

MIDWAY PROJECT IMPACT REPORT | MARCH 2022

NAPIER & NEW PLYMOUTH (NNP)

KEY HIGHLIGHTS



CLIENT: **London Borough of Havering**

VALUE: **£48m**

PROJECT: **Napier & New Plymouth**

NNP was the first project to come to site as part of the “12 Estates” Joint Venture with Havering Council. Demolition and enabling works were carried out from May 2019 – May 2020, with main works starting in November 2020 and being on track to complete by December 2022. This mid-way report covers the figures up to Q4 2021.

The project involves replacing two outdated 13-storey tower blocks with an integrated new community formed of 197 modern, high-quality affordable homes for local people (126 for Affordable Rent and 71 for Affordable Sale/Shared Ownership). Decanted residents have the right to return to brand new properties.

As part of the project, Havering Council and Wates Residential have pledged to deliver a borough-wide legacy by investing in education, training and skills opportunities, and by employing local businesses to work on the scheme. The Joint Venture is also committed to buying British, wherever possible.

“ This Project Impact Report showcases the meaningful social impact that Wates Residential and our partners have brought to Havering and the surrounding communities as part of our presence in Rainham at the NNP site.



We believe that everyone deserves a great place to live. This means looking beyond bricks and mortar to deliver a special type of regeneration, focused on listening to the needs of local people. As a result, we are confident that the impressive social impact delivered from NNP to date will truly leave a positive, lasting legacy for the local community. ”

Helen Bunch

EXECUTIVE MANAGING DIRECTOR – WATES RESIDENTIAL



Pupils from Rainham Village Primary School using ‘Minecraft’ to road-test the design of the new NNP House sites at the start of Wates Residential’s Joint Venture with the London Borough of Havering.


KEY HIGHLIGHTS (AS OF Q4, 2021): SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPACT

WATES OVERALL INVESTMENT **£ 40,068,957**

SOCIAL VALUE ADD - USING THE SOCIAL VALUE PORTAL TOMS

TOTAL DELIVERED SOCIAL & LOCAL ECONOMIC VALUE **£15,563,125**

EMPLOYMENT AND TRAINING



Local people who have completed our 'Building Futures' programme	11
Local people who have completed our 'Construct a Career' programme	16
Percentage of workforce made up of local people	29
Local people who have been recruited into new job roles	52
Local people who have been engaged in 4 site visits	53
Residents who have engaged with employment and skills fairs	52
Work experience placements hosted	18
Apprentices and mgt trainees = 605 training weeks	16
Meaningful work placements and pre-employment courses (in weeks)	155
Local people who have benefited from employment and skills initiatives	92
Young people who have engaged via educational projects	1,490
Hours invested in employment and training initiatives	14,160
Hours invested in supporting people through education initiatives	1,542
Investment into training and employment for local people	£778,773
Investment into supporting education on this project	£52,623



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GROWING STRONGER AND MORE SUSTAINABLE COMMUNITIES



Hours invested into volunteering and supporting the community **683**



Invested into local charities/ community causes (including time and donations) **£101,169**

CREATING ECONOMIC PROSPERITY



Spend with Social Enterprises **£82,395**
Spend within Havering **£17,000,000**
Spend with SMEs **£38,000,00**



The Pop-Up Business School (Pre Covid)



Meet the contractor event (Pre Covid)



Meet the buyer event (Pre Covid)



Charitable collections for "Help For Havering", Havering Community Food Club and others.

CONSIDERATE CONSTRUCTORS SCORE **43**



910 TONNES OF CONSTRUCTION WASTE



DIVERTED FROM LANDFILL



"What do construction workers do?" - books for La Salette Primary School.



Wates Volunteers help the Salvation Army with Christmas dinners



La Salette Winners Group 'site safety' designs for hoarding

SOCIAL VALUE COMMITMENTS

Havering Council's theme of 'Prouder' aligns with our employment and skills commitment outputs. We have created an Employment and Skills Plan (ESP) to monitor these and have also committed to several other social value programmes that will be measured throughout the contract.

HAVERING THEME	COMMITMENTS	TARGET	ACTUAL	RAG
Prouder	Work experience (adults)	14	0	●
Prouder	Apprentice training weeks on site	1142 (22)	605 (12)	●
Prouder	Jobs created on project	27	52	●
Prouder	Number of FTE from Havering Council on site	Monitoring only	29%	●
Prouder	Qualifying the project workforce	44	14	●
Prouder	Training plans	8	1	●
Prouder	Work experience (13 -22)	14	18	●
Prouder	Construction careers, advice and guidance events (CIAG)	14	25	●
Prouder	Pre-employment Building Futures	1 PA	2	●
Prouder	Pre-employment Building Futures – target group e.g. women/care-leavers	1 PA	0	●
Prouder	Use of Social Enterprises	4 – 5K	£82,395	●
Prouder	Economic growth - use of SME's	20%	79% £38m (£17m in Havering)	●

TARGETS FOR IMPROVEMENT FROM Q1 – Q3 2022

Covid has had a negative effect on the amount of work experience opportunities we have been able to offer on site, as a result, we will be focusing on more site visits, work experience and employability programmes as a priority for the next 9 months.

SOME ADDITIONAL BENEFITS DELIVERED:

- Planting 500 trees in Eastbrookend Country Park and Upminster Park
- Pop-Up Business School delivered (£35k)
- Production of a book showcasing what construction workers do (for Primary schools in Havering)
- Contribution of £40,000 towards flower displays in the borough
- Creation of a garden space at the Oliver Academy (£10k)
- Charitable collections e.g. for “Help For Havering”, Havering Community Food Club etc.

Wates Group

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