

"Within 20 years the communities who host the 2012 Games will have the same social and economic chances as their neighbours across London"

Report from the Olympic Legacy four years on event **10th September 2016**

Bromley by Bow Centre, London E3 3BT



Event organised by London Tenants Federation, working with Just Space for resident and community and small business representatives in an around the LLDC area

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We would like to thank - Dan Hopewell, Director of Knowledge and Innovation, Bromley By Bow Centre, Liz Fenton, Growth Boroughs Convergence Adviser and Roger Taylor, former Director of the Growth Boroughs Unit as well as all the attendees who contributed such rich information and discussion at this event.

EVENT AGENDA

MORNING SESSION:

1. **Introduction**
2. **Revitalisation, the Bromley by Bow Centre and what legacy means to us** - Dan Hopewell, Director of Knowledge and Innovation, Bromley by Bow Centre.
3. **Growth Boroughs tracking the convergence gap** (presentation and Q&A)- Liz Fenton, Growth Boroughs Convergence Adviser and Roger Taylor, former Director of the Growth Boroughs Unit.

AFTERNOON SESSION

4. **LLCD Local Plan monitoring report** - Sharon Hayward, LTF
5. **Community Infrastructure Levy and Section 106 agreements in the LLDC area** - Richard Lee, Just Space
6. **Attendee groups share and exchange session**
7. **Plenary** - maintaining community contacts / links and future joint work.

'Olympic Legacy Four Years On' event report

1. WELCOME: Sharon Hayward, London Tenants Federation (LTF) welcomed everyone to the event. LTF has grant funding from Trust for London to support resident and community groups coming together to influence large scale developments in and around London's two Mayoral Development Corporation areas, the London Legacy Development Corporation (LLDC) and the Old Oak and Park Royal Development Corporation (OPDC) areas. LTF commissions Just Space to work with them through providing specialist planning.

Development in the LLDC is relatively advanced while in the OPDC area it is still at a relatively early stage. In the OPDC area, the groups that LTF has worked with formed a distinct network (the Grand Union Alliance) at an early stage, while in the LLDC there is a much looser network. Here, LTF with Just Space have supported a wide range of resident and community groups and small businesses in trying to influence the LLDC's Local Plan (adopted in July 2015) - taking them through consultation processes and an Examination in Public and are also supporting the Greater Carpenters Neighbourhood Forum in developing a Neighbourhood Plan. Issues increasingly coming up is the extent to which agreed planning policy is being delivered and concerns that communities are not being properly involved in consultations or their concerns about specific developments are not heard.

A range of targets were set in policy through the LLDC's Local Plan relating to 'legacy' and in the six 'growth boroughs' Strategic Development Framework relating to convergence - both focused on bringing benefit to the less well off communities of East London. She said the event would look at some of the evidence around what is being delivered in the LLDC area, whether targets are being met to support the notion of an Olympic Legacy.

2. Revitalisation, the Bromley by Bow Centre and what legacy means to us. Dan Hopewell, Director of Innovation and Knowledge said that his role at the Centre focuses on setting up its research, evaluation and knowledge exchange programmes. They have just engaged two researchers to look at the sorts of things that are important to legacy – socio-economic indicators and the Centre's impact on these. The Centre has around 15,000 visitors a year who come to learn what they do and about their model of working.



Dan said there are complexities and contradictions in East London - much wealth and opportunities and yet also, great deprivation. He said that what we do about this, is the challenge of legacy.

Thirty two years ago, what is now the Bromley by Bow Centre, was a largely abandoned church with a congregation of about 12 people, £400 in the bank and a park. At that time, Andrew Mawson (now Lord Mawson) arrived as minister of the church to minister. His approach was asset based community development - getting to know the people in the community who had some spark and with them to develop a range of projects. This included a nursery which remained at the Centre until quite recently, a dance school, artist spaces, adult learning programmes.

When care in the community came along, Andrew brokered an innovative social care programme -

getting local mums who had not done particularly well at school and who were quite socially isolated working with people who were being dumped on local estates and who needed support. This was a win, win situation – bringing two sets of needs together and providing mutual benefit.

Later, he floated the idea of building a health centre, following an inquiry into the failure of care in the area. One of the biggest obstacles to this was the NHS who did not think that communities should be building GP practices. Eventually they got Brian Mawhinney, the then Minister of State for Health and enthused him about what they wanted to do. They took out mortgages and built the health centre. It still may be the only health centre in England that is owned by the patients and rented out to doctors. They also negotiated taking over the adjacent poor quality park from the local authority as an asset for the community.



Dan said that Charles Booth was one of the pivotal people in terms of issues being discussed at the event. Booth produced maps of poverty in London where areas coloured black comprised (in Victorian parlance) the 'semi-criminal underclass'. He said fast forwarding 110 years, pretty much the same levels of extreme poverty remained in east London and that Legacy is about this. "Can we significantly change these indicators and ensure that our community does benefit from the opportunities that Legacy provides"?

About 25% of provision at the Bromley by Bow Centre is primary care and 75% employment, training and social enterprise programmes. The Centre's social enterprise start up programme has, in the last decade, supported the setting up of 60 community businesses that have created around 400 jobs with an annual turnover of about £4m a year - a fantastic success rate. In the last five years there has been only one business failure.

Dan said that Richard Sumray, working closely with the Centre's Andrew Mawson and Paul Brickell (former professor of haematology at UCL and Newham councillor) wrote a blueprint (called Water City) for the Olympics many years before the Olympic bid was written. This was an idea that east London could become more like Amsterdam. It had waterways and opportunities. Why couldn't it become a thriving centre where the waterways connected people rather than dividing them? Paul Brickell later became chief executive of Bromley By Bow Centre, then Chief Executive of Leaside Regeneration and is now one of the team who heads up the legacy team at the LLDC. Bromley by Bow Centre continues to work closely with him particularly around start-up businesses.

Dan said that he was keen to engage in this event; being very much aware that 'Legacy is not easy'. He said he felt there are pluses and minuses. The challenge is to ensure that opportunities do benefit the local community. As east London becomes a more mixed area there is the danger that those already left behind don't get further behind.

Q & A session with Dan Hopewell

Q. Do you think legacy has worked?

A. I think elements of it are working. It is probably far too early to say. Some of the really big educational and cultural institutions are still to move in. They will undoubtedly provide huge

benefit in the future.

Q Financial support is very important for any individuals or groups who are struggling to try to engage or organise. Does the centre provide these groups with support?

A We live in very difficult times. Bromley by Bow Centre is a charity and finding funding to continue our work is always a challenge. We know that there has been a raft of austerity policies that came in with the last and current parliament, including welfare reform that have diminished support for local communities. There have been dramatic cuts in services delivered by the boroughs over the last six years and this has reduced finance and resources within our communities and provision for their needs. Bromley by Bow Centre has historically worked with corporate partners to unlock funding to support the local community. Barclays Bank puts half a million a year into the Centre's employability programme. It works closely with OCS who have won the Olympic Park facilities management programme to ensure local people are employed to work there.

Q Some people look at London Docklands and saw development benefit internationally rich people, but the Olympics was supposed to provide a legacy not just around sport but widely around deprivation in east London. How do you see the area controlled by the LLDC developing successfully; to be an inclusive development supporting all communities?

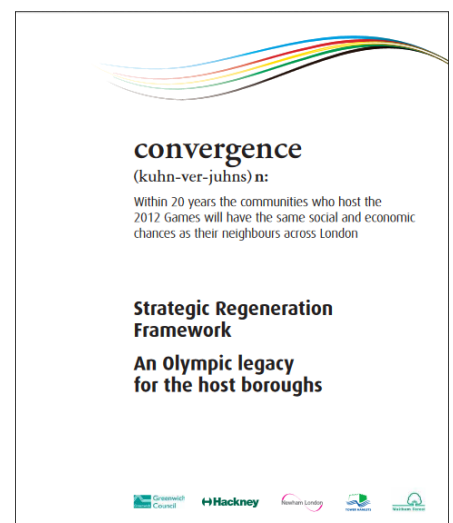
A I guess it depends how people view success. Canary Wharf may have been seen by some as generating success, but only 6% of the 100,000 workers involved with building Canary Wharf lived in Tower Hamlets; a huge skills miss-match. With the LLDC area there are still huge opportunities but also risk that people who need opportunities don't get access to them. We will see jobs and considerable learning and cultural provision, with leading institutions in the world moving into the area. There is a critical role for grass roots organisations like Bromley by Bow in building bridges with these organisations (the V&A, the Sony Museum; Sadler's Wells Dance Academy and UCL.

3. Growth Boroughs tracking the convergence gap – Liz Fenton, Growth Boroughs Unit and Roger Taylor (former Chief Executive, Growth Boroughs Unit)

In 2009 Olympic Host boroughs (later the Growth Boroughs) had drawn up a Strategic Regeneration Framework around 'convergence' (prior to the LLDC being established).

Roger Taylor was the Chief Executive of Waltham Forest prior to becoming Chief Executive of the Host Boroughs Unit. He was asked to try to articulate what Legacy might mean for the five boroughs hosting the Olympics

He said that prior to 2007 there was no real understanding of how this idea of Legacy might mean something real to people of these boroughs. At this time, the Host Boroughs Unit was also facilitating some of the local planning for the future; the huge programme of getting more infrastructure built, as well as being the vehicle for the Olympic Jobs scheme. Roger said what he felt was needed was a coherent organising framework in which they could start talking about legacy. They went back to the data and began to look at what made this part of London unique. It showed that the area suffered massive deprivation, with an enormous gap when compared with the rest of London. While there were pockets elsewhere in London that have similar levels of deprivation, the sheer scale of it in the host boroughs was what the boroughs felt must be tackled in terms of Legacy.



Levels of multiple deprivation were also worse here (in terms of scale) than anywhere else in the country. It was felt that the change required meant getting into the detail of the issues relating to employment, training, health and housing, as well as the glamorous things that were happening around the park, in order to benefit local communities.

Alongside massive levels of deprivation, here was also the prospect of enormous growth in jobs and development of infrastructure over the next 20 years, most driven by the private sector, so there was need to connect people with these unusually large employment opportunities.

In the end, the host boroughs settled on the simple word of 'convergence' to describe what they felt legacy was - that over a 20 year period of time the life chances for people in this part of London need to rise so that they were similar to those in other parts of London.

This was a simple thing to express, but also complicated as (i) everyone else's life chances are improving and east London would have to move faster to catch up and (ii) that the extent to which the population was changing and growing, with new younger and richer people coming in and settling here would need to be properly understood.

Roger said that trying to engage the boroughs, the Mayor and government and, at the same time and how this related to organisations like the Bromley by Bow Centre, was no easy challenge. However, the Growth Boroughs published its first convergence plan in 2009, setting out aims and targets to achieve improvements in terms of health, education, training jobs and housing over a 20-year period. This would not be a quick fix, but a slow remorseless programme where the most crucial thing in the end, would be whether (i) the politicians would stick with it (ii) the data would be clear enough to show where the deprived communities of east London were winning or losing and (iii) future generations would have the passion to continue to assess what changes were taking place. While achieving these changes doesn't seem too much to ask, it is difficult, particularly with changing government policy.

Liz Fenton provided a presentation on the data relating to what has been achieved since 2009. She said that the aim of convergence was still to achieve social justice and for a fair share of some of London's prosperity for the communities of east London through setting a number of targets. Given that the same levels of poverty existed in east London as when Booth produced his poverty maps a hundred years ago, attempting to address this in 20 years is an incredibly ambitious target.

Indicators were produced to measure change - based on information that is widely available and therefore not contestable by government or others. They are able to assess that, for example, the employment rate is going up, but can't tell whether that is due to people who were here in 2007/09 gaining jobs or rather new people moving in who had jobs anyway. Other research would need to be done to assess this kind of detail. Liz talked through the three local indicators that were set:

1. **Creating wealth and decreasing poverty** - relating to education skills and employment. They set out the measurements of data as they were in 2009 in both London and the growth boroughs, and then measured the gap between the two. This has been tracked each year. The latest figures are from 2015. Measurements include:

(a) Young people gaining qualifications This is really good news. The schools and education provided in the host boroughs have improved considerably. They are now performing really well and are pretty much getting towards the London average.

(b) Medium earning levels The figure for Tower Hamlets is higher than the London figure but all

other growth boroughs remain lower, particularly Barking and Dagenham where the gap is actually growing rather than diminishing.

(c) Job creation A lot more jobs have been created. However, the population has also grown, so while east London has a growing share of London jobs, the job density figure has remained the same as many more people have moved in. If people are self-employed this is picked up in the statistics. The number of jobs are counted in the borough where they are based.

Latest data may show more changes (when figures are out) – but unlikely that this will reflect higher median incomes; this is really tough to change. It will be interesting to see if the new minimum wage will make any difference.

Questions, answers and comments

Q. What about where people have multiple jobs to bring in sufficient income to the household? Is this captured? If not this may not be a good figure to track.

A I don't know if the data captures this.

Q. When TFL brings in all the jobs that are going to be there in the area, will this affect the figures? Surely it is not necessarily local people that will get those jobs?

A. Additional jobs will be tracked but we can't tell whether it is local residents who get them. This is why other indicators are tracked as well. Job density is measured because it shows economic growth in the area. Generally where local jobs are delivered, local employment increases. However, it doesn't matter how many more jobs there are, if the population is increasing at the same time.

C. The tracking of benefit to existing communities in any of these large development areas is a real issue. It is something that has come up recently in the work we have been doing with groups in the OPDC area. The GLA provides base line data, but there is no tracking of the existing communities that are supposed to benefit.

A As far as I'm aware there has been no discussion between the growth boroughs and the LLDC on this. We did get some costs for different pieces of research that could achieve this but, as this is also a time of austerity, the boroughs did not feel they could stretch to paying £20,000 each into something that they would have to continue to do in order to properly track what's happening to get robust data. I've had discussions with colleagues at UEL about possibilities of getting businesses to offer bursaries to enable some PhD students to do some work on this. When we first put together the baseline data with the Department for Culture Media and Sport (DCMS), they were going to support some of this kind of research, but this didn't occur / potential funding was cut. So this is the best we have. Some of what we can track, such as claimant rates, is numerical and so at least this is not lost in percentages. Some of the welfare reforms / changes will have impacted on claimant rates. It could be possible that together we could talk to Trust for London about possible funding for work on this.

C. It seems to me that the figures you mention are not very costly. Spending a few hundred thousand on monitoring the effect of something that is costing billions of pounds to deliver is quite frankly insignificant.

A Yes, in one way, but when the boroughs haven't got enough social workers to cover statutory services they don't see this as a priority.

C. In relation to the quantum of development we are talking about – £10, £20, £30, £40 billion, putting in a few thousand to see if it really has any effect on the most deprived communities in London seem to be very small amount of money., especially if it proves the case.

A I agree there should be a collective pot of money from central government, the LLDC and the boroughs for this.

Q. Looking at the job density and matters of changes in types of jobs created, there is the loss in industrial jobs and replacement with retail jobs. Is this tracked?

A On the growth boroughs website there is an employment skills strategy which looks in detail at this. It projects that 40% of jobs created in the growth boroughs require additional qualifications. There will be job growth, but much of it will be in IT industries. The fact that young people are doing well in education will hopefully mean that they will get the jobs created.

C I agree that the cost of carrying out ongoing research on the impact of the Legacy is little compared to amount of investment going on. We should also ask whether the money being spent is best meeting need. It is possible to massage the figures and the data does not necessarily show the whole story. There is also the possibility that money would be better spent if the community were listened to. We need communities more involved in defining what kind of regeneration they want. We have a situation now where we have an asset of community value used by artists who have done a lot of outreach work with the local community, particularly children. The LLDC has really old and costly plans for a new bridge over the canal. The bridge is not needed; there are already two other adjacent bridges. We have met with the LLDC, but we just haven't been listened to.

A. Regarding the Olympic project, I don't think there is anyone who doesn't think that the money could have been better spent in a way that was more regenerative of east London. However, the money would not have been there if London hadn't won the Olympic bid. Shouldn't we look at how can we make sure that local communities do benefit and say there is still an argument for convergence? Four years on, there is far less interest in this.

2. Improving health - looking at life expectancy, children's development and obesity levels, cancer, heart and activity. In terms of reducing the gap these are doing worse than the other indicator sets. It started off well but, despite the Olympics being a sporting event, the gap between local peoples' levels of activity and the London average has actually grown. In term of a sporting legacy, it's not happening here, or not so far.

The gap in cancer rates between growth boroughs and the rest of London have reduced which is great and mortality rates are reducing, although they went up slightly on the last data set.

Obesity levels for children have grown. Children having a good level of development by the age of five has been a major success story. The average in East London has been better than the rest of London since 2012 and this continues to get better. A lot of indicators for young people are doing well (except around obesity) but those for everyone else are not doing so well.

The life expectancy gap had reduced for both men and women, but not by as much as had been hoped and some of that is beginning to reverse. This may be as a result of welfare reforms.

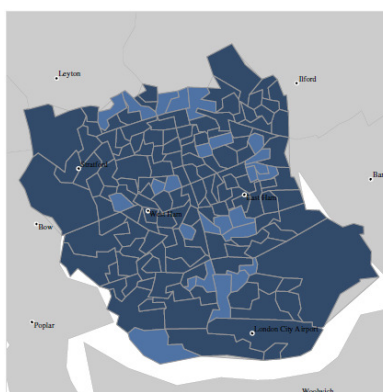
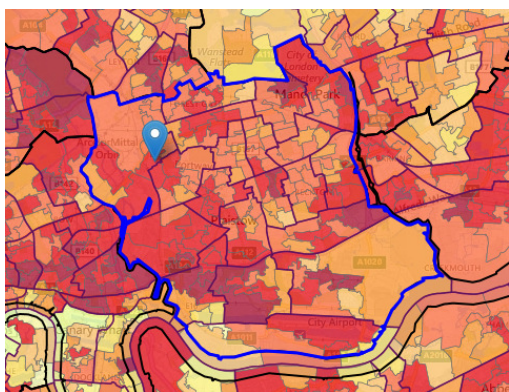
3 Successful neighbourhoods - measures violent crime, housing built and a new one is about having additional bridges across the Thames. There is a massive convergence gap here. There are lots of bridges across the Thames in west London but few here and they are not all free to cross.

The gap between violent crime in east and the rest of London had reduced significantly but has not grown a bit again. The host boroughs were successful in building the number of homes they had targets for (including the number of affordable units) although we know that there are

massive problems around the definition of affordable housing. We were looking at indicators around overcrowding, but national statistics no longer measure overcrowding. The next time we are likely to be able to measure overcrowding will be in the next census (if this is still measured). Other government statistics that have been scrapped include participation in PE in schools, environmental cleanliness and neighbourhood satisfaction.

Although not used as measures for convergence, indicators of deprivation show that since 2010 there have been improvements – especially in Newham, Greenwich and Waltham Forest. Newham has moved from 2nd to 25th most deprived in 2015, but Tower Hamlets which is 3rd most deprived has remained so. If we look at the gap between the growth boroughs and the rest of London, the shift has not been so big; it is just that the north of the country has got worse. Also since 2010 we can see there is less relative deprivation.

In summary, closing the convergence gap is a huge challenge. While the analysis has not yet been completed for 2014/15, there is a convergence gap in the 12 indicators of all six boroughs compared to the London average. In relation to 10 of the indicators, one borough is still the worst in London.



Indices of multiple deprivation in Newham in 2015 and 2010. In both the darker the colour the higher the levels of deprivation

Roger Taylor, leading further discussion, asked what's standing in the way of achieving convergence? He suggested the following:

- Lord Coe and the international Olympic Committee have marginal interest in achieving legacy.
- Government policy has changed and is counter to achieving the aims.
- Boris spoke with forked tongue. While talking, for example, about what he would do about air pollution levels, most of the primary school impacted by high levels of air pollution are in this part of London.
- The successful development of the Olympic Park is a huge distraction on the issues of legacy. It is easy for the Olympic Park lot to say look how well we have done in terms of Legacy. For many people outside this part of London, legacy just means what levels in investment and activity went on within the Olympic Park, which is never what we wanted.
- On the Olympic Park, Westfield in Canary Wharf and in Greenwich etc what we are seeing is a massive level of investment, yet (as we have already discussed) cannot be sure how far it is benefiting people who were already living here, rather than providing new opportunities for people migrating into the areas and taking most of the available housing.
- The problem of shifting out of the existing population and replacing them with wealthier communities. We know that this is already happening with regard to the boroughs policies on housing and homelessness and in particular the housing benefit restrictions.

We still have a deprived population but a younger community that is being better educated – which

is a great hope. As far as the rest is concerned, it is going to be increasingly difficult to see them, focus efforts on them and whether any progress has been made. There are a lot of new policies from government, the Mayor's office and local government that are about making people feel better about legacy than they should do, because the shape and character of the area is changing so fast. This isn't really changing things for the people who were already living here but the people moving in with secure jobs. What we want to see is that the children coming through school education now to end up getting better jobs and not have another generation where the only jobs they can get is low-paid jobs as janitors, in grounds maintenance, service industries and cleaning.

Following comments / discussion:

- Much of what is happening in the Olympic Park is voluntary, not paid work.
- (RT) As far as the government is concerned the legacy is little more than what's happening in the Olympic park -all major distractions. It is much more difficult, particular with some of the boroughs, not a million miles from here, going ahead in ambitious flights of fantasy. One of the things that really ought be done is that community groups like this could do a lot more to get keep the feet of local politicians against the fire.
- The LLDC is a strategic planning body. This is potentially where there could be a proper focus on convergence, realised in policy and in planning applications. However, week by week plans are being agreed by the LLDC planning committee; people who don't have convergence in their site. So we have very low targets for such things as genuinely affordable housing and a lack of community infrastructure provided for existing communities. So while you talk about this as a 20 year programme around convergence, the LLDC's local plan is being implemented, application by application that don't meet the needs of existing communities. Now is the time to deliver higher levels of the things genuinely needed especially as the LLDC is the gatekeeper between private enterprise and community benefit.
- (RT) Yes I agree. I can't tell you the fights we had with the LLDC that really convergence should be the prime issue. But actually much of this is about a set of financial deals. But, if the politicians in Tower Hamlets and Newham in particular have taken their eye off the ball then where is the dynamo that will make that happen? There just isn't the same focus as there was four years ago around what we are trying to achieve.
- We have difficulties with our local planners in terms of recognising that community benefit should be provided and that they don't need to give the developers such an easy ride.
- Finances are very important – government and local authorities' say they have no money. Government knows that we give them [the local authorities] money. In the private sector they have to have money coming in. Government should be much stronger with local government – control what they do – then we may get somewhere.
- Would Liz explain what's happening now and in the future in terms of the growth boroughs continuing to monitor convergence?

Liz Fenton: The growth boroughs have really gone into hibernation. In the future boroughs will no longer be in the same sub-regional area. In terms of managing and co-commissioning work, they are to have four different areas in London. Hackney and Tower Hamlets are looking to be in a Central London Partnership, while the other host boroughs will be in the East London Partnership. As a result they are no longer looking to have a growth boroughs unit.

They are, however, still interested in convergence. They were successful in securing some European funding last year. The programme of £8.5m funding is to support getting 10,000 people into work

over the next three years. There is still an employment and skills board that will meet every three months but generally the Growth Boroughs Unit 's work is diminishing. There is also a small amount of funding left from last year and some small bits of work will get done, but decisions haven't yet been made around whether they will still contribute some funding to get the annual report done.

Q. Do you have any information on how long the LLDC will continue?

A. No. There is no indication that it is likely to go before about 2020. There has to be some kind of organisation to oversee the public spend in the area.

Q. The Canal and River Trust has some funding for the waterways and to restore the Carpenters Road Lock and will be publishing a host of data and wondered if this might tie into anything you are doing – how can we connect?

A. There is another conference on 20th September being run by UEL – and there is a London Legacy group that is carrying out some research. I could link you up with this.

Further comment:

- A whole range of other factors could impact on that data. If loads of young people have come into the area – then this will impact on levels of cancer. I'm worried that the LLDC gets the credit for any positive change.
- (LF) I understand what you mean – but that specific data relates to over 50's.
- The LLDC is like a private organisation. I had no idea that there were such large amounts of money going around while many people are working in the Park on a voluntary basis. At the same time big people at the top getting lots of money. Do they really not need to ensure that local people are paid properly for their work and that they should take convergence seriously?
- I've lived in Newham for nearly 40 years and worked in local schools. There is still a problem here around small children's health - with severe levels of asthma and breathing problems. Also, young people of the borough are not getting the job opportunities that were promised. Our council is consistently awarding contracts outside the borough, when we have people here who could do these jobs. I was a big supporter of the Olympics and thought that it really would benefit local people, but it hasn't. There are properties going up, but they are not affordability for local people. Our Mayor is trying to cleanse the area of people who supported him in the past.
- (RT) One of the targets we wanted early on was to get reduced cost of travel on the tube to Central London from Newham, to support local people accessing work. We had bitter arguments with TFL about this, but, they wouldn't listen. This was eventually implemented last year but how long **has** this taken? How did we get to the point that there are 14 bridges west of Tower Bridge and basically so few to the east? Then we get this £185m (with £60 million of public money) plan (unless Sadiq Khan rejects it) for a garden bridge. Where is the benefit; its crazy!
- This is a Mayoral Development Corporation – so at the end of the day the London Mayor is accountable for what happens here.
- (RT) These things are at least susceptible to some democratic activity. There was nothing wrong with the guidance set by the GLA planning department on what the text for convergence was.
- I support a previous speaker's comments about the figures. I think that what you are reporting is **a** picture of obfuscation, mystification, avoidance and shifting goal posts. The democratic output is very poor. It is a very interesting political description of what this sort of government system does in creating a tremendous smoke screen around what it is really doing. But reporting what it is not doing and its avoidance though is useful information for us. However, I support the point that if you are going to report the data you must produce extensive data on the very complex

political, spatial and demographic movements that have been taking place here for the last 10 years. Some years ago you would have seen high indices of multiple deprivation in the Clissold area of Hackney, but now you don't. This is a product of gentrification and we need to find a more complex way of capturing this.

- (RT) That's why it is important that the data focuses on the population who have always been in this part of London. I remember going to the Olympic board, with all these important people in 2008 trying to explain the Growth Borough's programme. Someone from one of the big companies there said we don't really need to bother about this. By the time this is complete, the problem won't be there any longer; there won't be poor living there any more.
- I'm grateful for the picture just fed back to us in plain detail. It's actually an appalling story – if the guys who make these promises don't even make a dent on the important stuff, they should be ashamed. I'm also interested, while we have you in the room, to hear from your vantage point what might be possible and to know some of the points that might be useful to us.
- (RT) The most reliable data is that around educational achievement and the fact that this has improved significantly over the last few years. This is not about legacy, but just the improved quality of teaching at the schools which was occurring long before any discussion on legacy. This means that we are creating a generation who are less likely to be NEAT (not in education and training) and far more likely to be in employment. There are also good projects in Newham, where we are seeing young people going to internships with arts and IT companies. While this is small it is worth doing. The fact that we still have a good set of employment policies supported by a big chunk of European funding means that there is still quite a lot there of benefit. I also think the Olympic jobs for local people was a brilliant programme. The general rise in life expectancy is also good. Again, I don't think that's got much to do with the Olympics but it does mean that we have been able to put a spot light on this, to say these things need to improve. Some changes, of course, about new communities moving in. I do think more pressure could be put on councils not to walk away from their commitments to legacy.
- I appreciate what you are saying about school improvements happening long before the Olympics. I think convergence is a good focus. The population of Tower Hamlets was 140,000 population when the Bromley by Bow Centre built. Its now 280,000 and in twenty years time will be 500,000, this will bring in a completely different demographic. Therefore, should be looking not just how the gap between the growth boroughs and the rest of London, but what inequality looks like within those boroughs as polarisation potentially increases within our boundaries.
- Why is it that those in authority are not interested in getting the real data that we need? From today's meetings I think we have so much information and so much rich data; some of our own. I think we can coalesce in a very skilled way and take it back. Dan talked before about asset based initiatives and I think we can take this on with resources at our disposal. We can organise ourselves and complete some forms to get some get some funding and when we talk of convergence we can start looking at ourselves.
- (RT) Sitting on Hackney's computers is eight years worth of convergence data and methodologies behind it. Is there any possibility that some here of this groups might, in the future, be the holders / caretakers of this data, if the boroughs don't want it? Maybe they would be prepared for someone else to take this over. Perhaps over time there could be a change in focus, as Dan suggests, broken down borough by borough. This is a rich valuable time-sequenced database which I would hate to see lost, with much money spent on it. If a custodian outside local politics took it over, you would have the asset and it would be a real community resource.

- In the OPDC area the network that LTF has established and supports is a formal group with a name - Grand Union Alliance. Here the network is looser, having worked more loosely with lots of different groups at different times. However this could be a more formalised named network that could and perhaps meet with Trust for London as Liz suggest, with a view to taking over the convergence data. Roger would you be prepared to come along and support in such a meeting?
- Some areas have become more deprived since the Olympics. In relation to talking to the politicians, it would be very useful if some of us were able to use this data when talking to them.
- Your passion is obvious and throughout the morning you have encouraged us to put pressure on the system and to make sure this data is not lost. However, we need your assistance because you are the person who has been doing all this work and has the credibility and standing with more important people that we don't have. I would like to ask again, whether on a short term basis you would help us to get started if people here today did want to take up your challenge and the responsibility around the data? Perhaps come with us to meet organisations like Trust for London?
- (RT) I have other commitments and live much of the year outside the country. Of course I'd be happy to help but my capacity to help is rather limited. Liz on the other hand is here and she is the real brains on all this convergence data. The real hardship about doing things like this convergence stuff is that you can see what's going on, but unless you connect with the local communities it is incredibly difficult. We can do it for employment and training - better than for anything else, but the rest of much more difficult.
- The entire Olympic project is very good at subsuming the Stratford development project and then pretending that they have been doing that all along - which demonstrates the political slight of hand. Having in the past been a primary and secondary school teacher in Tower Hamlets, one of the things that sticks in my throat is the business of demolishing schools and rebuilding them. The comparison that I'd like to make is that the amount of money that is put into very poorly built terraced housing that are more than a hundred years old because that how you make lots of money out of mortgages. Yet, at the same time, the ease with which superb schools, built on the London School Board pattern and could easily have stood for another 500 years, if treated properly, have been knocked down. One, half way along Roman Road, was one of the first built by the London School Board programme and was a superb piece of architecture of this period. It was knocked down, basically trivial reasons.
- LTF has a lot of housing data from the annual monitoring reports of the London Plan - setting out how much net social, intermediate and market housing is delivered compared to London Plan targets. Some of the host boroughs have been incredibly poor about delivering additional social-rented homes (compared to London Plan targets). We could pull out the growth boroughs data from 2009 and forward that on to you, if that's of any help.



The monogram of the School Board for London, which originally adorned all schools built by the board.



Bonners Street Primary School demolished 2007

Attendees thanked Roger and Liz for attending the event.

4. LLDC LOCAL PLAN Annual Monitoring Report 2014/15 - Sharon Hayward, Coordinator, LTF

Sharon advised that the Annual Monitoring Report (AMR) covers the period 1st October 2014 - 31st December 2015. It provides monitoring of the Key Performance Indicators (KPIs) relating to policy set in its Local Plan. The event pack includes a table setting out a summary of the KPI's, the monitoring criteria used to assess the KPIs and some of the monitoring data. There are gaps in the report and it uses a variety of national and regional data sources, so the way that the data is assessed is inconsistent. It is suggested that this is mostly because it covers a period of time prior to the LLDC's Local Plan being adopted (July 2015) and that monitoring will be more complete for the 2015/16 Annual Monitoring Report.

By August 2013 and prior to the LLDC Local Plan being adopted, around 75-80% of the potential development capacity in the LLDC area already had planning permission of some sort (determined with reference to the relevant borough's planning policies). The largest housing development sites are those in Stratford City and in the Queen Elizabeth Olympic Park; representing roughly half of the total development capacity for the area.

Sharon also pointed out the display boards positioned around the room that had been put together for the event and which also included some monitoring data. She highlighted:

Housing

- The LLDC's Local Plan annual target for 1,471 new (net additional) homes, 455 of which were to be 'affordable'. For the Plan period of 2015-31 the total target is more than 24,000 new homes.
- The affordable target comprises 60% social or affordable rent and 40% intermediate homes.
- In 2014-2015 only 1026 new homes were built (70% of the target), of which 254 (24% of the total) were private homes, 759 (74% of the total) were for student uses and 22 (2% of the total) were intermediate homes. No net social or affordable rent homes were delivered .
- A graph in the monitoring report shows that around 3800 (net/ additional) homes were delivered in 2013/14. We are told that most of these were likely to have come from the completion of East Village, including 1379 'affordable homes; 675 social rented and 702 intermediate homes.

Economic Activity

- Data from the Office of National Statistics comparing percentages of unemployment, Job Seekers Allowance claimants, average earnings, job density and changes in job sectors in the four boroughs of Newham, Tower Hamlets, Hackney and Waltham Forest is provided, compared to London. This will be used as baseline data to identify change in future monitoring reports.
- The report says that 8,400 jobs would have been created based on data relating to the additional employment floor space created (mainly office jobs). It is not clear how many of these would have benefited local people. It is assessed that 88-100 jobs would have been created (based on provision of additional storage space), 275 jobs in new hotels and an estimated 146 in other uses.
- It is noted that local labour employment clauses were included in five section 106 agreements.

5. COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 AGREEMENTS - Richard Lee, Coordinator, Just Space

Richard introduced himself, noting that Just Space is a London-wide community network that is campaigning for social, environmental, economic justice for future developments in London. The network brings together London-wide and local groups and is focused on regional planning policy. He informed attendees that Just Space has produced a publication called '*Towards a community led*

plan for London: policy direction and proposals' which is aimed at influencing the development of a new London Plan. He emphasised that the new Mayor is at the beginning of the process of producing a new London Plan which all London's planning authorities including the LLDC will need to be in general conformity with. He encouraged community groups to get involved at this early stage.

Developers are obliged to give financial contributions for the infrastructure needed as a result of new developments. The Section 106 financial contributions provided (there is some information on this [at](#) the Annual Monitoring Report) have been set to respond to local issues. The money allocated will have depended on the negotiations between the planning authority and the developer.

There is also a system for taking developers contributions for infrastructure which came into force in 2010 - called Community Infrastructure Levy (CIL). Charges are based on the size and types of new developments. The approach is more strategic than local. It still, however, gives opportunities for local communities to gain access to funding for projects.

Fifteen percent of an authority's CIL receipts are passed to Parish and Town Councils, where developments take place. Elsewhere, the authority retains the receipts, but should engage with communities where developments are taking place and agree with them where best to spend the neighbourhood funding (15% of CIL in that area). Where communities draw up neighbourhood plans or neighbourhood development orders (including a community right to build order) and secured the consent of local people in a referendum get 25% of the CIL collected in their area.

The latest AMR shows that the LLDC had £8million collected for section 106. Only £7,600 has been spent so far, which raises questions around the time money is being collected and spent.

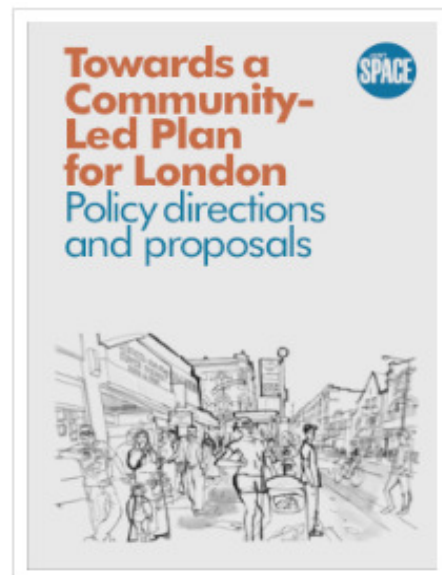
- 75% of the total are allocated to go on transport infrastructure.
- London's Mayor also sets a CIL. In the last 2 years, 5 million was allocated to help fund Crossrail.
- The Mayor of London is not required to allocate any receipts to neighbourhoods. He must only spend the levy on strategic transport infrastructure.
- There is currently an LLDC consultation around the Neighbourhood Priorities Fund to ensure that 15% of the receipts from the Levy are spent in consultation with the Local Community.
- The deadline for responding to the consultation is 15th November. Copies of the consultation form were handed round at the meeting.

6. PLENARY - Maintaining community contacts / links and future joint work.

Following an attendees' introductions there was some discussion on the future of the network post January 2017, when the LTF's Trust for London's funding ends. There was a strong agreement around the network continuing to exist as a diverse range of groups focused on the LLDC area. This would facilitate ongoing sharing, exchanging, training and learning; research, monitoring and evaluating what's happening in and around the LLDC area; making the network clearly visible to the LLDC, scrutinising and holding the LLDC and boroughs to account and potentially, where groups want to, to engage in direct action / campaigning.

Key points from the discussion:

- Not forming a formal network would be a complete waste of our knowledge and angles.



- The morning session looked at what legacy and convergence; the research around that; looking more seriously at the network taking on / being caretakers of the growth boroughs work so far and taking this further.
- We should start from where our experience is and the word legacy is a false concept that was foisted on us. I'd like to use the word aftermath.
- It would be very useful for the network to continue the data tracking that has gone on over the last eight years. I think it would be very interesting to (i) maintain the focus on convergence in future years (ii) to help us see the difference that we as groups and organisations are making and (iii) to extract cohorts and segments within the population and to try in some way to distinguish what's happening, particularly to the most disadvantaged in our communities who were here in 2009. We know that as time goes on disadvantage shifts and changes. At one time those in social housing were the most disadvantaged. Now many disadvantaged households, who would in the past have gained access to social housing, are now in private rented sector.
- The trouble with the LLDC is that it doesn't get much scrutiny. People are not used to going to its offices / don't really know where they are. The main point would be to hold together a network that knows what the LLDC is doing. We all have our own individual campaigns or have concerns about particular planning applications. However, having a network that everyone can be aware of and which might scrutinise the results of LLDC outcomes (which clearly are not good) and to publicise this would be important. For them to know we are here would mean a lot.
- I think we should meet every two months. We can decide what we focus on when we meet next.
- I think we need to continue to focus on the area. The notion of going for the LLDC is a good one. I seem to go around different boroughs - not just Tower Hamlets - so the LLDC does provide an ongoing point of focus. It is also a focus for gentrification. We knew what the legacy was going to be, we knew what the statistics would be, I don't need these people to tell me what's going on. I don't need to study any more of this. We can see it every day. Research is helpful, but we do know what is happening and we should see if there is any common action we can engage in.
- We all have our different campaigns, but I'm not an activist. I live on an estate and have been for many years. The problem is what kind of agenda this network will have. We put our energy into our own campaigns. We are drawing up a neighbourhood plan on our estate (Carpenters) there are the guys from Queens Market and other groups - and we anyway have a relationship with them. I'm trying to work out what our strategy would be and how we would work together. What are our aspirations? I have my own ideas, but know that there are contrasting views and ideas. Most importantly we want our communities to be sustainable.
- I share cynicism around legacy and convergence. No one knows what it means. It doesn't appear in the LLDC Local Plan. So the idea that any of this was to be about support existing local communities rather than just bringing new people in is completely lost. We know that the changing indices of deprivation in this area is not because of benefit to existing communities. Whether or not however we can work out how any of this can benefit local communities or how we can co-ordinate and derive benefit from a project that assists in provision of information and or focuses on activity should be considered.
- When the LLDC says that it is subject to corporate pressure, this is a very mealy mouthed way to put it, given that it is a body that represents corporate interests. This is clear from what continues to go on in the Olympic Park area. Regarding the canal, I know people who live on canal boats who have told us that they are not allowed to go into the Olympic Park. You don't want something that is a tourist venue and which bars the people who live in the area. As soon as you start any campaign to save any little bit of your area or community, is an immense bit of work. The

good thing is that you suddenly find other people involved in their own campaigns in their own bit of the area that might produce some success. Organising a wider network is harder work. To ensure success we should focus on getting people involved who are not currently involved.

- We had 60 people signing up to attend this event (although not all turned up today). LTF also have lots of other contacts on our database who might want to engage.
- I'm new to this, but coming here today to see all these different organisations and groups working on different angles and interests, including people from Just Space, Games Monitor and Bromley By Bow Centre - with huge expertise is amazing. Holding such diverse groups meeting through this network with a common interest in influencing, scrutinising and challenging is good. Our group **was** set up six weeks ago and in that time we have done so much - in terms of the scrutiny, showing them the LLDC their own reports which are contradictory, shown other reports from experts they have ignored and showing them where they have been neglectful. Because of where our group is, as artists and musicians our strength has been in press coverage. We have been in big magazines and ITV News at Six and made them feel quite uncomfortable. I agree that we won't all have the same aligned interests but if we have a space where we can find each other and come together, the ones with aligned interests will come together. No one wants London not to develop - but it is about how you do this. We know that when we have talked to journalists about the LLDC we find that having spoken with the LLDC, they slice down our 10 minute piece to about 10 seconds. I'm not saying that everyone in the LLDC is bad - but if they were right they wouldn't have to be so misleading.
- How do we keep contact? There is internet, Facebook and twitter. It depends who you want to inform about what you are doing. But you have to get to know each other and there is nothing like face to face conversation. If you want a group to happen you meet once a week to form some coherence and then you meet once a month.
- Are people happy to share with each other their emails, web addresses and information from the share session today? (After the following discussion this was agreed)
- To what ends? I think what binds us together is the interest in planning and how that works. The issues we have with our borough is around consultation and how that process sometimes excludes us. I think we should be empowering people around consultation processes to ensure we can effect the process (in terms of the LLDC and our boroughs). This could bring us together with a common aim.
- Regarding the morning discussion in which there was expressed support around the network potentially taking over monitoring of convergence, yet voices this afternoon questioning whether we need this, asking if we don't already know what's going on and whether we want to use their language. Do people feel it is worth taking this forward?
- Isn't this an issue around accountability? Promises were made and targets set. Collecting the data on changes in the area (especially where this is targeted on the communities that were supposed to benefit) provides strong evidence at the very least to challenge policies and hold those who made the promises to account.
- An idea of solidarity could be built into the network.
- This could immediately become an activity of the network.
- What is Just Space's agenda? You have spent a long time talking about what it does.
- Just Space's objective is around the new London Plan about raising awareness about it since it impacts on things across London.
- LTF is a member of Just Space. We've had funding from Trust for London to support resident and

community groups coming together to influence policy in large scale development areas. We've put a lot of work around working with different groups (for example small businesses and the Great Carpenters Neighbourhood Forum) on different pieces of work, such as the development of the LLDC Local Plan. There are some excellent groups in the network who we feel have benefited from learning from one another, from us and Just Space and who have together have succeeded in influencing some policy. We feel that individually and together a more established and named network could continue to gain strength in influencing, challenging and holding the authorities to account. That would be a good result for us in terms of the work we have done here.

- I support what you are saying about having a network so that when people want to come together it strengthens our collective voice.
- Its important that we don't lose the work that's been done on the indicator set. If lost, in three of four years time there will be no measuring of these targets and no possibility way of directing the monitoring to the kind of issues we are interested in or keeping it in the public eye. I would have thought this may be something that a university would be interested in working with us on. It might help to provide some sustainability to the group if we do this.
- I wasn't here this morning so missed the discussion on convergence. I know that Just Space does do things around supporting groups to engage in planning policy. But I don't know if Just Space is in a position to continue that work with us. Are you just suggesting that we just have each others emails so that we can just contact each other if and when we might need to?
- So to reassert, what has enabled the groups here today to come together, is LTF's Trust for London project funding. This funding for dedicated work to support resident and community groups engaging with planning policy ends in January 2017. Just Space's role has been to support LTF's project - with specialist planning support - and it has received some of their funding to do this. Generally, however Trust for London is very interested in this type of work, although they don't like to keep funding the same groups. A funding application with a slightly different focus in the name of this network (once it comes up with a name) could be looked at very favourably and could provide some on-going support for the network.
- I am very interested in the data and infrastructure development
- Might this provide some funding / support for individual groups activities?
- Firstly I would be very supportive of trying to create a follow up project to gain required funding for the network. Secondly while I'm completely cynical about the convergence agenda it doesn't mean that we shouldn't use the tools they give us to argue about the issues. In this respect the convergence agenda has to be clung onto like a limpet as that is the way you make these people abide by their promises and way you hold them to account. Thirdly around focus of the project. I think perhaps trying to combine us all together to jointly campaign may not be so effective because we have different purposes. So the focus of the project should be about backup and support - training, provision of information and analysis of what's going on which can assist people individually and at times together.
- LTF can facilitate at least one more meeting, perhaps one in November. Do people want to continue to meet? (This was agreed)
- Yes, and to have Sharon and Richard providing support.

There was also a request that LTF and Just Space get together some ideas around funding and costs.

At the end of the debate, information was distributed about the LLDC's draft Hackney Wick and Fish Island Supplementary Planning Document. The deadline for responses to consultation is 31.10.16.