



## CABINET

12 February 2014

**Subject Heading:**

**Rainham Compass Programme**

**Cabinet Member:**

Cllr Michael Armstrong  
Cabinet Member for Transformation

**CMT Lead:**

Cynthia Griffin  
Group Director Culture, Community and  
Economic Development

**Report Author and contact details:**

Christopher Barter  
Economic Development Programmes and  
Projects Manager, Economic Development  
[christopher.barter@havering.gov.uk](mailto:christopher.barter@havering.gov.uk)

**Policy context:**

Rainham Compass Programme  
Rainham Compass Cabinet Reports June  
2009  
Havering Local Development Framework

**Financial summary:**

This report is primarily reporting outcomes against plan, and has no specific financial implications. Moving forward, once infrastructure plans are complete, programme spend will largely be capital and it is envisaged, externally sourced through partnership working. There are no specific financial implications.

**Is this a Key Decision?**

No

**When should this matter be reviewed?**

April 2016

**Reviewing OSC:**

**Towns and Communities**

### The subject matter of this report deals with the following Council Objectives

|   |   |
|---|---|
| Ensuring a clean, safe and green borough  | x |
| Championing education and learning for all                                      | x |
| Providing economic, social and cultural activity in thriving towns and villages | x |
| Valuing and enhancing the lives of our residents                                | x |
| Delivering high customer satisfaction and a stable council tax                  | x |

|                |
|----------------|
| <b>SUMMARY</b> |
|----------------|

At the beginning of this term, ten Strategic Administration Projects were established to help deliver services more effectively and in new ways. The Projects were each to be driven by a Member of the Cabinet, working with a select team of officers, representing a diverse variety of disciplines within the Council.

The projects were:

**Council Effectiveness**  
**Think Family**  
**Open Government**  
**Community Action**  
**Harold Hill Ambitions**

**Neighbourhood Responsibility**  
**Civic Pride**  
**Future Financing**  
**Rainham Compass**  
**Romford Regeneration**

In the last year of this Administration, it is intended that each Project will be reporting back to Cabinet, to note the achievements attained and the progress made.

The Rainham Compass vision, agreed by cabinet in June 2009, outlined the Council's ambition for Rainham Village and the surrounding area. Set around the 4 key points of Village, Enterprise, Community and Riverside, it detailed ambitious plans to preserve and promote Rainham's rich heritage while further strengthening the community and providing greater cultural, educational and economic opportunities for local people.

The vision brought together a number of projects and programmes developed through wide ranging consultation and engagement with the local community and partner organisations, to ensure that the community is fully engaged with, and contribute to the transformative projects that reflect the aspirations of local people and transform the quality of life in the area for the better. Importantly it also to take into account what local people had identified as desirable in their areas such as improved environment, services and safety. The vision was summarised in the Rainham Compass document, which for the past four years has provided a framework to guide future changes, As such, the Rainham vision is an important part of Havering Council's 20 year "Living Ambition" – to improve quality of life for all of Havering's residents and create towns and communities that are places of culture, commerce, community and beauty of which residents will be proud.

At the commencement of the Rainham Compass Programme Place Surveys and Your Council Your Say survey indicated that the residents of Rainham had some of lowest levels of satisfaction with Council services and initiatives in the Borough with only 30 % satisfied with services and 28% feeling safe in their area.

This report reviews the achievements of the Rainham Compass Programme to date in delivering on the 23 recommendations agreed to by Cabinet in June 2009. Key projects which have been successfully consulted upon and delivered include

- Rainham Village Transport Management System and public realm improvements
- Rainham Library, learning and community centre - a new community and cultural facility for local people, due to complete and open May 2014.
- Rainham Station Interchange

## Cabinet, 12 February 2014

- Rainham Primary School– integrated children’s’ centre and education provision
- Rainham Hall Gardens restoration, creation of a community open space in the heart of Rainham Village
- Orchard Village – demolishing unpopular tower blocks and creating decent homes for local people
- High quality employment space on Easter Park, a 30 acre business park owned by the GLA for over 1,000 local jobs
- New Tesco distribution centre on Beam Reach 5, a 90 acre employment site owned by the GLA, creating 800 local jobs
- The re-election of the London Riverside Business Improvement District to support business growth in the strategic employment area
- Wildspace – a new community park, reconnecting the Rainham community back to the river and the marshes, connecting people to green space



The first four years of this Programme have been highly successful in delivering and initiating a complex series of physical change projects which have improved the built and natural environment. In taking the programme forward the objective is to build on the successful delivery of key physical projects and the significant development of large brownfield sites and capitalise on this investment. This will ensure that economic growth is fostered, with an even stronger focus on economic and housing opportunities for local people can be sustained, particularly through the development of the GLA owned, brownfield employment and housing sites.

In particular, there will be a renewed focus on the creation of a new garden suburb at Beam Park, a GLA owned 70 acre site spanning across Havering and Barking and Dagenham, to create a residential led mixed use development providing family homes for local people in line with the Council’s existing planning policies.

Overall the Compass Programme has delivered a steady rise in local residents satisfied with their local area with 67% satisfied in 2013 compared to just 57% in 2011. Further environmental improvements have seen a 22% rise in Rainham residents agreeing that local parks and open spaces are clean and tidy from 55% in 2012 to 77% in 2013. Projects that are reshaping the public realm and creating new civic spaces have contributed to a 27% rise in people feeling very safe in Rainham from 28% in 2009 to 55% in 2013.

## RECOMMENDATIONS

That Cabinet:

1. Note the progress made to date on the Rainham Compass Programme.
2. Authorise the Head of Economic Development and other officers and portfolio holders to work with the GLA and London Borough of Barking and Dagenham to develop proposals for a residential led mixed use development on Beam Park providing homes for local people in line with the Council's existing planning policies.

## REPORT DETAIL

### **1. Strategy and Programme**

- 1.1 Rainham and the London Riverside had previously been identified by the Council as the key growth opportunity not only for the Riverside area but for the Borough as a whole and the emerging vision was responding directly to the main challenges facing the regeneration of the borough such as low paid local jobs, poor low and higher level skills, pockets of deprivation and inequality, low rates of business formation, derelict land, the public's perceived fear of crime and the pressure created by an ageing population. Importantly it also took into account what local people had identified as desirable in their areas such as improved environment, services and safety.
- 1.2 In June 2004, Cabinet endorsed a public consultation on a planning framework for London Riverside based on existing Interim Planning Guidance (IPG) and emerging area frameworks. Following that, the South Havering Area Committee on 30th November 2004 endorsed the process and scope of a wide ranging public consultation on the then emerging Regeneration Options for London Riverside.

- 1.3 A series of consultation events with local people, businesses and interest groups, were run from November 2004 to April 2005. Approximately 700 contacts were made during this process. The results are summarised as follows:
- 88% support for development of the Conservation Park on Rainham Marshes
  - 80% support for Rainham to Purfleet path
  - 70% support for a new, library and learning centre.
  - 70% support for Rainham Hall and Gardens
  - 63% supported new transport proposals.
  - 51% supported a new station at Beam Park
  - 70% supported the upgrade of Ferry Lane North
  - 60% were against housing proposals, with particular concern being expressed about high rise 1-2 bed apartments. However, the need for new housing was acknowledged and preference was expressed for options containing family housing of high quality design and environmental standards.
- 1.4 The results from the Regeneration Options consultation were subsequently incorporated into the Local Development Framework, Core Strategy and Site Specific Allocations. These were again consulted upon during November 2006 prior to the Examination in Public, Inspector's approval and adoption by the Council in October 2008. These policies and proposals were then included as the basis for the London Thames Gateway Development Corporation's Development Framework 2006.
- 1.5 A detailed further consultation on the Rainham Public Realm was carried out over March to October 2008. The intention was to update on progress since 2005 and to consult on specific projects within the historic public realm of Rainham village. This targeted specific groups and service users, youth, school pupils and shop owners, along with general coverage. Consultation took place through a number of different methods specifically designed to encourage engagement and participation and to generate substantive responses to projects from all sections of the community, these included creative consultation days, cafe style interactive workshops, heritage walks and through creative projects including using film, audio and visual arts. The creative projects included: drama workshops with the ROYALS as part of the walkway project; students from Chafford School producing landscape designs for Rainham Hall Gardens in workshops; and art based engagement events. This consultation involved 500 people, adults, youth and children and the key issues identified were as follows;
- Rainham Walkway - fear of crime was raised with a wish to 'open up' the walkway and make it bright.
  - Creekside Park and extension - desire to create public artwork, in a natural and wild area to reflect the history of the creek and open up the space to make it visible from the road.
  - Rainham Traffic Management - view that parking bays were needed outside the shops in the village and a one way system was favoured to resolve congestion problems.

## Cabinet, 12 February 2014

- Rainham Hall and Gardens - a wish to make it more accessible as a community space and putting in picnic benches to encourage people to spend time there.
- Station area / library / Civic Square – a view was expressed that there was a need for somewhere to bring back the feel of a village and a sense of community, the creation of public artwork and the desire that the design of this space should be sympathetic to the village and historical setting.

In all cases projects were supported with people uniformly expressing a strong desire to see the Village and its heritage and facilities protected and improved



Rainham Traffic Management and War Memorial one-way system

- 1.6 Listening to the views expressed by local people and developing an understanding of the challenges faced by the area, while appraising the many opportunities in the area, led to the development of a vision and a set of goals for Rainham. This vision, which is in line with the Sustainable Community Strategy Goal for Towns and Communities, is set out below and formed the basis of the Rainham Compass Programme;

“The ambition is that Rainham will be a green place of **culture, commerce, community and beauty** of which local people will be proud.”

- 1.7 A number of goals for Rainham were developed to guide the delivery of the vision and to assess the Council’s and its partners’ progress on taking forward the regeneration of the Rainham area. These goals, set under four themes, are that by 2020 Rainham will be a place where:

**Culture**

- the community is valued and is proud of Rainham the place
- there is a historic thriving centre that reconnects people with the heritage of the place
- there is access to a wide range of high quality cultural activities and facilities including libraries and parks

**Commerce**

- the community has the skills, talents and opportunities to improve their quality of life
- that businesses are supported and encouraged to invest in creating good local jobs

**Community**

- the community including young people and older people are able to engage in a range of locally based activities
- people adopt healthy lifestyles and have access to high quality housing and health facilities
- the community feels safe
- there are excellent transport links and accessibility, knitted together in a network of green space and routes
- educational attainment is high at school and beyond into further and higher education

**Beauty**

- the benefits of the extensive riverfront and green spaces are maximised for the community including restoring links between the Thames and Rainham
- the environment is restored to create the highest quality spaces in London with Wildspace at its heart
- local people have the opportunity to explore and understand the natural environment

1.8 These four themes of culture, commerce, community and beauty were developed and applied to the wider Rainham area, but with specific relevance to the four different geographic areas of the wider Rainham area. These were set out in the June 2009 Cabinet report and in Rainham Compass document as follows;

• **Rainham Village**

The wish to preserve and add to the attractive heritage of the Village and enhance the quality of life by providing an improved and safer local environment, enriched by educational and cultural opportunities for everyone.

• **Rainham Enterprise**

Centred on the opportunities afforded by CEME, we wanted to offer more training for local people to help them take advantage of the economic development of the Thames Gateway region. The ambition was to create



thousands of high value jobs for local people and building an infrastructure to support local businesses is a priority.

- **Rainham Community**

Focussing on the communities to the west and north of Rainham Village, we would aim to create a greener environment with high quality homes for local people. In addition, we wanted to improve public transport and increase local opportunities to access first class education, health and other local facilities.

- **Rainham Riverside**

Creating high quality public spaces and easy access to the beauty of the Thames and Riverside area was at the heart of our vision to develop Rainham as an attraction in its own right. Supported by partnership work and multi-million pound investment, we aim to boost the local economy based on the area's environmental heritage.



Rainham Marshes

## **2. Delivery of the Programme**

A key component of programme and project delivery was extensive consultation and engagement. Projects, having been identified and developed through extensive consultation on the overall Compass vision, were then further consulted upon during the detailed design and delivery stages to ensure a fit with residents and



businesses aspirations. A number of projects were substantially shaped by consultation and user engagement.

Examples include:

The transformation of the unpopular Mardyke Estate into the Orchard Village where the design principles have been developed in collaboration with the local community and stakeholders to establish the key features of the community's regeneration with 87% of residents approving the plans and on-going development.



The Rainham Walkway was consulted upon on two occasions and the abiding comment was that all age groups felt the existing covered walkway was dark, uninviting and engendered a fear of crime against the person. The key comment was that the walkway should be demolished and opened up and made brighter. The subsequent re development created an open, well lit space which is now a well used and popular thoroughfare and open space. At the time of the consultation only 28% of residents felt safe in the area by 2013 55% reported feeling safe.

The Rainham Traffic Management scheme. Traffic congestion was a historic issue in Rainham's medieval street layout and 95% of residents agreed that this was an issue and that proposals to address this were necessary. The final design options were again consulted upon intensively, initially globally then with specific stakeholder groups particularly the Rainham shopkeepers for whom congestion and lack of parking were seen as constraints on trade. Three options were presented and the preferred option with 71% support, including that of the shopkeepers was implemented.

Rainham Hall and Gardens have been particularly extensively consulted upon. The garden restoration successfully engaged the local community and utilised design and construction input from local volunteers and pupils from Rainham Village

Primary School. Further consultation in support of the HLF bid to has created a Community Advisory Panel comprising of representatives from 30 local community groups, schools and stakeholders. The key objectives for local engagement are to develop in partnership with local community groups and organisations a range of regular activities and events so that Rainham Hall becomes a favourite visitor attraction and community resource. An educational programme in partnership with local primary schools and adult education providers. Training opportunities for young people from the local area, working with local partners. A mixed programme of events in partnership with community groups to provide the means for a diverse audience to engage with the property. Diversify volunteers and increase opportunities for involvement. Provide opportunities for learning and engagement throughout the development and delivery of the project.



The Compass Programme also produces a quarterly newsletter detailing progress on projects, events and information, distributed to all residents and businesses and available in print and electronic format. Regular e- updates are also circulated.

The following section highlights the significant progress made in the first four years of this on-going programme, assessed against the recommendations included in the original June 2009 Cabinet Report.

| Recommendation   | Progress   |
|--|--|
| 1. Approval of the vision for Rainham that it will be a green place of <b>culture, commerce, community</b> and <b>beauty</b> of which local people will be proud | Rainham Compass Programme vision was approved by the Cabinet in June 2009. Further consultation was undertaken on this vision and in the subsequent delivery of projects |

|   |  |
|---|--|
| <p>2. Development of supplementary planning guidance based on the Local Development Framework</p>   | <p>The Council is working, in partnership with the GLA on the development of the Mayor's London Riverside Opportunity Area Planning Framework, ensuring that the Council's land use, transport, housing and design objectives are embodied in the OAPF.</p> <p>Rainham and the Riverside are also identified as key strategic areas of housing and economic growth for London in the Mayors London Plan, The Mayors Vision 2020 and the Mayors draft Housing Strategy and it is expected that this will be reinforced in the forthcoming Mayors Further Alterations to the London Plan.</p>  |
| <p>3 The building of a new library and community building</p> <p>a Building a new library, community learning facility and community space, funded by the Development Corporation, Havering College and the Council</p> <p>b Disposal of Rainham Library site be sold to the Development Corporation and that the receipt for the sale of the asset be ring-fenced and used to fund the building of the new library</p> <p>c Fitting out the library space, funded from the Capital programme for cultural services and the sale of the existing library site</p> | <p>The new £7.1 million Rainham Library and Lifelong Learning Centre, 16 apartments and civic square has secured full funding, has achieved planning permission and is under construction with completion and opening due May 2014.</p> <p>Following the demise of the Development Corporation and the transfer of its assets and liabilities to the GLA, a series of complex negotiations took place regarding the funding and development agreements and transfer of property.</p> <p>These have been successfully concluded and the old Library Building and the adjacent former Social Services building are scheduled to be jointly marketed in 2014 as a high quality residential development opportunity subject to the necessary planning consents. Part of the capital receipt is to be allocated to fund improvements at the Rainham Village School Children's Centre.</p> <p>£1 million fit out costs allocated to the Library fit out. Existing library site to be marketed in 2014.</p> |

**Cabinet, 12 February 2014**

|   |   |
|---|---|
| <p>4 Establishment of a new interchange at Rainham Station at a cost of £1,050,000 to be funded by the Community Infrastructure Fund.</p>   | <p>£1.2 million capital funding secured from the Community Infrastructure Fund, and an additional £300,000 from the LTGDC to fully fund the scheme.</p> <p>Interchange successfully completed to design and budget and operational as of September 2011 with buses stopping to set down and collect passengers.</p> |
| <p>5 Engaging and consulting with residents and interest groups to further develop designs and proposals for the library, learning centre, community facilities and interchange.</p>  | <p>Consultation completed and where appropriate comments incorporated into scheme designs. Including the new childcare provision.</p>   |
| <p>6 Redesign and construction of the Rainham Village to 'Tesco' car park walkway to improve the links between the car park and the village with high community safety standards, funded by the London Thames Gateway Development Corporation</p> | <p>Funding secured from the Development Corporation and London Development Agency (LDA). New walkway and public open space with "Railing Hall" art installation completed and opened October 2010.</p>  |
| <p>7 Creation of a new civic square between Rainham Hall and the station integrated with the design of the new Library to be funded by the Development Corporation</p>  | <p>The Civic Square is part of the overall Rainham Library and Lifelong Learning Centre scheme and will complete in May 2014.</p> <p>The design context and extent of the civic square will be enhanced by the proposed public realm improvements to the Rainham Station Forecourt.</p>                             |
| <p>8 Engaging and consulting with residents and interest groups to further develop designs and proposals for the walkway and civic square.</p>  | <p>Consultation completed and where appropriate comments incorporated into scheme designs.</p> <p>Further programme of community engagement being developed with RSPB and Land Trust</p>  |
| <p>9 Delivering a traffic management scheme to move to one way traffic flow and short term parking on Upminster Road South through the extension of Viking Way.</p>   | <p>The Rainham Traffic Management Scheme secured full funding from Transport for London (LIP) £1.2 million, GLA £400k and Veolia North Thames Trust £100k.</p> <p>Detailed consultation, in particular with local shopkeepers, identified a preferred option, including the pedestrianisation of</p>                |

|  |   |
|--|---|
|  | <p>the area around the War Memorial to create a new public space and the creation of 16 new shoppers parking bays outside local shops.</p> <p>Scheme completed and operational December 2012</p>  |
| <p>10 Working in partnership with the National Trust and local community to implement an improvement scheme to Rainham Hall Gardens, funded by a Thames Gateway Parklands grant.</p> | <p>Funding secured from Thames Gateway Parklands fund of £230k and Veolia North Thames Trust £60k. The garden restoration successfully engaged local community and utilised design and construction input from local volunteers and pupils from Rainham Village Primary School.</p> <p>Gardens restoration completed October 2011. Gardens are not open on a regular basis at present, while restoration and construction work to the Rainham Hall buildings is in progress. However, the gardens are used as a regular venue for the Rainham Christmas and Summer Fayres and art events.</p> <p>This successful project encouraged the National Trust, with Council support, to successfully bid for £1.5million to undertake the restoration of Rainham Hall and its transformation into a mainstream NT heritage attraction open seven days a week. These works include the conversion of the Coach House to incorporate a shop, café and educational / events space and are due to be complete in March 2015.</p> |
| <p>11 Expanding provision in cultural activities as a result of previous Cabinet decisions resulting in benefits to Rainham.</p>   | <p>On-going support to RAVE to develop a programme of events including Christmas and Summer Fayres is continuing.</p> <p>Cultural provision is being enhanced particularly through the National Trust programme of events being developed for Rainham Hall, including discussions with the Royal Opera House to extend programmes and performances to Rainham Hall.</p>   |

|  |  |
|--|--|
| <p>12 Establishing a Rainham Nature Park on Rainham Marshes, to the north of the A13, subject to satisfactory resolution of the management and funding arrangements.</p>       | <p>Rainham Nature Park was one of the outcomes of the Wildspace Rainham to the River regeneration programme, funded by European Regional Development Fund (ERDF), the Development Corporation, LDA, Veolia North Thames Trust and Thames Gateway Parklands. By early 2012, 23.5 hectares of open space south of the village had been landscaped to permit controlled public access and appropriate conservation management. In 2010 the land was declared a Local Nature Reserve to be managed by the Council's Parks service once a second phase of works, again funded by Veolia Trust, has been completed in early 2014. The site also benefits from DEFRA Higher Level Stewardship funding for conservation management for a 10 year period until 2020</p> |
| <p>13 Leasing that part of the Council's land at Rainham Marshes to the south of the A13 to the Royal Society for the Protection of Birds (RSPB).</p>                          | <p>The Council's land at Rainham Marshes to the south of the A13, part of the Inner Thames Marshes SSSI, was leased to the RSPB in January 2010. It will be managed as part of the wider RSPB Rainham Marshes Nature Reserve. Access improvements and farm infrastructure were delivered as part of the Wildspace Rainham to the River project. Additional work, funded by Veolia Trust, will be delivered as part of the Rainham to the River phase 2 in 2014.</p>  |
| <p>14 Securing £1.41million from the European Regional Development Fund to implement the early stages of the Wildspace Rainham Gateway Greenspace project in 2009 and 2010</p> | <p>ERDF grant was secured as part of a mix of funding for the Rainham to the River regeneration programme A project to promote economic development and inward investment in Rainham by providing access to open space and nature, opportunities for walking and cycling, the reconstruction of part of Ferry Lane, the reclamation of brownfield land, sustainable drainage, additional flood storage capacity, water course restoration, the establishment of grazing marsh and the control of invasive species was successfully completed in early 2012</p>   |



**Cabinet, 12 February 2014**

|   |  |
|---|--|
| <p>15 Implementing grant funding agreements with the London Development Agency, Thames Gateway Parklands Fund and European Union of £2.677million for the delivery of the Wildspace Rainham to the River project appointing contractors in line with EU procurement rules</p> | <p>The Rainham to the River regeneration programme was successfully completed between 2008/09 and 2010/11 through the appointment of a design team and contractor in line with EU procurement rules.</p> <p>A second phase of this project, funded by Veolia Trust, will be delivered in 2014.</p>   |
| <p>16 Assessing the technical feasibility of locating water based recreation including sailing near to Coldharbour point.</p>   | <p>Technical feasibility study completed June 2011. Report concluded that it is technically possible to build a water sports facility at Covington Jetty. A range of options identified ranging from a simple slipway with an estimated cost of £1.2million to an option including sheltered pontoon moorings, clubhouse, welfare facilities and vessel storage costed at £3 - 4 million.</p> <p>The study was undertaken in consultation with the Rainham Sailing Club.</p> <p>No available funding sources have been identified to date. However, the Mayor's Thames Festival are seeking to include Rainham Marshes and Village in next year's festival which would require either a temporary or permanent landing stage for passenger ferries to call at during the festival.</p> |
| <p>17 Progressing a new health centre and new school on the Rainham School site for the benefit of Rainham.</p>   | <p>Although termination of the Building Schools for the Future funding stream and cut backs to the Primary Care Trust budgets made this scheme unachievable in the form set out in the 27<sup>th</sup> May Cabinet report, DfE funding was secured for the refurbishment of the primary school buildings and creation of new classroom space, and for a new children's' centre to be integrated into the school.</p> <p>Project is now complete and operational as of January 2011.</p> <p>Discussions are continuing with a consortium of local GPs to enable the</p>   |

|  |   |
|--|---|
|  | <p>development of a new GP surgery and clinic on a site in Rainham Village.</p>   |
| <p>18 Supporting the development of a new southern campus for Havering College including a first phase of a new Construction Training Faculty.</p> | <p>Planning permission has been granted for a new Havering College Southern Campus.</p> <p>The first phase of this campus, Havering College Construction Training faculty, has been delivered and has been in operation since September 2009.</p> <p>Since 2009, funding cuts and government agency reform has delayed the raising of development finance, though the College have developed a forward strategy and the Southern Campus at Rainham remains an objective.</p> <p>Officers continue to work with the college on a range of opportunities to deliver the next phase of the southern Campus to support training and employment opportunities for local people and apprenticeships.</p>  |
| <p>19 Taking forward the establishment of a new station on the c2c rail line at Beam Park.</p>   | <p>A new station at Beam Park is the key catalyst for the successful high quality development of Beam Park and the adjacent employment sites.</p> <p>The Council is the formal sponsor of the new station scheme and has secured the support of DfT, TfL, GLA and prospective train operating companies who are currently bidding for the re franchise of the service. The Invitation to Tender for the rail franchise includes an obligation on the successful bidder to operate a new station.</p> <p>£300k has been secured, through the Tesco distribution centre legal agreement attached to the planning permission (S106 agreement), to undertake work to take the proposed station to a detailed design stage. A further £150k has been confirmed for 2014/15 has been allocated from TfL LIP to develop this design work further, with a further two</p> |

|  |  |
|--|--|
|  | <p>years funding to be approved.</p> <p>Network Rail have been contracted, by the Council, to carry out the work and commenced work in December 2013 with an anticipated final preferred option report delivered by May 2014.</p>  |
| <p>20 Continuing work with partner organisations e.g., London Development Agency, Learning and Skills Council, CEME , the Development Corporation and Havering College and other agencies to develop strategies and projects able to deliver the Rainham Compass objectives.</p> | <p>National and regional government have undergone a number of reforms since 2010. The LDA and LTGDC have been abolished with their functions being incorporated into the GLA. The Learning and Skills Council has been replaced with the Skills Funding Agency. Officers continue to work closely with these and other agencies to secure the regeneration of the London Riverside and Rainham.</p>   |
| <p>21 Supporting the London Development Agency to secure investment and bring over 1,000 high quality jobs to the Beam Reach sites and provide move-on accommodation for CEME Innovation Centre.</p>   | <p>The former LDA managed development sites and the CEME estate have transferred to the GLA.</p> <p>The Council continues to support and work with the GLA to secure development, most recently on securing the successful development of the Tesco distribution centre on Beam Reach 5 which has generated 800 new jobs.</p> <p>The Council promoted the job opportunities through Job Centre + targeting local applicants and arranged a series of briefing sessions and additional help and advice for Havering residents hoping to apply through Havering College.</p> <p>Officers recently supported a bid by CEME to the London Enterprise Panel, Growing Places Fund for £5 million capital to develop a new business innovation centre and move on accommodation to support a growing demand in the area.</p> <p>This bid was unsuccessful in this round, missing approval by one place but impressed the GLA and LEP sufficiently for them to invite CEME to resubmit their proposals for future funding.</p> |

|   |   |
|---|---|
| <p>22 Supporting the development of Beam Reach Business Parks.</p>                        | <p>The Council and the then LDA formed the Beam Reach Marketing Group to oversee the promotion and marketing of the Beam Reach sites. This group was particularly successful in attracting occupiers to the Beam Reach 8, Easterpark development which is now fully let, and in guiding the Tesco distribution centre development to fruition.</p> <p>The ownership of the major Beam Reach employment sites and the Beam Park residential site are now with the GLA. These sites are of strategic importance for the economic and residential growth of Havering and Barking and Dagenham.</p> <p>In order to secure early and appropriate development of the sites it is proposed that the GLA, Havering and Barking and Dagenham convene a high level London Riverside Strategic Board, chaired by the Deputy Mayor for Housing, Land and Property to oversee the work of defining delivery objectives and bringing sites forward.</p> |
| <p>23 Continuing support for the London Riverside Business Improvement District (BID)</p> | <p>The Council continues to support the London Riverside BID, and the BID was successfully re-elected for a further 5 year term in March 2012.</p> <p>Officers are working closely with the BID to monitor and improve services set out in the Baseline Agreement, and work with the BID in implementing environmental improvements, crime prevention measures and the proposed adoption of Salamons Way as well as identifying funding opportunities.</p> <p>Recently officers have been working to engage the BID at a high level with the GLA, TfL and other agencies in pursuing the strategic regeneration of the wider London Riverside area.</p>   |

3. In the four years since its inception the Rainham Compass programme has delivered on all [23] of the recommendations relating to specific projects and

initiatives as set out in the June 2009 Cabinet report. Alongside the main programme of projects identified in the report significant additional regeneration activity has been undertaken and is continuing throughout the Compass area. Further details are set out below in the four geographically themed Rainham Compass areas.

### **3.1 Rainham Village**

“We want to preserve and add to the attractive heritage of the Village and enhance the quality of life by providing an improved and safer local environment, enriched by educational and cultural opportunities for everyone.”

The Council has been successful in attracting funding from two rounds of the Mayor’s Outer London Fund (OLF) to undertake physical, cultural and economic development activities within Rainham Village.

OLF Round 1- Secured £220,000 for a programme of events and initiatives designed to support Rainham Village as a district centre, developing and enhancing its retail and heritage offer. These included:

- Heritage events designed to engage local residents and particularly young people and children with the rich history of Rainham. A number of events were held at different locations within the Village and served as a precursor to the development of a Heritage Trail.
- A Heritage Trail has been installed marked by 12 bronze plaques set into the pavements marking the historic development of trade and commerce within Rainham Village.
- Financial and in kind support to Rainham Association for Village Events (RAVE) to develop a broader and more engaging event. This included capital funding for new Christmas lights reflecting a heritage theme.
- A Shop Local campaign to promote local businesses and shops using bespoke shopping bags and z-card directories to be distributed by local shops, encouraging local residents to utilise the local offer. This was linked with the production of promotional material for the historic attractions of the Church, Rainham Hall and Rainham Marshes.
- Love your High Street project - designed to complement the on-going shopfront improvement scheme with specialist visual merchandising organisations commissioned to work with shop keepers to improve their displays in the run up to Christmas
- Capital support to the Wildspace Trackway and public realm works within the Village Centre
- Support to the London Riverside BID to organise business to business events and produce promotional material in preparation for their re ballot.



Wildspace Trackway

OLF Round 2 – Secured a further £900,000 for capital projects in Rainham, which included;

- £450k contribution to the public realm elements of the Rainham Traffic Management Scheme including the creation of shoppers parking bays along Upminster Road South.
- £245k to Rainham Station Forecourt, scheme to improve the environment and appearance of the existing station forecourt and integrate it into the public realm works of the new Rainham Library.
- ROYAL's enterprise scheme. £80k capital contribution to a project to create additional space within the ROYALS building and £20k revenue support to deliver activities targeted at developing and fostering youth enterprise in Rainham
- Shopfront Improvements with an additional £85k capital contribution to the successful English Heritage funded scheme to deliver a further six shopfront improvements and add to the total of 14 historic shopfronts improved previously.
- Rainham Library £20k contribution to fit out costs to provide heritage themed blinds and floorcoverings.

At Rainham Hall, following the successful restoration of the gardens, the National Trust have prioritised Rainham Hall for restoration and development as a mainstream National Trust visitor attraction, including shop, café and event space. The Hall is one of very few National Trust properties in the region and they are keen to increase and diversify their membership in east London. With Council support the Trust have secured £1.5million Heritage Lottery Funding funding and a further £500k from Veolia Trust to deliver the project by 2015. This will be a pivotal project in creating a major heritage tourism attraction around Rainham Village and the Marshes and supporting the growth of the local economy.





Artist impression of new look Rainham Village Station



View from Viking Way

ROYALS Enterprise Scheme.



Cold Blooded Shop Front Scheme

#### 4.0 Rainham Riverside

“Creating high quality public spaces and easy access to the beauty of the Thames and Riverside area is at the heart of our vision to develop Rainham as an attraction in its own right. Supported by partnership work and multi-million pound investment, we aim to boost the local economy based on the area’s environmental heritage.”

Since 2009 the Council has continued to lead in the establishment of the Wildspace project and to create high quality public spaces at Rainham Marshes and alongside the River Thames. The Council has taken a leading role in the Wildspace Board and Steering group and has more recently established a Wildspace Partnership Board, chaired by the Leader of the Council and a Wildspace Advisory Board. Key partners in the development of this regional visitor destination opportunity are: RSPB, Veolia ES plc, Veolia North Thames Trust, Port of London Authority, Environment Agency, Natural England and the GLA.

There have been some significant achievements which are turning the strategy for Wildspace into reality such as;

- Funding for the entire site totalling c£25m
- The establishment of the RSPB Rainham Marshes Nature Reserve
- The Purfleet Environment and Education Centre
- Rainham to Purfleet Path
- Rainham Marshes Local Nature Reserve
- Rainham to the River to the River – access improvements to the River and Marshes
- Rainham Trackway linking Rainham Village and the station directly into the marshes through an innovative high level walkway
- Mardyke Bridge

- Three Crowns Open Space
- Nature Improvement Area status

## 5.0 **Rainham Community**

“Focussing on the communities to the west and north of Rainham Village, we aim to create a greener environment with high quality homes for local people. We also aim to improve public transport and increase local opportunities to access first class education, health and other local facilities.”

- Orchard Village - The £140 million phased demolition, new build and refurbishment of the Mardyke Estate to provide 547 new high quality homes continues along with a £500k community regeneration programme providing skills and enterprise training to tenants. Completion scheduled for 2016.
- Dovers Corner - Following the withdrawal of Weston Homes from their 700 unit, predominantly 1 & 2 bed flats, developers are showing a renewed interest in the site for low density family houses. and the Council is liaising with potential developers and is exploring whether it could offer assistance in the on-going site assembly process in order to secure development for low density residential development of family houses.
- New Plymouth and Napier Houses - Council investment of £1.5 million to bring 88 flats up to decent homes standard ensuring that every flat in the block has a new kitchen and new bathroom with the aim of completing work by summer 2014. Work started on internal redecoration of communal landings and stairwells to both blocks. Specialist contractors have been appointed with the input of the residents group New Visions, to work on ambitious residential design project to install Winter Gardens in every property. A parallel programme of community engagement is being developed including skills and job ready training.
- Former Carpetright Site – Construction on the largest Passivhaus development in East London has commenced and will provide 52 affordable homes of 26 x 4 bed houses, 8 x 3 bed houses, 12 x 2 bed apartments and 6 accessible flats. The Circle Housing Group and Climate Energy Homes scheme features amenity space, car and cycle parking, landscaping and a pumping station. The buildings use an ecoTECH building system that delivers a factory built timber frame to site complete with triple-glazed windows and doors.
- Beam Washlands – This is an Environment Agency led enhancement of the 53ha Beam Washlands that straddles the border between Havering and Barking and Dagenham adjacent to the Orchard Village. The project is a key part within a wider Green Grid ambition to connect the Beam Valley to the river Thames for 40,000 people for the first time in 90 years. The project links fragmented communities and has engaged local groups and people with education and volunteering opportunities in the design and implementation stage. It has created and improved access networks, improved leisure and recreation opportunities, and delivered health benefits and Biodiversity Action Plan targets. Scheme was completed and opened in summer 2012.

## **6.0 Rainham Enterprise**

“Centred on the opportunities afforded by CEME, we want to offer more training for local people to help them take advantage of the economic development of the Thames Gateway region. Creating thousands of high value jobs for local people and building an infrastructure to support local businesses is a priority.”

6.1 London Riverside Business Improvement District. The Riverside is important to both Havering and London as a major employment area and with the largest reservoir of brownfield industrial land in London it is important for securing growth in London’s economy. Changes to NNDR and Council funding will also raise the profile of the area’s potential as a business growth area and the Council as a business friendly authority are supporting the areas development. The BID has proven to be an effective and successful business led economic and regeneration organisation that is having a positive effect in the area. Headline achievements over the past six years are:

- Working in partnership with the Council’s Regeneration Team to secure £1.18 million of additional funding for the area and to set up a Liftshare project and deliver tailored employee training
- A significant fall in levels of crime through the installation of CCTV, radio links and Number Plate Recognition cameras, mobile security patrols, close co-operation, including shared intelligence, with local police has reduced crime.
- A series of environmental initiatives, including deep cleaning of industrial estates, removing and preventing fly tipping and regular litter patrols have much improved the environment in which businesses operate.
- Working with local businesses to form a management committee for Salamons Way to represent local interests during a potential adoption process.
- As part of its role as a combined representative and advocate of local business the BID has successfully engaged with statutory agencies, including the Environment Agency, GLA and TfL to secure improvements and to take enforcement action against bad neighbour firms and make the business case at strategic forums.
- Before the BID was in operation, 70% businesses in the area stated that they had significant problems with security, fires, fly tipping, the general environment and the ability to attract and retain staff.
- The successful ballot reflects how well the BID is regarded amongst their constituent businesses – 72% (on a 46% turnout) voted to return the BID for another five years.

6.2 Centre of Engineering and Manufacturing Excellence - Continued working with CEME is a vital part of the vision for the area. The CEME centre is recognised as a world class research, business support, education and training campus with a focus on engineering, manufacturing and technology clusters. New additions to the campus including the High Speed Sustainable Manufacturing Institute and the planned ELUTEC Academy, which specialises in educating young people in manufacturing, engineering and production design have enhanced the reputation of CEME as a focus for innovation and enterprise. CEME is already home to a successful Innovation Centre run by Oxford Innovations which operates at or near capacity. CEME is seeking funding with support from the Council and the BID to

provide additional start up and early stage accommodation. This would help meet the demand for space from innovative small businesses, particularly those making their first move from a home based environment to office space and are attracted to a successful centre with a proven track record of delivery to the business community.

- 6.3 Wildspace units –This project delivered the high quality refurbishment and conversion of obsolete warehouse units into new high specification and flexible business units with a distinctive external appearance, which set the standard for new business accommodation in the London Riverside. Units are now all let and occupied.
- 6.4 Salamons Way - This is being undertaken with the assistance of the London Riverside BID and local businesses to utilise highway acts mechanisms aims to bring Salamons Way, a private road, up to a standard of repair that would enable the Council to adopt and maintain and enforce against illegal parking and other activities. Salamons Way is current in a very poor state of repair and unregulated which has led to the growth of bad neighbour activity, which combine to make the area a challenging environment for existing businesses to operate. The areas appearance projects a poor image of the London Riverside employment areas.
- 7.0 **Next phases of the Rainham Compass Programme.**

### **Partnership**

- 7.1 It is important to recognise the important role Rainham and the London Riverside plays in a range of strategies of regional and national organisations. Most notably it has a high profile within the Mayor's London Plan, the Mayor's Vision 2020, the Mayor's London Riverside Opportunity Area Planning Framework, and the Mayor's Draft Housing Strategy. Within all of these strategies Rainham and the London Riverside are acknowledged as being principle poles for growth, contributing to London's economy through opportunities for business growth, investment and job creation and able to deliver significant amounts of high quality housing to London's residential stock.
- 7.2 The strategic importance of London Riverside has allowed the regeneration of Rainham to continue over the last 5-10 years with funding and support from strategic partner organisations. This has established a multi-agency programme with involvement of a wide range of partners currently including the Greater London Authority, London Enterprise Partnership, Transport for London, DfE, Network Rail, National Trust, English Heritage, CEME, London Riverside Business Improvement District, Skills Funding Agency, Jobcentre plus, Havering College, RSPB, Veolia Trust, private and voluntary sectors and the local community. This partnership approach has brought in excess of £100 million to the area. These crucial investments are made by these organisations because of the strategic fit Rainham has with their investment priorities, and will continue to be essential to realise the comprehensive regeneration opportunities of Rainham and the London Riverside.
- 7.3 An effective partnership approach will be the key to securing timely development and to that end the Council, the GLA and Barking and Dagenham are developing a governance structure led by a high level London Riverside Strategic Board, chaired by the Deputy Mayor for Housing, Land and Property to give high level support in defining delivery objectives and bringing sites forward. The Council has entered into

a business rates pooling arrangement in partnership with LB Barking and Dagenham and Thurrock, this agreement requires the three boroughs also to work closely together in pushing forward joint strategic regeneration initiatives.

### **Rainham Enterprise**

- 8.0 We are working with the GLA to in secure development on the remaining areas of major GLA owned employment brownfield sites, including, Beam Reach 5, 6, and 8, Marsh View and Salamons Way.
- 8.1 We continued close working with the London Riverside BID to identify business growth and support opportunities. We support the on-going programme of environmental and amenity improvements to deliver a much improved environment for businesses to operate in and through perception change promote the Riverside as an attractive destination for inward investment.
- 8.2 Alongside the BID we are working with TfL to deliver orbital bus services, including the necessary physical infrastructure, into and within the London Riverside employment areas. The current lack of which is a significant brake on the ability to firms to recruit and retain employees, particularly young people, and a deterrent to potential inward investors.
- 8.3 Lastly we continue to work with CEME to capitalise its potential as a hub for high value and green industries. Specifically supporting CEME to secure funding and deliver additional start up and early stage business accommodation.

### **Rainham Village**

- 9.0 A continued priority will be the transformation of the Historic Rainham Village into a major regional level heritage and leisure tourism attraction. We are working with the National Trust to deliver the HLF funded scheme to create a mainstream National Trust visitor attraction around Rainham Hall. On the back of this seek to transform the retail offer within the Village by building on the economic opportunities a heritage economy presents.
- 9.1 To help ensure Rainham is a thriving community, we will continue to develop Rainham Village into a community hub, centred around the facilities being provided in the new Rainham Library and Rainham Hall. We are supporting local GPs in securing a site and funding for a new surgery and clinic in the Village.
- 9.2 We will look to continue to develop a range of public realm improvements and secure funding, including the extension and refurbishment of Creekside Park.
- 9.3 We are now preparing a detailed design brief for the development of old Library Building and the adjacent former Social Services building, scheduled to be jointly marketed in 2014 as a high quality residential development.





The new Rainham Library



## **Rainham Marshes**

10. A further priority will be the transformation of the Rainham Marshes into a major, regional level leisure tourism attraction. We are working with RSPB, Veolia and other partnership landowners and agencies to develop the Wildspace project. This will comprise 640 hectares currently owned by the Council, RSPB, Port of London Authority and Veolia between the A13 and the River Thames. The SSSI is currently managed as nature reserve by the RSPB and the Council. A business plan envisages that the adjacent landfill, once completed and restored, will be used as informal open space and deliver several visitor opportunities to promote the visitor economy. A transport plan has been prepared to promote sustainable travel options for the locality.

## **Beam Park - Rainham Community**



Artist's impression of the new Beam Park Station

- 11.1 Bringing forward appropriate residential led, mixed use development proposals on the strategically important Beam Park site that reflect the regeneration priorities of the Council, GLA and Barking and Dagenham. The Council is developing its priorities in terms of housing density, mix, tenure and is considering how it might best deploy its resources to deliver and influence residential development. The Council is developing an approach with its partners which will set a framework that embodies the high quality design and amenity principles of a new Garden Suburb that creates a true family based community with fairly-priced family homes in a mix of tenures.
- 11.2 It is proposed that this is incorporated into a high quality prospectus for the site, which will build on the planning policy set out in the Mayor's London Plan, the

Council's Local Development Framework and the emerging GLA Opportunity Area Planning Framework, and the 2013 GLA SHLAAR work, to set out a vision for a new garden suburb with the following key features;

- A very high proportion of family housing, at a range of densities from 70 to 90 units per hectare, with smaller homes at higher densities suited to couples and single people around the new Beam Park Station
- A mix of private rented units and homes for sale, including the potential for self build and live / work homes.
- A generous provision of nature corridors and parks, to provide the garden suburb with an open and healthy ambiance
- New schools and community facilities reflecting the aspirations of a new community.
- A high quality design which reflects the local heritage – particularly at Rainham – and makes a vibrant and stimulating contribution to the local area
- Local retail provision
- A high standard of environmental sustainability
- Efficient public transport links to central London, Rainham, Dagenham and Romford including a new Beam Park rail station.

11.3 Innovative approach to local housing. There has been slow progress made in securing development over the last 10 years and in the prevailing current economic climate coupled with an urgent need for new homes, it is considered that a fresh approach may be warranted in order to achieve early and sustainable regeneration of the site, ensure appropriate scale and density and that local people have a priority in the allocation of new housing opportunities and to ensure a mix of housing, in terms of type, size and tenure, best matched to the needs of Havering residents and the regeneration and growth aims of the Council. Also to maximise the Council's control over the allocation to, and on-going management of, new homes so as maximise rehousing opportunities for local people, maintain high management standards and avoid large tracts of buy-to-let housing characterised by fragmented ownership, poor management and the housing of homeless/vulnerable families from outside-of-Havering who may place unsustainable pressures on local support services.

11.4 The development of this site will be supported by a range of community facilities and transport infrastructure including;

- The delivery of key elements of transport infrastructure necessary to support appropriate levels of residential and commercial development along the A1306 and within the industrial areas, and also link existing poorly served communities to emerging opportunities. In particular completing design work for the new Beam Park Station and developing a funding strategy to implement the proposal.
- Working with TfL to deliver orbital bus services, including necessary physical infrastructure, into and within the London Riverside. The current lack of which is a significant brake on the ability to firms to recruit and retain employees, particularly young people, and a deterrent to potential inward investors.

- Social infrastructure. The full development of Beam Park and the A1306 sites will be at the scale of a new community of 4,000 homes. There will be a need for a phased provision of two new 3 form entry primary schools and a new secondary school. An estimated further 5 GP practices would be required housed in a single building / polyclinic. There is an existing requirement for a leisure centre to serve the south of the borough and this need will increase with new developments.

## **REASONS AND OPTIONS**

### **Reasons for the decision:**

- 12.0 Rainham Compass, in its first four years of delivery has successfully delivered major investment in its physical environment and infrastructure. Most of these schemes are completed, whilst other elements are at advanced contractual and development stages.
- 12.1 It is envisaged that the next phase of the Rainham Compass programme will focus on securing family housing and employment development opportunities along the A1306 and Beam Park and on Beam Reach 5 & 6 improving the housing and employment prospects of local people. Work will also continue with TfL to improve the transport within and through the London Riverside and its communities and with a range of partners to ensure that the right level of community facilities are delivered to support the local community

### **Other options considered:**

13. The Council, as part of its on-going management of the Programme constantly seeks to improve delivery with various options considered throughout the Programme. These include various options considered as part of the initial scoping of the Programme prior to the original June 2009 Cabinet Report.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

This report is primarily reporting outcomes against plan, and has no specific financial implications. Moving forward, once infrastructure plans are complete, programme spend will largely be capital and it is envisaged, externally sourced through partnership working.

### **Legal implications and risks:**

Legal implications will be identified as specific projects are taken forward.

### **Human Resources implications and risks:**

It is not envisaged that the Programme will require additional staff resourcing, however if required, employment of new staff will follow the Council's human resources policies. In addition as a key local employer the Council will work closely with the community and other local businesses to ensure that practical opportunities for skills development and employment experiences are available and actively promoted

**Equalities implications and risks:**

The Rainham Compass regeneration programme is expected to have a significant positive impact on local residents and businesses over its 20-year implementation period.

The implementation of the programme has already improved and will further improve the quality of life, health and well-being of Harold Hill residents across all protected characteristics, particularly older people, disabled residents, children and young people, socio-economic and other vulnerable groups.

Some of the positive equality and diversity outcomes from the programme include;

- Reduced social and economic exclusion
- Improved community cohesion and enhanced community spirit
- Improved green spaces and the urban realm
- Created new and affordable housing solutions for local people
- Improved education and training facilities

The Programme will continue to align to the Rainham Compass Equality Analysis report 2012-15, which will be reviewed as required. Any potential/likely negative impact is identified and addressed as part of individual projects' management and monitoring arrangements. Where required, relevant projects within the programme will continue to be subject to separate Equality Analyses.

**BACKGROUND PAPERS**

Background Papers List

None