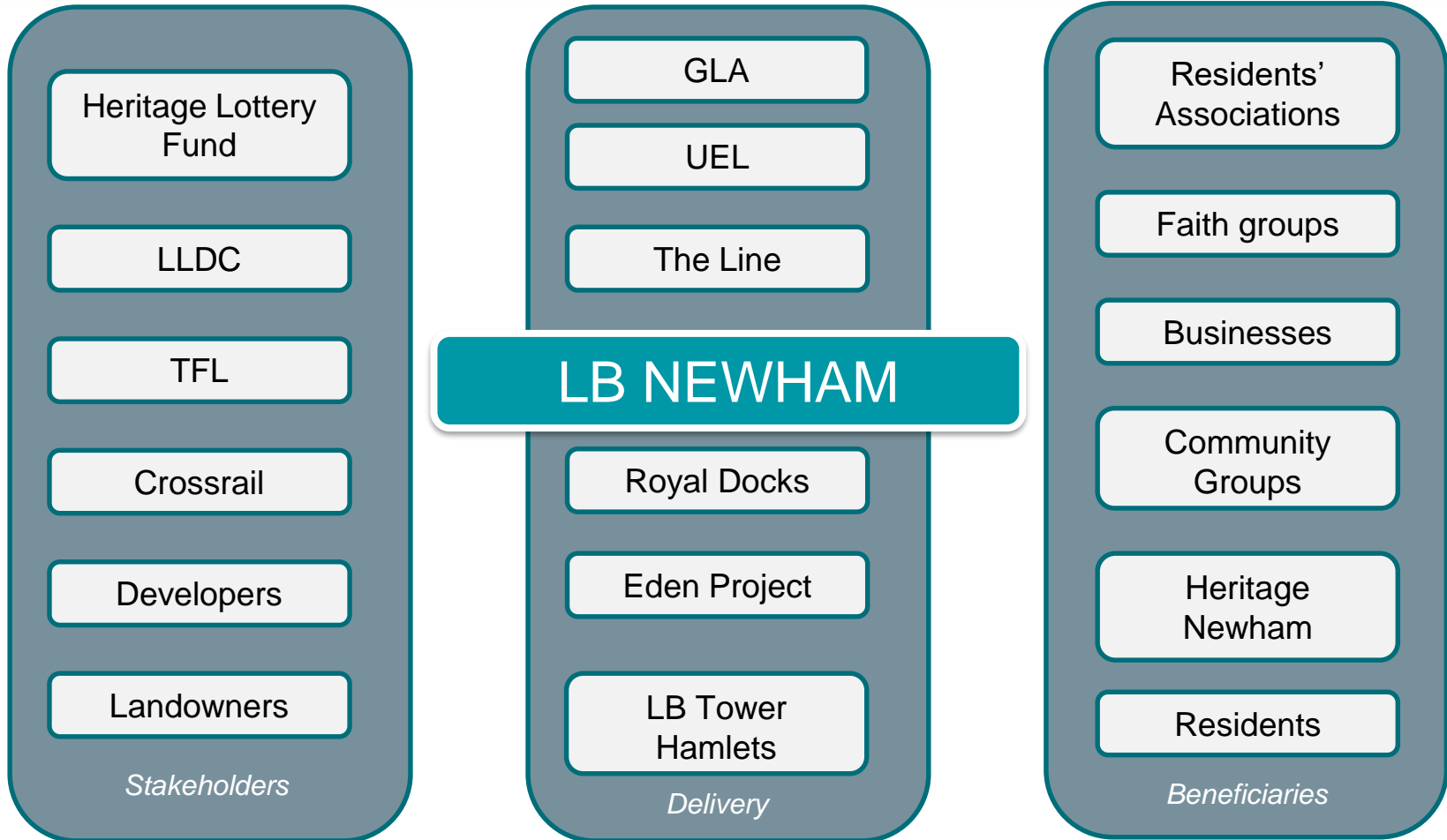
Value for Money

OBJECTIVE	MODELLED INDICATOR	METHODOLOGY	BID TOTAL
Employment	WORK EXPERIENCE & SKILLS/TRAINING	HMG Additionality Guide Duration: 20 years	£1.32m
Culture/ Community/ Physical Access	REDUCTION IN CRIME (COST SAVINGS)	HMT Green Book guidance Duration: 5 years	10% reduction £3.94m
Physical Access	ACTIVE TRAVEL	Active mode appraisal, HEAT model Duration: 10 years	10%-20% increase in walking/cycling £86.72m
Regeneration	LAND VALUE UPLIFT	Market analysis of rise in land values Duration: 10 years	£22.32m
Regeneration	NET REVENUE BENEFITS	Analysis of potential revenue increase for individual assets Duration: 10 years	£2.77m
DISCOUNTED BENEFIT TOTAL			£117.1m

Value for Money

Cost/Benefit	Total (10 years discounted)
Benefits	
Total GDV	£117,070,267
Costs	
LUF Costs	£19,808,092
Public Sector Match	£6,059,354
Other Match	£618,856
Benefit Cost Ratio	
BCR (LUF plus public match)	3.47

Partnership Approach



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Programme Board

- LB Newham
- Delivery Partners
- Funders/Investors

Individual Project Management:

- Project 1
 - Individual Interventions
- Project 2
 - Individual Interventions
- Project 3
 - Individual Interventions

Monitoring & Evaluation Plan

- Baseline setting
- Construction (LUF) Period
- Post Construction/Programme Delivery
- Quantifiable Outputs
- Qualitative Outcomes

Delivery Plan

Programme Element	2021/22			2022/23				2023/24			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Project 1: East Docks Eco	Works Commence							1st project complete			All works complete
Project 2: CTCH Heritage & Creative Enterprise	Works Commence					1st project complete					All works complete
Project 3: Leaway Link	Works Commence										All works complete
Programme Governance (quarterly board meeting)		★	★	★	★	★	★	★	★	★	★

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