

# Projecting population for the Olympic area

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# Outline

- Background to the project
- Outline of GLA's role in delivering the project
- Outline of GLA methodology
- Issues and Challenges
- Results
- Future Improvements

# Stratford, LLV and the Olympics : a potted history.....1995

- RPG9A identifies the '**Royals and Stratford**' (western focus of Thames Gateway) an area of substantial opportunities.
- Stratford was identified as having one of the most accessible locations
  - Central line links into Liverpool street
  - Main line rail links – Essex, Hertfordshire
  - 1992 – Channel Tunnel Rail Link preferred route confirmed
  - 1992 – Jubilee Line authorised

# Stratford: a potted history.....1996

## ■ RPG3

- promoting London as a world city,
- maintaining the competitiveness of business,
- promoting urban regeneration, particularly in areas requiring physical improvement or the enhancement of employment opportunities,
- maximising housing provision,
- maintaining and improving the natural and open environment
- improving the quality and attractiveness of London's urban environment.

# RPG3 also recognised

Decentralisation and the decline of heavy and processing industries have left parts of the capital with worn out buildings, large tracts of derelict land and outdated infrastructure”

Identified a number of areas of London that contained “large sites for re-development, which have remained unused for many years.

**.....These are found mainly in the Lee Valley”.**



# 1999 - 2001

- 1999 GLA Act, The Mayor has a lead role in the preparation of statutory strategies on **transport, spatial development, economic development and the environment.**
- 2000 The British Olympic Association, identified the **Lower Lea Valley** as a potentially suitable location for the main facilities.
- May 2000 First Mayoral Election in London
- July 2000 London Development Agency established
- 2001 Key Stakeholders comprising the BOA, the Mayor and the Government, begin investigating a London bid for 2012 Games

# 2002-2003

- 2002 Arup report on feasibility of 2012 London bid.
- 2002 Cabinet decided to support a bid based on the Lower Lea Valley and work commenced on preparing bid proposals. LDA begin preparing a Masterplan for Olympic proposals.
- 2003 Four London Boroughs (TH, H, N, WF) form a Joint Planning Authorities Team (“JPAT”) for the coordinated processing of applications for planning permission
- 15 July 2003 Deadline for IOC bids to host 2012 Games



# 2004

- LDA commence land purchases.
- First London Plan published. Lower Lea Valley identified as the core location for a London Olympic bid for 2012
- London Thames Gateway Development Corporation created by Statutory Instrument 2004, 1642 encompassing the Lea Valley and London Riverside.
- IOC reduces number of cities being considered to five.
- Lord Coe appointed as new Head of London 2012 (May).
- Ken Livingstone re-elected as Mayor of London (June).

# 2004

- London Olympic Games and Paralympic Games Bill laid before Parliament.
- LDA commence CPO for land at Stratford and in LLV.
- CSR enables TfL to borrow funds for first time for investment in infrastructure - £10billion+
- Planning permissions were granted by each of the London Boroughs for the Olympic site.

# 2005

- Outline planning permission granted for comprehensive mixed used development known as **Stratford City** by Newham Council.
- IOC Evaluation Commission visit London
- Government publishes its Thames Gateway Strategy envisaging £1b of transport improvements, £26m for new parks and woodlands, £60m to improve health services and 120,000 new homes and 180,00 new jobs.
- **6<sup>th</sup> July 2005**

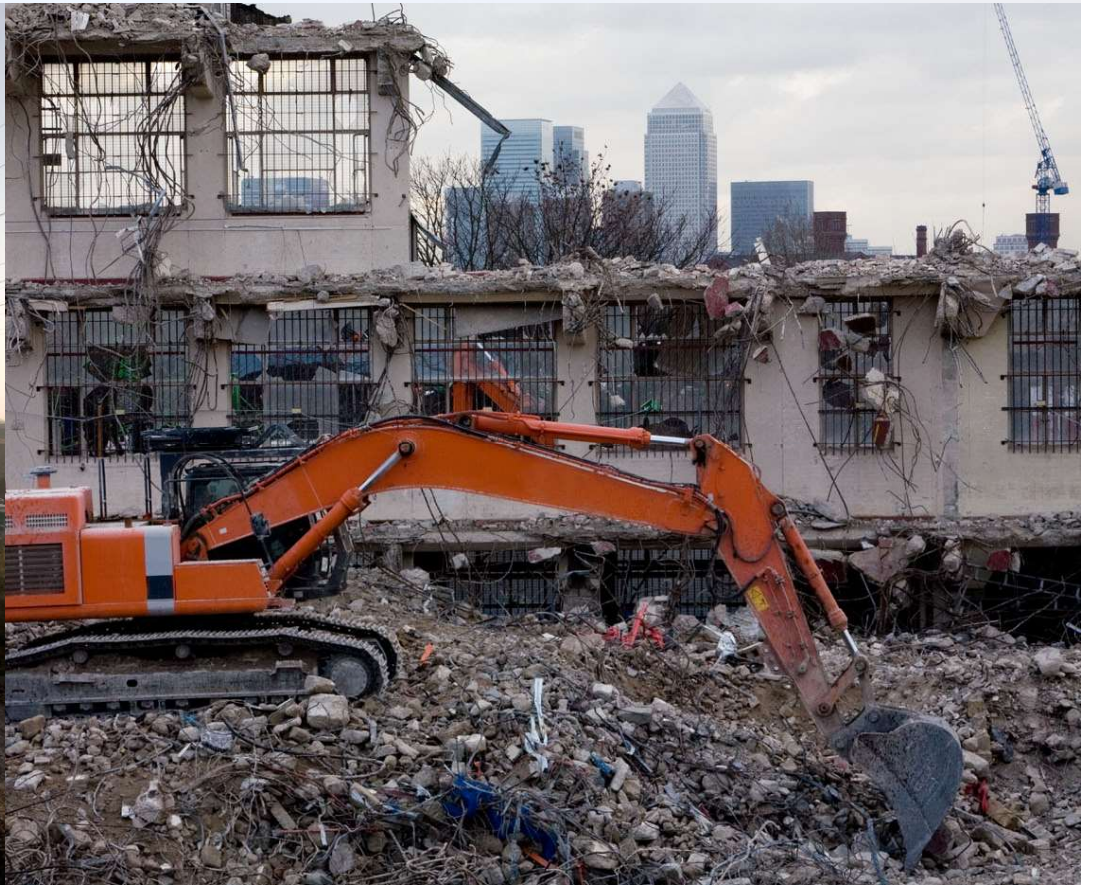


# More frenzied activity...July 2005 onwards

- LDA serves CPO on London and Continental Railways for land required for the Olympic Park (primarily for Olympic Village)
- BAA announces plans to improve Heathrow to accommodate Olympic visitors
- LDA publishes two revised Masterplans (Gamestime and Legacy Transformation) that update the Bid Book Masterplans
- London Olympic Games and Paralympic Games Act 2006 came into effect which included legislation to establish the Olympic Delivery Authority (March 2006)
- DLR Canning Town to Stratford International station extension awarded powers to proceed (Oct 2006)
- LDA submits one of the largest planning applications in European history - a 10,000 page document split into 15 volumes outlining the delivery of the venues and infrastructure for the 2012 Games.

# In all....

- Olympic park site (546 hectares) assembled, remediated, prepared for development on time and budget
- 192 demolished buildings across the Olympic Park
- 425 residents and 35 traveller families relocated
- 198 businesses previously located on the site relocated and assisted: 98% jobs retained within East London
- Over 90% of demolition materials were recycled



**July 2007 – site is handed over to Olympic Delivery Authority by London Development Agency**



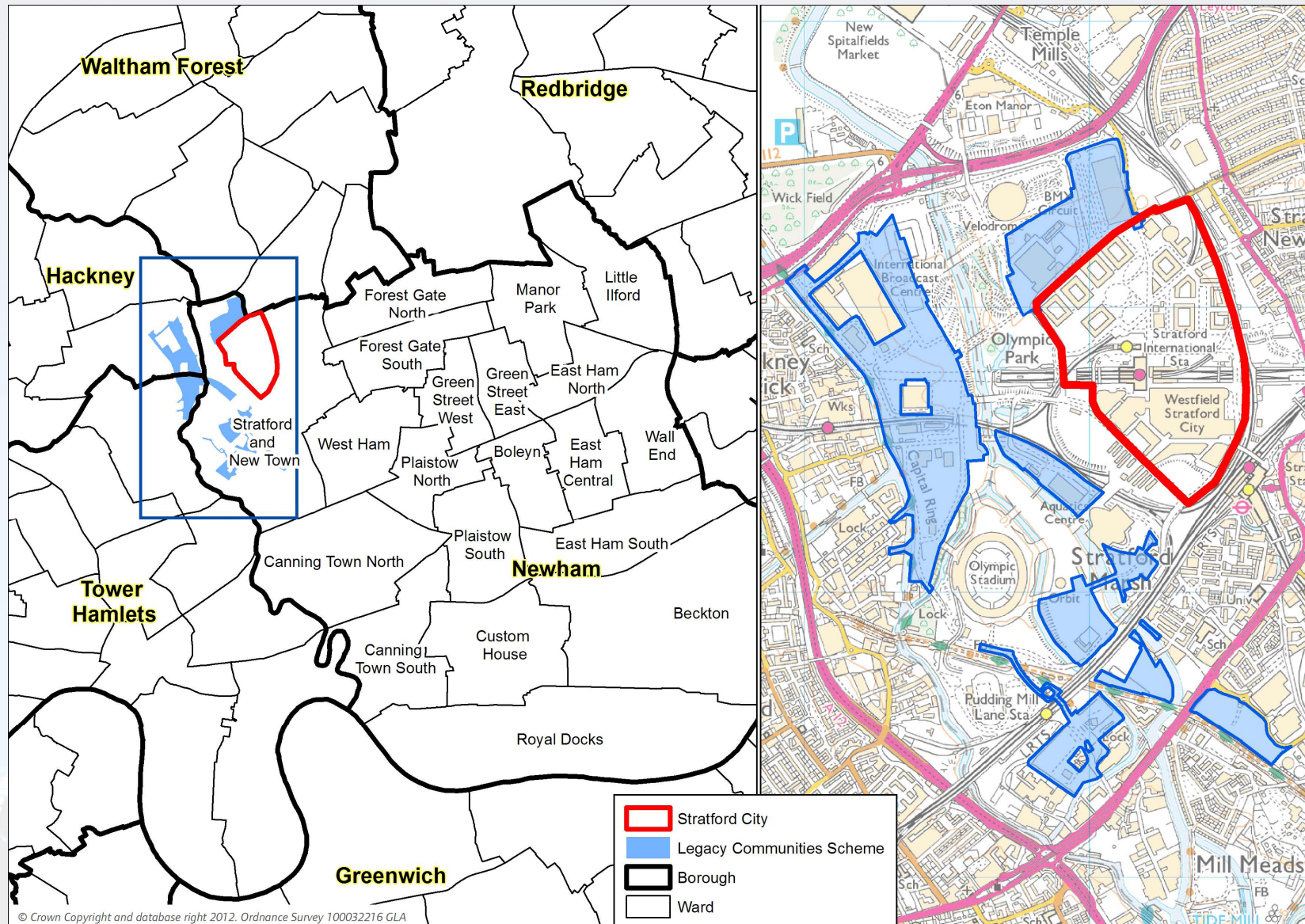
**May 2008 – Construction works start on Olympic Stadium**



# GLA involvement

- Oct 2011 OPLC submits its Legacy Communities Scheme (Legacy planning proposals) to the ODA.
- Newham Council keen that agencies planning services in and around the Athletes Village and Stratford City were consistently using the best and most up to date information.
- GLA approached by Newham Public Health to prepare a set of population projections for area.
- ODA Planning committee approve the (now LLDC's) Legacy Communities Scheme - subject to S106 agreement.

# Stratford City and the Legacy Communities Scheme



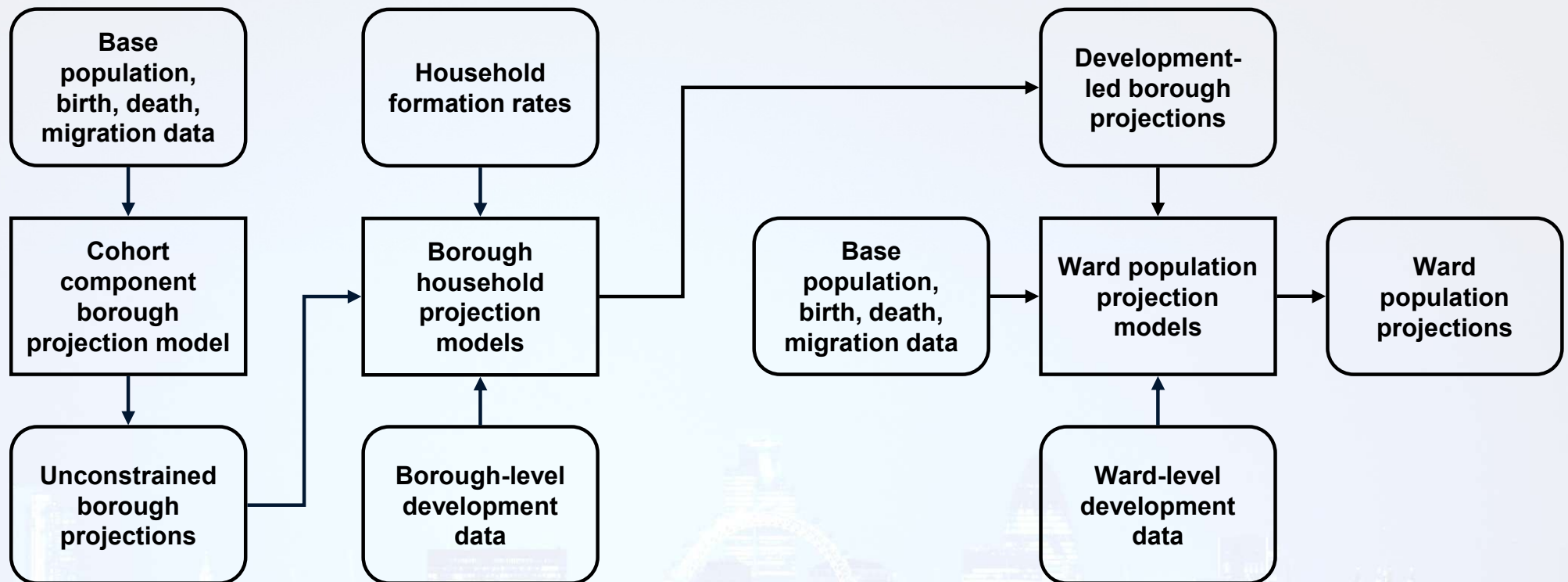
# Intended development

- Legacy community scheme
  - 6,900 units being built between 2014 and 2031
- Stratford city (including Athletes Village)
  - 6,500 units by 2031
  - 2,800 units to be occupied between March and April 2014
- Mix of property types and tenures
- Currently lack detailed phasing information

# Standard GLA projections

- The GLA Intelligence Unit produces LA- and ward-level population projections for Greater London
- Currently operate from a modified 2001 MYE base
- Projections are constrained to development
- LA-level projections act as constraint in ward-level model

# GLA projection process



# Issues to overcome

- Projections at sub-ward-level geographies
- LCS area spread over three local authorities
- Lack of information about likely characteristics of in-movers
  - Areas being projected for previously largely uninhabited
  - May not necessarily match those of existing Newham population
- Newham and surroundings are challenging places for demographers..

# Newham

- Much population data for Newham considered unreliable
  - 2011 census showed population of 308,000
  - compared with official 2010 MYE of 240,000
- ~45,000 dwellings to be built between 2011 and 2031
  - Population projected to grow to over 360,000 by 2031
- Tops UK tables for
  - average household size (3.01)
  - international in-migration (13,400pa\*)
  - proportion of births to non-UK born women (76%)

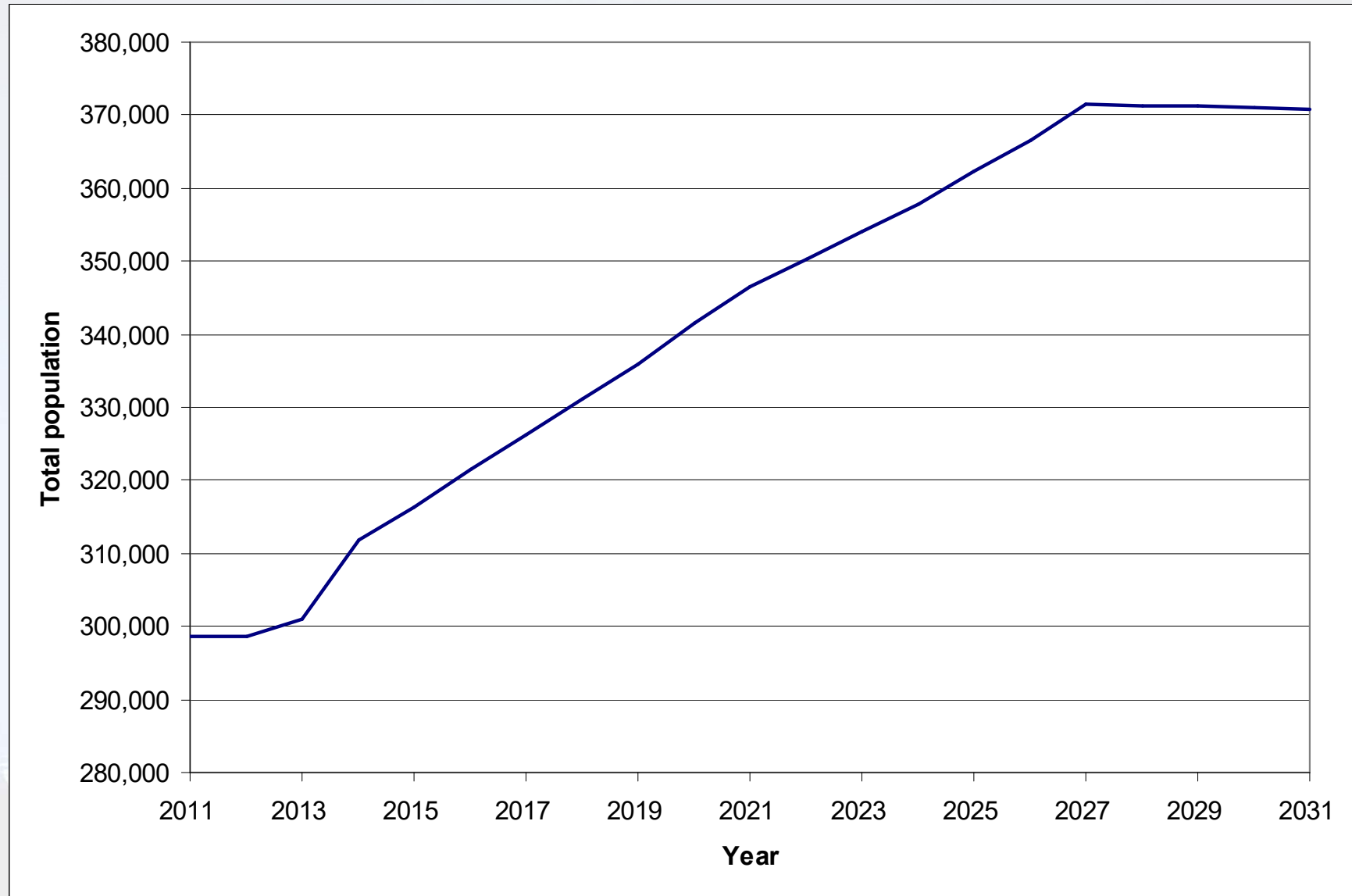
\*mean value 2006-10, ONS Migration Statistics Improvement Programme

# Approach

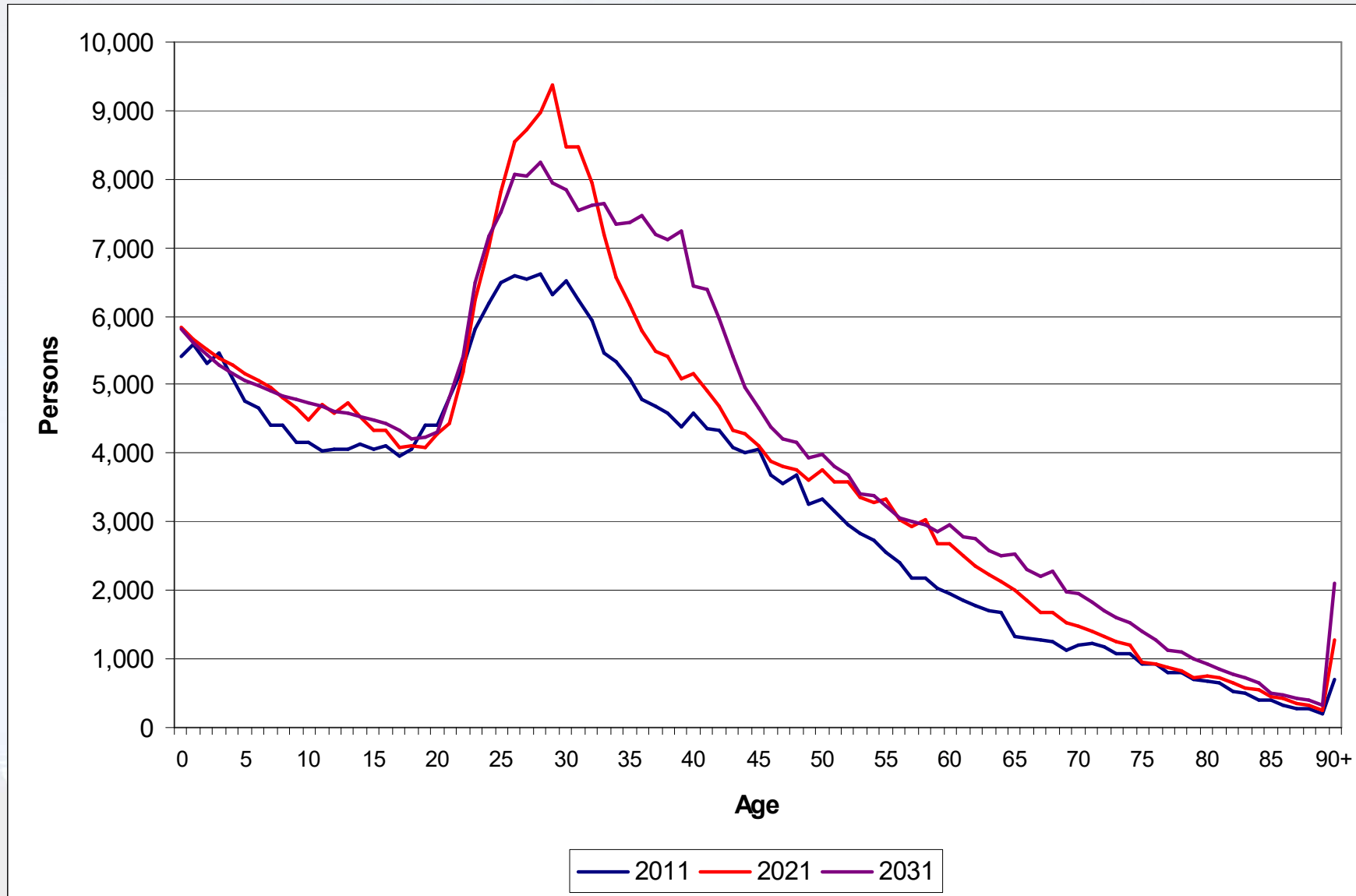
- Expand Newham borough projection to include the LCS development in Tower Hamlets and Hackney
- East London LAs commissioned population data based on administrative datasets
  - Use for 2011 base populations
  - Use to inform estimates of inflow characteristics
- Use existing ward model but with extra “wards” added for Stratford City and LCS
  - Base outflow characteristics on neighbouring wards



# Projections for Newham including LCS development



# Projections for Newham including LCS development



# Generating inflow characteristics for the new areas

- Representative ward (Leabridge, Hackney) identified containing large amount of equivalent new development
  - Administrative data used to identify age/sex profile of recent in-movers
  - Analysed alongside:
    - council tax band data
    - 2001 census data\*
    - CORE data
- ...to create population yield tables for all property types

\*Tables CO511, Accommodation type for households and Age of persons by Number of rooms by Tenure

# Population yield tables

e.g.

Flats					
	Studio	1 bed	2 bed	3 bed	4 bed
<b>AHS</b>	<b>1.79</b>	<b>1.93</b>	<b>2.17</b>	<b>2.58</b>	<b>2.82</b>
Age Profile					
0-3 years	0.0%	1.0%	1.6%	4.0%	6.6%
4-10 years	0.0%	1.4%	2.4%	6.0%	10.0%
11-15 years	0.0%	0.9%	1.4%	3.6%	5.9%
16-17 years	1.8%	1.1%	1.4%	0.7%	0.0%
18-19 years	2.4%	1.5%	1.8%	1.0%	0.0%
20 - 24 years	11.4%	7.1%	8.5%	4.6%	0.0%
25 - 29 years	28.2%	26.8%	28.4%	23.6%	14.4%
30 - 34 years	25.1%	23.9%	25.3%	21.0%	12.9%
35 - 39 years	11.7%	13.5%	12.6%	16.8%	23.8%
40 - 44 years	8.6%	9.9%	9.3%	12.3%	17.5%
45 - 49 years	5.5%	6.5%	3.4%	2.0%	5.5%
50 - 54 years	3.4%	4.0%	2.1%	1.2%	3.4%
55 - 59 years	0.8%	1.0%	0.8%	1.3%	0.0%
60 - 64 years	0.4%	0.5%	0.4%	0.7%	0.0%
65 - 69 years	0.2%	0.3%	0.2%	0.3%	0.0%
70 - 74 years	0.2%	0.3%	0.2%	0.4%	0.0%
75 + years	0.3%	0.4%	0.3%	0.5%	0.0%

Houses				
	1 bed	2 bed	3 bed	4 bed
<b>AHS</b>	<b>1.84</b>	<b>2.78</b>	<b>3.26</b>	<b>3.44</b>
Age Profile				
0-3 years	5.3%	5.0%	7.9%	7.1%
4-10 years	7.9%	7.5%	11.9%	10.7%
11-15 years	4.7%	4.5%	7.1%	6.4%
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60 - 64 years	2.0%	1.5%	0.7%	0.5%
65 - 69 years	1.0%	0.7%	0.3%	0.3%
70 - 74 years	1.0%	0.8%	0.4%	0.3%
75 + years	1.4%	1.0%	0.5%	0.3%

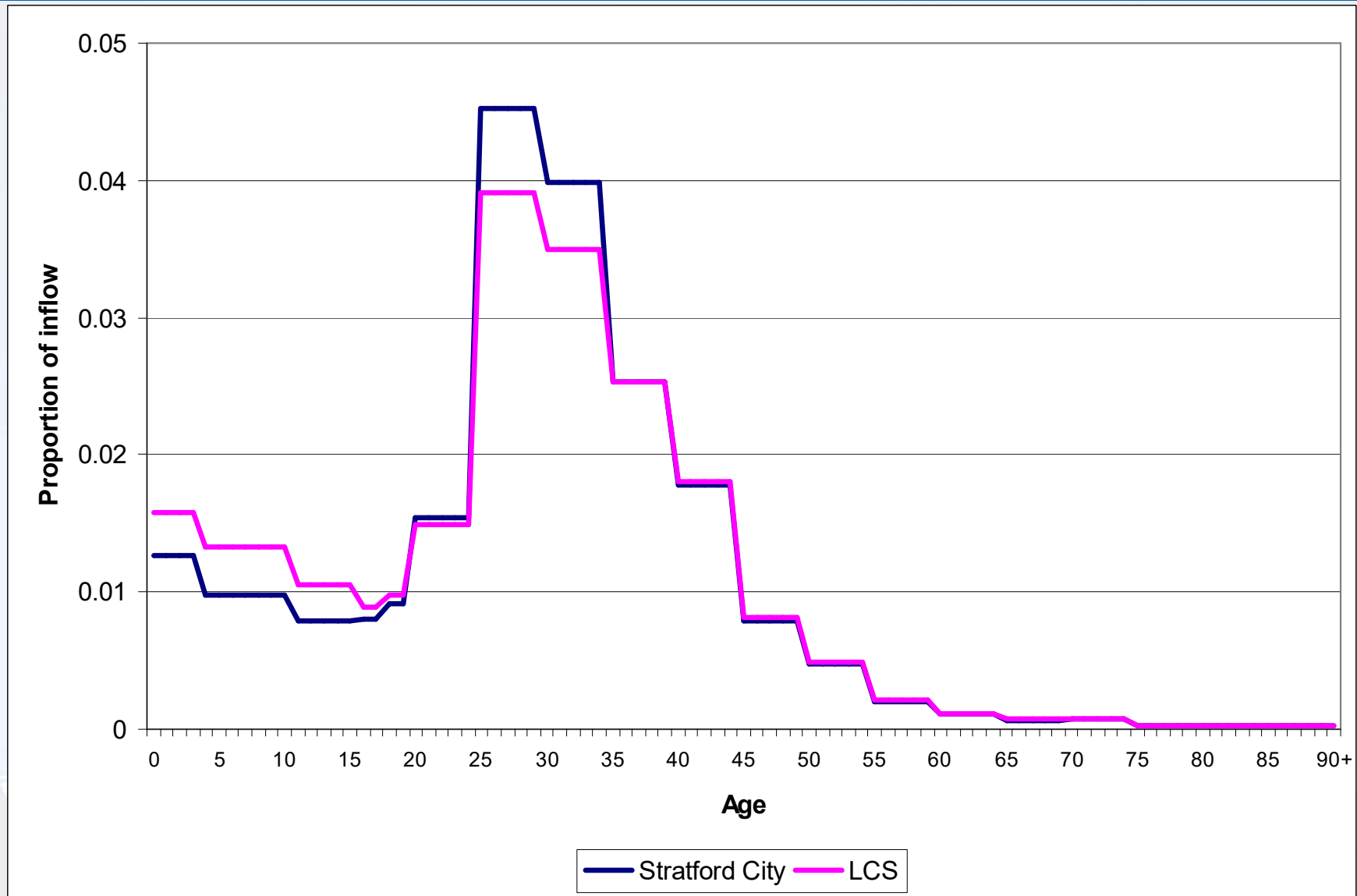
tables produced for all tenures and property types

# Generating inflow characteristics

- Population yields applied to estimated composition of new development for Olympic development sites
- Outcome used to estimate average inflow characteristics for each development area

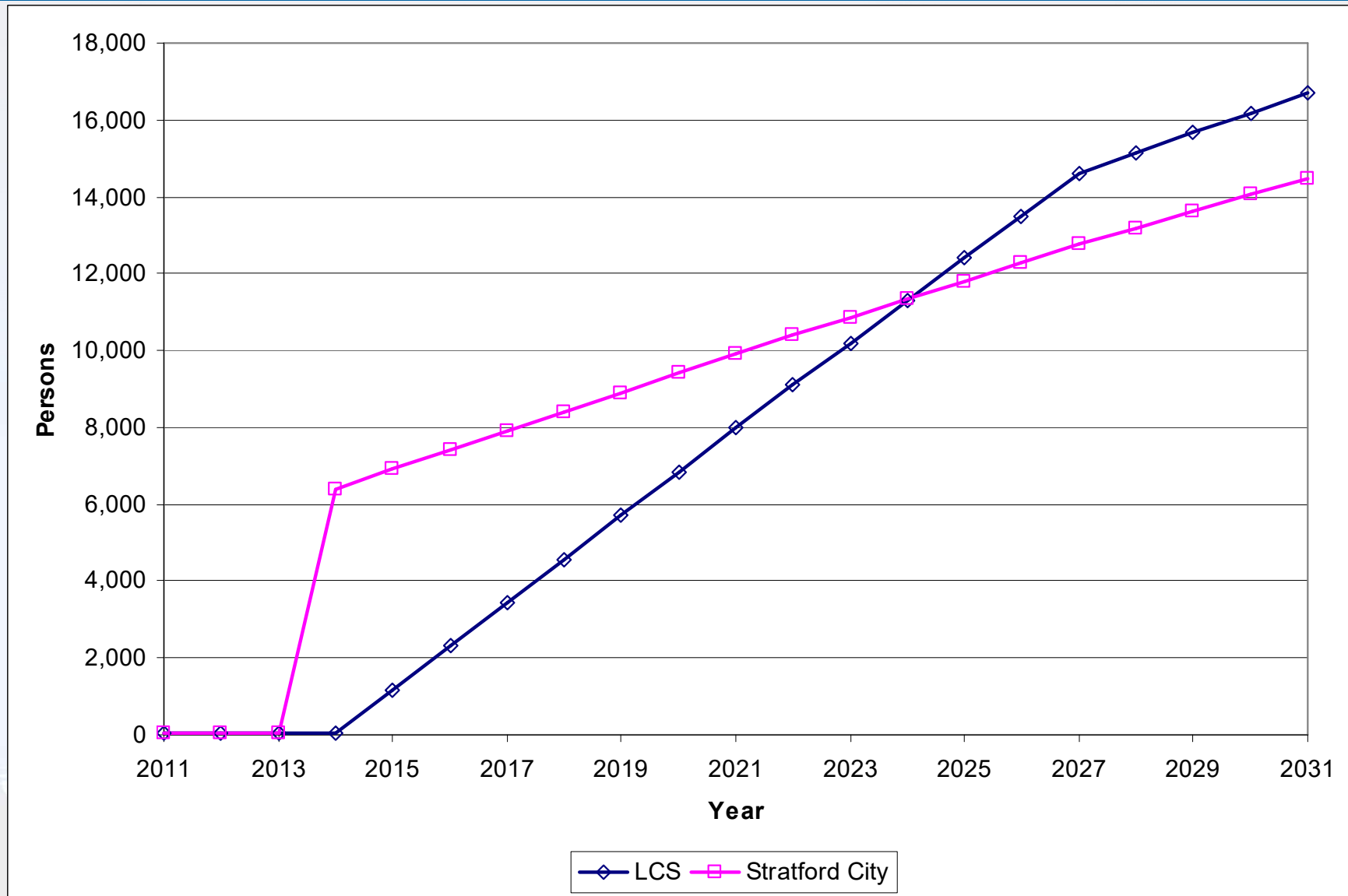
\*Tables CO511, Accommodation type for households and Age of persons by Number of rooms by Tenure

# Estimated inflow characteristics



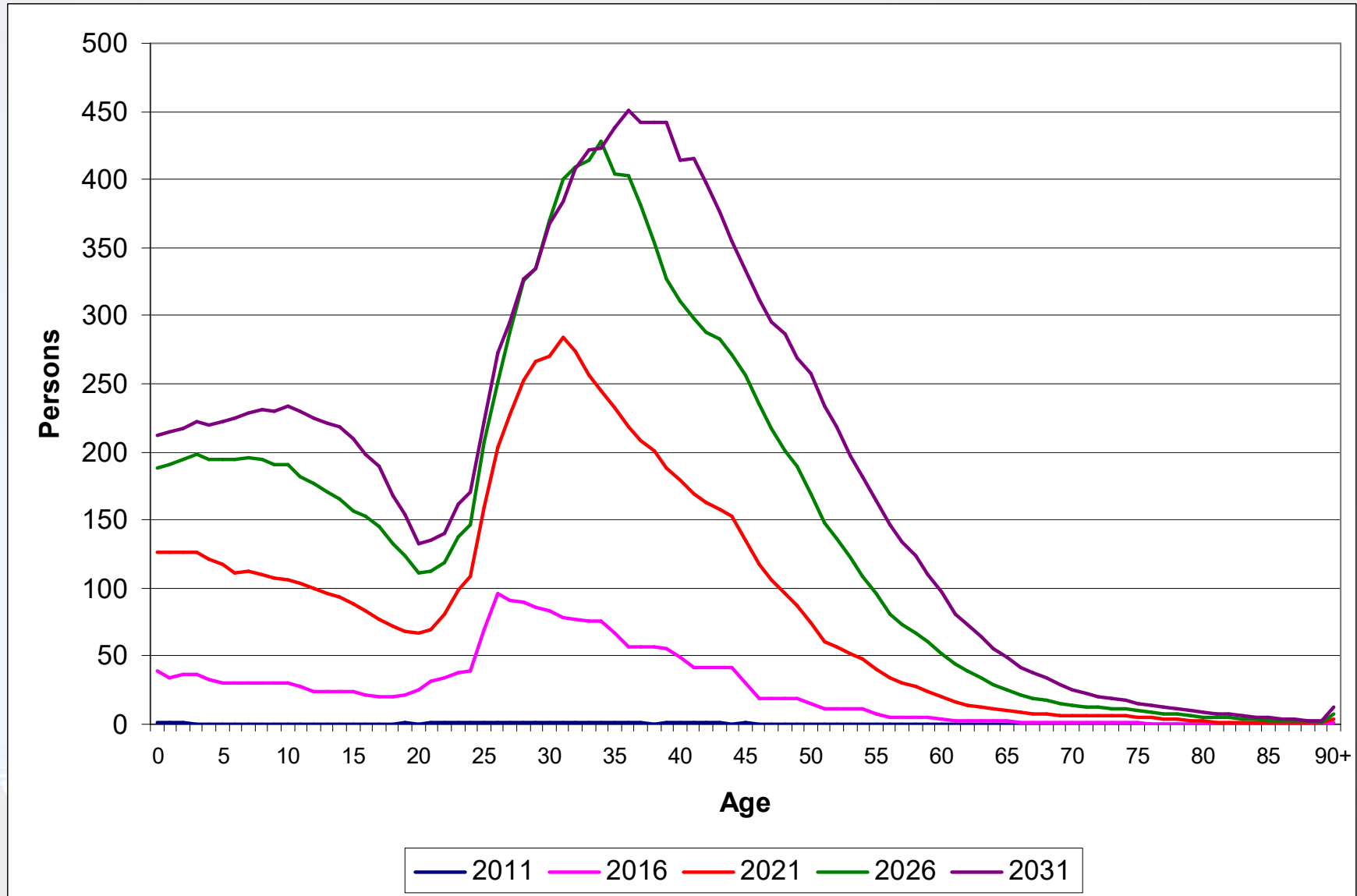
# Results

# Total Population

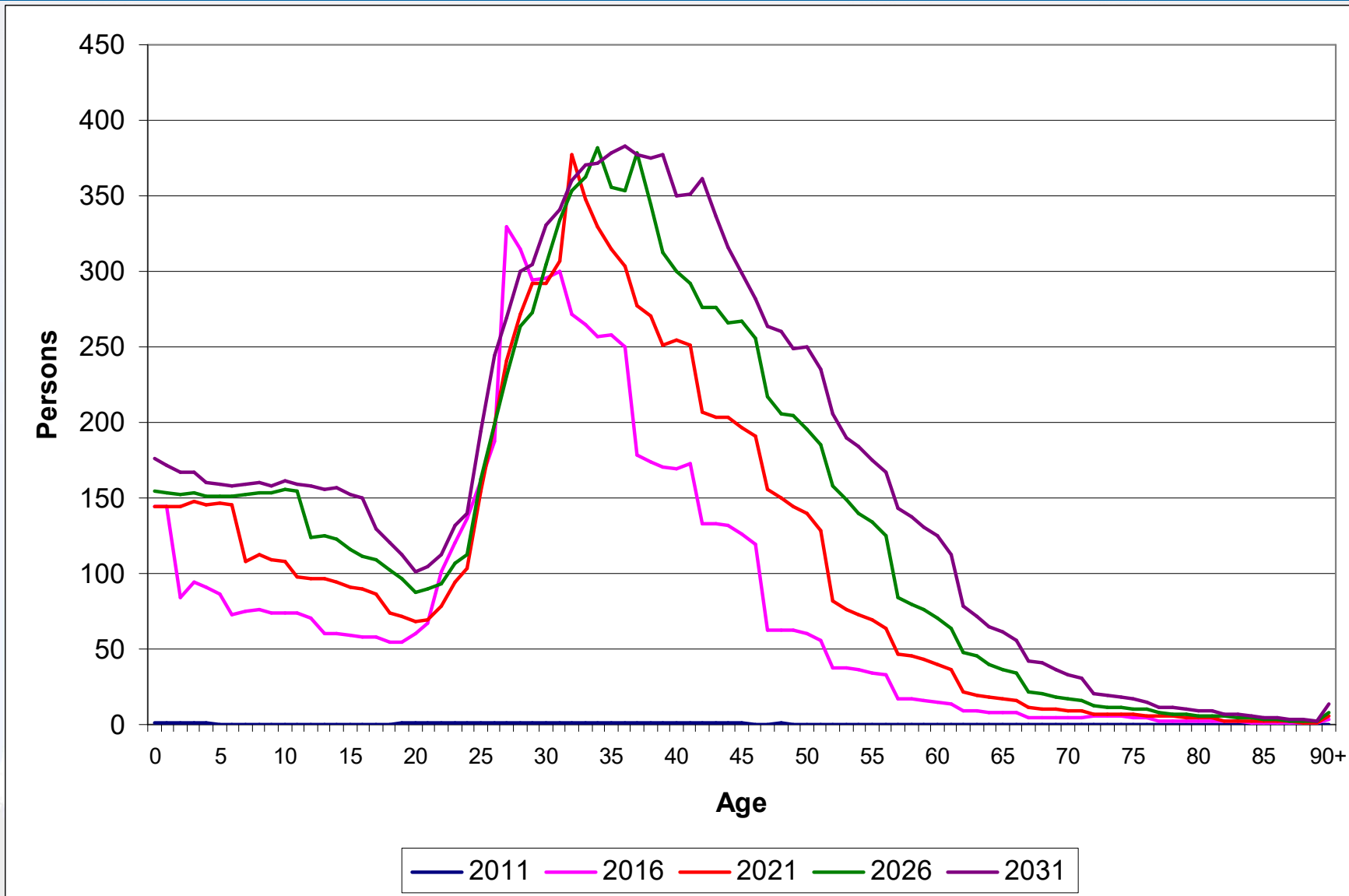




# Age structure: LCS



# Age structure: Stratford City

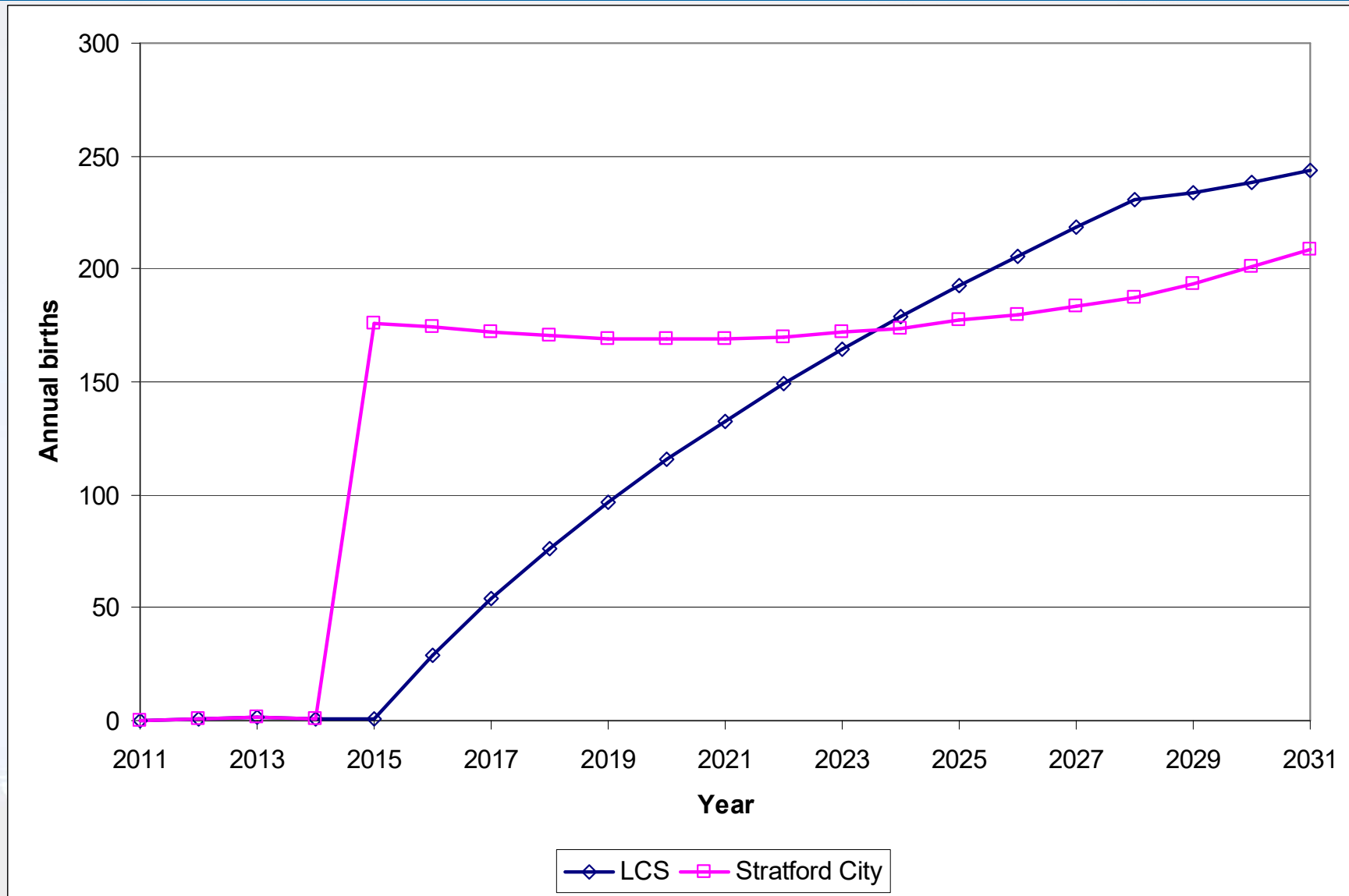


# Implications of the initial results LCS and Stratford City developments

- Brand new neighbourhoods where none existed before
  - Large scale service needs associated with this new population
  - NHS analysts currently working with the figures to estimate required patient services
- Big impact on demand for school places
  - Up to 13 new Forms of Entry required at both Primary and Secondary level by 2031

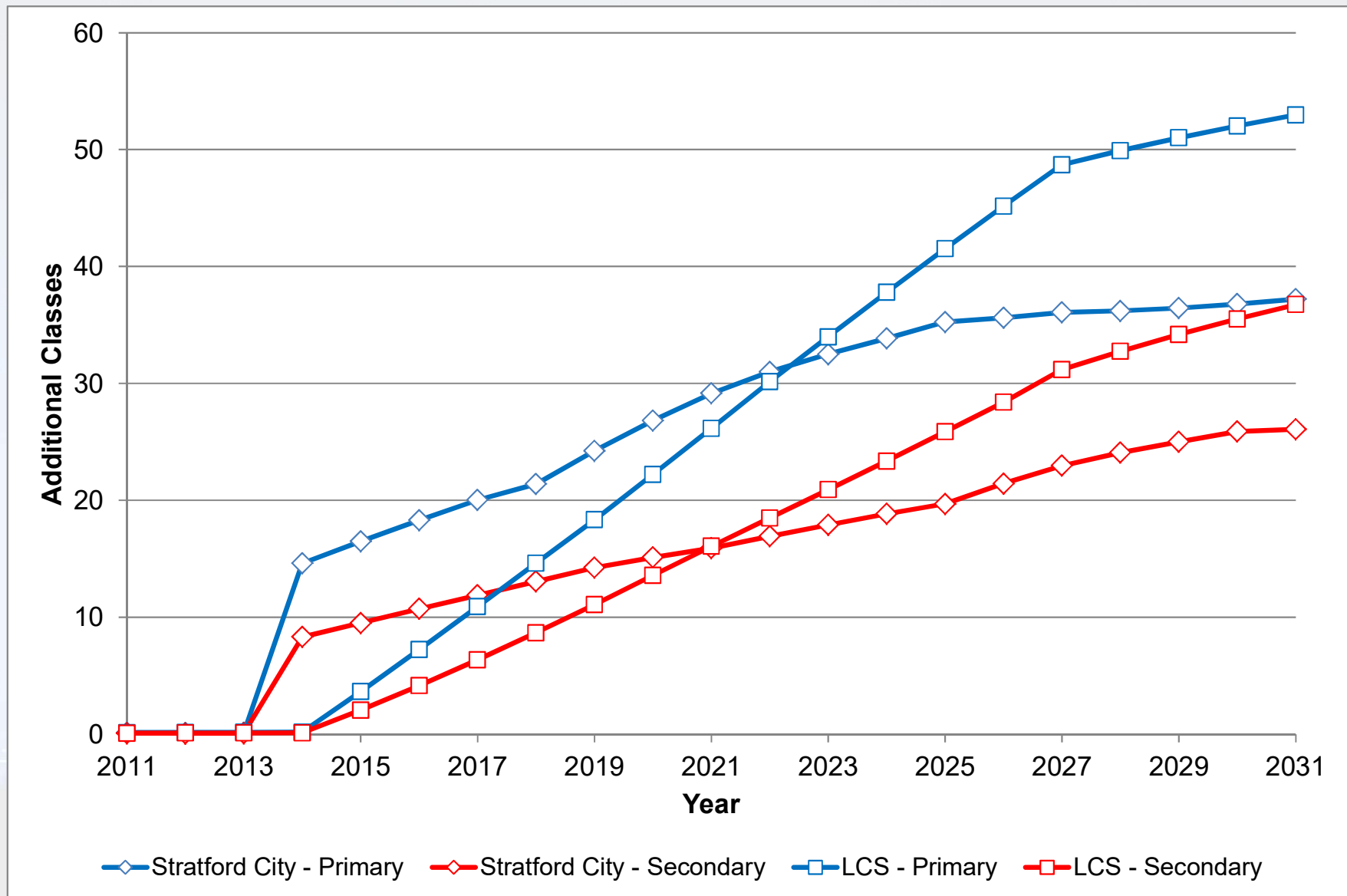
# Infrastructure implications

## Additional births



# Infrastructure implications

## Additional school places

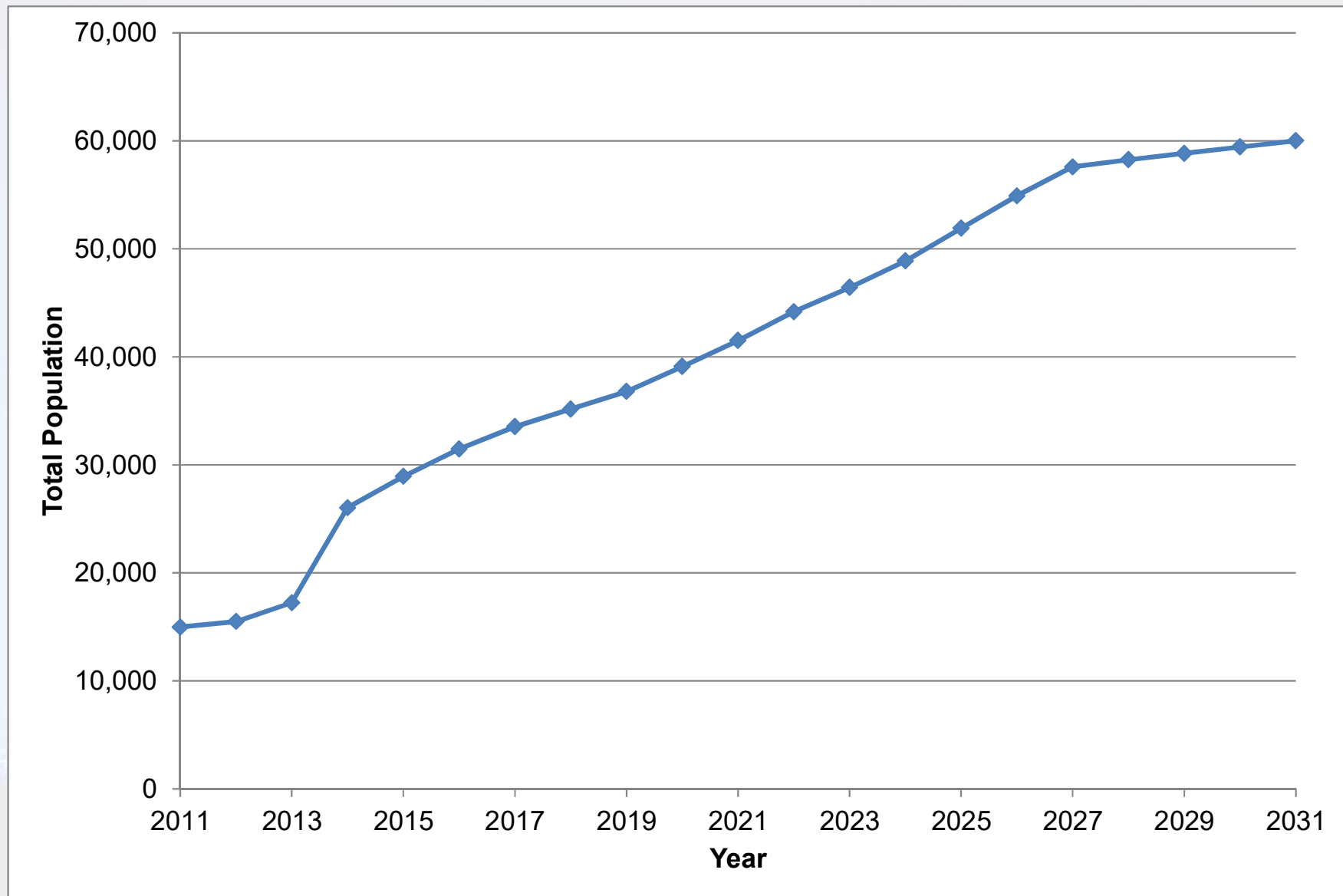


# Implications of the initial results

- LCS and Stratford City are not the only developments happening in the ward
  - Another 10k units to be added elsewhere in Stratford and New Town
- Total population of Stratford and New Town could pass **60k** by 2031
  - Boundary review seems likely

# Other implications

## Stratford and New Town will be a Big ward



# Future work

- Move to 2011 MYE population base for projections
- Update development phasing
- Incorporate improved data derived from 2011 census as it becomes available
  - Population yields from new developments
  - Migration flow characteristics
  - Household formation rates
- Monitor projections against other sources of evidence
  - Results of planned household surveys
  - Annually updated GP registrations by residence



# Contact

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