

Newham selects developer to create a new £500m town centre in East London

A major milestone has been reached in the regeneration of East London with the appointment of a preferred development partner to deliver one of the UK's largest regeneration projects in Canning Town and Custom House.

Newham Council has appointed Bouygues Development, and its consortium partner One Housing Group, to develop plans to create a new Town Centre on a 16-acre brownfield site opposite Canning Town station.

The appointment of a preferred development partner for the £500 million scheme marks the start of the delivery phase for one of the UK's largest regeneration programmes. It's estimated that more than £3.7 billion will be invested to improve the area over the next 15 – 20 years.

In partnership with the London Thames Gateway Development Corporation, Newham Council is working to develop Canning Town and Custom House into a thriving, sustainable place where residents and those in business choose to live, work and stay.

Despite the economic recession, an appetite for investment remains across the East End and Newham is pushing forward with crucial plans to reinvigorate this historic part of the capital, which recently played host to the G20 summit of world leaders.

The redevelopment of the Town Centre will provide up to 500 jobs throughout the decade-long construction phase. Newham Council is now working with Bouygues Development, and its partners, to secure opportunities for local people to work on the scheme.

Upon completion the Town Centre will house an estimated 1,100 new homes (of mixed tenure) and around 60,000 sqm of retail, offices, leisure facilities and a supermarket.

Mayor of Newham, Sir Robin Wales, said: "The city of London continues to move east and Newham is the heart of this change. This sends a powerful signal that Newham means business. This project is part of a once in lifetime opportunity to

turnaround the prospects of Canning Town and Custom House residents and we're determined to get a better deal for them.

"Despite the slow down in the economy, pushing forward with the development of key infrastructure with our partners is one crucial way of kick starting the local economy and providing jobs for the local community. It's a thriving area that is undergoing a remarkable improvement and rapidly emerging as a centre of commerce."

Chairman of the London Thames Gateway Development Corporation, Bob Lane, said: "Today is the day that we cemented Canning Town's future as the new east London landmark attracting new people and businesses within a transformed and high quality environment for local people.

"The success in securing a development partner in the teeth of the severest recession in the property market shows that we must have been doing something right to attract private investors. The master planning work at the early stages combined with a far sighted approach on land assembly has put high quality development at the heart of our approach to place making. It is a standard that Bouygues Development has enthusiastically taken up."

Chairman of Bouygues Development, Bouygues UK and Warings, Madani Sow, said: "This is a tremendous achievement for Bouygues Development and our consortium partner One Housing Group. The regeneration of Canning Town will completely transform the area for the local community and we are extremely proud to be involved in such a significant London development".

Group Director of New Initiatives at One Housing Group, Gareth Crawford said: "We are delighted with the decision of Newham Council and we look forward to working with the community and our partners on this exciting project to deliver lasting change and transformation to the Canning Town area."

Executive Member for Regeneration at Newham Council, Councillor Conor McAuley, said: "We're committed to securing the best deal to transform this area for the benefit of the community for generations to come. We're regenerating Canning Town and Custom House so that it can thrive, providing community facilities and quality 21st century housing. At the heart of our vision for the area and for Newham is mixed communities, which will build cohesion and prosperity."

Local Resident, Sola Ogunbanjo, said: "The proposals for homes and shops at Canning Town will really benefit local people. Residents have a simple desire to live in a decent area and I welcome the scheme that will make this a reality".

The redevelopment of the Town Centre for Canning Town is in addition to the Rathbone Market and A13 junction improvement scheme which both received planning approval this year.

Other major projects in the borough include the 2012 Olympic Park and the development of Stratford City, which will have the biggest shopping centre in the south east of England.

For further information, interview requests and images of the scheme:

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Notes to Editors

**The town centre scheme is one of many different development projects of Newham's Canning Town and Custom House regeneration programme.

**In June 2008 Newham Council selected a group of developers following a stringent procurement process. Appointment to this panel allows the developers to bid for work on various schemes set to transform the area over the next decade.

**The decision is subject to a stand still period under the Council's procedures of at least 10 working days

** The decision to appoint Bouygues as preferred developer for the Town Centre in Canning Town was made by Newham's Cabinet at a meeting on Thursday, June 25th.

**Other projects which have been approved include the Rathbone Market redevelopment and the A13 junction improvement.

About Canning Town and Custom House Regeneration Programme

The Canning Town and Custom House Regeneration Programme includes the building of up to 10,000 new homes and two improved town centres. This £3.7billion project aims to transform the area physically, socially and economically.

Canning Town is located close to the Olympic site, Canary Wharf and City Airport, with first-class transport links. Canning Town's superb connections give it phenomenal growth potential and the next few years will see an amazing transformation of Canning Town into a desirable place to live, work and visit for a wide range of uses and activities.

Canning Town Centre will be the heart for most of the planned residential development in the area. The town centre will therefore benefit from the significant uplift in its catchment population and underlying socio-economic profile. This will provide a catalyst for the continued growth and development of the town centre as a retail and commercial location.

About the London Thames Gateway Development Corporation (LTGDC)

The London Thames Gateway Development Corporation is the Government's lead regeneration agency for east London. LTGDC invested £16.9 million acquiring and assembling land for the Canning Town and Custom House regeneration along providing funding for community projects and schools. A further £15.7m has been committed for the next three years.

Bouygues Development

Bouygues Development is an experienced developer which operates in a number of market sectors in the UK including housing, commercial office space, mixed use developments and major regeneration schemes. Bouygues Development is part of Bouygues Construction – a world-leading construction and services group. Generating value through creativity and delivery, Bouygues Development enables environments and communities to thrive.

Bouygues UK

Bouygues UK is a subsidiary of Bouygues Construction – a world-leading construction and services group. The company provides a fully integrated design, build, finance and operate service across a broad range of sectors with a particular focus on education, healthcare, housing and commercial as well as urban regeneration and property development.

Warings

Predominantly focused on the South East, Warings provides a professional construction service from its Portsmouth headquarters and specialist airport team based at Heathrow. The company delivers innovative construction solutions across major industry sectors for both public and private clients.

One Housing Group

One Housing Group currently manages over 12,000 homes in 26 local authorities across London and adjacent counties, with over 2,700 homes in the development pipeline. These include shared ownership schemes; intermediate rent homes for key workers, affordable rented homes and homes for outright sale.

Community Housing Association, Island Homes and Toynbee Housing Association joined to form One Housing Group in September 2007. Visit www.onehousinggroup.co.uk for further information.