

Case Study: East London (Docklands)

Why regeneration is needed?

- Loss of the docks due to containerisation, this meant that there was a loss of jobs in the area, particularly the men that worked in the shipping industry
- During the 1950s and 60s tower blocks were built. These were built to replace bomb damaged homes after the war, and are now commonly used as state housing with high levels of crime and deprivation
- Boats became too large to fit and therefore couldn't move down the Thames. As a result the docks moved down stream where the boats could access
- Between 1970 and 1980 there was 30,000 jobs lost, with in 1981 50% of the Docklands being derelict (1000 hectares)
- Unemployment levels were at 21%, with males at 24%, which was twice the national average.
- There was inadequate transport links by both road and rail meaning that people didn't invest in the area as it couldn't be accessed easily.

How was it regenerated?

Method	Explanation
Housing	<ul style="list-style-type: none"> - 50,000 new homes have been built since 1981 with 8,000 local authority homes being improved. - The building of the Silvertown Urban Village which is situated in the Royal Docks containing 9,000 new homes
Local Community	<ul style="list-style-type: none"> - The London Docklands Development Corporation (LDDC) fined in the late 1980s turning programmes to improve qualification in the area. - £20 million was spent on environmental and community projects e.g. local parks and gardens
Transport	<ul style="list-style-type: none"> - The Docklands Light Railway (DLR) opened in 1987, costing £73 million. It operates a full time service from Canary Wharf to Lewisham. - London City Airport opened in 1987 situated in the Royal Docks. It handles 4.3 million passengers a year, from 188,000 when it opened in 1987. - The Limehouse link road cost £450 million and connects central London to the Docklands. The LDDC also built bridges to further improve access
Environment	<ul style="list-style-type: none"> - By 1988 600 hectares of land were reclaimed. Parks and riverside paths were developed, with old houses made to look better. £300 million was spent on improving utilities.

Key Players:

1. London Dockland Development Corporation - attracted investment into the area e.g. HSBC. Physically regenerated the city to have a new image (reimaging). Improved the community e.g. living conditions and prospects
2. Central Government - hoped plan and grant planning permission
3. Transport for London (TfL) - implemented the DLR and Jubilee line links to the Docklands
4. Crossrail - responsible for building new transport hub connected either end of London by 2020

Was the regeneration successful?

- The docklands now contains some of the world's biggest banks including HSBC, Barclays and Merrill Lynch Bank of America
- There is now 14 million square feet of office and retail space. Many buildings include a canteen, gym, etc which helps businesses attract staff
- In 2000 only 28,000 people worked there compared to 105,000 people now working there.

