



## A Prospectus for Growth and Olympic Legacy

### i. The Greatest Opportunity in the UK

The London 2012 Games has proved to be a world-wide success. It is now time to deliver on the promise of legacy.

When London bid to host the 2012 games, the bid addressed the issue of Legacy in these terms

**“The most enduring legacy of the Olympics will be the regeneration of an entire community for the direct benefit of everyone who lives there”**

This statement was written into the Host City Contract. It is now time to deliver upon it.

At one level, the opportunity to secure this is easy. In the City which drives the economy of the whole country, it is in the former Host (now Growth) Boroughs where the potential to deliver upon economic growth exists.

It is in our boroughs where the land, opportunity and need are aligned. All that is required is the political will to deliver upon the promises made to the IOC and to the people of our boroughs. The Growth Boroughs of Barking and Dagenham, Royal Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest are ready to play their part and call upon those in City Hall and Whitehall to join with us.

The potential is reinforced by Oxford Economics, commissioned by us who forecast the likely economy of our part of London to 2030 and suggests that in terms of GVA and Exchequer benefit, the Growth Boroughs are likely to one of the most significant growth points in the UK economy.

Capturing this potential and opportunity will be good news for the residents of the Growth Boroughs and deliver upon the promise to regenerate this area on the back of the Olympic and Paralympic Games.

The people of our boroughs are among the most severely deprived in England. Economic growth creates opportunities for training and employment and in turn a route out of poverty. But the scale of the task is huge as we come to terms with rectifying decades of poverty and the loss of traditional industries.

## 2. The Greatest Olympic Legacy

Already there are Legacy benefits in terms of lasting improvements to the area. Now the task is to ensure that the economic investment and growth in the area fully exploits the Olympic success, leading to further essential investment to realise growth and the creation of new opportunities for our residents to benefit in terms of employment, education, training, housing and health.

We measure improvements in those things against the conditions enjoyed by other Londoners. Currently the residents of the Growth Boroughs do not enjoy the same levels of employment, health, education etc as other Londoners. We have set ourselves the challenge to reverse this gap.

This is what we have called **Convergence**.

Convergence is the defining principle which seeks the elimination of these inequalities and which represents the true regenerative legacy of the Olympic Games on which the London bid was sold to the IOC. The achievement of Convergence by 2030 is the real 2012 Legacy for Olympic London.

Convergence is not easy. It is not a short term fix. But Convergence between west, central and east London in terms of job opportunities, employment, education, health and the general quality of life is a principle based upon that most essential of British characteristics – fair play.

A sense of fairness which acknowledges it is not acceptable if we are to deliver on our legacy promise of regeneration for the Eastern half of London that a child born today in Stratford should die before a child born today in Westminster.

### iii. The Greatest Challenge

The tables below set out some of the scale of the challenge facing all public bodies.

<b>Unemployment Rate</b>	<b>Sep-09</b>	<b>Sep-10</b>	<b>Sep-11</b>
6 Host Boroughs	10.7	12.0	11.4
London	8.4	8.9	9.2
<b>Gap</b>	<b>2.3</b>	<b>3.1</b>	<b>2.2</b>

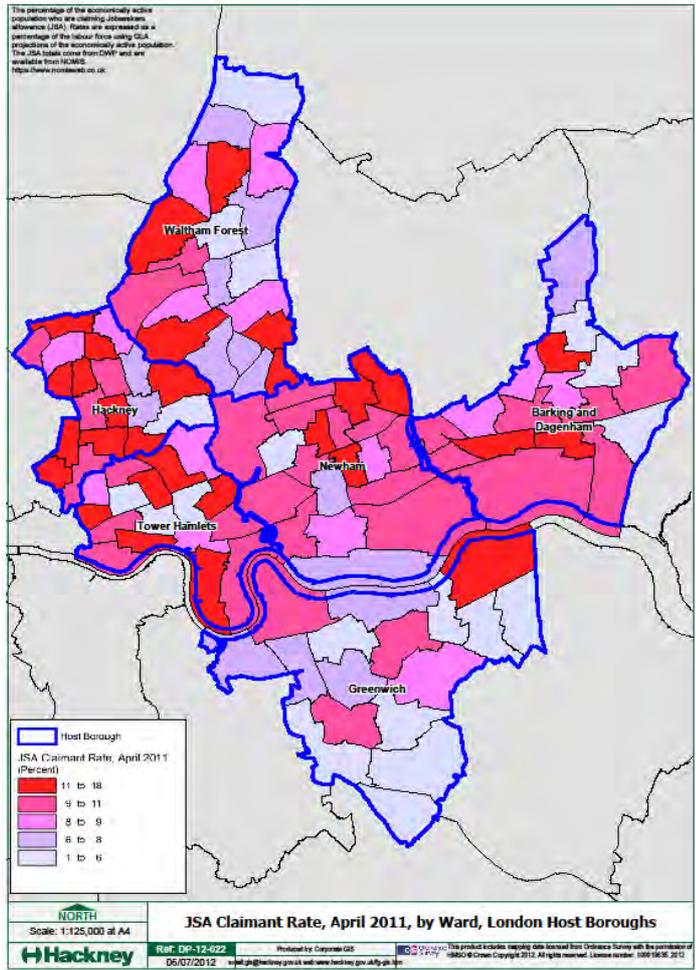
Table 1 - Source: ONS, Model based unemployment

<b>Employment Rate</b>	<b>Sep-09</b>	<b>Sep-10</b>	<b>Sep-11</b>
6 Host Boroughs	62.8	63.4	63.2
London	68.3	68.2	68.0
<b>Gap</b>	<b>-5.5</b>	<b>-4.8</b>	<b>-4.8</b>

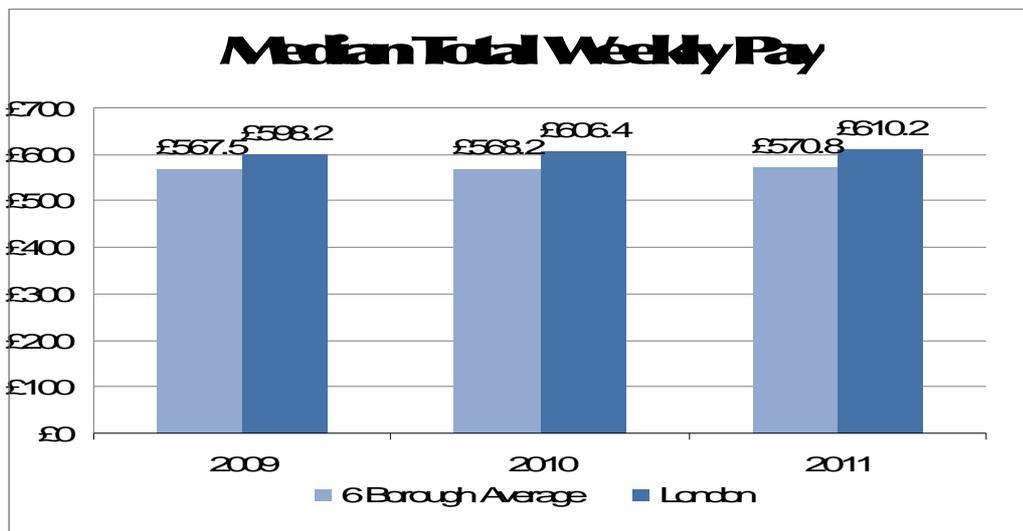
Table 2 - Sources: Annual Population Survey, ONS

<b>Employment and unemployment rates</b>	<b>Employment Rate</b>			<b>Unemployment Rate</b>		
	<b>Sep-09</b>	<b>Sep-10</b>	<b>Sep-11</b>	<b>Sep-09</b>	<b>Sep-10</b>	<b>Sep-11</b>
<b>Barking and Dagenham</b>	63.1	62.6	63.1	10.5	12.9	12.6
<b>Greenwich</b>	65.1	65.6	68.1	10.3	10.5	10.5
<b>Hackney</b>	67.4	70.8	66.3	10.5	10.1	11.3
<b>Newham</b>	55.3	58.6	54.6	13.5	13.1	15.2
<b>Tower Hamlets</b>	60.4	59.7	59.1	12.9	12.8	13.0
<b>Waltham Forest</b>	66.2	63.9	69.1	10.4	12.0	10.9
<b>6 Host Boroughs</b>	<b>62.8</b>	<b>63.4</b>	<b>63.2</b>	<b>10.7</b>	<b>12.0</b>	<b>11.4</b>
<b>London</b>	<b>68.3</b>	<b>68.2</b>	<b>68.0</b>	<b>8.4</b>	<b>8.9</b>	<b>9.2</b>
<b>Gap</b>	-5.5	-4.8	-4.8	2.3	3.1	2.2

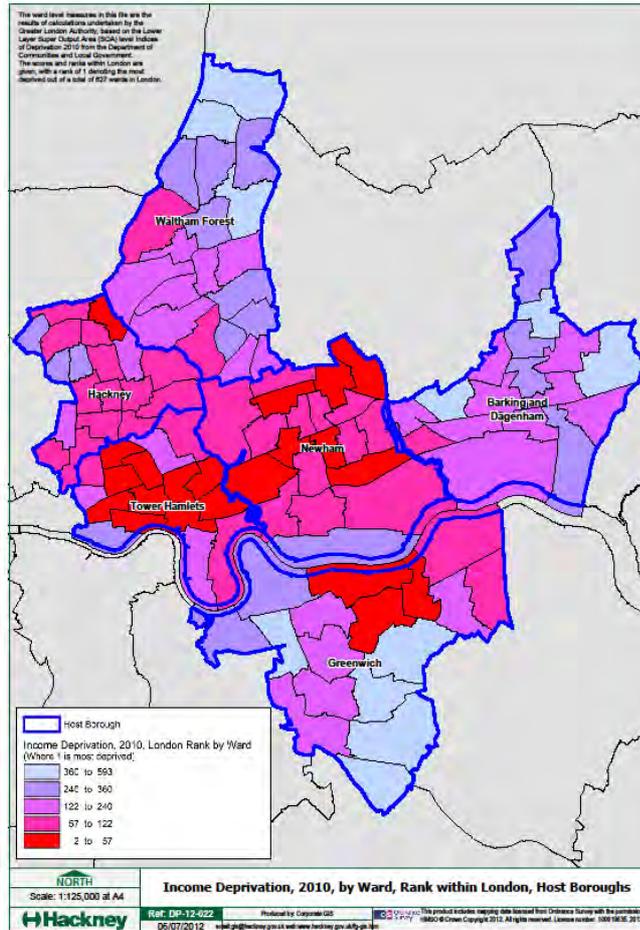
Table 3 - Sources: ONS, Model based unemployment & Annual Population Survey



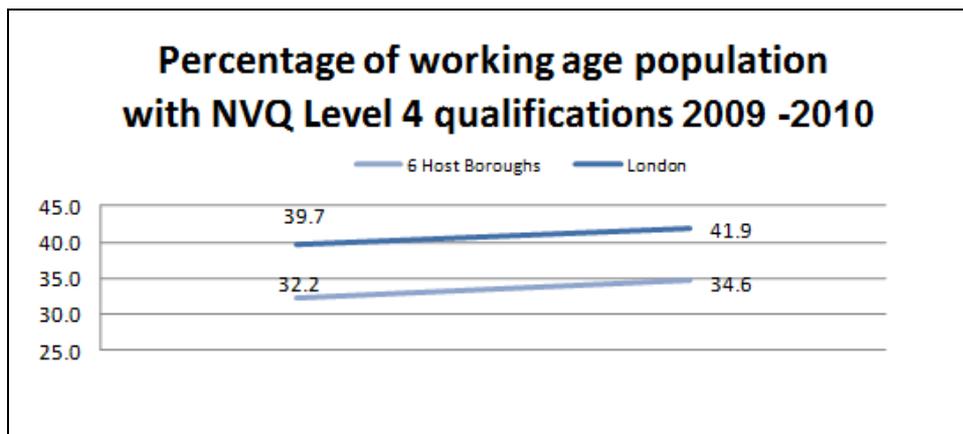
Map 1 –JSA claimant rate by ward



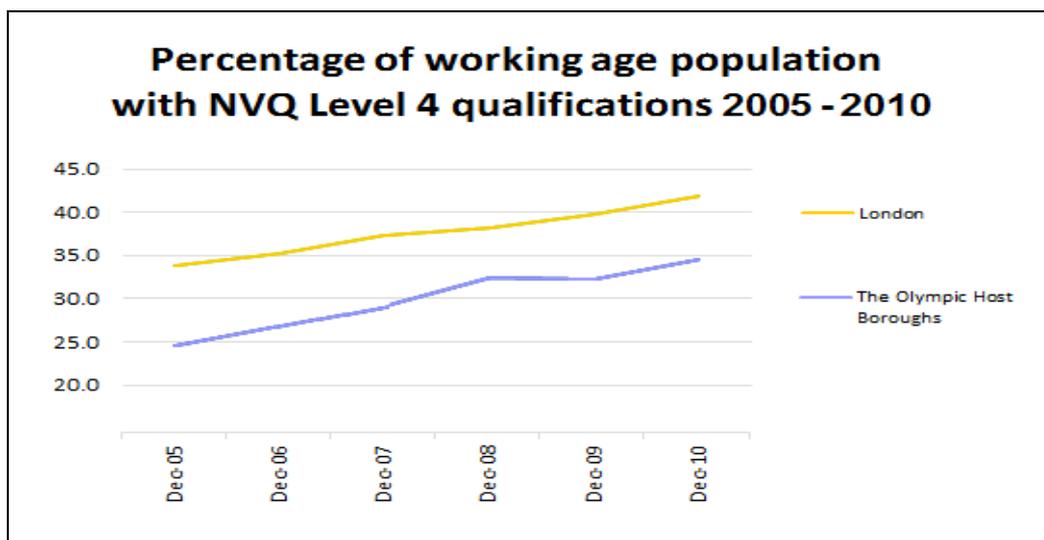
Graph 1 - Source: Annual Survey of Hours and Earnings, ONS



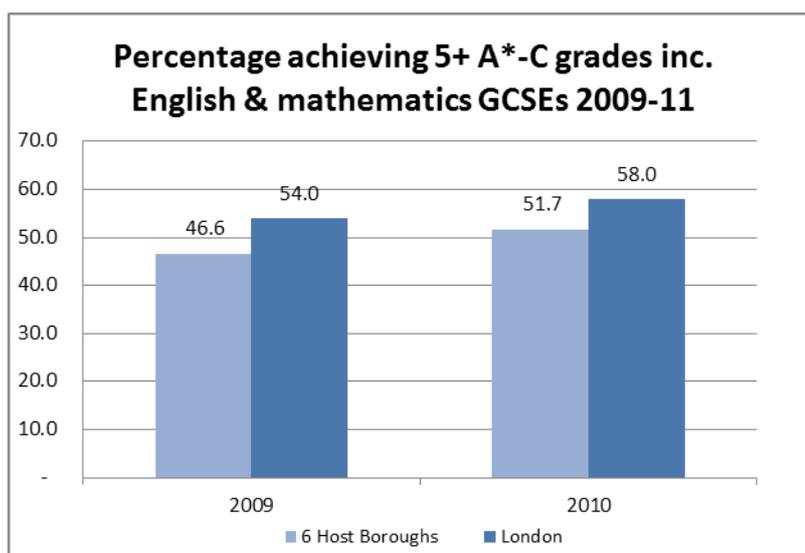
Map 2 – Income deprivation by ward



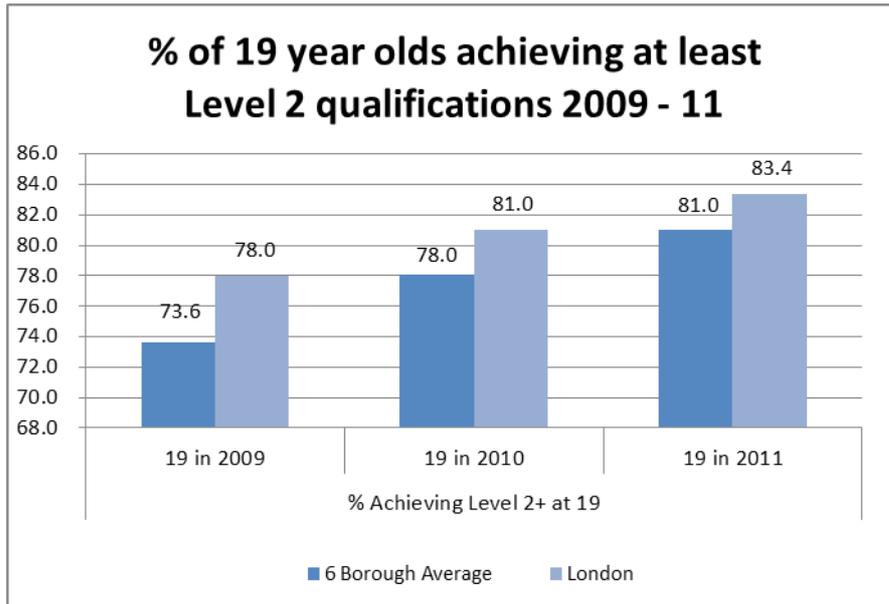
Graph 2 - Source: Annual Population Survey, ONS



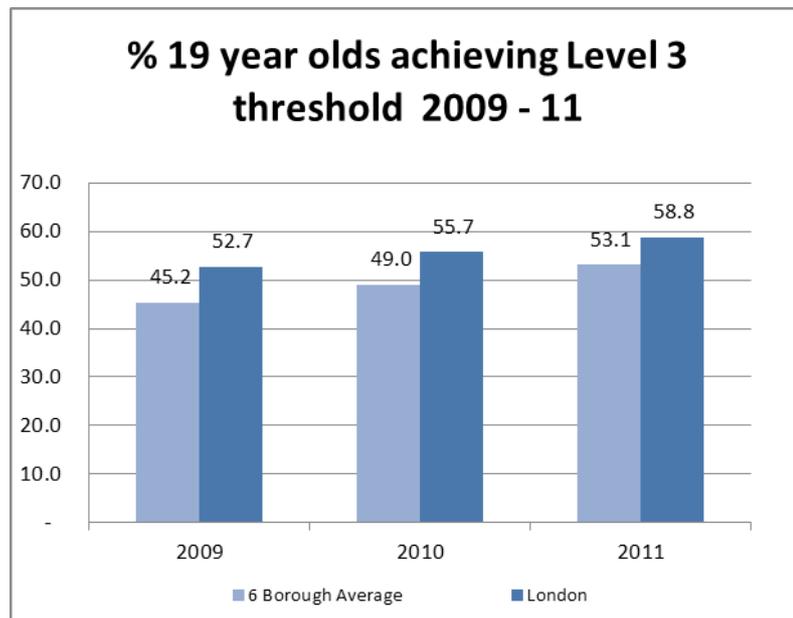
Graph 3 - Source: Annual Population Survey, ONS



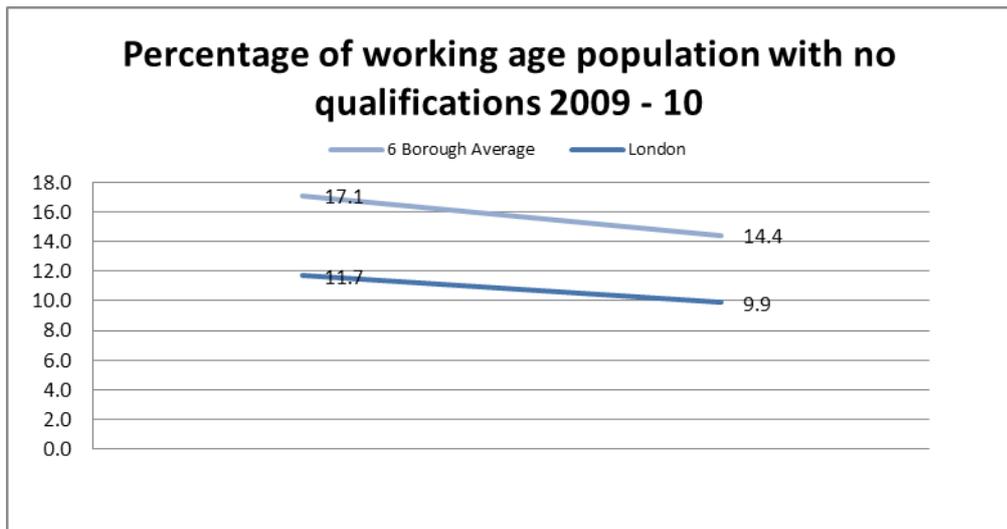
Graph 5 - Source: DfE



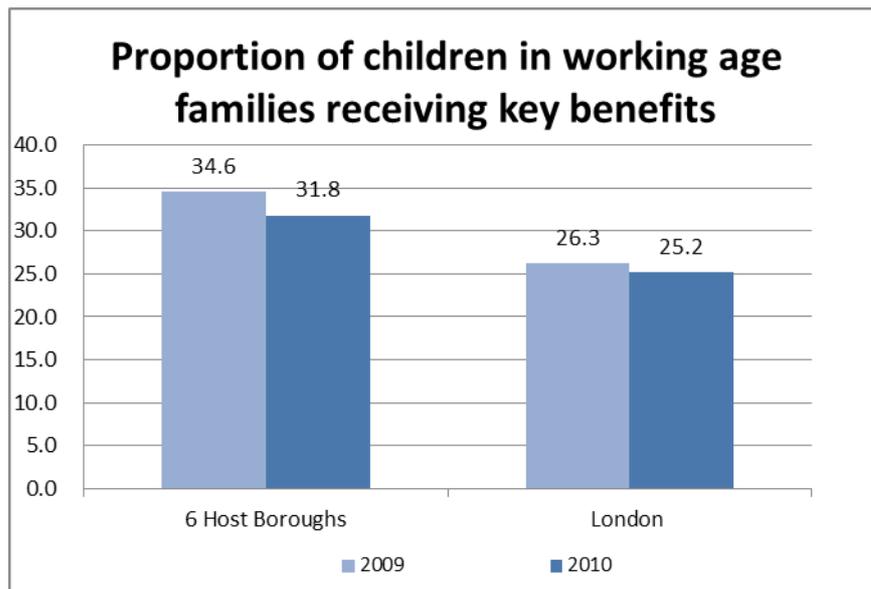
Graph 6 - Source: DfE



Graph 7 - Source: DfE



Graph 8. Sources: Labour Force Survey, ONS



Graph 9. Source: DWP Work and Pensions Longitudinal Study, HMRC Child Benefit administrative data.

Life Expectancy rates	2007-2009		2008-2010	
	Male	Female	Male	Female
Barking and Dagenham	76.5	81.0	77.0	81.1
Greenwich	75.8	81.9	76.7	81.8
Hackney	77.2	82.6	77.4	83.0
Newham	76.2	80.5	76.2	81.1
Tower Hamlets	76.0	80.9	76.7	81.4
Waltham Forest	77.1	81.6	77.4	81.9
<b>6 Host Boroughs</b>	<b>76.4</b>	<b>81.4</b>	<b>76.9</b>	<b>81.7</b>
<b>London</b>	<b>78.6</b>	<b>83.1</b>	<b>79.0</b>	<b>83.3</b>
<b>Gap</b>	<b>2.2</b>	<b>1.7</b>	<b>2.1</b>	<b>1.6</b>

Table 5 - Sources: Life Expectancy ONS

### Overcrowding

<b>BOROUGH</b>	<b>% OVERCROWDED</b>
Barking and Dagenham	9.6
Greenwich	6.6
Hackney	8.4
Newham	17.9
Tower Hamlets	11.2
Waltham Forest	9.1
<b>Host Boroughs</b>	<b>10.4</b>
<b>London</b>	<b>7.5</b>

Table - % of households defined as overcrowded Sources: Integrated Household Survey

## 4. The Unique Opportunity for the Growth Boroughs

Despite these figures the irony is that the essential growth required to develop our economy will happen in our boroughs. The decline of London's traditional heavy industry and docks means the land for development and the essential growth to meet our country's needs lies in our boroughs.

Our view of the vast growth potential of our Boroughs has been confirmed by Oxford Economics whose forecast of the economy of the Growth Boroughs to 2030 suggests 80,000-90,000 net additional jobs by 2030. This scenario could produce an additional £6.5bn GDP a year by 2030 and improving the public finances by £4.5bn a year.

The six Host Boroughs will continue to use the collective strength and capacity which they have developed over the last 8 years and will continue working together as the Six Growth Boroughs, **London's Growth Boroughs**.

The importance of realising this potential after the 2012 Games, is if anything even greater as there will be a contraction in wholesale and retail trade together with continued decline of the public sector, resulting in London's employment growth slowing further in 2013 and more in line with UK average. At the same time unemployment will rise in the short term and reduce as the financial services sector recovers. Similarly development will overall be well below London's long term average.

Conversely, a vast amount of land exists within the Growth Boroughs which if brought into productive use as OE forecast, will help London and the UK generally develop a growth agenda which can support improvements to the country's GDP. Implemented properly, with the Growth Boroughs, this growth can secure local employment, reduce welfare costs and improve the overall quality of life for our people.

## **5. The Growth Boroughs will work together**

It is here in our Boroughs that new employment and wealth can be created; we have already created structures between us to work together into the future on Convergence , economic growth and infrastructure investment in a way which is unique in London; but we need to remove the barriers to investment by tackling:

### **5.1 Transport infrastructure / River Crossings**

City Hall has to cease its prevarication of the original package of three river crossings. We have seen different Mayors prioritise different crossings when it is clear to us locally and to the private sector, desperate for enhanced infrastructure that the true potential of the land available in our boroughs can only be developed to their full potential if the package of three river crossings is delivered in its entirety. This means Crossrail joining up the Royal Docks to Woolwich; the Silvertown Link from the Greenwich Peninsula to Silvertown and a fixed link crossing to join Gallions Reach between Beckton and Thamesmead. Anything less than this will constrain the potential for growth on both sides of the river.

### **5.2 Major Development sites and opportunities**

*Note to L&M*

*We need something which articulates the many large sites and development opportunities and need to say something about each.*

*And then probably have the map and transport paras following to emphasise the need to connect them together.*

*This section is one where each Borough may want to add text or sites which can be done before the paper is finalised*

- Barking Reach
  
- Stratford International

The development of the Stratford International rail station offers the prospect of opening up a major connected transport hub for the Growth Boroughs to Europe. Alongside City Airport, trains stopping at SI will ensure the growth boroughs are as connected to the rest of Europe and potential investors as almost any other part of London.

- Tech City

We have welcomed the announcement to focus the development of digital and technology business at Tech City. The support for a clustering of new investment such as Tech City opens up the potential to develop an arc of opportunity from the Media Centre and I-City bid through the Olympic Park to the Greenwich Peninsula and Ravensbourne College.

- ROYAL DOCKS
- CHARLTON RIVERSIDE
- GREENWICH PENINSULA
- WOOLWICH TOWN CENTRE
- BARKING RIVERSIDE
- LEE VALLEY
- CANNING TOWN
- OTHERS? HOUSING POTENTIAL AND GROWTH?

*Note: Map to be inserted*

### **5.3 Infrastructure Investment required** *To be expanded after completion of the Major sites section*

- The Line of Crossrail 2 needs to ensure that Hackney Wick and the IBC and Stratford Station are fully connected

- HS2 needs to be connected at Stratford to HS1 in order to secure the full market connectivity benefits
- The line from Stratford to Stansted needs to be enhanced in order that in the future it has capacity to provide an effective service from Stratford and the Growth Boroughs to Stansted Airport
- Given the long lead times for major airport development Stansted Airport can play a key role in meeting the airport capacity limitations in London to the benefit of business as well as leisure travellers in the Growth Boroughs and East London and in the short term this can be achieved by increasing passenger through-put from current levels to those achieved at Gatwick
- There needs to be improved access from the North of the Growth Boroughs to the employment centres at Canary Wharf, Stratford, the Royal Docks and Greenwich through the linking of the Chingford Liverpool St line to Stratford.
- There needs to be a light or heavy rail link to the development sites in Barking and Dagenham which in the fullness of time can also link with development sites further East
- The major A13 road link needs to be upgraded to support increased economic activity in the area

#### **5.4 Jobs and Skills**

- The Growth Boroughs have already developed innovative and successful local employment and job brokerage schemes. From the Millennium Dome in 2000 to the re-opening of The O2, to the Westfield development at Stratford and the Olympic Games, these schemes are proven. We need continued support for this successful sub-regional activity as we develop strong links with private sector employers.
- It is widely recognised that the organisation of skills has not fully developed the links between funders, employers and colleges in a manner that ensure that skills are relevant and appropriate for the local (sub-regional) job market. This is particularly important with the prospect of many thousands of new jobs in innovative businesses. We need to build on our recently developed links with employers to create a system in which funding and responsibility is devolved to a sub regional level where employers, councils and colleges can determine the framework for training and skill development.

#### **5.5 Championing the needs of the Growth Boroughs**

- We will continue to work together to stake our claim, based on the needs and opportunities in the Growth Boroughs for appropriate allocations of funding and for policy on areas like housing, health, transport, policing and education. At present, despite the policy commitment to Convergence many national and regional policies are not sufficiently informed by the specific needs of heavily disadvantaged communities nor by the need to invest in growth.
- In the same way we will champion the economic and investment needs of the Growth Boroughs in the consideration of national and regional investment plans for example in relation to the route of Crossrail 2, links between HS1 and 2 and in the coming debate about airport provision in London and the

South east. How these kinds of issues are resolved has a crucial bearing on our capacity to achieve the potential for economic growth in our Boroughs

- *DEVOLUTION OF WELFARE BENEFITS AND JCP POWERS?*

## 6. A fairer balance between Population and Resources

The publication of the headline data from London's Census figures shows our boroughs to have been heavily underfunded. The Growth Boroughs make up 5 of the top 7 boroughs in terms of population growth (see table below).

**Table: Population comparison 2001 to 2011 (ranked)**

LA	2001	2011	Pop Change	% Pop Change	Rank
<b>Tower Hamlets</b>	<b>196,121</b>	<b>254,100</b>	<b>57,979</b>	<b>29.6%</b>	<b>1</b>
<b>Newham</b>	<b>243,737</b>	<b>308,000</b>	<b>64,263</b>	<b>26.4%</b>	<b>2</b>
<b>Hackney</b>	<b>202,819</b>	<b>246,300</b>	<b>43,481</b>	<b>21.4%</b>	<b>3</b>
Westminster	181,279	219,400	38,121	21.0%	4
Hounslow	212,344	254,000	41,656	19.6%	5
<b>Greenwich</b>	<b>214,540</b>	<b>254,600</b>	<b>40,060</b>	<b>18.7%</b>	<b>6</b>
<b>Waltham Forest</b>	<b>218,277</b>	<b>258,200</b>	<b>39,923</b>	<b>18.3%</b>	<b>7</b>
Brent	263,463	311,200	47,737	18.1%	8
Wandsworth	260,383	307,000	46,617	17.9%	9
Southwark	244,867	288,300	43,433	17.7%	10
Haringey	216,510	254,900	38,390	17.7%	11
Islington	175,787	206,100	30,313	17.2%	12
Redbridge	238,628	279,000	40,372	16.9%	13
Harrow	207,389	239,100	31,711	15.3%	14
Enfield	273,563	312,500	38,937	14.2%	15
Lambeth	266,170	303,100	36,930	13.9%	16
<b>Barking and Dagenham</b>	<b>163,944</b>	<b>185,900</b>	<b>21,956</b>	<b>13.4%</b>	<b>17</b>
Barnet	314,561	356,400	41,839	13.3%	18
Hillingdon	242,435	273,900	31,465	13.0%	19
Ealing	300,947	338,400	37,453	12.4%	20
Camden	198,027	220,300	22,273	11.2%	21
Lewisham	248,924	275,900	26,976	10.8%	22
Hammersmith and Fulham	165,243	182,500	17,257	10.4%	23
Croydon	330,688	363,400	32,712	9.9%	24
Kingston upon Thames	147,295	160,100	12,805	8.7%	25
Richmond upon Thames	172,327	187,000	14,673	8.5%	26
Merton	187,908	199,700	11,792	6.3%	27

Bexley	218,307	232,000	13,693	6.3%	28
Sutton	179,667	190,100	10,433	5.8%	29
Havering	224,248	237,200	12,952	5.8%	30
Bromley	295,530	309,400	13,870	4.7%	31
City of London	7,186	7,400	214	3.0%	32
Kensington and Chelsea	158,922	158,700	-222	-0.1%	33

The Census figures for 2011 published early this summer are far higher than ONS and GLA estimates and are significantly higher than the ONS 2008 based sub national population projections (SNPP) as well as the ONS mid year estimates.

The 2012/13 local government settlement used ONS 2008 based sub national population projections. The table below shows the borough levels differences between the ONS 2008 based SNPP and 2011 Census results (see table below)

**Table: Population comparison SNPP to 2011 Census**

	ONS 2008 based SNPP	2011 Census	difference	% difference	12/13 grant	Hypothecated variation
City of London	13,400	7,400	-6,000	-44.8%	0	0
Camden	241,500	220,300	-21,200	-8.8%	170,630	-14,966
<b>Greenwich</b>	229,500	254,600	25,100	10.9%	152,997	16,717
<b>Hackney</b>	216,700	246,300	29,600	13.7%	207,655	28,358
Hammersmith & Fulham	168,900	182,500	13,600	8.1%	114,921	9,254
Islington	194,400	206,100	11,700	6.0%	152,136	9,197
Kensington & Chelsea	177,000	158,700	-18,300	-10.3%	98,933	-10,222
Lambeth	289,200	303,100	13,900	4.8%	203,743	9,810
Lewisham	272,300	275,900	3,600	1.3%	172,003	2,264
Southwark	301,200	288,300	12,900	-4.3%	214,821	-9,176
<b>Tower Hamlets</b>	240,600	254,100	13,500	5.6%	211,835	11,924
Wandsworth	291,600	307,000	15,400	5.3%	140,792	7,411
Westminster	267,900	219,400	-48,500	-18.1%	172,365	-31,190
<b>Barking &amp; Dagenham</b>	177,000	185,900	185,900	5.0%	99,028	5,003
Barnet	353,900	356,400	2,500	0.7%	90,635	651
Bexley	230,600	232,000	1,400	0.6%	60,524	368
Brent	252,100	311,200	59,100	23.4%	152,845	35,828
Bromley	317,900	309,400	-8,500	-2.7%	59,636	-1,601
Croydon	349,200	363,400	14,200	4.1%	112,328	4,554
Ealing	319,100	338,400	19,300	6.0%	132,346	8,023
Enfield	297,100	312,500	15,400	5.2%	122,293	6,332
Haringey	228,700	254,900	26,200	11.5%	141,221	16,211
Harrow	235,700	239,100	3,400	1.4%	64,610	938
Havering	239,300	237,200	-2,100	-0.9%	51,363	-446
Hillingdon	269,000	273,900	4,900	1.8%	77,778	1,414
Hounslow	241,400	254,000	12,600	5.2%	81,642	4,244
Kingston upon Thames	175,500	160,100	-15,400	-8.8%	35,195	-3,079

Merton	213,300	199,700	-13,600	-6.4%	59,961	-3,825
<b>Newham</b>	238,600	308,000	69,400	29.1%	202,749	58,993
Redbridge	276,900	279,000	2,100	0.8%	93,660	707
Richmond upon Thames	197,600	187,000	-10,600	-5.4%	27,238	-1,457
Sutton	196,600	190,100	-6,500	3.3%	49,603	-1,629
<b>Waltham Forest</b>	224,200	258,200	34,000	15.2%	116,050	17,626
GLA all functions					2,141,865	
<b>Greater London</b>	7,937,900	8,174,100	236,200	3.0%	5985401	178,235

In London as a whole the higher population of 236,200 creates a funding shortfall of £178,235m.

The enormous shortfall in resources is concentrated primarily in the six Growth Boroughs. Within our boroughs, 76% (180,618) of this unfunded population growth can be found. This equates to a funding shortfall of £138,621m – just for local government services. This figure increases yet further when health and police funding shortfalls are added.

This means that for several years, critical public services within the six Growth Boroughs, representing many of the poorest communities in London have been substantially under funded while in some highly affluent areas where Convergence figures are among the highest in London, the population has been over-estimated and those areas over-resourced.

Government needs to rectify this funding imbalance and while we recognise the totality of under funding is unlikely to be met at this time, the correct proportionalities needs to be put in place across London.

### *Population and Housing*

On top of the London Plan proposals to house an additional population of over 400,000 people in the Growth Boroughs by 2030 and the drift to the East into the Growth Borough of those Londoners for whom the Housing Benefit cap means they can no longer afford to live in other parts of London, there are already an additional 174,000 people in the Growth Boroughs of whom no account has been taken in consideration future housing provision.

Given the challenges of meeting the real level of need, the concerning levels of overcrowding and the need for housing to meet the additional demands of new economic development there is a need to develop a clear strategy to achieve convergence in housing and to meet future housing need in the Growth Boroughs if economic growth is not be stalled by lack of housing or the funded infrastructure of schools, hospitals and transport that such housing requires.

## **7. Realising the opportunity - Bringing Fairness through Convergence**

We indicated earlier in this paper what London's Growth Boroughs will do to achieve their Growth but there are key areas of investment and development which require the active support of the Mayor and Government.

The Mayor and the Government need to give such support to secure

Economic Growth  
Infrastructure  
Fairness through Convergence  
The Legacy Promise

Our Manifesto for such support is

### **Manifesto for Growth**

- Develop the vast areas of land available to their maximum economic potential.
- Ensure the people and small businesses of the Growth Boroughs can access new opportunities through the development of our infrastructure requirements.
- Develop Stratford International as a Transport Hub for the Growth Boroughs.
- Develop a clear long term plan to tackle current housing overcrowding and provides an appropriate mix of public, affordable and market housing on that supports a growing population.
- Development of an appropriate infrastructure for Skills which will ensure local residents can develop the skills employers need to maximise local employment.
- Ongoing support for our work on Job Brokerage
- Fair funding for the essential public services across the Growth Boroughs who have absorbed 76% of the unplanned and unfunded growth in London.
- The development and promotion of new creative, high-tech, IT and Green industry bases, properly connected across the Growth Boroughs to ensure access for all to the new jobs being created.

### **Conclusion**

Convergence and the achievement of Legacy are not easy. Nevertheless, regeneration was the legacy promised to the people of our Boroughs from the Olympic and Paralympic Games. We understand this is not a short-term fix.

It requires all tiers of Government to commit to sustained growth and investment and for each to play their part.

The Growth Boroughs stand ready to add commissioning capacity to initiatives like river crossings if the capacity does not exist within TfL or elsewhere. The boroughs of Newham and Greenwich for example are happy to act as client for a fixed link crossing at Gallions Reach.

It is worth repeating here that Convergence is based upon that most essential of British characteristics – fair play. A sense of fairness which acknowledges it is not acceptable that a child born in Stratford should die years before their counterpart in Westminster.

With the Olympic and Paralympics concluded, the work on legacy in Olympic London must take centre stage.

It is the greatest opportunity in the UK.