

# Subject: The Royal Docks

**Report to: Regeneration Committee**

**Report of: Executive Director of Secretariat**

**Date: 5 February 2015**

**This report will be considered in public**

## 1. Summary

- 1.1 This report provides background information for the Committee's discussion on the Royal Docks with expert guests and stakeholders as part of its work on this topic.

## 2. Recommendations

- 2.1 **That the Committee notes the summary of the site visit to the Royal Docks on 16 December 2014 (attached as Appendix 1 to this report).**
- 2.2 **That the Committee notes the report as background to a discussion with invited guests regarding the Royal Docks, and to note the discussion.**
- 2.3 **That the Committee agrees to delegate authority to the Chairman, in consultation with the Deputy Chair and other Members, to agree the form and approve the content of any output arising from the Committee's work on the Royal Docks.**

## 3. Background

- 3.1 As part of its 2014/15 work programme, the Committee has agreed to examine the Mayor's plans for regeneration of the Royal Docks area.
- 3.2 The GLA is a major landowner at The Royal Docks, with 177 hectares of land, plus 97 hectares of dock-edge infrastructure and water. The Royal Docks are an Opportunity Area in the London Plan. In July 2010, the GLA published the Royal Docks Vision and Strategy. Developed in partnership with the London Borough of Newham, it sets out the strategic development objectives for the area. The GLA estimates that future development at the Docks could generate 29,000 new jobs and more than 11,000 new homes.<sup>1</sup>
- 3.3 The Royal Docks has been designated as an Enterprise Zone (EZ); one of 24 nationally. EZs aim to support economic development through the introduction of a range of financial incentives for participating businesses. The EZ was established in April 2012, and it will run until the end of March

<sup>1</sup> Investment and Performance Board, The Royal Docks: Progress Update, 19 August 2014

2018. Incoming businesses will receive business rates relief for five years (if registered before the 2018 deadline), and Newham will retain any uplift in business rates for 25 years. The EZ also provides enhanced capital allowances at Royal Albert Dock, and simplified planning processes through planning performance agreements between the GLA, LB Newham, and TfL.

- 3.4 The Committee agreed to use its meeting slot on 16 December 2014 to visit the Royal Docks, followed by a formal discussion at its meeting on 7 January 2015 (which was rescheduled to 5 February 2015).

## **4. Issues for Consideration**

- 4.1 The Committee visited the Royal Docks on 16 December 2014. A summary of the visit is attached at **Appendix 1**.
- 4.2 The following guests have been invited to the Committee's meeting on 5 February 2015:
- Debbie Jackson, Assistant Director, Regeneration, GLA;
  - Paul Swinney, Senior Economist, Centre for Cities;
  - Jonathan Seager, Housing and Olympics Legacy Policy Lead, London First; and
  - Eric Sorensen, former Chief Executive of the London Docklands Development Corporation.
- 4.3 This discussion will examine a range of topics, including the vision for the regeneration of the Royal Docks, development partners and timescales. Members will also discuss the establishment of the EZ; its aims, businesses registered to date, promotion strategy, and also consider broader lessons from the Royal Docks EZ for any future potential EZs in London.

## **5. Legal Implications**

- 5.1 The Committee has the power to do what is recommended in this report.

## **6. Financial Implications**

- 6.1 There are no direct financial implications arising from this report.

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### **List of appendices to this report:**

Appendix 1 – Summary of the Regeneration Committee site visit to the Royal Docks on 16 December 2014

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: None
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