Building an opportunity area sustainably

Bankside Logistics Group
Transforming London Bridge Bankside

1. Definitions
2. Overview of Bankside Logistics Group
3. Lessons learned
You don’t have to be a hippy to be sustainable
What is regeneration

• "Urban regeneration is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area."
Industrial change
Dockers to Yuppies
The problem

- Industrial change
- Unemployment and skills mismatch
- Vacant buildings, dereliction
- Low footfall, low employment
- Poor environment, low quality open space
- 2004 Southwark 17th most deprived in UK
A central London location
Tate Modern Extension
Sustain Worldwide Conference 23 May 2012
The challenge

- Multiple sites in multiple ownership
- All being built at the same time
- 6000 local residents
- 60,000 employees and the World City
- Different council department powers
- Protect major cultural destination
The Bankside Logistics Group mission

• Enable development
• Promote vision for opportunity area
• Communicate with 6,000 residents and 60,000 employees
• Deliver sustainability projects
• Co-ordinate agencies and powers
Business benefits

- Contractors minimise risks
- Assistance with all permissions – one stop shop
- Shared procurement
- Reduce programme length
- Alternative logistics – river use
- Win work on new projects in the area
LONG TERM BENEFITS

• 2 new public squares, 2 refurbished train stations, new underground connections, and 40% bigger bus station.
• A 60% increase in size of the Tate Modern gallery space, with free public access
• 3 new theatres (Unicorn, Shakespeare’s Globe, Southwark Playhouse)
• £ multi-million of section 106 in local infrastructure, refurbished parks, and high quality public realm
• The creation of thousands of employment opportunities with a number of programmes to ensure local people have access to new jobs.
A new station on the riverwalk
Lessons Learned

• Efficient coordination
• Contractor vs developer involvement
• No CSR idea has not got off the ground
• Spend money on communication
• Use councils powers (join up)
• Political buy in
• Creative approaches eg employment
How to deliver an opportunity area: partnership working
Contact us

Dan Taylor
London Bridge and Bankside
Team Manager, LB Southwark
dan.taylor@southwark.gov.uk
020 7525 5450