



PREAMBLE

Silvertown Homes Limited (SHL) and Greater London Authority Land and Property (GLAP) have submitted a hybrid planning application to the London Borough of Newham (LBN) for the redevelopment of the Thameside West site, accessed off Dock Road in Newham (the Site).

SHL is a property development company and joint land owners of the Site. SHL has over 65 years combined experience at delivering high quality regeneration projects across London. GLAP is a subsidiary corporation of the Greater London Authority (GLA) and took over assets and liabilities from the London Development Agency (LDA) in 2012. GLAP is primarily focused on delivering genuinely affordable homes and jobs for London.

The proposal is to construct a new high-quality residential-led mixed-use development comprising new homes, new industrial floorspace, a new local centre, a new primary school and nursery school, new community facilities, a new public park (with associated outdoor play facilities), enhanced SINC and over 800m of new riverside walk along the River Thames with ecological / biodiversity enhancements. This development has been designed to focus its community hub around the delivery of a new Dockland Light Rail (DLR) station that is proposed to be constructed on the Site by Transport for London's (TfL) in 2023.

The proposals have been designed by Foster & Partners, John McAslan & Partners, Patel Taylor and the wider project team (listed, right) taking into account comments provided by local residents during summer and public exhibition events and comments provided during pre-application discussions with a variety of statutory and non-statutory interests, including LBN and its Design Review Panel (DRP), the Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Port of London Authority (PLA) and London City Airport (LCA).

This document is one of a suite of planning application documents submitted to LBN, including an Environmental Statement. The planning application is available to review at LBN's office or using LBN's online services:

Search for planning application reference number 18/03557/OUT at: <https://pa.newham.gov.uk/online-applications/search.do?action=simple>

The planning application can also be viewed on the GLA's website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings>

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AGENCY**

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Thameside West Social Value Report

SEPTEMBER 2019

Keystone | London

Prepared by  SeerBridge



Contents

Foreword	3
Introduction	9
Delivering Social Value in Thameside West	15
Employment and Skills Obligations: A Social Value Forecast	19
Education Engagement and Wellbeing Outcome Forecast	25
Community Engagement Activities	31
Community Engagement Activities: Wellbeing Outcome Forecast	43
Summary	49
Appendices	53

Foreword



Thameside West is a new development being brought forward by Keystone London, together with our partners at GLAP. We feel extremely lucky to be working on one of the greatest riverside projects in the greatest city in the world. However, it is also a site that is currently isolated; cut off from its natural environment. We want to change that.

As custodians of this part of the capital, we are both full of enthusiasm and, just as importantly, a sense of responsibility to ensure we bring forward a project for the long-term benefit of everyone. This document explains what we have achieved to date, what we are seeking to do in the medium and long term, and some of the fantastic opportunities we are looking to deliver for the neighbourhood, for Newham, and for London.

Thameside West is a strategic project that will be delivered over the next 10 to 15 years, which means there are children in the borough who could make a direct and meaningful contribution to its evolution and long-term management. To us, that is the most exciting aspect.

To date in partnership with This is Projekt Ltd, we have created mean time activity at The Silver Building, but we want to do more to add sustainability to the location. As developers, we have to look to the future – that is the nature of our job – but we will always have respect for the amazing history this part of London holds not just for the local community but also through its connections with the rest of the world.

We are not saying there will be no hurdles along the journey to project completion, but there will be no lack of energy, hard work and commitment to achieving a world class scheme in a world class location, which everyone can be proud of.



Max Charles Giles

Silver Building

Since opening on 2017, The Silver Building has become a home to scores of creative professionals, artists, makers and SMEs. It features over 40 studio and work spaces, a gallery, photographic studios and a café / bar.

Tenants include British Menswear Designer of the Year, Craig Green, renowned set designers. Block9 and Konstrukt Creative, fashion designer Liam Hodges, Silverspace Studios, Darkroom London and many more.

By providing genuinely affordable workspace, the building is now at 100% occupancy.

We have worked hard to build relationships within the local community by offering free space for charities, schools and colleges to host events and by curating a regular program of interesting cultural functions.

The Silver Building employs six local Newham based staff. And has created five new positions for people who run our café / restaurant.

Over 60% of people who work in the building are Newham residents.

Some of our local community events / activations are listed below:

The Peoples Kitchen – A local charity that aims to bring people together, to turn food waste into Community Feasts and to share skills and stories. We provided the space for them to host a community event in the building.

Local Schools – We have arranged tours for local schools including Eastlea Community School, to talk to students about the building and for them to see our tenants at work and to discuss future career options.

Exhibition Spaces for Universities - we have provided free space in our gallery for universities including: Camberwell University, Ravensbourne University, UAL and the RCA to host end of term exhibitions of students work.

MIND / CALM at Silver – A charity event with free entry in aid of raising mental health awareness. Tenants/Local theatre group collaboration that was open for the public and community.

National Citizen Service Challenge (NCS) Working with NCS students, by giving them a tour of the building and showing them a different environment for the workplace. The students got the opportunity to do some screen printing, pitch a business idea to our General Manager and to see inside our tenants' studios / workshops.

Help Refugees UK - we held a large container in the yard of The Silver Building as an opportunity for locals to come and donate/volunteer and get involved.

The Silver Building Summer Festival (Join the Docks) - A day of opening the building and studios giving the local community an opportunity to come and look around the space, meet the tenants and even take advantage of the free workshops available. (Family portraits, screen printing etc.)

Newham Word Festival - Because we've read Conversations and collaborations held in the Silver bar for open discussion and talks.

Easter Egg Hunt - Over the Easter holidays we held a free Easter hunt for parents and children to come along and explore the building while hunting for concrete eggs made from our in-house tenants Floating Concrete.

Monthly Events

Darkroom London - Paint workshop - One of our in-house tenants hosts plate painting workshops in the bar/gallery space.

Stav B's monthly pop up - The last Thursday of every month Stav B's monthly pop up with a selective theme and drinks menu.

Jazz @ Silver - Monthly pop up Jazz nights with BTL Jazz. Different Jazz artists every month.

Comedy @ Silver - Working along side our tenants Max & Ivan we have our comedy evenings held in The Silver Building bar area.

Powerflush DJ's - A local couple hosting a DJ night.



Introduction