

SUPPORT FOR A THRIVING COMMUNITY AND ECONOMY

The new town centre delivered by the Masterplan will help to support a thriving local economy and the community. We estimate that the proposals have the potential to see c.£100m a year spent in the local area by bringing new jobs, visitors, businesses and investment to Canada Water.

The development will bring employment and career opportunities for local people of all ages and across a range of sectors and skill levels. We will also help people to set up new businesses and support existing local businesses to benefit from the Masterplan.

Additionally we have already brought in PLuS Alliance, a Higher Education provider based in the Printworks, which has recently held a summer school.

In the short term, to 2024, there will be career and training opportunities for Southwark and local residents in construction roles, with training courses and opportunities to gain apprentice/ NVQ-level qualifications, as well as roles within the new offices, retail and estate management which will accommodate around 2,300 permanent jobs.

Our focus will be on supporting those from the local area to be able to access these opportunities.



WE WILL AIM TO DELIVER:

A major commitment to jobs and training throughout the construction and completed development including apprenticeships, focusing on getting unemployed residents, those on zero hour contracts and school leavers into quality, sustained employment.

During construction there will be:

- Training and employment programmes to help people from Southwark to access some of the c.1,200 construction jobs that are predicted to be generated throughout the construction of the project.
- Initiatives to get people into apprenticeships with a target of c.350 apprentice or NVQ starts by the end of construction, and c.40 in Phase 1 alone.
- Programmes which focus on targeting specific groups, such as older people returning to work, and getting women into the construction industry.



View of new Dock Office Courtyard community square looking onto Plot A1.

- Targets to get c.163 Southwark residents into work during the Phase 1 construction period, with a focus on people living locally.
- Up to 320,000 sq m of workspace accommodating c.20,000 jobs, plus:
 - Working with businesses to get residents into work.
 - Continuing to partner with local schools to help raise awareness of career opportunities and grow the relevant skills. We are already doing this with our partnership with Construction Youth Trust and seven local secondary schools.
 - Supporting local businesses by allocating 7,000 sq m available at 75% of market rent for 15 years – that’s providing space for around 500 people working in companies with their rents reduced.
- Up to 100,000 sq m of retail, leisure, entertainment and community space – more than three times the size of the existing Surrey Quays shopping centre generating c.2,000 jobs – plus:
 - A mix of independent and larger retailers and leisure to suit different incomes, interests and life stages.
 - Allocating nearly 5,000 sq m of retail space at discounted rent for 10 years, with incentives to support business growth – that’s providing space for around 20 shops the size of the T&T2 space in Surrey Quays Shopping Centre (also the Masterplan hub) for local and independent retailers.
 - We are working with Tesco to provide a new store of a similar size on the existing Surrey Quays Leisure Park site, with Tesco remaining open continuously throughout the Masterplan.
 - Employment and training programmes will support local residents to access the job opportunities created.
- A replacement cinema.
- A highly-connected development, with fast broadband to support the needs of modern businesses, including free public Wi-Fi throughout.
- A Business and Community Volunteering initiative will help connect new occupiers with local groups, causes and organisations to share skills or for mentoring and other support.

We are pleased to be working with **Construction Youth Trust** as a strategic partner.



Illustrative view of one of the 16 new streets to be created.

FURTHER TO THESE COMMITMENTS

We intend to:

- Establish a Development Exploratory Centre to engage local schools and young people in careers in the built environment.
- Set up a local business forum for new and existing businesses, helping support their activities, providing access to discounted workspace, as well as training opportunities.
- Continue our community investment with an increased focus on supporting the health and wellbeing of local residents.
- Ensure the public spaces and places welcome all local residents, and provide events and activities that appeal to all ages, abilities, incomes and interests, for example with big screens for major sporting events.
- Continue to work with Southwark Council and the local community to deliver the Social Regeneration Charter and Action Plan priorities for Canada Water.
- Increase the number of internships and paid work experience over the next 15 years and specifically encourage our future office, retail and leisure occupiers to provide internships, mentoring and education and employment programmes, alongside providing sector-specific training.