

# Royal Docks Delivery Plan 2024 – 2029



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This plan has been produced by the Royal Docks Team, a dedicated team established by the Mayor of London, and Mayor of Newham, to lead the area's long-term regeneration. The team has responsibility for seven major development sites in the Royal Docks, on land which is owned by the Greater London Authority. The team is also delivering a comprehensive regeneration programme, funded through the area's Enterprize Zone designation, which allows business rate income to be retained and reinvested in the local area. As London's only Enterprize Zone, the area is earmarked for significant economic development, delivering new homes, jobs, and investment.

# Forewords

Once the beating heart of global trade, today the Royal Docks is re-emerging as one of the country's leading areas of opportunity, investment and innovation. Our new five-year plan sets out our vision for unlocking the full potential of the Royal Docks, with a multi-billion-pound regeneration programme that will deliver thousands of new homes; create thousands of high-quality jobs; and help unleash a new era of sustainable growth in East London.

It builds on the huge strides we've already made, over the past five years, which includes 9,000 new homes built or underway, and the creation of more than 2,500 jobs for Londoners. With its strong transport links and rich heritage, we're harnessing the Royal Docks' unique landscape and character to create a stunning new waterfront for London – a place where people can live, work and thrive for generations to come.

This is a huge moment in the Royal Docks' history and in this new plan, we set out how we intend to work with our partners and local people to harness the vitality and pioneering spirit of the Royal Docks to help create a better, fairer, greener London for everyone.



**Sadiq Khan**  
Mayor of London

The majestic Royal Docks is a diverse and purposeful place enriched by a renewed focus on inclusive growth and providing opportunities for local people. As in the past, the Royal Docks will also play a pivotal role in London's growth as a global city. Our vision for the Royal Docks reflects the way we now need to live and work to secure a sustainable, inclusive and fairer Newham for present and future generations.

We made a promise five years ago with our first Delivery Plan that the future of the Royal Docks has to deliver real benefits and opportunities for local people. As London's first Living Wage neighbourhood, we are making people powered progress. Thousands of genuinely affordable homes have been built that people can afford; as well as jobs they can step into.

Looking ahead to the coming five years we'll unlock the full potential of the Royal Docks as a thriving part of London setting a new standard in sustainable living through more jobs, homes and opportunities. We'll also place a premium on the wellbeing and happiness of local people as the Royal Docks and Newham are the beating heart of London.



**Rokhsana Fiaz OBE**  
Mayor of Newham

# Royal Docks Today

An original destination – with a unique set of characteristics that form the backdrop to the area’s long-term success...

**65k+**

residents

**120**

languages spoken

**31%**

of residents under 25

**6**

waterside neighbourhoods

**900**

hectares of land

**12**

miles of prime waterfront

**15**

minutes to Central London

**8**

million visitors per annum

**3k+**

businesses

**30k**

jobs in wide range of sectors

## Water

Once the largest enclosed docks in the world, we have 100 hectares of active water with stunning views, new public access, and fun leisure activities.

## Enterprise

As London’s only enterprise zone and home to the Mayor of London, ExCeL, and UEL we have a unique offer for business and a rapidly growing ecosystem for industry and innovation.

## Community

We are part of the youngest and most diverse borough in London, and there is great pride and energy from people working, living, and learning across the area.

## Heritage

We have a rich industrial legacy, with institutions like Tate & Lyle still operating today and iconic landmarks like Millennium Mills acting as historic anchors for new development.

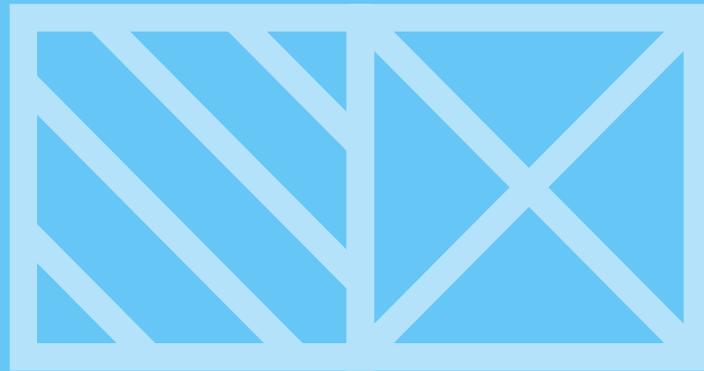
## Culture

We are fast becoming London’s cultural engine, a world-class creative production centre that is making and showcasing original work, inspired by the area’s unique heritage and diversity.

## Connectivity

Home to the Elizabeth Line, London’s only Cable Car, London City Airport, a new Thames Clipper Pier, the new Silvertown Tunnel and DLR train stations - we’re connecting London to the world.

# Introduction



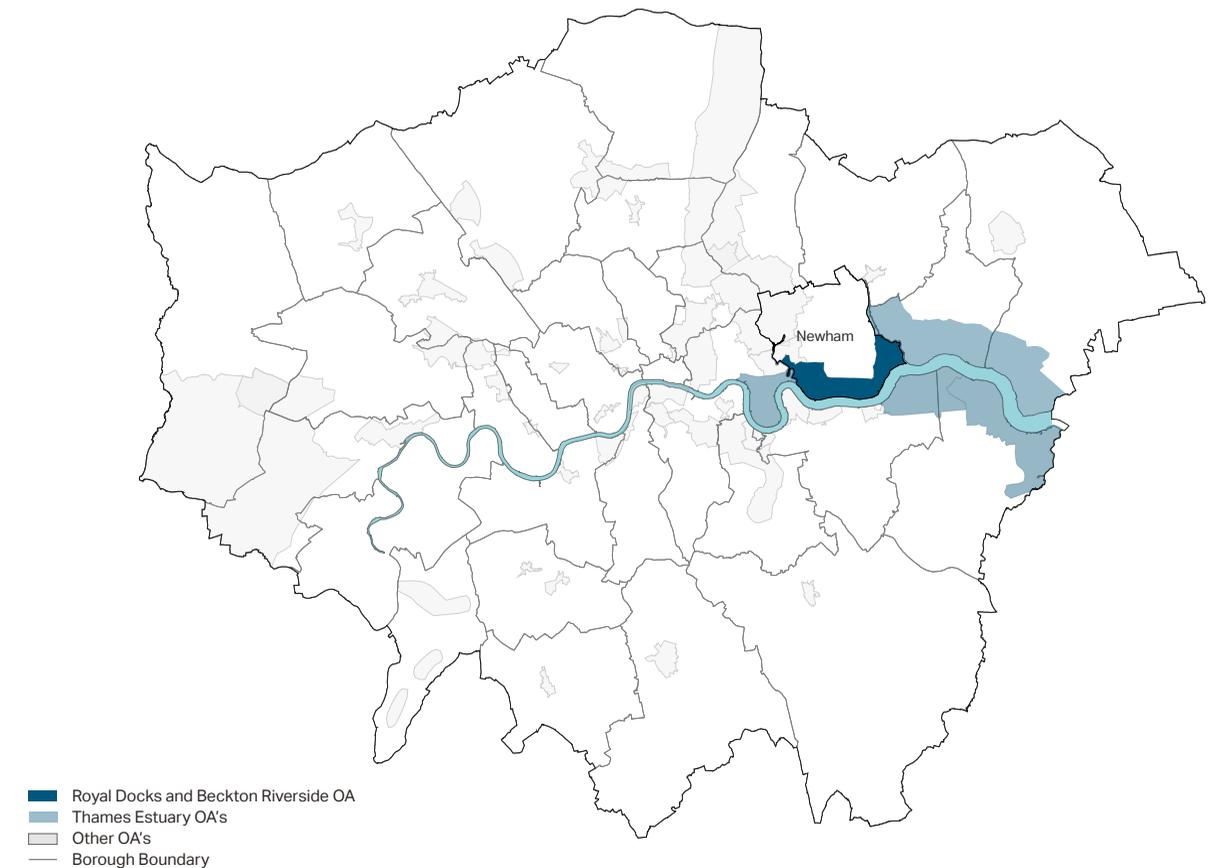
The Royal Docks is being transformed into an iconic new urban waterfront. Once the largest enclosed docks in the world, today it is being rebuilt into one of London's most promising residential, business and visitor districts.

The Royal Docks is one of the UK's largest regeneration opportunities, at the centre of an expanding east London region. Once the UK's gateway to world trade, today the Royal Docks is re-emerging as a distinctive new urban quarter, with approximately £5 billion worth of investment planned over the next twenty years.

Major anchor organisations including Tate & Lyle Sugars, ExCeL London, London City Airport, and the University of East London (UEL) are all located in the Royal Docks - making it a strategically important economic centre for London. City Hall

relocated to the area in 2022, signalling a substantial realignment of the city's cultural, economic, and political centre of gravity eastwards.

Uniquely, the Royal Docks forms the backbone of two major growth priorities: the Royal Docks and Beckton Riverside Opportunity Area and London's only Enterprise Zone. The recently adopted Royal Docks and Beckton Riverside Opportunity Area Planning Framework (OAPF), prepared by the Greater London Authority (GLA), in partnership with Newham Council, identifies the area's



significant growth potential - with up to 36,000 new homes, and 55,000 new jobs forecast.

The GLA owns 175 hectares of public land in the Royal Docks, which includes 7 significant developments, representing a mix of residential, commercial, and industrial developments. Newham Council is also leading major estate regeneration programmes across the area. Delivery on this scale is integral to London's future economic vitality as well as Newham's communities, where inequality and lack of opportunity, still prevail.

Since 2018, the Mayor of London and Mayor of Newham have been jointly delivering an ambitious regeneration programme, to help ensure the area grows in a sustainable and inclusive way, with a focus on community wealth building. This investment has delivered substantial local benefits. New affordable homes and workspaces have been built; new businesses have established in the area, new jobs have been created, public spaces have been enhanced; new cultural venues have opened; and an ambitious cultural programme has brought communities and visitors together.

Today there is growing interest and confidence in the Royal Docks and its prospects for redevelopment. With more than £2 billion of public/private investment also planned over the next five years, the area's transformation will take a huge leap forward, unlocking further growth and opportunities for the area, including thousands of additional new homes and jobs.

Significant infrastructure projects including the Silvertown bridge, the new Silvertown tunnel under the Thames, a new commercial shipyard at Albert Island and ExCeL London's major expansion – will also complete during this period. This scale of investment will be game-changing for the

area, pushing the Royal Docks into sharper focus as a strategically important place, whilst also creating opportunities for it to lead the way in pioneering a fairer, greener, and more equitable future for the city as a whole.

In this new five-year delivery plan, we set out how we intend to work with our partners and local communities to harness the spirit, vitality, and resilience of the Royal Docks, to reclaim its historic vibrancy and purpose.

Groundbreaking event at  
Millennium Mills, Silvertown  
Photo credit: Caroline Teo



# Our Ambition

The Royal Docks will become one of London's most diverse and vibrant waterfronts - locally driven and globally positioned. A home for enterprise, innovation and culture that sets new standards for sustainable growth and investment, powered by its diverse communities, pioneering spirit, and global links.

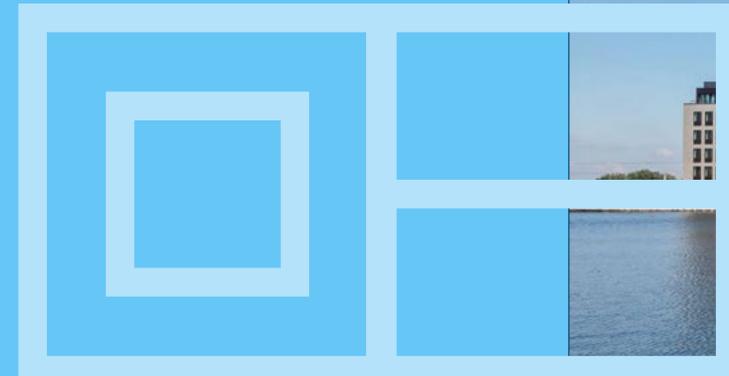
# Our Plan

Image: Royal Albert Dock  
Credit: Tian Khee Siong

## We are poised for a more principled and prosperous future...

Our ambition for the Royal Docks hasn't changed. We want to unlock the area's remarkable heritage, landscape, and character to establish a vibrant new waterfront for the city where people can live, work, and thrive for generations to come.

Since 2018, we have invested close to £44 million of Enterprise Zone funding in a range of projects which have helped to improve the overall environment and quality of life in the Royal Docks, as our 2018-23 achievements right, show. This includes 9,000 new homes built or underway and over 2,500 new jobs.



## What we achieved between 2018-23

### 12k+

people taking part in the area's regeneration

### £4.4m

invested in new spaces for work, community, and education

### 6k

new homes built  
1,398 affordable

### 45k

sqm of new workspace created and 25,000 sqm under construction

### 2.5k

new jobs created

### 3k

new homes under construction

### 1k

people supported with training opportunities

### 300k

visitors to RD events

### 270+

cultural Projects delivered

### 120k m<sup>2</sup>

of public spaces improved

### 10k

residents involved as participants in cultural programme

### £37.4m

invested into the public realm



# 2024 – 2029

## Fostering Sustainable Growth

Our priority for the next five years will be to build on recent momentum to foster further sustainable growth and impact.

We plan to invest an additional £64 million during this plan period - bringing the total value of public and private investment into the area to more than £2 billion, between 2024-2029.

This will deliver more homes and jobs, new public spaces and parks, the restoration of historical buildings and landmarks, improved public transport and a rich year-round programme of cultural events, festivals, and community initiatives, which will boost the area's sense of place and vibrancy.

**10k+**

people taking part in the area's regeneration

**£2bn**

invested into the area overall

**4.3k**

new homes built or under construction

**100k**

sqm of new workspace created

**3.5k**

new jobs in pipeline

**£64m**

invested into the area, via the Enterprise Zone

**£5m**

invested into 'Good Growth' projects

**1k**

affordable homes delivered

**£25m**

Royal Docks Corridor complete

**725k**

invested into cultural & community projects

**1m+**

visitors to cultural projects and events

**120**

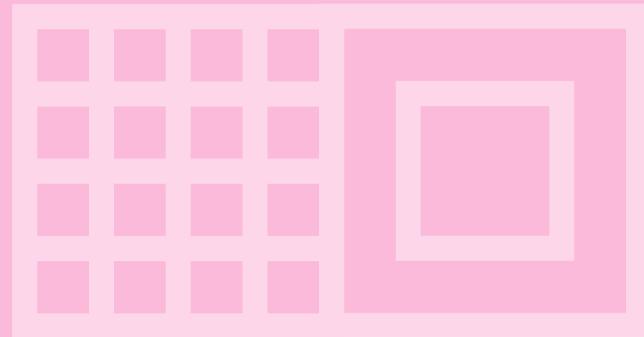
new businesses



Image: Arrival, directed by Matthew Dunster & Jon Bausor; produced by imPOSSIBLE and commissioned by the Royal Docks Team for Royal Docks Originals. Credit: Don Blandford

# Outcomes

Image: Dockside Cranes  
Credit: Tian Khee Siong



Our plan has been informed by ongoing dialogue with Newham Council, partners, and local communities, and is consistent with policies set out in the Royal Docks and Beckton Riverside OAPF, Newham Local Plan, and the previous Royal Docks Delivery Plan. It is intended to act as a blueprint, steering the work of our team and our partners to ensure we are all working seamlessly, to bring about the area's cohesive transformation - leveraging the best of each other's resources, influence, and expertise.

As we embark on this next period of growth, the commercial landscape remains challenging, which may impact delivery programmes and timescales. We will adapt and adjust, responding to any issues and opportunities as they emerge. Our priority will be to enable investment in the areas that will catalyse the area's successful regeneration, delivering maximum local benefit and social value.

This includes accelerating the delivery of key development sites to create new homes and jobs and supporting local people into the skills and employment opportunities that emerge; it means ensuring the area's growth is well-managed and responsible, with a focus on quality of place, environmental responsibility, and community wellbeing; and it means boosting cultural placemaking and the area's identity and vibrancy, so that it can attract new audiences, investment, and talent.

These priorities have shaped three strategic outcomes for our new five-year plan, as shown overleaf. These outcomes are aligned with the Royal Docks Success Framework and are intended to provide a common purpose for the area - with public and private sector institutions, and communities, working together to achieve shared aims.

While our three strategic outcomes provide overarching parameters to guide future growth and change across the whole of the Royal Docks, we recognise the importance of localising delivery. The Royal Docks is large - comprising six distinct waterside neighbourhoods, each with their own function and character. Tailoring our response to local contexts and opportunities in each of these neighbourhoods is paramount and on page 52 you can read about what we and our partners will be delivering over the next five years.

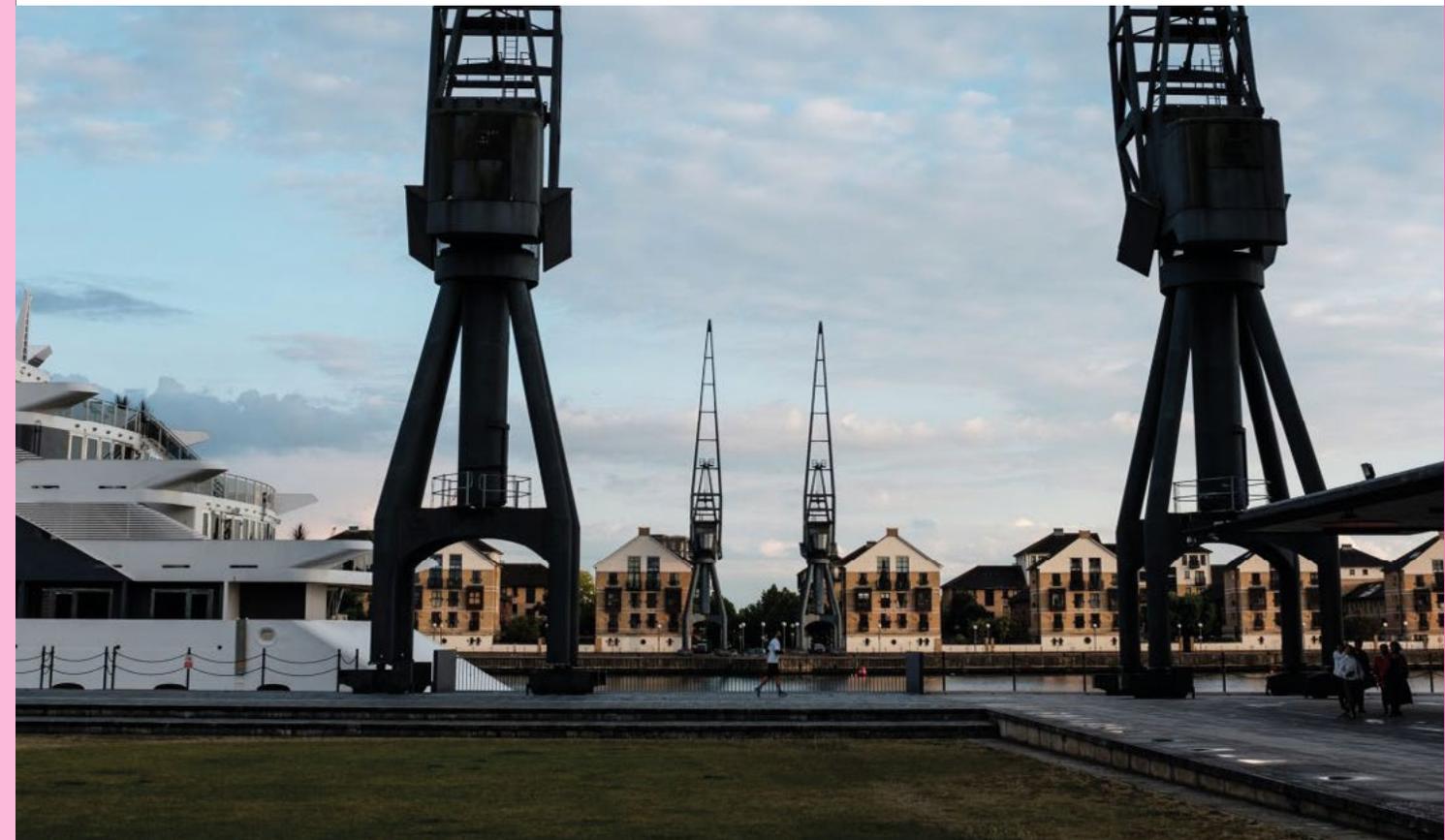


Image: Arrival, directed by Matthew Dunster & Jon Bausor; produced by imPOSSIBLE and commissioned by the Royal Docks Team for Royal Docks Originals. Credit: Don Blandford



## Our Three Strategic Outcomes:

### 1. Prosperity, Growth & Investment

The Royal Docks will become an established economic stronghold for London, home to a diverse mix of businesses and industries. The area's growing commercial offer and innovation ecosystem will attract new investment, enable entrepreneurial activity, and create local skilled jobs.

### 2. Sustainability & Wellbeing

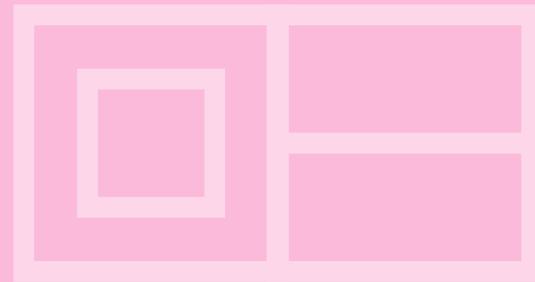
Together with our partners and the recently established Royal Docks Centre for Sustainability, we will lead the way in sustainable investment and development. Our green and social infrastructure and mixed neighbourhoods will provide resilient, happy, healthy places for nature and residents to flourish.

### 3. Culture & Community

Building on our existing communities and burgeoning cultural ecosystem, the Royal Docks will evolve as London's Cultural Engine. New public spaces, waterfront and cultural amenities, and affordable creative and production workspaces, will make the Royal Docks one of the most exciting and varied places in London to live, work and play.

# Outcome 1 Prosperity, Growth & Investment

Image: The Buhler Group  
Credit: Tian Khee Siong



Our ambition is for the Royal Docks to become an established economic stronghold for London, known for its resilience, inclusivity, and vibrancy. In the mid-1800's the Royal Docks introduced a new world of commerce to the UK – today it is re-emerging as a major economic hub, home to a broad mix of industry and enterprises.

Residents Tate and Lyle Sugars, ExCeL London, the Buhler Group, and London City Airport are significant employers in the area, and contribute £billions to London's economy and global reach. Over the past five years, these have been joined by a growing community of new SME's and start-ups, in sectors spanning performing arts and culture, hospitality and events; green tech; media and innovation; construction; industrial processing; and financial and business services. However, there is significant headroom for growth. Once all the developments in the Royal

Docks come forward, there will be the potential for up to 55,000 jobs – in sectors, which will be central to London's future economic productivity and resilience.

This coming five-year period will usher in a more mature business eco-system in the Royal Docks, with new physical spaces of the right quality, form, and price to attract and retain new investment, as well as nurture local entrepreneurial activity and innovation. A key focus for the Royal Docks Team will be to work alongside partners to ensure the conditions for growth are met.



## Delivery Objectives

### 1. Drive Investment

We will work with our partners to strengthen the area's economic identity, building the excitement and confidence needed to encourage new inward investment.

Over the next five years, approximately £2 billion will be invested by partners into key strategic projects - including the ExCeL London extension, the new Silvertown Bridge across Royal Victoria Dock, and the opening of the new Silvertown Tunnel. These will be major drivers of growth. We will also unlock further investment, through targeted industry and investor engagement. This includes a partnership with Opportunity London to profile and secure development partners for 2 flagship sites, Royal Albert Dock, and City Hall Quarter, so that we can bring forward these sites and create the homes, jobs, and low-carbon infrastructure that the area needs.

**The Royal Docks Centre for Sustainability is initiating a sustainability shift, leading the way in developing skills for future industries and collaborative innovations in green technology. The Centre's three floors house new facilities, such as a hackathon space, new research labs, maker space, workshop areas, co-working, event, and meeting facilities.**

Image: Types of Happiness, Yinka Ilori. Credit: Stephen Chung (PINPEP Media)

### 2. Build New Places to Work and Enjoy

We will work with partners to deliver approximately 100,000 sqm of new commercial space ready for occupation. These will be across a range of tenure and styles, including new space for retail and hospitality, industry, as well as cultural and community use. Key priorities over the next five years include the delivery of a new economic vision and strategy for City Hall Quarter to bring forward its redevelopment into a civic hub; procuring a new development partner and meanwhile strategy for Royal Albert Dock; completing the refurbishment of Compressor House into a new digital/cultural hub; and continued partnership working with UEL to further embed the Royal Docks Centre for Sustainability into the local area. Overall, £5 million will be invested into new Royal Docks good growth projects delivering additional spaces for work, education, and participation. A new food and beverage (F&B) programme will also be developed to enhance the quality and accessibility of F&B amenities in the area, including more community growing projects and infrastructure for markets, under a broad banner of a sustainable food eco-system.



### 3. Grow the Business Ecosystem

Over the next five years, as the area matures as a business location - increasing numbers of businesses will move into the new and existing commercial spaces in the Royal Docks. By 2029, 120 new businesses are forecast to locate in the area, with approximately 60% of these in the clean tech and creative sectors. A key priority for the Royal Docks Team will be to create the right conditions for a vibrant business ecosystem to emerge - enabling businesses and entrepreneurs, to embed in the area and expand. This includes the facilitation of business collaborations and clusters; through a new business networking group, which will provide targeted support and stimulus to help businesses grow. We will also support a new Mass Challenge programme in the Royal Docks - a business accelerator programme focused on

Artificial Intelligence (AI), which will be delivered in partnership with UEL and the Buhler Group, amongst others.

We will deepen our partnership working with Newham Chamber of Commerce, Stratford Business Improvement District and other trade bodies and business groups across east London region, to ensure the Royal Docks business eco-system builds on synergies and strengths across the region. Importantly, we will also work with partners to ensure we attract pioneering and socially principled businesses that are committed to putting people and planet centre stage. This includes expanding the number of signatories to the Royal Docks Living Wage Place programme, so people are paid a fair, living wage.

Image: Expressway Employers Internship Event  
Credit: Abdul Awwal

**The Royal Docks was one of the first areas in the UK to become an accredited Living Wage Place. A growing number of local employers are signing up and paying a fair wage, including Tate & Lyle Sugars, ExCeL London, and Lendlease. It is becoming a defining feature of the local economy.**

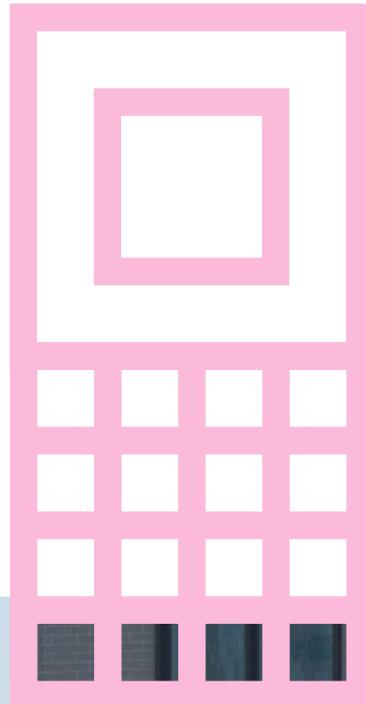


## 4. Create New Jobs

By 2029, more than 3,500 new jobs will be created in the area, many of these in professional and highly-skilled roles. Approximately 30,000 construction roles will also be created to ensure delivery of the area's comprehensive development programme. We will support our development partners with the delivery of their commercial strategies, to help build a more resilient and diversified local economy, attracting the right mix of occupiers and businesses, and delivering high quality jobs. We will also work with our development partners and employment agencies (such as Our Newham Works) to ensure a smooth pipeline of local people into construction and other technical roles. Working with UEL and the new Royal Docks Centre for Sustainability, we will also help broker partnerships between local schools, businesses, and industry to nurture new jobs that will pioneer new clean tech and climate solutions.

Image below: Royal Albert Dock Phase 1 Construction  
Credit: Tian Khee Siong

Image opposite: STEM event at London City Airport.  
Credit: Sam Bush



## 5. Support Career Pathways

We will ensure that the expanding Royal Docks economy builds community wealth and health by investing in the talent and potential of local people. This includes equipping them with the skills and experience they need to access jobs in the area's key growth sectors. The Royal Docks Centre for Sustainability will be at the forefront of this building industry leading green technology and climate innovation skills. Compressor House will also re-open as a creative digital hub, delivering

opportunities for high-quality digital and data skills training. A further round of our Royal Docks Internship Programme will fund year-long internships in the creative, digital, and green tech sectors, for local young people aged 18-30, and we will also support the roll out of a new Creative Producers programme, led by Creative Newham Alliance, to support local young people to gain the skills and practical experience they need to pursue creative producing roles.



# Outcome 2 Sustainability & Wellbeing

Image: Create Your  
Docks 2021  
Credit: Groundwork



The Royal Docks will see extensive redevelopment over the next twenty years. However, the next five years will be critical in setting the trends of how the area functions as a series of cohesive and successful neighbourhoods, which promote equity and sustainability.



Over the next five years - more than 4,300 new homes will be built or be under construction, alongside new energy, transport, and social infrastructure. Key decisions on the design, planning and delivery of new homes and infrastructure now will shape the long-term pattern of how our neighbourhoods and communities prosper in the future.

With such substantial re-development, we have a unique opportunity to harness this growth to drive a fairer, greener, and more sustainable future for everyone in the Royal Docks, where quality of life and wellbeing plays a more fundamental role. Our key priorities for the next five years include working with our partners to ensure that development achieves the highest environmental standards in London. It means providing affordable and energy

efficient homes and workspaces, and delivering streets that support walking, cycling and active travel - as well as easy access to green space, the water and nature. It also includes providing new health, education, leisure, and employment opportunities, in neighbourhoods which feel safe and inviting, and where people of all backgrounds can socialise and flourish.

We believe the Royal Docks can be a beacon for sustainable development in London. Both the Mayor of London, and Mayor of Newham, are committed to achieving Net Carbon Zero, and with the recent publication of Newham Council's Just Transition Plan, and the pioneering work of the new Royal Docks Centre for Sustainability - we have a robust framework and delivery impetus, for our partners to coalesce around.

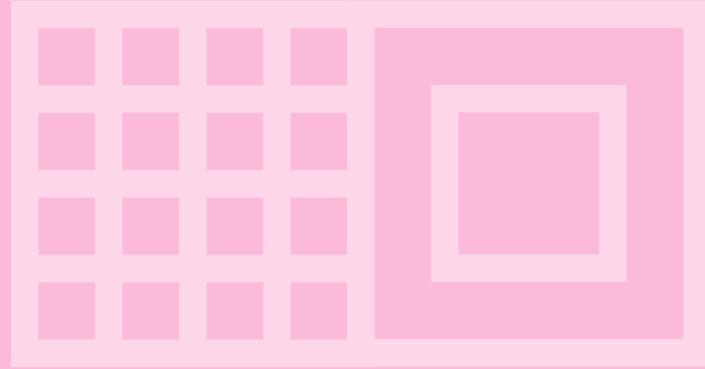


Image: Royal Docks Centre for Sustainability  
Credit: Sophie Mitchell

**“I believe the Royal Docks Centre for Sustainability is best seen as symbolising two of the most important changes happening in London right now – our shift eastwards and our shift to Net Zero’.”**

– Mayor of London

## Delivery Objectives

### 1. Build More Affordable Homes

Ensuring the supply of new housing in the Royal Docks delivers genuinely affordable homes, is paramount. The Royal Docks and Beckton Riverside Opportunity Area Planning Framework sets a housing target of 36,000 new homes, and both the London Plan and the London Borough of Newham draft Local Plan set a strategic target that 50% should be affordable. We will continue to work proactively with developers and investors across the area to not only deliver more affordable homes but to also enable new tenure delivery to meet more targeted needs. Over the next five years, approx. 4,300 new homes will be built or underway in the Royal Docks.

These new homes will be predominantly located at two of the GLA's flagship developments, Royal Albert Wharf and Silvertown. These homes will complement the new homes that Newham Council is also delivering across the OAPF area, supported by GLA funding.

Image: Topping Out Ceremony  
at Royal Albert Wharf  
Credit: Caroline Teo

### 2. Enhance Social and Green Infrastructure

The Royal Docks is an area that has historically lacked good social infrastructure and community amenities. In recent years, new cultural and community spaces have opened, including new play and green spaces. However, an additional 100,000 residents are projected to live in the Royal Docks in the future, which will require substantial investment in new social infrastructure. New primary schools at Thameside West, Silvertown, and Beckton Riverside; health centres; a community centre and meanwhile activity in each new development; and a significant amount of new public walking routes, parks, and squares, including a new four-acre park in Thameside West, are all set to commence.

To support this, over the next five years, we will work with Newham Council and key partners to develop a joint social infrastructure funding and delivery plan – so that the location and timing of new infrastructure across the area is carefully planned, co-ordinated and delivered to meet the growing community's needs. We will also agree an implementation plan with developers, Newham Council and other stakeholders on the location, funding, and timescale for essential transport infrastructure investments, including the new DLR trains; upgrades to Pontoon Dock DLR station; and the Royal Docks Corridor improvement scheme.

We will also work with partners to support the delivery of Mayoral policies and targets, including increasing tree canopy cover and green cover, to ensure the Royal Docks contributes to the London target of over 50% green cover by 2050.



We will ensure that Biodiversity Net Gain and Urban Greening Factor requirements are also delivered on all development sites. These efforts will be aligned with the statutory Local Nature Recovery Strategy for London, which is currently under development.

Image below: Royal Docks Corridor Improvements. Credit: LB Newham

Image opposite: What a Load of Rubbish, Art in the Docks 2023. Credit: Emma Nathan

### 3. Respond to the Climate Emergency

In collaboration with partners, we will integrate climate adaptation measures into the built environment to help mitigate climate risks and support the delivery of Mayoral policies and targets related to water, flood risk and heat. This includes working with partners to implement all recommendations from the GLA's Royal Docks and Beckton Riverside Integrated Water Management Strategy (IWMS) for the Royal Docks and Beckton Riverside OAPF area. The focus will be on enhancing



“blue green infrastructure” across the area to ensure sustainable water management, reduce sewer overflows, and adapt to future climate changes.

As an area vulnerable to flood risk from the Tidal River Thames, we will work with partners within the six waterside neighbourhoods to integrate adaptation strategies for tidal flood risk and the Riverside Strategy approach, as well as identify opportunities to incorporate benefits outlined in the updated Thames Estuary 2100 Plan.

We will also help coordinate investment to advance low-carbon initiatives. This includes working with UKPN to construct a new primary substation at Beckton

Riverside. This substation will not only increase electricity capacity but also facilitate a transition to renewable energy sources.

We will continue to invest in public transport to support more active travel. This includes extended bus routes, upgrades to DLR stations and the creation of more pedestrian-friendly streets as part of the Royal Docks Corridor improvement scheme. Additionally, the team will advocate for increased green infrastructure and food resilience, through meanwhile use opportunities, the new F&B programme, and continued support for Newham Council's People Powered Places programme.



## 4. Building Community Health & Wealth

Ensuring new development prioritises the health and wellbeing of local people, through the provision of affordable homes, good local services, public spaces, and active travel is a key priority, as outlined above. However, we also want to cultivate an inclusive economy in the Royal Docks where the benefits of regeneration are shared fairly. Over the next five years, we will work with partners to further embed a fair living wage culture in our business community and to widen commitment to Newham Council's Community Wealth Building ambitions. A priority will be to improve access to highly skilled jobs, training, and other opportunities for local young people and underserved communities.

We will also continue to support local people to influence the area's regeneration through a year-round public engagement programme, centred on the principles

of co-design. This will include the establishment of a number of new neighbourhood-based working groups, which will complement the thematic groups we have already established (See page 84). We will also continue to support and fund community-led regeneration activities through our contribution to Newham Council's People Powered Places participatory budgeting programme and explore with our partners wider opportunities to embed community stewardship mechanisms into delivery programmes.

The London Borough of Newham is an area that experiences poor air quality, particularly in areas of dense construction. A key priority over the next five years will be to work with partners to ensure that new developments and activities contribute positively to the Mayor's air quality targets.



Image above : Royal Docks Summer Splash 2023. Credit: Emma Nathan

Image opposite: Sliding Slope, GDIF 2023. Credit: David Levene



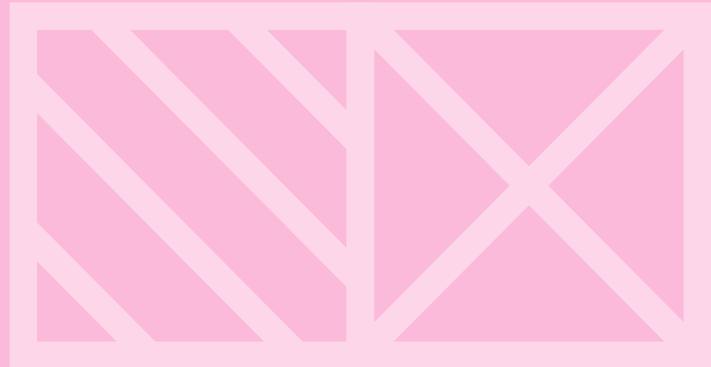
## Measuring Community Health and Wealth

The Royal Docks Team is partnering with University College London's Institute for Global Prosperity to measure the long-term impacts of regeneration on the Royal Docks community. The ten-year (2021-2031) study is tracking the prosperity of over 4,000 households in 15 areas of East London where large-scale urban regeneration is underway. It is the first longitudinal study in the UK to use the Citizen Prosperity Index – which records lived experience and the issues that matter most to local people.

In the Royal Docks, local residents have been employed and trained as Citizen Scientists. They have helped to design the study, undertake peer research within

their communities, and communicate the results locally through talks, presentations, exhibitions, and a series of zines. The findings so far highlight livelihood security as one of the most important enablers of prosperity. They also reveal that the hyper-local experience of the area's regeneration, is experienced differently by certain groups, with variations across age, ethnicity, and gender. The Royal Docks Team is a member of the London Prosperity Board, the multi-sector partnership that is leading the study, and we will be working with partners over the next few years, to ensure we are all taking the right measures to address inequality and ensure the benefits of regeneration are shared by all.

# Outcome 3 Culture & Community



The Royal Docks has much to distinguish itself. It's heritage, scale, and waterscape; the big anchor organisations; it's international sensibility and diverse community - all combine to make the area feel distinct. However, it is still perceived as a relatively peripheral London location and needs to work hard to attract people and investment.

Image: Fussy Foodies, Certain Blacks Ensemble Festival 2023  
Credit: Sarah Hickson



The relocation of City Hall and arrival of the Elizabeth Line have helped to boost the area's profile in recent years. Likewise, the area's expanding cultural footprint, including new venues, a growing creative community, and enhanced leisure and cultural provision - is helping to strengthen perceptions of the Royal Docks as a vibrant and inclusive place, to live, work and visit.

Over the next five years, investment by us and our partners will create a further step change in the area's cultural offer. ExCeL London's extension and waterfront programme of immersive events and hospitality will launch; new cultural and

community venues will open; and an ambitious year-round culture and leisure programme - rooted in the area's unique landscape, heritage, and community - will dramatically enhance the Royal Docks' visibility and vibrancy. We plan to build on this and, in alignment with Newham Council's cultural strategy 'Building Newham's Creative Future', we will harness the dynamism and diversity of the local community to transform the Royal Docks into a cultural beacon - unlocking cultural and creative opportunities and jobs, which support more inclusive growth and community wellbeing.

## Delivery Objectives

### 1. Raise Profile

We will work with partners and the local community to showcase the area's extraordinary transformation - building excitement and interest in the Royal Docks' re-positioning as a distinctive waterside destination. This includes the establishment of a new Royal Docks Placemaking Partnership (made up of key local stakeholders) to help co-ordinate cultural placemaking, marketing and community engagement programmes.

Key priorities include refreshing the Royal Docks place narrative and brand, delivering joint marketing and visitor attraction campaigns, expanding the area's cultural, leisure and economic provision, and boosting investment appeal through industry partnerships and investor engagement. We will also relocate the Royal Docks regeneration model to Compressor House to encourage public discussion on the area's development, which will include a year-round programme of community engagement events, public talks, and exhibitions.

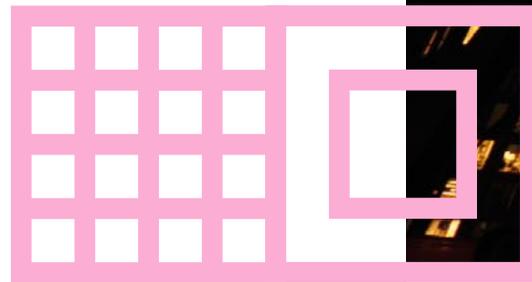


Image: Charon, GDIF 2022.  
Credit: David Levene



**“My love affair with the Royal Docks began when I went to view a flat in Beckton. Just like magic, as the DLR approached Royal Albert, the water came into view and at that moment my heart began to sing - what was this incredible place?”**

Momtaz Begum-Hossain,  
Resident

## 2. Attract & Engage People

The Royal Docks is currently home to 65,000 people. Through London City Airport and ExCeL London alone, it attracts millions of visitors each year. New culture and leisure audiences have been attracted to the area in recent years, with the arrival of City Hall and a burgeoning leisure and waterside offer. However, to achieve its potential, the Royal Docks needs to develop a more diverse, daily offer, with enhanced amenities and more comprehensive cultural, social, and recreational provision. To achieve this, we will work with the Placemaking Partnership and over 100 local cultural and community partners, plus event promoters to co-ordinate a year-round programme of art, culture, sport, food, and leisure opportunities.

ExCel London's new immersive programme and active waterfront, will be major fixture and will help attract substantial footfall and international interest. Other partner projects and venues including Art in the Docks, the Pump House, Brick Lane Music Hall, Oiler Bar, Thames Barrier Park Café, the Good Hotel, Compressor House,

and Ironworks will be more localised, celebrating the distinctive character and diversity of our different communities. We will work with partners to integrate and expand these activities, exploring cross programming, community participation, and creative skills opportunities. The Royal Docks Team produced activities will include the annual At-the-Docks summer programme, featuring an expanded urban swimming and beach experience; the Royal Docks Original Biennale Festival, and a new 'On the Royal Docks' water activation programme, which will establish the Royal Docks as London's international centre for water-based arts and events.

*Image below: Silverworks Island Summer Series 2023. Credit: Ryan Dinham*

*Image opposite: Arrival, directed by Matthew Dunster & Jon Bausor; produced by imPOSSIBLE and commissioned by the Royal Docks Team for Royal Docks Originals. Credit: Don Blandford*



### 3. Empower Culture & Creativity

The Royal Docks Cultural Placemaking Strategy, developed with input from local stakeholders and communities, sets out our vision for the area to become London's Cultural Engine. It aims to establish a thriving cultural ecosystem in the Royal Docks, with an ambitious, home-grown cultural programme that strengthens the area's profile, grows the creative economy, delivers jobs, and provides meaningful opportunities for local young people and communities. Over the past five years, we have made good progress. New cultural infrastructure and affordable, creative workspaces have been established; new businesses in the creative/cultural sector have set up home; residents have commissioned, delivered, and performed in local cultural activities; and local young people have benefited from exposure to creative skills training and employment opportunities. All of this has had a positive impact on the local economy, driving significant footfall and local spend. Over the next five years, we plan to build on this momentum, convening local cultural producers, venues, and communities around the next phase of delivery. Key priorities include:



#### 3.1 The Royal Docks Originals Biennial Festival

Piloted in 2021, the Royal Docks Originals Festival will launch as a biennial festival in the autumn of 2025, and will unite partners, communities, and creatives under the theme of 'Transformation'. The festival will feature two major commissions. One will be a large-scale water installation, which responds to the Royal Docks' industrial past, and journey to a more sustainable future. Residents, young people, and the area's creative community will work with an internationally renowned street arts group to deliver the installation, showcasing local emerging practitioners.

The second commission will create a series of public art works curated by east London collaboration, Hive Curates. These works will be displayed in and around City Hall Quarter, which will be the main festival hub. Smaller commissions with partners such as Culture within Newham and Newham Heritage Month, will also be presented alongside larger Royal Docks cultural partners' work. The festival will create significant local engagement opportunities, including community participation and performance; local artist and creative commissions; and work experience opportunities and creative jobs.



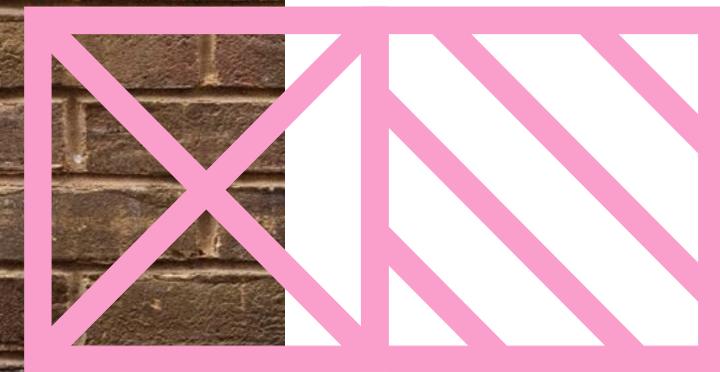
Image: Ruff Sqwad Arts Foundation, Royal Docks Queen's Jubilee Festival 2022  
Credit: Don Blandford

Image opposite: English National Ballet, Royal Docks Queen's Jubilee Baton Relay 2022. Credit: Tian Khee Siong



### 3.2 Our People & Stories

Is a key strand of programming in our Cultural Placemaking strategy, and over the next five years we will work with partners to scope and deliver an ambitious public art and heritage programme to help enliven the vast footprint of the Royal Docks and ensure the area's rich history, diversity and activism through public art, trails, tours, hoarding projects, and local events. It will build on successful projects already underway, including our partnership with The Line, which has introduced a series of new public art installations to the area, as well as our recently launched hoardings project with Notting Hill Genesis, which is the forerunner of a new Royal Docks' Gallery without Walls project planned for delivery on development sites over the period.



### 3.3 Royal Docks Cultural & Creative Workforce

The Royal Docks has the potential to become a major creative production centre, providing significant employment and training opportunities within the culture and creative industries sector. We are currently working with Creative Newham Alliance and the University of East London on an Arts Council England funded Creative Producers apprentice programme, that will deliver local skills and training opportunities. Over the next five years we also plan to work with a training delivery organisation to develop a new traineeship / staff agency model that will equip local young people with professional creative skills and employment opportunities. The pilot project is planned for development in 2025 and partners including ExCel London, Broadwick Live, Bow Arts, This is Projekt, and Ensemble Festival are all being invited to participate and to subsequently use the agency to staff events and projects going forwards.



# Our Neighbourhoods



The Royal Docks is a place of immense scale and opportunity, home to six distinct waterside neighbourhoods and communities. To ensure sustainable, balanced growth across the whole of the Royal Docks, requires careful planning and collaboration, and we are working closely with the London Borough of Newham, our partners, local stakeholders, and communities, to ensure there is a co-ordinated approach across all six neighbourhoods.

This section introduces the six Royal Docks neighbourhoods and the changes we are targeting, with our partners, over the next five years.

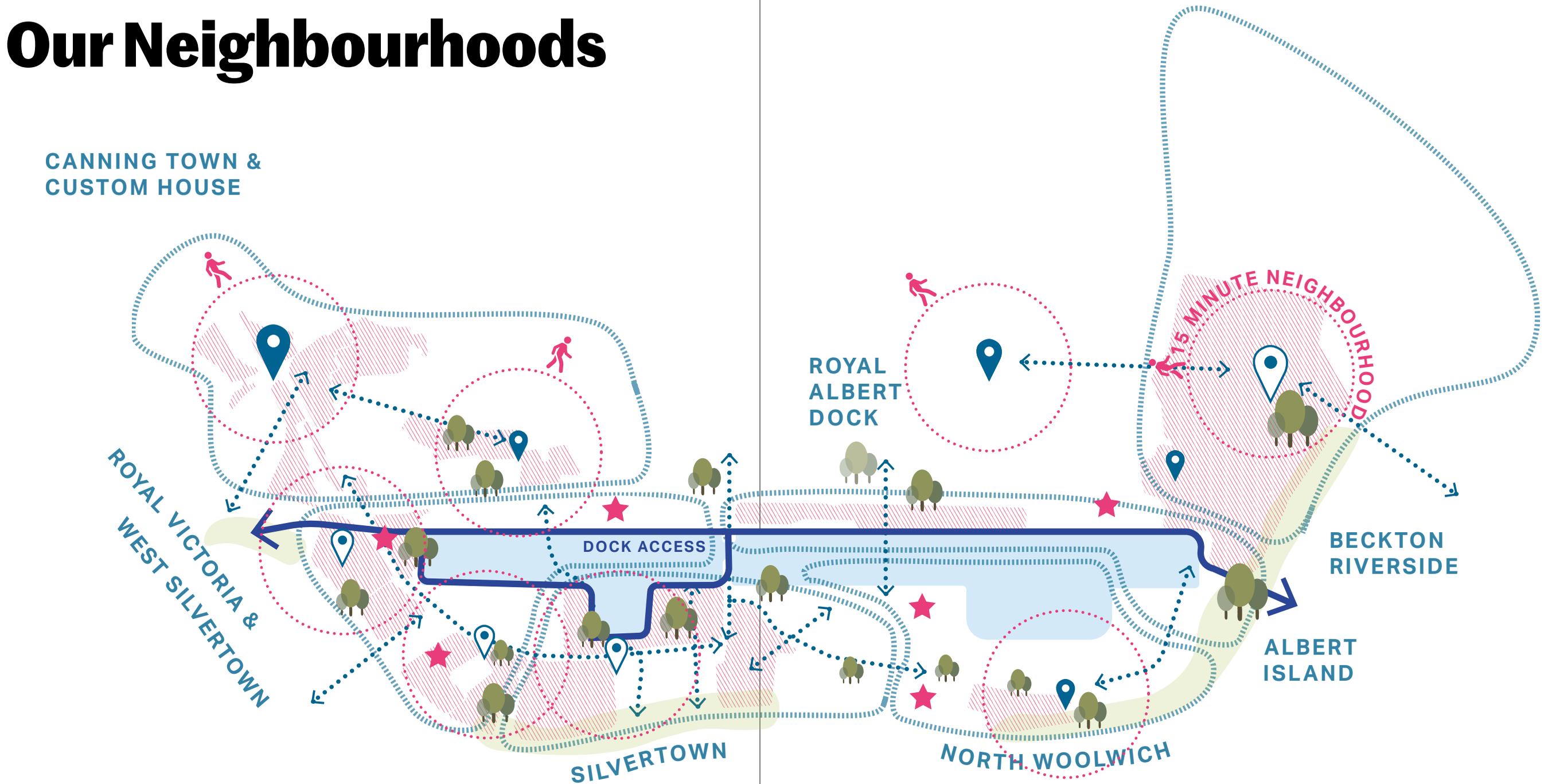
- 1. Canning Town and Custom House**
- 2. Royal Victoria and West Silvertown**
- 3. Silvertown**
- 4. Royal Albert Dock and Albert Island**
- 5. North Woolwich**
- 6. Beckton Riverside**

Image: Royal Albert Wharf  
Credit: Sam Bush



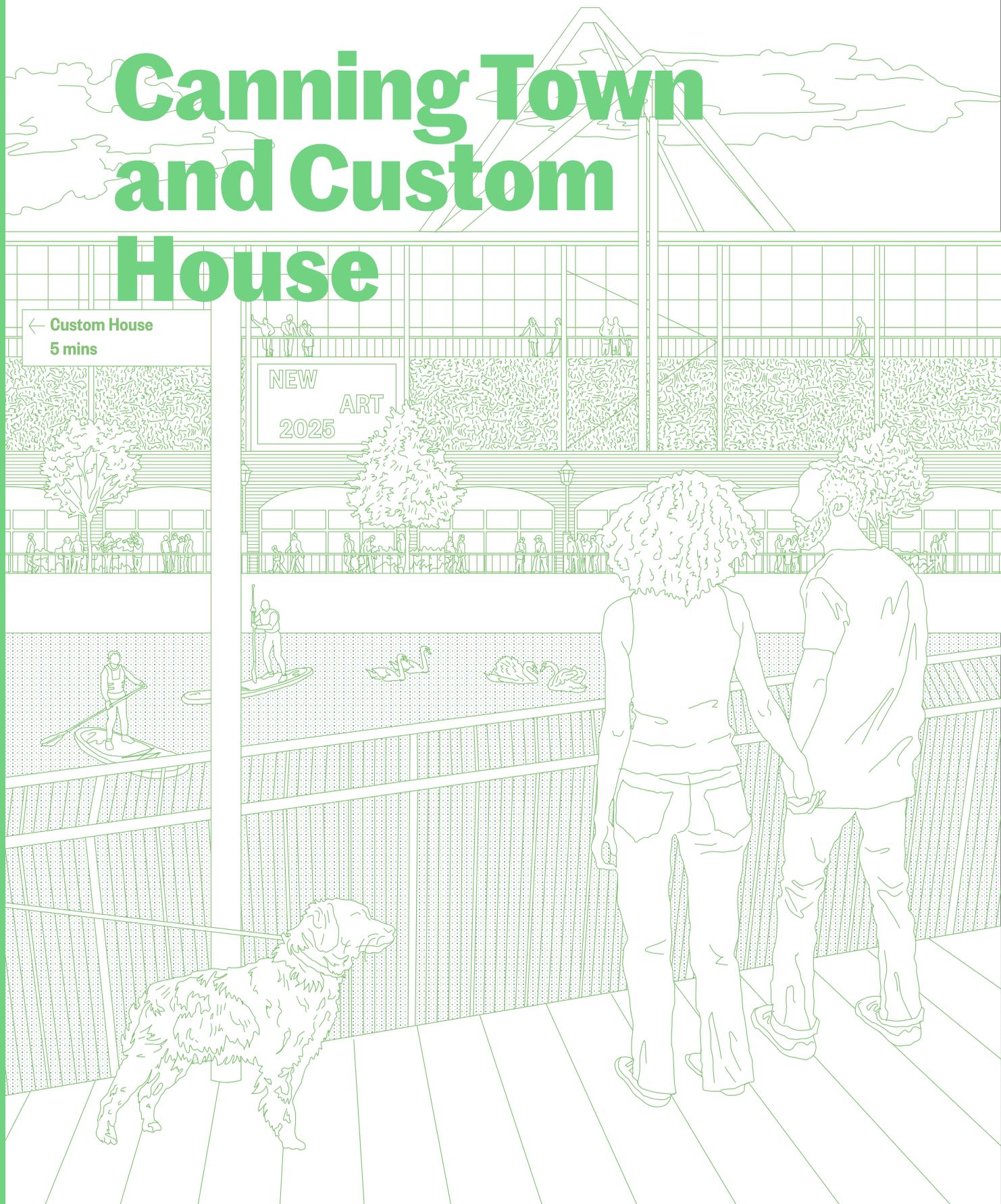
# Our Neighbourhoods

## CANNING TOWN & CUSTOM HOUSE



-  Development sites in OA (allocated in LBN Local Plan)
-  Indicative existing or potential open space
-  Improved dock water accessibility
-  New or improved connection
-  Proposed centre (district, town, local)
-  Existing centre (district, town, local)
-  Cultural / economic/ civic asset

# Canning Town and Custom House



An established and vibrant neighbourhood, Canning Town & Custom House forms a key gateway to the Royal Docks. Set against the striking backdrop of Canary Wharf, it boasts direct links to both the City and Stratford via the Elizabeth and Jubilee Lines.



At Canning Town several large, recently completely, mixed-use developments including Hallsville Quarter and Brunel Street Works have supported the existing Town Centre and alongside City Island and Good Luck Hope, they have dramatically increased the number of new homes and workspaces in the area, attracting new residents and businesses. A significant milestone was reached in 2023, with the official opening of the new hub on the Canning Town estate, as part of Newham Council's regeneration plans for the area, which will provide approximately 1,300 new and improved homes, public spaces, and community facilities.

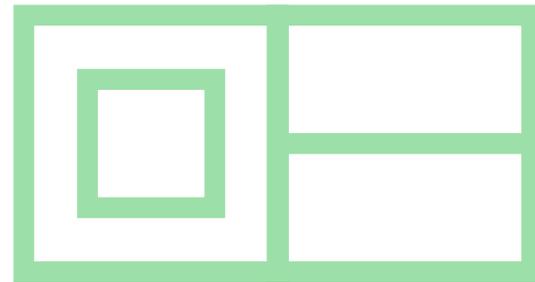
Custom House, a neighbourhood to the east of Canning Town, is home to ExCeL London - an International Exhibition and Conference Centre. To the north of ExCeL is a long-established residential community, which is at the centre of an ambitious estate regeneration project, led by the London Borough of Newham. In 2023, the Council approved the first phase of the estate's regeneration programme, following a successful 'yes' ballot, which will see significant development around the station, including 600-700 new homes, improved public amenities, new community facilities, and a health centre.

Image: Elizabeth Line Custom House  
Credit: Tian Khee Siong

Over the past five years, Canning Town and Custom House have become much more accessible with integrated public realm improvements, new walking and cycling routes, and enhanced wayfinding. With the arrival of the Elizabeth Line at Custom House in 2022 the area has also become significantly more connected, with journeys into Central London now only 15 minutes, and an increase of 65% more people now residing within 45 minutes of the Royal Docks, adding to the thousands of visitors who already travel into the area or attend events at ExCeL.

ExCeL London is a key driver for both the local and London economy, contributing more than £4.6 billion annually to London's business tourism industry. Its recent shift into the immersive events landscape with Jurassic World and Disney100 exhibitions, has attracted new leisure and family audiences to the area, and strengthened perceptions of the Royal Docks as a place to visit. The venue's substantial expansion, scheduled for completion in 2024 will create new state-of-the-art convention and event facilities, which will reinforce London's position at the forefront of the global events industry, and deliver vital new jobs and training opportunities. As part of the expansion, substantial investment will be made in the public realm including new greenery along the dock

edge, a pocket park, improved landscaping for pedestrians and cyclists, and a new activated waterfront offer. ExCeL London is also exploring development at Royal Victoria Square, a site to the immediate west of the venue.



**ExCeL London is at the forefront of the UK's event industry, contributing £4.6 billion to the London economy. Now only 45 minutes from Heathrow Airport on the Elizabeth Line, it welcomes over 4 million visitors a year from across the globe. In 2022, it was the first UK venue to be certified carbon neutral.**

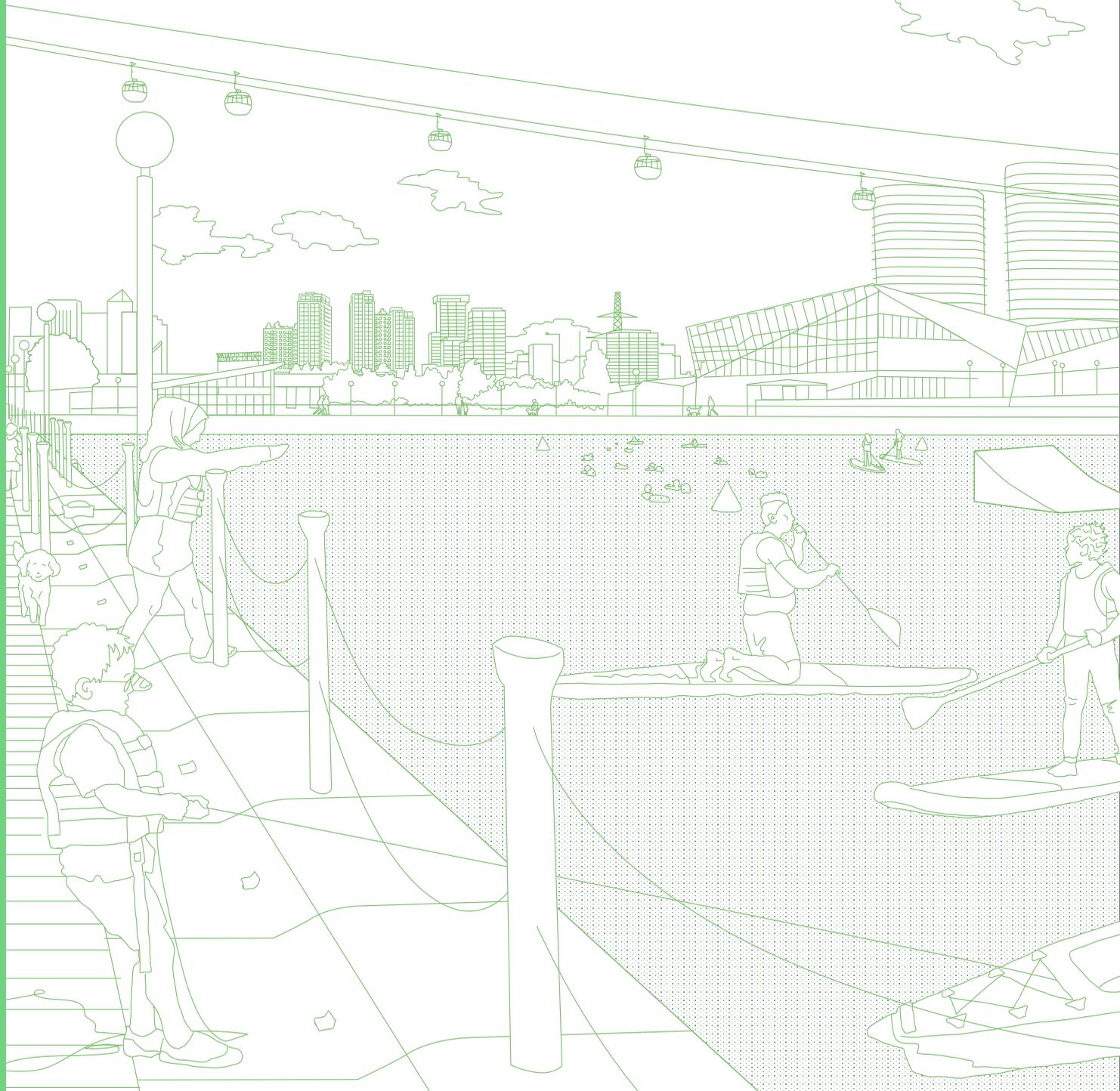
## Delivery Focus

- We will enhance Canning Town's growing commercial and cultural offer to attract new businesses, occupiers, and footfall. This includes supporting workspace partners such as the Brunel Street Project, to activate ground floor uses which will support the transformation of Silvertown Way, into a walkable, sociable, and safe high-street into the Royal Docks.
- Newham Council is progressing the overarching Canning Town estate regeneration programme. This will include the provision of 147 genuinely affordable homes, next to the newly opened hub at the Vincent Street site location, and ongoing community engagement.
- The first phase of the Custom House estate regeneration programme will be implemented, delivering vital new homes, jobs, shops, and community facilities. Ensuring residents in Custom House feel connected to, and benefit from the wider Royal Docks regeneration, is a key priority, and we will work with Newham Council and ExCeL London to help strengthen these links and opportunities.
- ExCeL London's expansion and new activated waterfront will complete in 2024. A new 134 metre carbon neutral Sunborn London Yacht Hotel is also set to dock, west of ExCeL, with more extensive leisure facilities. This creates a significant opportunity to boost the area's hospitality and tourism industry and in 2024 we will establish a new Placemaking Partnership to lead on cross-programming, promotion, and community engagement activities, to help maximise local economic impact.
- We will also work with ExCeL London on their dock edge immersive events district and phase 3 development.

Image: Canning Town  
Credit: Tian Khée Siong



# Royal Victoria & West Silvertown



Home to City Hall, the IFS Cloud Cable Car, Expressway, and Good Hotel - Royal Victoria and West Silvertown enjoys riverside views towards the O2, Canary Wharf and the City.



This mixed-use area will provide more than 7,000 new homes, as well as a new DLR station and 4-acre riverside park, once development sites at Thameside West, the Limmo and Knights Road, come forward.

The area is well connected by public transport and in recent years with the arrival of City Hall and a growing waterfront and cultural offer, it has become a focal point for the city's shift east. Significant public realm and dock edge improvements, increased watersports and recreational activities, new public art and dockside performances, and a burgeoning creative workspace community, which extends to Canning Town, have transformed the area into a major gateway and visitor destination.

Over the next five years, new developments will bring added vibrancy and opportunities, including a new generation of employment, additional homes, new green spaces, walking and cycling routes, as well as expanded public transport.

Ensuring this development is cohesive and connects established and emerging centres of activities and communities, is key and we will work with our partners over the next five years to ensure there is a co-ordinated, integrated, approach.

Image: City Hall and IFS Cloud Cable Cars. Credit: Tian Khee Siong

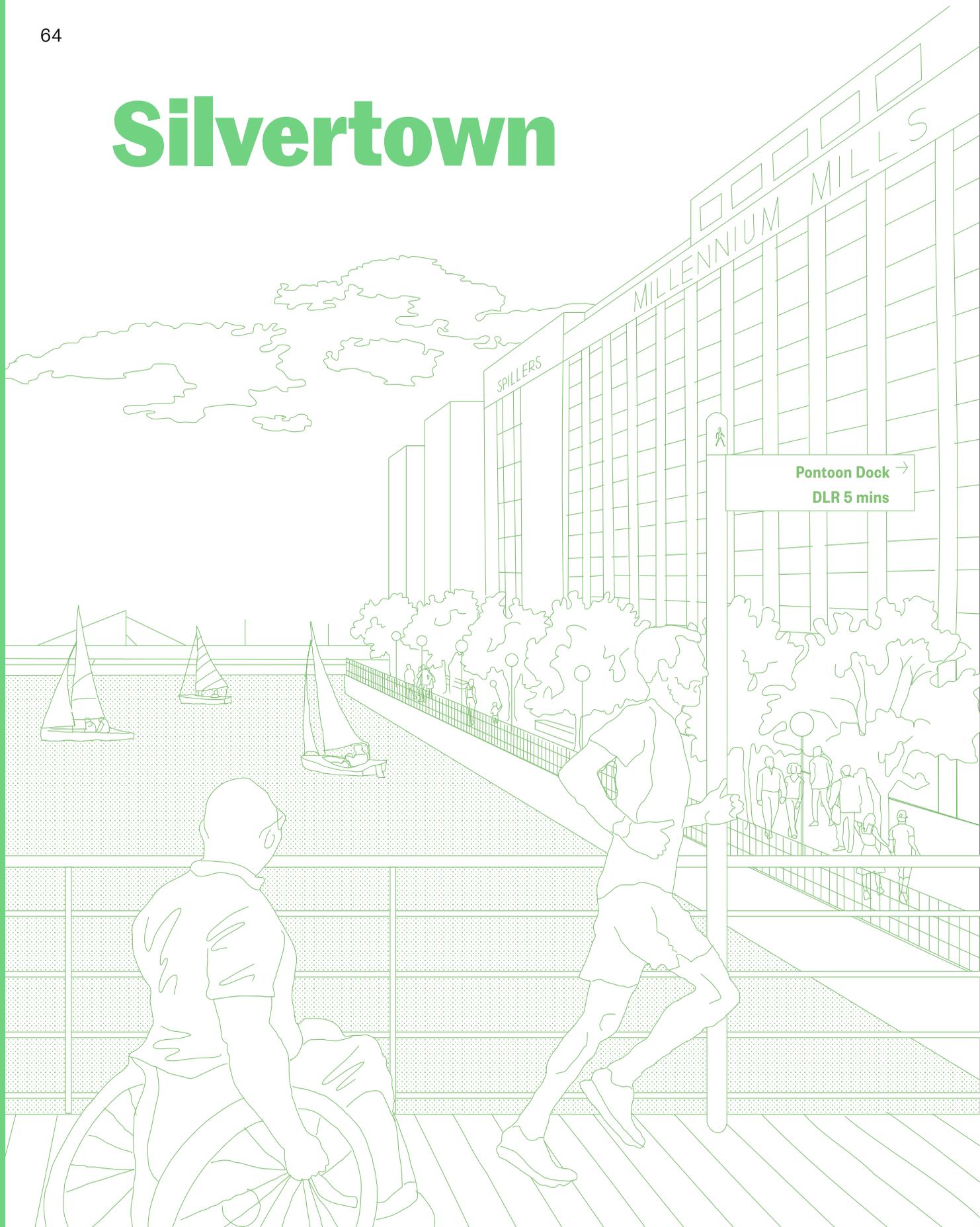
## Delivery Focus

- We will produce a new vision and strategy for the area around City Hall, and work with partners to co-ordinate different developments and steer placemaking in the area. We will also secure a new partner to bring forward a vacant site, west of City Hall, to unlock further commercial space and leisure amenities.
- In partnership with Silvertown Homes Limited, we will begin construction on Thameside West, which will deliver 5,000 new homes, commercial and industrial space, a nursery and primary school, and a new park. A 1km-long River Thames walkway will reconnect Canning Town with the river.
- We will improve access and expand the range of uses and activities on the water, in line with the Royal Docks Water Strategy. Royal Victoria Dock, the dock edge and area around City Hall Gardens, will be a focus for more cultural, leisure and sports activities, including an expanded Royal Docks Summer Splash.
- The Silvertown Tunnel, which will link the Royal Docks to Greenwich Peninsula under the Thames, is also scheduled to open in 2025, introducing new walking, cycling and pedestrian routes near tunnel entrances, including improved bus connections, north and south. We will work with partners to ensure there is a comprehensive and coherent walking and cycling strategy, across the area.
- Construction will also begin on the Limmo Peninsula, a triangular shaped area between Canning Town station and the Lower Lea River. Places for London (TfL's newly renamed property company) own the site, and have proposed 1,400 new homes, and new green spaces with links to the River Lea.

Image: Wake Up Docklands.  
Credit: Tian Khee Siong



# Silvertown



Silvertown is one of the most distinctive and historic parts of the Royal Docks and is on the cusp of revival as a new waterside destination for London, with a growing residential community.



Development in recent years includes 3,000 new homes built by Ballymore at Royal Wharf, which includes a new high street through the site, connecting adjacent communities with the river, a new Thames Clipper pier, school, and other local amenities.

Construction also started on the £3 billion Silvertown development – one of our flagship development sites in the Royal Docks – which will create a new urban centre for the area with waterfront homes, retail, and workspace. The 20-hectare site around Pontoon Dock, is being developed by The Silvertown Partnership and is home to the historic Millennium Mills and Grade-II listed Silo D, both of which will be restored and remain key landmarks for the area.

In 2023, construction began on the first residential block, with over 6,500 new

homes to be built overall including a significant number of affordable homes. Silverworks Island, a new 20,000 capacity open-air music venue, also opened as a meanwhile use on site, and planning consent was secured for a new pedestrian and cycle bridge across the docks, which will connect Silvertown to Custom House and easy access to the Elizabeth Line.

Over the next five years we will continue to work with our development partners to accelerate development at Silvertown, unlocking new affordable homes, jobs, social infrastructure, and leisure and cultural activities.

Image: Artist impression of the new Silvertown Bridge from Custom House Station to Silvertown. Subject to change. Credit: Pixelflakes

## Delivery Focus

- Developers and investors, including The Silvertown Partnership and Ballymore, will seek planning permission for further residential-led development in Silvertown that will create up to 8,000 new homes and commercial space. This includes the completion of Riverscape, the Ballymore scheme on the river Thames.
- The Silvertown Bridge - a new pedestrian and cycle bridge over the dock water will be constructed and will connect residents in Custom House to new opportunities and amenities at Silvertown in the south. The new bridge, will be key to unlocking the full potential of the Royal Docks, transforming connectivity across the whole area.
- Work will continue on the first phase of the Silvertown development, which will deliver 720 affordable homes. These will be managed by the Guinness Partnership Limited (TGP) which is the affordable housing provider. These homes are being supported by a £80 million housing grant from the GLA.
- We will work with Newham Council, the TGP and The Silvertown Partnership to develop a new community stewardship model, which will enable communities to have a direct say in how the new neighbourhood is run and managed. This will be a pilot with lessons informing a wider approach across other residential developments in the Royal Docks.



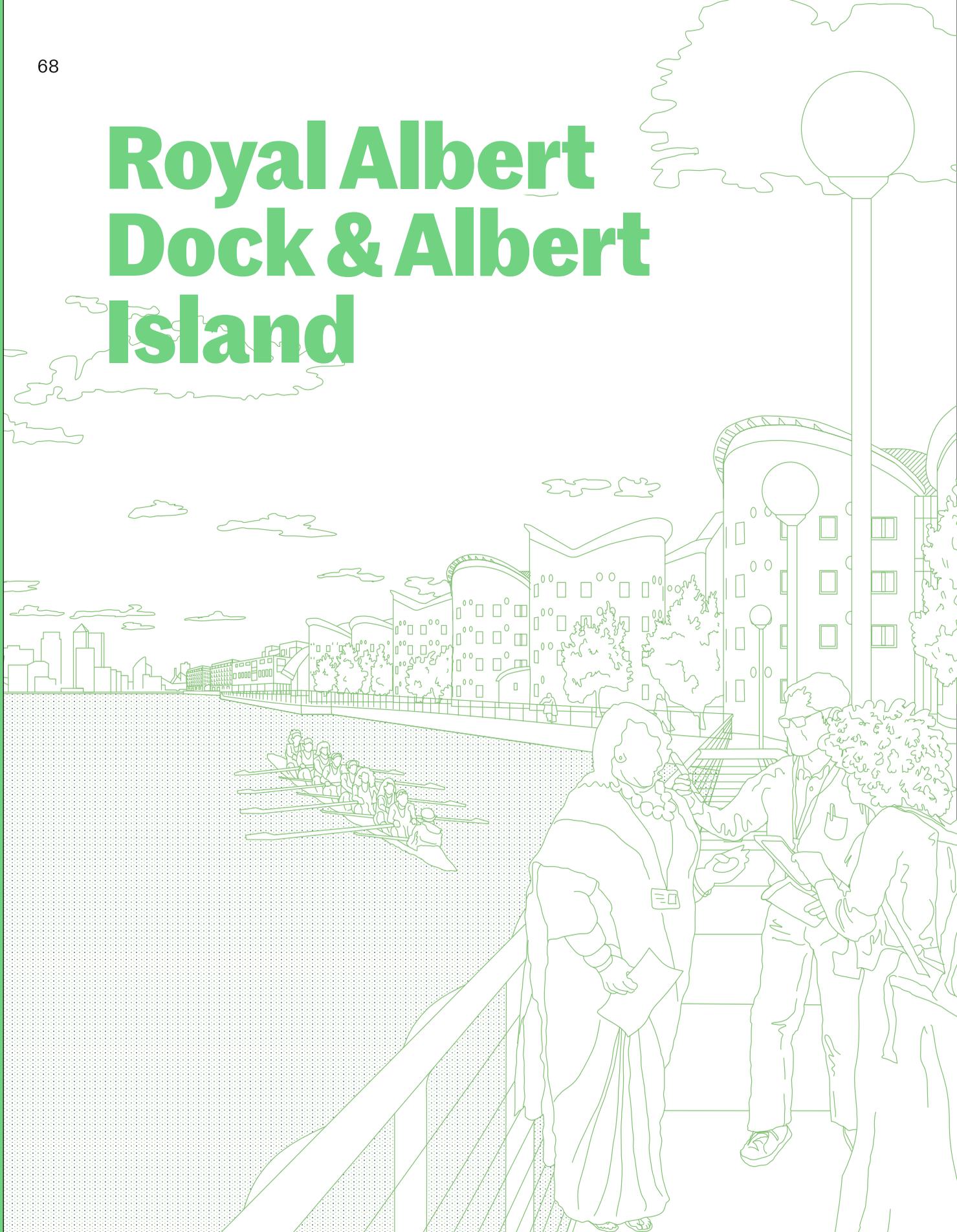
Image above: Artist impression of Silvertown Avenue High Street. Subject to change. Credit: Pixelflakes

Image opposite: Pontoon Dock DLR Station. Credit: Tian Khee Siong

- We will continue to work with the Silvertown Partnership and other stakeholders to deliver a range of meanwhile projects on site throughout the build process. This will help activate the area and introduce new uses, amenities and opportunities for surrounding communities and visitors.
- Working with Newham Council, we will complete the jointly funded £25 million Royal Docks Corridor highways project in 2025. This will radically improve connectivity and enhance the streetscape - with new public spaces, wider pavements, separated cycle lanes, better crossings, connections to local destinations, and more greenery.
- In partnership with Transport for London, we will complete works to upgrade the Pontoon Dock DLR station, so that it becomes a more accessible and attractive transport hub, which can support the surrounding community. This includes new escalators to the raised platforms, an improved ground-level concourse and station square.
- Thames Barrier Park, a vital green space and one of the defining features of Silvertown, has benefited from substantial investment over the past five years. This has earned the park its sixth consecutive green flag, for its role in promoting biodiversity and sustainability. In 2024, we will also re-open the Park's café following extensive refurbishment, and the successful appointment of a new café operator, which will create a new flourishing community hub, with activities and events for local people.



# Royal Albert Dock & Albert Island



Royal Albert Dock and Albert Island is a large and dynamic area set along the north and east side of Royal Albert Dock. It is home to major institutions including the University of East London, London Design and Engineering University Technical College, Newham Council's main offices and the recently opened Royal Docks Centre for Sustainability.



The area has benefited from substantial redevelopment and placemaking over the past five years, with huge progress being made on the award-winning Royal Albert Wharf scheme, led by Notting Hill Genesis. This will deliver over 1,800 new homes once complete, 42% of which will be affordable, made possible through a £34 million GLA Affordable Housing Grant. Approximately 9,100sqm of commercial space will also be delivered complementing the existing Bow Arts studio space, to create a vibrant mixed-use neighbourhood. A significant programme of public realm improvements to the route along the northern edge of Royal Albert Dock has also transformed connectivity in the area, opening up the east-west footpath for the

first time in decades, and making the area feel much more accessible and inviting.

Over the next five years we plan to further unlock the development potential of Royal Albert Dock and Albert Island to create an Innovation Quarter, in the Royal Docks. Working with key education anchors, industry, and the new Royal Docks Centre for Sustainability, we want to unlock the potential of the Quarter to help drive the incubation and growth of priority sectors. This will include bringing forward state-of-the-art industrial spaces at the Albert Island site, including a new shipyard, delivered by London & Regional; and a new employment-led mixed-use development at the 30-acre Royal Albert Dock site.

## Delivery Focus

- We will procure a new development partner to bring forward a major mixed-use employment-hub and new homes at Royal Albert Dock. Meanwhile uses will be explored to activate and bring vibrancy to the site before permanent development.
- We will help build the economic identity of the Royal Docks and support DPK (owners of phase 1) to secure full occupation of the completed buildings at Royal Albert Dock.
- We will work with UK Power Networks to deliver a new primary substation, to power the area's growth as well as facilitate more renewable energy sources. This includes exploring the potential for local ancillary Electric Vehicle charging, on site.
- Working with the London Design and Engineering University Technical College, we will explore the potential for further expansion on GLA land, growing a more diverse and resilient educational offer.
- We will bring forward new development on Albert Island. Led by London and Regional, works will start on site, with a new shipyard delivered by the Port of London Authority. This modern industrial logistic hub is expected to be completed over the next five years.
- In 2024, Compressor House will re-open as a Newham Sparks Digital Hub offering multi-functional space for culture, education, and training. This has been financed by the Royal Docks Good Growth Fund, and through funding from Newham's successful Levelling Up Fund bid in 2020.
- We intend to establish a new visitor hub with a large-scale model of the Royal Docks at Compressor House. This will include a year-round programme of community engagement events, public talks and exhibitions.

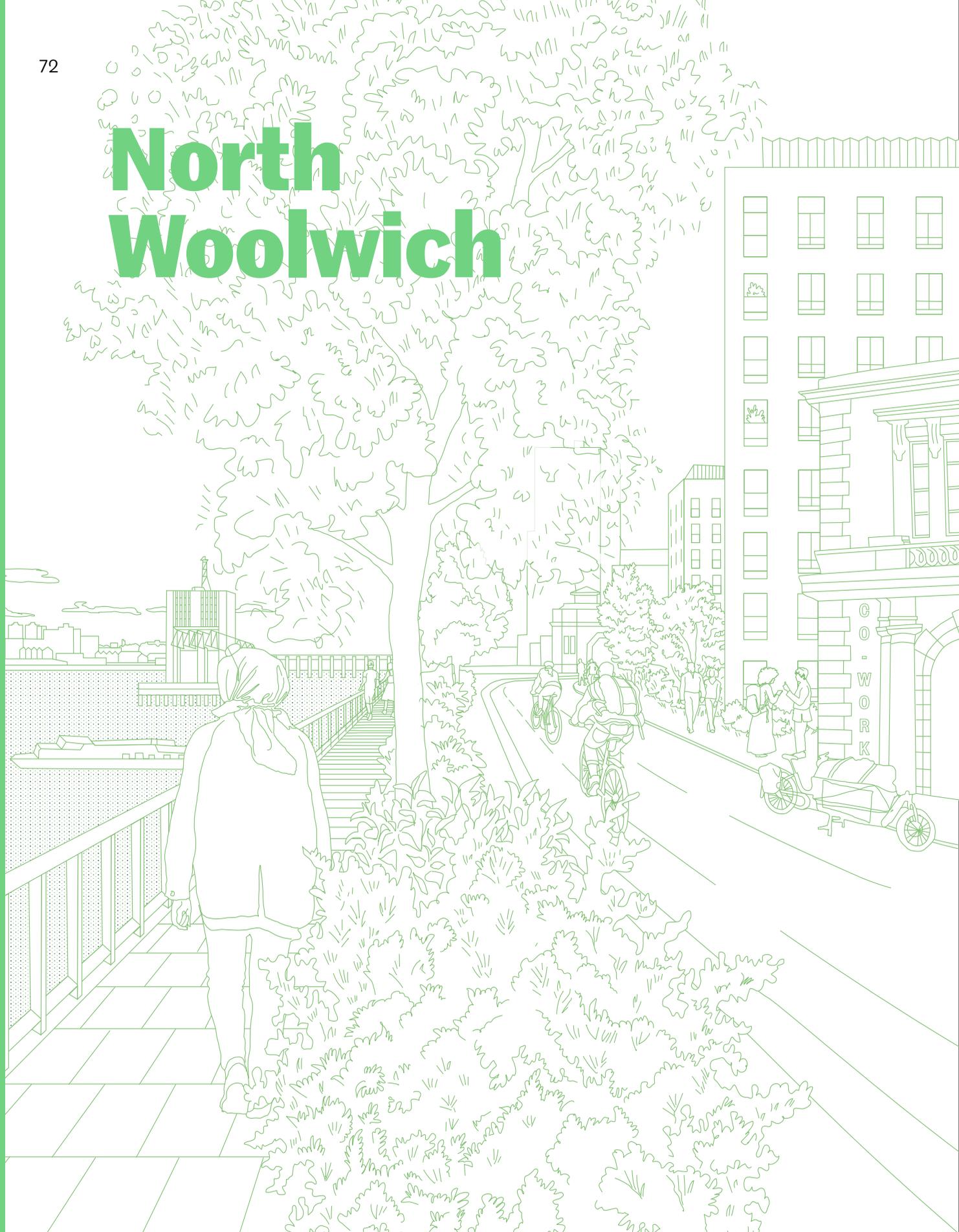
- Collaborating with the Royal Albert Dock Trust and Royal Docks Management Authority (RoDMA) we will explore the delivery of an enhanced water sports offer at the Royal Docks Watersports Centre (formerly the London Regatta Centre), expanding the centre's reach across London, and improving local access to leisure and sports opportunities.
- We will work with Bow Arts, Art in the Docks, and Notting Hill Genesis to support and showcase the growing arts quarter at Royal Albert Wharf.



Image: Compressor House  
Credit: Paul Porter



# North Woolwich



North Woolwich is a part residential, part industrial neighbourhood which sits between the river Thames and Royal Albert Dock. The area is rich and diverse and retains an industrial character intertwined with the history of the Royal Docks, with the large Tate & Lyle refinery dominating the landscape.



London City Airport occupies the northern dock waterfront, and together with the Woolwich Ferry and Woolwich Foot Tunnel, offer a unique perspective on the area's transport links and connections.

In recent years, cultural and social infrastructure in the area has expanded, with the opening of the Factory - a new creative business and community hub located in vacant Tate & Lyle Sugars warehouses, funded through the Royal Docks Good Growth Fund.

Newham Council is leading the regeneration of North Woolwich, with several major projects underway, including the repurposing of the Tate Institute into a new multifunctional community space; and Over the Tracks, a meanwhile use project that will create space for new community activities and food growing on unused land over the Crossrail tracks.

Image: Pier Road Impression  
Credit: Assael

Significant new housing delivery is planned at Pier Road, led by Populo Living, Newham Council's wholly owned housing delivery company. The development will deliver 350 new homes on the 1ha site, opposite the entrance to Woolwich foot tunnel, as well as other community benefits including 'makerspace' creative studios and a café. The masterplan for the development includes significant public realm and public transport improvements which will be delivered in partnership with TFL. There are also a large number of council homes in North Woolwich, with an established community, and the Council is currently exploring options to develop a retrofit programme to make these homes more energy efficient with cleaner, cheaper heating systems.

**Over the Tracks will be built with Sugarcrete®, an alternative to bricks and concrete that uses sugarcane by-products. Developed by UEL's Sustainability Research Institute (SRI), with the support of Tate & Lyle, the material uses sugarcane fibres left over after sugar production to produce bricks that have a carbon footprint five times smaller than traditional bricks.**

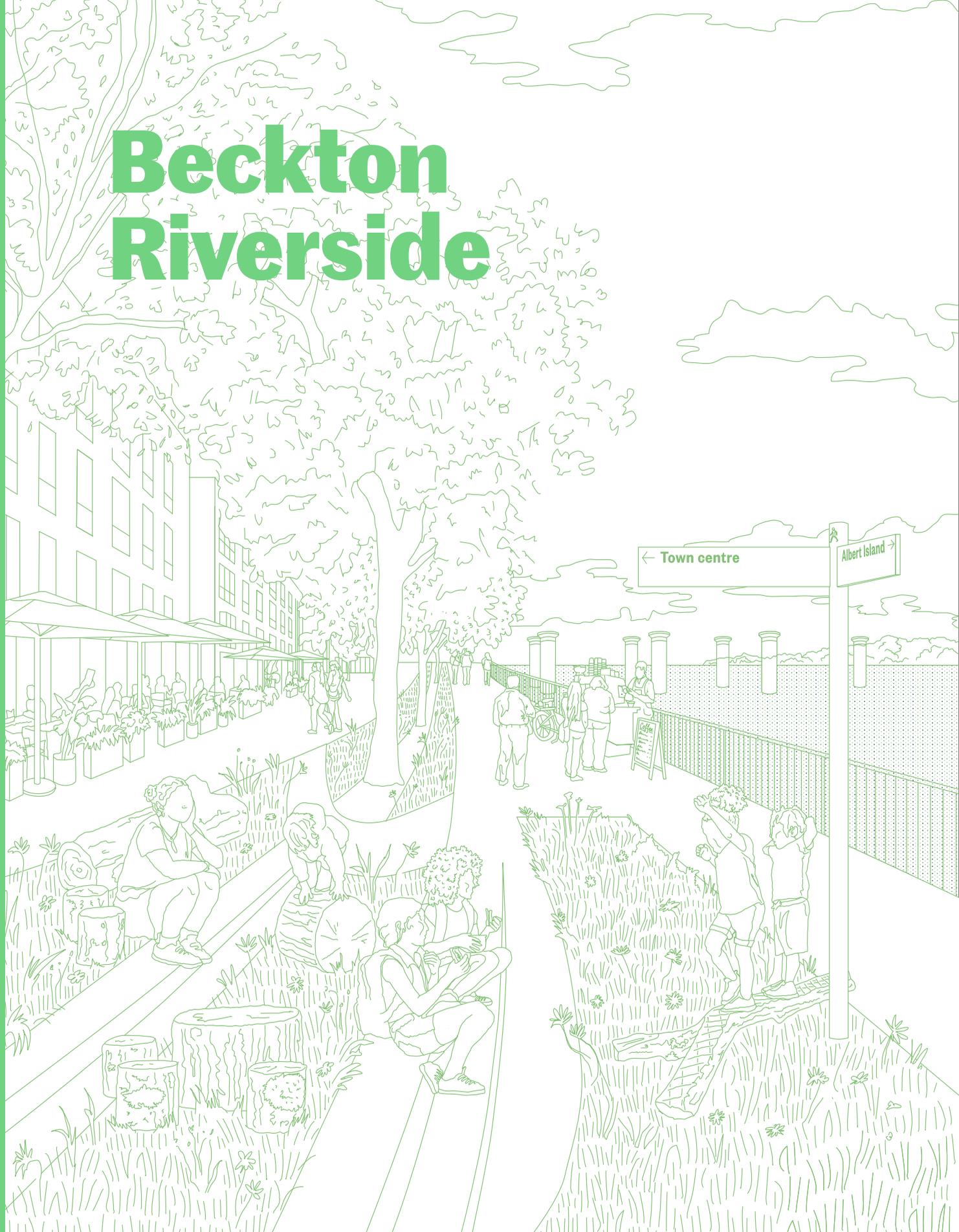
## Delivery Focus

- Newham Council's housing delivery company, Populo Living, will deliver the Pier Road scheme, which will deliver 350 new homes, as well as play spaces, work studios, enhanced biodiversity, and a lifetime net-zero carbon footprint.
- Hyde Housing will complete its eco-friendly residential development 'Stories Wharf' a 0.379 ha scheme in North Woolwich, which will deliver around 163 new homes, with solar panels, electric car charging points and green amenities.
- Designed by UEL students and local residents, Over the Tracks – a meanwhile community garden project, which is supported by RADLAC, and funded by Newham Council's Levelling Up Fund and the GLA's contribution to the People Powered Places programme, will open to the public from Summer 2024, creating opportunities for food growing and other community activities.
- The Tate Institute, which served as a library and air raid post during the Second World War will be brought back to life through new community and cultural uses, supported by funding from Newham's successful Levelling Up bid, the GLA and Crossrail.
- The Factory project, a creative workspace and cultural hub, next to the Tate & Lyle Sugars factory, opened in 2022, with support from the Royal Docks Good Growth Fund. We will continue to work with our partner This is Projekt Ltd, to further embed the centre into the local community, offering further cultural and community opportunities.

Image: Pier Road Impression  
Credit: Assael



# Beckton Riverside



Beckton was once the largest gasworks in Europe. Currently a derelict site at Gallions Reach, it sits within the Royal Docks and Beckton Riverside Opportunity Area, and has been allocated for major residential-led, mixed-use redevelopment.



A new masterplan for the area is currently in development, with an opportunity for a new neighbourhood and new town centre, with up to 10,000 high-quality new homes, commercial and community spaces, significant public realm improvements and access to the historic river frontage. The main existing transport connection is the DLR at Gallions Reach, which facilitates the first phases of development on St William and GLA land, and there is potential for an extension and new station at Beckton Riverside as well as a link with Thamesmead, another major new development district south of the river.

Newham Council is also developing a masterplan for Beckton Park, which includes the largest amount of local authority managed green space in the borough. There has been extensive engagement with local residents, to shape a co-designed, community-led vision for the park, with support from the GLA. Proposals include a network of high-quality green spaces, improved biodiversity, as well as improved sports, play and leisure provision.

Image: Beckton Park  
Credit: Paul Porter

## Delivery Focus

- In collaboration with Newham Council and the GLA, the developer St William will finalise a masterplan for the Beckton Riverside area, informed by extensive engagement with the local community.
- All parties will work together to plan and co-ordinate the delivery of new social infrastructure in the area, including new schools and healthcare facilities.
- There will be further public consultation on proposals, including options for the DLR extension and river crossing from Beckton to Thamesmead.
- Transport for London have developed and submitted a Strategic Outline Business Case for a DLR extension to Thamesmead. If approved, this will deliver a major new public transport link.
- St William will submit a planning application for the first phase of their scheme.
- We will continue to work with partners and TfL to make the case for this connection to support the delivery of Beckton Riverside and the broader Royal Albert Wharf community.



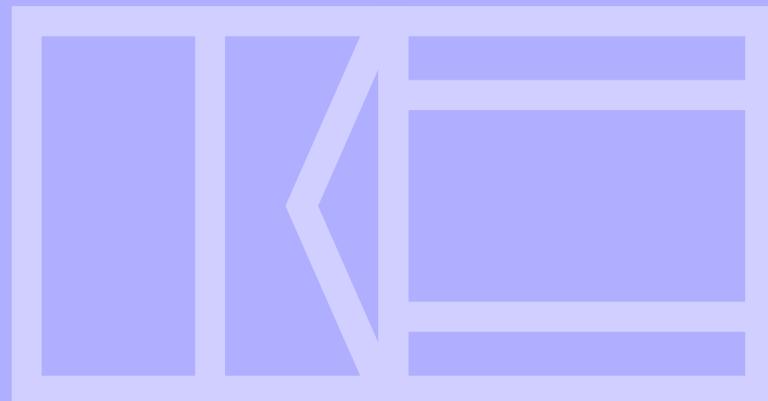
Image: Royal Docks Youth Consultation 2021. Credit: Tian Khee Siong



Image: Royal Docks Youth Consultation 2021. Credit: Tian Khee Siong

# Working Together

Strong partnerships, collaborative working, and building a shared sense of ambition and commitment to the long-term success of the Royal Docks is at the heart of our approach.



The Royal Docks Team is a multi-disciplinary team made up of officers from the Greater London Authority. We work in partnership with Newham Council, and local stakeholders and communities, to oversee the area's comprehensive regeneration. We report into the Royal Docks Enterprise Zone Programme Board, which meets quarterly, and is co-chaired by the Mayor of Newham and includes the Deputy Mayor for Housing and Residential Development.

We are taking a long-term place stewardship approach to the regeneration of the Royal Docks. Landowners, developers, businesses, government and more, all have a stake in the area and contribute to the community's health and wealth, and so a key role for the Royal Docks Team is to think strategically across the whole area - convening partners, involving communities, building consensus, aligning resource and expertise, and co-ordinating delivery, to ensure we are collectively realising the full potential of the Royal Docks.

## Our Principles

### **Prioritising social and environmental outcomes**

Our transition to a sustainable, net zero future, will be a just one. Working proactively with our partners we will prioritise sustainable development practices, to ensure everyone can prosper in a future impacted by climate change.

### **Ensuring local participation and involvement**

Involving local communities remains paramount. We will prioritise a collaborative approach to decision-making with local people, ensuring diverse perspectives, influence, and expertise guide our approach.

### **Learning, sharing, and improving**

Measuring the success of our delivery programme and reporting on the progress of our 3 strategic outcomes and change across each neighbourhood is a key priority. We will use this information to help shape future decisions and approaches.

### **Encouraging innovation and creativity**

We will embrace the pioneering spirit of the Royal Docks to navigate the complex global challenges facing our city. Remaining agile and fostering a culture of innovation and creativity will be key to a more resilient Royal Docks, now and in the future.

# Our Partners

Outlined below are just a few of the key stakeholders and partners that we work with. This is not a definitive list - there are many other organisations, institutions and groups across the area who are creating positive change for the Royal Docks.

## Developers & Landowners

Ballymore Group  
 Berkley/St William  
 General Projects  
 Places for London (TfL)  
 DPK Limited  
 GLP Properties  
 Grainger  
 Lendlease  
 Link City  
 London & Quadrant (L&Q)  
 London & Regional  
 Mount Anvil  
 Notting Hill Genesis  
 Peabody Trust  
 RoDMA  
 Silvertown Homes Ltd  
 Telford Homes  
 The Guinness Partnership  
 This is Projekt Limited  
 Vistry Partnerships  
 SineQN  
 Populo

## Community

Ascension Community Trust  
 Beckton Community Projects  
 Atlantic Pacific  
 Citizen Scientists  
 Custom House Bookshop  
 Eastside Community Heritage  
 Fight for Peace  
 Newham Chinese Newham Association  
 RDLAC  
 PEACH  
 North Woolwich Library  
 Britannia Village Trust  
 Royal Docks Community Voice  
 West Silvertown Foundation  
 You Press  
 Beckton Globe Library  
 Canning Town Library

## Arts, Culture & Leisure

Art in the Docks  
 Atlantic Pacific  
 Bow Arts  
 Broadwick Live  
 Brick Lane Music Hall  
 Brunel Street Works  
 Certain Blacks  
 Compressor House  
 City Hall  
 Creative Newham Alliance  
 Culture Within Newham  
 Creative Estuary  
 East Bank  
 East London Dance  
 English National Ballet  
 Expressway  
 Greenwich + Docklands International Festival  
 Love Open Water Swimming  
 London Youth Rowing  
 Newham All Star Sports  
 Newham Heritage Services  
 Newham Music  
 Pump House  
 Rosetta Arts  
 Royal Albert Dock Trust  
 Ruff Sqwad Arts Foundation  
 Thames Festival Trust  
 Thames Estuary Production Corridor  
 The Line  
 Theatre Royal Stratford East  
 The Factory Project  
 Wake Up Docklands  
 Windy Pandas

## Education

A New Direction  
 Britannia Village School  
 Gallions Primary School  
 London Design & Engineering UTC  
 Oasis Academy  
 Royal Docks Centre for Sustainability  
 Royal Wharf Primary School  
 University of East London

## Statutory / Regional Partners

Greater London Authority  
 Newham Council  
 London Legacy Development Corporation  
 London and Partners  
 Opportunity London  
 Thames Estuary Growth Board  
 Transport for London  
 Port of London Authority

## Business

Buhler Group  
 ExCeL London  
 Expressway  
 Good Hotel  
 Kesslers  
 Living Wage Foundation  
 Mass Challenge  
 Sunborn London Yacht Hotel  
 London City Airport  
 Newham Chamber of Commerce  
 IFS Cloud Cable Car  
 Really Local Group  
 Silver Building  
 Tate & Lyle Sugars  
 Uber Thames Clipper

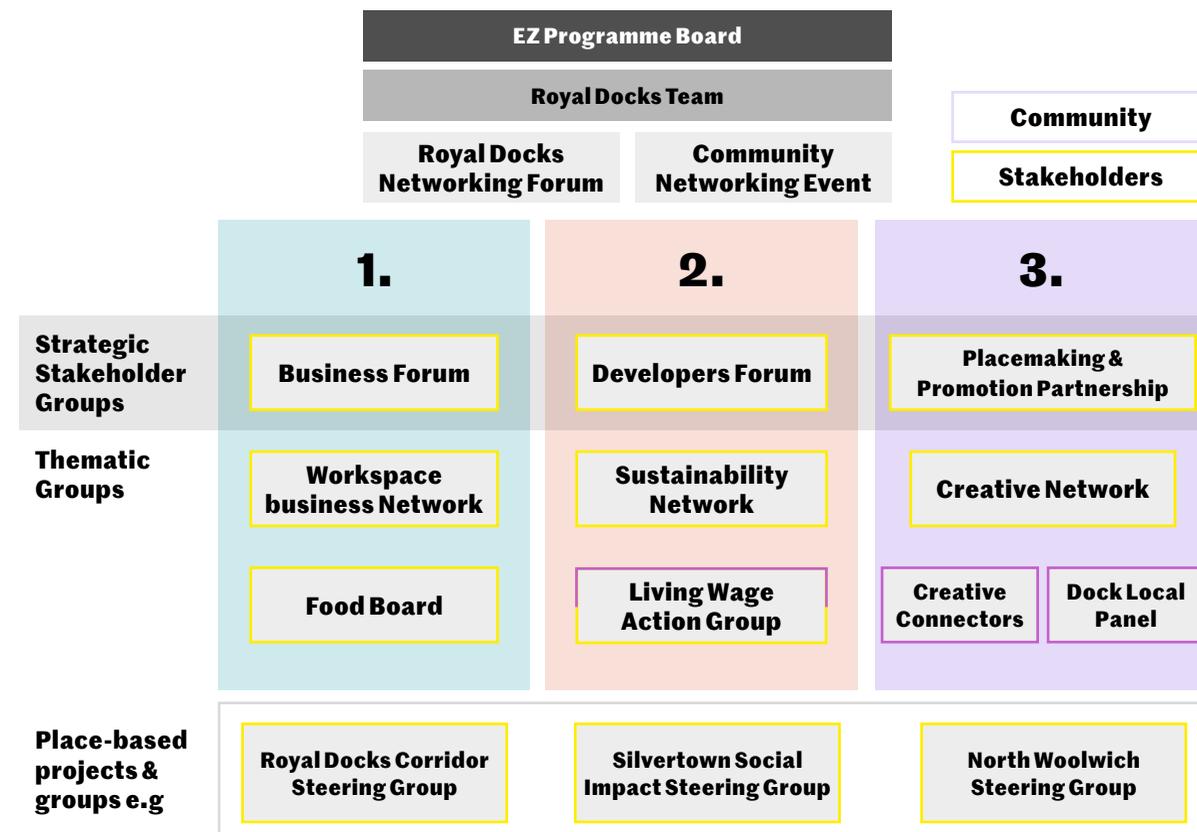
# How We Will Engage

Image: The People's Plan, Jessie Brennan 2019  
Credit: Arsalan Mohammad

In 2024, we will produce a new stakeholder management plan setting out how we intend to involve and engage the area's different stakeholders and communities. This will include a refreshed set of steering groups and forums, to help ensure there is a more consistent and co-ordinated

approach to delivery over the next five years. Before we finalise our plan, we will consult with stakeholders and communities to ensure there is an agreed approach and clear terms of references for each group. A summary of the proposed groups is outlined below:

## Proposal for Community & Stakeholder Groups

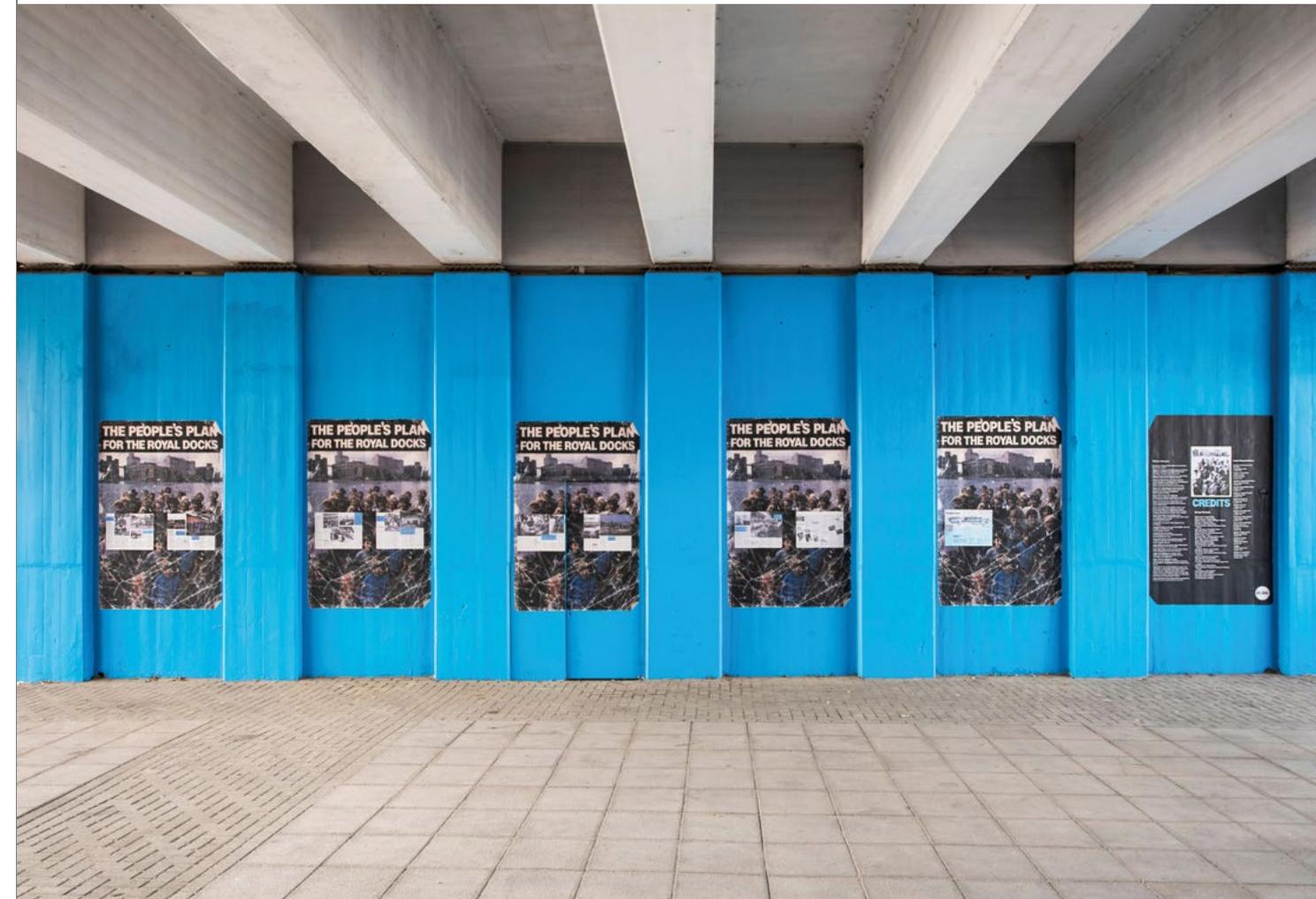


- **The Royal Docks Networking Forum** – a bi-annual cross-sector forum which brings together the area's key stakeholder organisations. This facilitates cross sector collaboration and opportunities to share updates and insights.
- **The Royal Docks Communities Forum** – a new bi-annual community networking event for residents and local voluntary and community organisations to come together to hear more about and get involved with the area's regeneration programme.
- **Strategic Stakeholder Groups** – three new strategic stakeholder groups will be established to help steer investment and ensure a collaborative effort around the

three priority outcomes set out in this plan. These groups will meet quarterly.

▪ **Thematic Forums and Groups** – a number of thematic groups will also be established to help align specialised activities and operations. This includes existing groups such as the Creative Network, the Living Wage Action Group, and the UEL-led Sustainability Network.

▪ **Place-Based Projects and Groups** – a wide range of place-based groups, consisting of stakeholders and communities, which meet regularly to oversee the design, delivery and implementation of specific projects or area plans.



# Measuring Success

Measuring success and reporting on progress is a key priority for the team. The Royal Docks Success Framework identifies the positive change we are trying to achieve over the long-term, which acts as a point of reference for us and local partners. Produced in 2020 and informed by engagement with local stakeholders and communities, it includes a comprehensive set of outcomes and indicators across various programme strands. Below we

have outlined a more streamlined set of outcomes, to focus our delivery activities and investment over this next five year period. Progress against each of these outcomes will be reported to the EZ Programme Board on a quarterly basis. This will be supplemented with data we collect through our partnership with UCL's Global Prosperity Index, to ensure we are deriving the right impact for the local community, through our collective investments.

Image opposite: Queen's Roar! Football Tournament, 2022  
Credit: Sylvie Belbouab



| Strategic Outcome                         | Our Overall Ambition   | Delivery Priorities  | How will we know we are succeeding   |
|---|--|--|--|
| <b>Prosperity, Growth, and Investment</b> | The Royal Docks will become an established economic stronghold for London, home to a diverse mix of businesses. The area's growing commercial offer and innovation ecosystem will attract new investment, local entrepreneurial activity, and create local jobs. | <ol style="list-style-type: none"> <li>1. Drive Investment</li> <li>2. Build New Places to Work &amp; Enjoy</li> <li>3. Grow the Business Ecosystem</li> <li>4. Create new Jobs</li> <li>5. Support Career pathways</li> </ol> | <ul style="list-style-type: none"> <li>▪ Investment into the area is being realised.</li> <li>▪ Development activity is delivering a diversity of new spaces.</li> <li>▪ New businesses are establishing in the area, in key priority sectors.</li> <li>▪ New, skilled jobs are created.</li> <li>▪ Local people access appropriate skills and training.</li> </ul>  |
| <b>Sustainability and Wellbeing</b>       | The Royal Docks will lead the way in sustainable investment and development. Our green and social infrastructure and mixed neighbourhoods will provide happy, healthy places for nature and residents to flourish.   | <ol style="list-style-type: none"> <li>1. Build More Affordable Homes</li> <li>2. Enhance Social Infrastructure</li> <li>3. Respond to the Climate Emergency</li> <li>4. Build Community Health and Wealth</li> </ol>          | <ul style="list-style-type: none"> <li>▪ New affordable homes are built, suitable for local need.</li> <li>▪ Social infrastructure delivery is planned and co-ordinated.</li> <li>▪ Sustainable regeneration practices reduce carbon footprint.</li> <li>▪ Health outcomes for residents improve via active travel and engagement in social activities.</li> <li>▪ Fair employment practices are the norm - improving quality of life for local people.</li> <li>▪ Communities are actively and inclusively involved in, decision making.</li> </ul> |

| Strategic Outcome            | Our Overall Ambition   | Delivery Priorities   | How will we know we are succeeding   |
|------------------------------|--|---|--|
| <b>Culture and Community</b> | Building on our existing communities and thriving cultural ecosystem, the Royal Docks will evolve as London's Cultural Engine. New public spaces, waterfront and leisure amenities, and affordable creative and production workspaces will make the Royal Docks one of the most exciting and varied places in London to live, work and play. | <ol style="list-style-type: none"> <li>1. Raise Profile</li> <li>2. Attract and Engage People</li> <li>3. Empower Culture and Creativity</li> </ol> | <ul style="list-style-type: none"> <li>▪ Increased awareness and improved perceptions of the Royal Docks as a place to live, work and visit.</li> <li>▪ Recognition of the Royal Docks' distinctive identity within London's cultural proposition.</li> <li>▪ Increased levels of engagement and participation in the Royal Docks cultural offer, across local audiences and visitors.</li> <li>▪ The scale and breadth of the Royal Docks cultural offer improves.</li> <li>▪ Local people feel engaged and enthusiastic about the cultural life of the area.</li> <li>▪ The area develops a thriving cultural eco-system that supports existing cultural businesses, emerging talent and new arrivals.</li> <li>▪ Young people see local culture as a lifestyle choice and potential career option.</li> </ul> |



Image: Royal Docks Summer Splash 2023. Credit: Emma Nathan

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## Get Involved

We want to ensure that everyone that lives and works in the Royal Docks is able to get involved and benefits from the huge changes underway - whether that's through new homes, jobs, improved public transport, or neighbourhoods that feel more vibrant and inviting. Both Mayors are committed to ensuring that local people have a say and are able to shape the area's revitalisation, so this remains at the heart of our approach. Through platforms like the Royal Docks Networking Forum, Creative Network and other resident led groups, we aim to harness the skills, talent, passion, and aspirations of all parts of the Royal Docks community – so that we are all working together for a better future. For more information or to find out how to get involved, please get in touch.

**royaldocks@london.gov.uk**  
**www.royaldocks.london**  
**@yourroyaldocks**

