

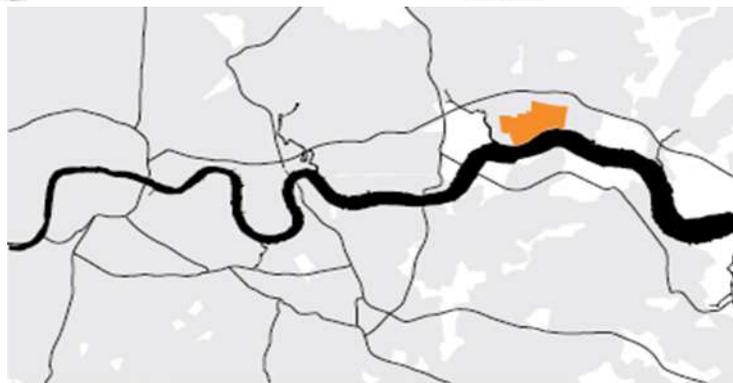
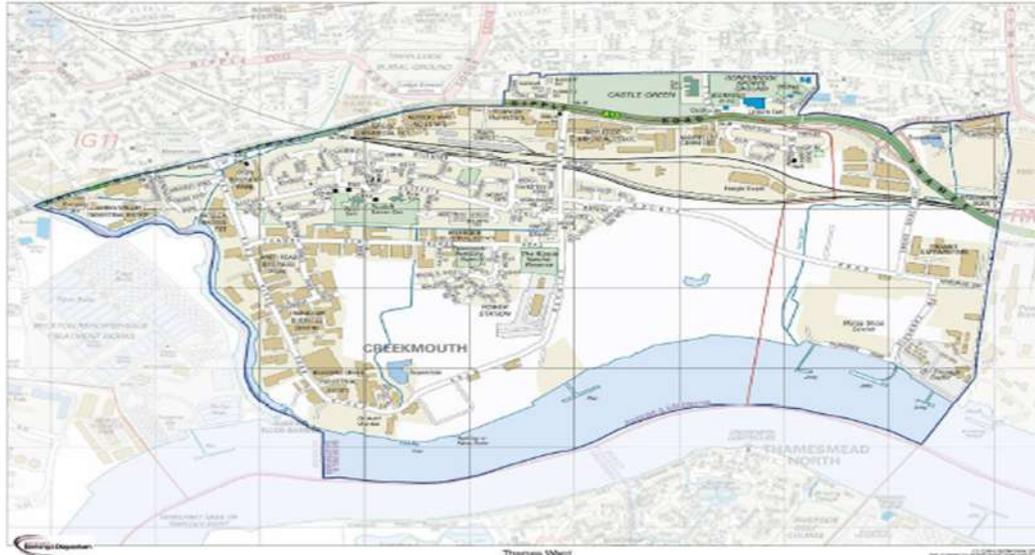


Barking Riverside – a case study

Ljubljana

17th May 2016

A few facts.....



- 179 ha site in south of Borough
- Former marsh land but reclaimed by industry
- previously occupied by three power stations
- pylons still march across the site – too expensive to underground
- power switching station still on site and in use

Relation to Central
London

About the site



- Site constrained by three rivers
- To north of the site, important industrial area employing c. 4000 people
- As yet limited transport links
 - Cycle routes planned
 - Two bus routes already in place giving links into Canary Wharf and Central London
 - Extension of existing London Overground Metro in final planning stage
- borders existing housing – so-called old community

The Master Plan and what has happened



- Master Plan drawn up in 2005: planning consent for c.11,000 housing units; mixed tenure
- 40% of site designated as open space
- Heavy emphasis on environmental sustainability: mix of green and brown roofs; local sourcing of materials; use of local labour; some use of modern construction methods (including system build)
- All units to be within 5 min walk of bus/rail
- Unlike many developments, planning consent requires infrastructure development *before* each phase is complete
- Key part of planning consent was how the common areas were to be managed
- C.680 units completed and occupied

Recession has meant slower development; change of rail system

New Master Plan – TURAS fed into this

The Challenges



- retaining master plan ideals in teeth of recession
- getting proper transport system
- integrating existing and new communities
- helping Community Interest Company (CIC) to develop and mature
- changing life style of residents to more sustainable living

What TURAS has contributed



- **Green Infrastructure pilots** – what works/what does not – leading to a guide to green infrastructure
- Greater involvement of community in green infrastructure - some residents wanting to be more involved
- Planned events with residents to inform them about GI – encourage them to build on the inherited biodiversity



Children sowing wild flowers

TURAS more.....



Community consultation

- Siting of a community pond and construction of a playground
- Heritage trails
- Transport consultation
- Residents' Facebook page
- upcycling

THE CIC and TURAS



The CIC has multiple powers:

- Managing the common areas
- Encouraging community cohesion
- Local economic development
- Transport consultation
- Etc.etc

TURAS vital role in helping transition from what is -(local authority and private developer board)- to fully-residents' led board

Uniquely and unusually, public authority willingly giving up power with few pre-conditions

Some further examples.....

CIC Objective	TURAS Tools	Wider application
Resource for residents	Join the Dots Collaboration Dashboard	Could fit all new developments both in London and elsewhere
Adult education	At least three TURAS tools inc info on Urban Green infrastructure	Fit into more traditional education provision
giving priority to employing appropriately qualified residents from wider community	Circular economy; product service systems	Use of local labour and suppliers; better use of resources; future-proofing SMES
Active role in the Barking Riverside Transport Strategy steering Group	Public opinion on transport	Useful for all
provide funding to sustainable transport measures (e.g. implementing car clubs and shop-mobility)	Community Gains plus other EU work	Useful for all
take an active role in multi-utility service and provide public information on sustainable uses of energy and waste	Ready4Change; Urban Waste Management; Community Power	Useful blueprint for others

Conclusion

- TURAS is not just another programme
- TURAS has potential – with the right development to see beyond its life- to provide something for most situations
- Has to be seen beyond end of programme as a **different** way of doing things
- TURAS is about transition: this takes time and we do not know where we end up
- TURAS measures are robust and resilient: should be able to apply in different circumstances and different times: the key to resilience



**Thank you
for further information contact
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Ljubljana 17th May 2016