



Legacy Starts Now

Baroness Jo Valentine's speech to London Thames Gateway Development Corporation (LTGDC) event at the MIPIM property conference, 12 March 2008

Just over a week ago the London Development Agency launched its Legacy Masterplan Framework, under the title "Legacy Now".

I cannot agree more with the sentiment.

The legacy, as we all know, is the reason why London secured the Games in 2012. But since then we have all been grappling with what that actually means, and most importantly, how we get there.

East London is an area of immense challenges – but even more opportunities.

Close to the City, Canary Wharf, O2, Silvertown Quays, City Airport, Stratford City...hours from Europe via Channel Tunnel Rail Link or London City Airport... transport is unprecedented. Access to markets and the West End are phenomenal. We should be working, now, to maximise these opportunities to regenerate one of the most deprived areas of the UK, with some of the highest unemployment, to create a place where people want to be, where they will choose to live, invest, visit...

This is not about legacy for legacy's sake. This is about transforming the lives of those people who already live in east London but suffer from lack of access to employment and opportunities. Employment-focused training and transport are key. And it is about London's growth and competitiveness. Our global city is growing east and we must support it.

So how do we start to deliver a legacy now? By generating momentum built on the anticipation of the Games. Delivery, not just thinking, must start now.

We need delivery, and we need it now. We need the LTGDC to be encouraging and supporting development across its patch.

I am pleased the LTGDC are hosting this event today – because legacy isn't about the Olympic park, it is about the whole of east London, and in particular the Lower Lea Valley.

So for the LTGDC that means working with the private sector to bring forward deliverable schemes, it means delivering the right infrastructure - on time - and it means applying S106 at a level, and in a way, which recognises the risk and cost associated with an immature market.

And it means that Communities and Local Government must invest. The regeneration of east London will simply not happen in a sustainable way without serious investment by the public sector.

And to attract investment, we need clarity.

We need a common understanding of what we are trying to achieve. A vision which makes sense to the private sector, which encompasses the opportunities I have already talked about. What kind of economy? Who are the new east Londoners? What can East London become?

We are told that the Legacy Masterplan Framework (LMF) will provide that vision. Unfortunately, the involvement of the private sector in the scoping of the Framework which is to be consulted upon over the next 12 months or so has been somewhat inadequate. It is seen as a public sector process, and has failed to excite businesses to engage. Hopefully we will see a step change in this approach, where the expertise of the companies who will, after all, be building the legacy, is harnessed.

One thing is clear: the LMF must look at the wider area, and rather than dictate what is built where, it must be light touch, provide direction and, essentially, be flexible enough to allow the private sector to come forward with creative, exciting ideas which will add to the future of not just east London, but the whole of London.

We need clear governance which makes sense to the outside world, which doesn't deter investors by being overly complex and bureaucratic.

We need shared commitment to create a new and integral part of London.

For more information contact [Claire Jenkins](#) on 020 7665 1561