

**Subject:** Chief Executive's report to the LLDC Board  
**Agenda item:** Public Item 4  
**Report No:** 1  
**Meeting date:** 5 December 2012  
**Report to:** Board  
**Report of:** Dennis Hone, Chief Executive

**FOR INFORMATION**

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**This report will be considered in public**

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**1. SUMMARY**

- 1.1. This report provides progress updates on the activities of the London Legacy Development Corporation (LLDC) for the December 2012 Board meeting.

**2. RECOMMENDATIONS**

- 2.1 The Board is invited to **NOTE** this report.

**3. PARK HANDOVER AND TRANSFORMATION**

- 3.1. **Handover** of the Olympic Park from LOCOG to LLDC commenced on 22<sup>nd</sup> October. This included taking operational control of the Park (perimeter security, access control and logistics operations and associated areas), the Aquatics Centre, ArcelorMittal Orbit, the Velodrome and the Basketball Arena. The Copper Box will be handed over in November and the Olympic Stadium and Press and Broadcast Centres will be handed over in December.
- 3.2. The Park Handover has allowed **Transformation** works to commence on the Park. This includes clearing temporary Olympic and Paralympic Games structures (such as the temporary seating "wings" on the Aquatics Centre); connecting the Park to local communities through the construction of footpaths, cycle ways, bridges and underpasses; and completing the new park through construction of new features such as the creation of parklands.
- 3.3. The Transformation Monthly Programme Report covering progress, commercials, risks, issues, decisions required and trends for the Transformation works is included as an appendix to this report.
- 3.4. **Park re-opening:** the programme is on track to ensure that the Park and venues can be successfully re-opened following the Transformation programme, with the North Park due to open on 27<sup>th</sup> July 2013 and the South Park in Easter 2014. The Park opening plan is covered as a separate item on the agenda.
- 3.5. A programme of free public **bus tours** run by LLDC commenced on 21<sup>st</sup> November 2012. These will run until the Park begins to open in July 2013 and will allow people to see the new Park develop during the Transformation project. There will be

approximately 11,000 places on the tours; priority for bookings will be given to those living closest to the Park.

#### **4. SOUTH PARK PLAZA**

- 4.1. Planning permission was granted on 23<sup>rd</sup> October for the creation of 11.3 acres of Parkland, known as the South Plaza, situated in the south of the Queen Elizabeth Olympic Park in the area between ArcelorMittal Orbit, the Aquatics Centre and the Stadium. The plans include a dynamic, landscaped area dedicated to entertainment and cultural activities, a 12m wide tree-lined promenade, an interactive 'labyrinth' fountain, a classic carousel, performance space and a play space with climbing wall descending to the canal-side. There will also be a park hub adjacent to the ArcelorMittal Orbit housing a café, box office and roof-top pavilion with views across the Park.
- 4.2. The Board approved the outline business case for the south park plaza in May 2012 and the outline business case for the south park hub had been previously approved by the Olympic Park Legacy Company board, the LLDC's predecessor body, in November 2011. The designs have now been developed through to RIBA Stage D and the project is now at the point where it needs to place a contract to undertake the construction works. Fully compliant procurement processes have been run for both projects, and preferred bidders for projects will be selected at the end of November, following the completion of full evaluations. The Funding Approval for South Park Transformation Projects – Hub Building and Plaza Landscaping is being considered as a separate item on the agenda following its recommendation to the Board by the Investment Committee. Subject to timely approvals and award of contract before Christmas, both projects have start on site dates of February 2013, with completion in time for South Park opening in April 2014.

#### **5. CHOBHAM MANOR**

- 5.1. LLDC have entered into the development agreement with Taylor Wimpey and London and Quadrant to build LLDC's first neighbourhood on the Park, Chobham Manor, on the site of the temporary Basketball Arena. Taylor Wimpey and London and Quadrant were appointed by LLDC as development partners earlier this year. The development includes terraced and mews houses and other housing typologies, set within tree-lined avenues. The development will contain 75% family housing (defined as 3 beds or more) as this is a planning requirement and will be supported by a new health centre, nursery and community spaces.

#### **6. PLANNING POLICY AND DECISIONS UPDATE**

- 6.1. Following the Board's approval for the Local Development Scheme and the programme for preparation of the Legacy Corporation Local Plan and CIL Charging Schedule at its 15<sup>th</sup> October 2012 meeting, the Planning Policy and Decisions Team (PPDT) has commenced its extensive consultation with residents and businesses within the LLDC area on what they would like to be included in the Local Plan. This process also includes a 'call for sites' from landowners in order to identify future development sites for the Local Plan. The consultation period began on 12<sup>th</sup> November 2012 and is on programme to conclude on the 31<sup>st</sup> December. Other programmed activity for this month on Local Plan preparation includes initial work on evidence base preparation, visioning and commencement of work on the draft CIL charging schedule and Infrastructure Delivery Plan. The Board will be updated regularly on progress related to these activities through this report.
- 6.2. New major planning applications received include development at Neptune Wharf (800 residential units), Chobham Farm (1,100 units) and Angel Lane (750 room student accommodation). Pre-application discussions are being held on a number of redevelopment sites in the Hackney Wick and Fish Island area and have

commenced for the UCL development at the Carpenters estate. PPDT currently has approximately 160 planning applications on hand and has inherited some 35 enforcement cases from the host Boroughs following the transition of planning powers on 01 October.

## **7. COMMUNITY ENGAGEMENT**

- 7.1. LLDC launched **Take 12**, its sport and healthy living project in November 2012. This is a pilot scheme to encourage people in the boroughs of Waltham Forest, Newham, Hackney, Tower Hamlets, Greenwich and Barking and Dagenham to do 12 hours of physical activity or cover 12km in distance during the months of November and December. The pilot will be developed in partnership with the boroughs and will help to shape the launch of a full Take 12 programme in the new year, aiming to reach 12,000 people from across the boroughs with new walking and running routes introduced when the first phase of Park begins to open from July 2013.
- 7.2. LLDC has launched its **annual lecture** series, inviting students, academics and the public to a series of lectures about the long term benefits of the 2012 Games and creating Queen Elizabeth Olympic Park. The three lectures, held in late November and early December, cover subjects including creating a thriving place in the Park, inclusive design and accessibility and creating a healthier nation.

## **8. WATERDEN ROAD**

- 8.1. The amendments to Waterden Road are being taken forward in order to achieve a street that is easier to cross and is more sympathetic to its location in the Park by providing a single lane in each direction rather than a dual carriageway. The change has to achieve two further objectives: it should retain capacity for mass participation events, such as Ride London; and it should minimise change to the current scheme in order to avoid delay to the opening date and minimise consequential costs.
- 8.2. The solution will construct the road as consented with the following amendments: the eastern carriageway will be used for traffic and will be widened from 6.5m to 7.3m by reducing the width the central reservation (this allows for better, higher capacity two-way traffic flows); and the western carriage will be built as consented but surface-dressed with a park footway finish to be used as the western foot and cycleway (much of the consented footway will be soft-landscaped). Secondary junctions and cross-overs will be white-lined with small sections of the central carriageway removed to allow the traffic to cross over at each end. The junctions to the north and south will not be altered.
- 8.3. The amended scheme will be submitted to the Planning Authority in December; to achieve an efficient approval process key stakeholders are being consulted to ensure full support for the scheme. Westfield have been issued with the traffic modelling and are in discussion with us on agreeing a traffic capacity 'trigger' that, if met in the future, will mean the road will switch to the dual-carriageway mode. LB Hackney are also being consulted. The traffic modelling suggests that the reduced scale road has sufficient capacity to accommodate consented LCS and Westfield traffic projections.

## **9. HEALTH AND SAFETY**

- 9.1. Health and Safety in LLDC forms a core element in the Sport and Healthy Living programme, as preventing accidents and enhancing good health represents one of our fundamental aims and objectives in developing and operating the Queen Elizabeth Olympic Park (QEOP) and encouraging broader regeneration in the area. During October, as the handover of the QEOP from LOCOG to transformation construction took place, our first period of combined office and construction site

work took place without a reportable accident (under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995, RIDDOR). More importantly, as accidents are happenstance, LLDC has been taking steps to ensure that effective arrangements are in place to proportionately manage risks across the organisation and our range of activities to actively prevent harm arising, including:

- Policies and Standards for office staff, design and site construction work and the preparations for Park Operations – guides to action including procurement;
- Leadership workshops, one has already taken place within Transformation
- The Transformation Construction Works are subject to a comprehensive health and safety programme, designed to identify and manage the construction risks
- Training and development, which has already addressed site safety in the form of Construction Skills cards for many staff
- LLDC Head of H&S works with members of the individual teams to ensure that the key issues are addressed in a sensible, proportionate way

9.2. Within the office, we are working with British Safety Council, which has extended its support for London 2012 to access for LLDC to its office safety software including Display Screen self assessment. Individual activities, such as the community engagement work and site tours, are subject to risk assessments within the management teams. That is, LLDC has sensible, proportionate arrangements to ensure the safety and health of both the public, our supply chain and our own staff by embedding these arrangements within the LLDC teams and their ways of working. The LLDC Executive receives regular reports on health and safety issues and progress, and the Board is regularly updated on the H&S approach.

## 10. STADIUM

10.1. This is covered under as a separate item on the agenda.

## 11. GOVERNANCE REVIEW

11.1. At the 27 September Board meeting, the Chairman proposed that a governance review of LLDC committees would be undertaken to maximise the opportunities for board members to contribute their expertise. The outcome of this review is on the agenda for this meeting.

## 12. APPENDICES

Appendix 1 – Transformation Monthly programme dashboard – exempt information

### List of Background Papers

- None

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