

LDDC

KEY FACTS & FIGURES

TO 31 MARCH 1996



**London Docklands
Development Corporation**

Produced by
The Corporate Information Unit
Chief Executive's Office

August 1996



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Introduction

"Key Facts and Figures" provides a summary of general and statistical information relating to the London Docklands Urban Development Area (UDA). Most details relate to 31 March 1996 and the original designated area of London Docklands (unless otherwise stated).

The London Docklands UDA was set up (designated) on 2 July 1981 covering the area shown in the map (page 22). The London Docklands Development Corporation (LDDC) is phasing its completion of remit in the area up to 31 March 1998 (page 5 for key dates).

Population

The London Docklands' population has grown from 39,429 in April 1981 to an estimated 76,849 at 30 June 1996, an increase of 95%. A similar order of growth is forecast for the next 15 years (page 5). Population estimates for the UDA, by area, since 1981 through to 2011 are presented on page 15. A profile of the population from the 1991 Census of Population is shown on pages 16 and 17.

Employment

Between 1981 and 31 March 1996 the number of jobs in the UDA increased from 27,213 to 69,975, up 157% (page 5). Employment trends within the UDA, and forecasts to beyond the year 2000, are shown on page 6. Details of changes in the structure of employment, amongst employers and employees (based on the Department of Employment 1981 Census of Employment and LDDC 1994 Employment Survey), appear on page 7. This analysis is based on the 1980 Standard Industrial Classification. Whilst 1994 employment details are also available based on the more recent (1992) classification, 1981 figures have not been re-coded to the new system.

In 1981 there were an estimated 3,533 unemployed people living in London Docklands representing 14.2% of the 16-64 male and 16-59 female population. In April 1996 there were an estimated 4,673 unemployed people representing 9.5% of the 16-64 male and 16-59 female population. The trend in unemployment within the UDA is shown on page 14. Unemployment peaked in early 1986 and then fell to 2,658 in April 1990. Unemployment then increased, as a result of the early 1990's recession, peaking in 1993, since then it has continued to fall.

Development

In terms of commercial development since 1981, 24.57 million square feet (2.28 million square metres) of floorspace has been completed in London Docklands, of which 61% has been built on the Isle of Dogs. Further details of the status of commercial development across the UDA are shown on page 8. Office development represents 60% of all new commercial floorspace built since 1981. An analysis of office and non-office development, by area and status, is presented on page 9. Latest information on lettings can be obtained from the LDDC "Property Factsheet".



Introduction

Housing

Between 1981 and 1996 over 19,800 homes have been built (representing on average the completion of nearly 4 new homes each day since 1981). 71% of new homes have been built for owner occupation and 29% for rent (through a housing association or local authority) or for shared ownership (pages 10 and 11). Whereas only 5% of households were owner occupied in 1981, by 1996 this had increased to an estimated 40%. Details of housing starts and completions by tenure, ownership and area appear on pages 12 and 13.

Visitors

Visitors to London Docklands have increased by 33% over a four year period 1992 to 1995. By 1995 the estimated number of visitors to Docklands totalled 1.6 million. As the LDDC's annual visitor survey does not take fully into account business visitors to the area, this is an under estimate of total visitors. 53% of visitors come to Docklands "Just to look around", and Docklands Light Railway is the main attraction visited by 44% (pages 5 and 18).

Investment

By 31 March 1996 private investment in London Docklands, since 1981, totalled £6,277 million. The total government grant received was £1,744 million with a ratio of 3.6:1 private to public investment. The cumulative cash expenditure by the LDDC from 1981 to 31 March 1996 was £2,041 million, of which nearly half (47%) has been for roads and transport including the Docklands Light Railway. A further 16% has been for land acquisition and reclamation and 15% on utilities and environmental works (pages 5 and 19).

Infrastructure

Details of some of the major transport and infrastructure developments are shown on page 21.

Land

The designated area of the UDA was 8.28 square miles (2,146 hectares). Following the dedesignation of Bermondsey Riverside on 31 October 1994 and Beckton on 31 December 1995 the UDA comprised 7.94 square miles (2,058 hectares). Between 1981 and 31 March 1996 the LDDC acquired 879 hectares of land and water. By 31 March 1996 155 hectares (18%) were awaiting reclamation, being reclaimed or awaiting development (page 20).

Further Information

Details on how to obtain further information and copies of "Key Facts and Figures" are given at the end of the report (page 23).



Summary Facts and Figures

For the London Docklands Urban Development Area (original boundary area)
as at 31 March 1996 (unless otherwise stated)

Total Population	1981	39,429
	1996 (mid year estimate)	76,849
	Forecast (2011)	109,783
Employees working in Docklands	1981	27,213
	1996	69,975
	Forecast (end state)	175,000
Commercial Floorspace completed since 1981 (gross)		2.28 million sq m 24.57 million sq ft
Housing built since 1981		19,844 dwellings
Home Ownership	1981	5%
	1996	40%
Visitors to London Docklands in 1995		1.6 million
Private Investment since 1981		£6,277 million
Public Investment since 1981		£1,744 million
LDDC Designated		2 July 1981
Dedesignation Dates	Bermondsey Riverside	31 Oct 1994
	Beckton	31 Dec 1995
	Wapping	End 1996
	Limehouse	End 1996
	Surrey Docks	End 1996
	Isle of Dogs, South Poplar & Western Leamouth	During 1997
	Royal Docks & Eastern Leamouth	31 Mar 1998
Enterprise Zone	Designated 26 April 1982, terminated 25 April 1992	
Total Area of UDA	Original	2,146 ha (8.3 sq miles)
	Excluding Dedesignated Areas	2,058 ha (7.9 sq miles)
Waterside Access	1981	2.6 km (1.6 miles)
	1996	24.4 km (15 miles)

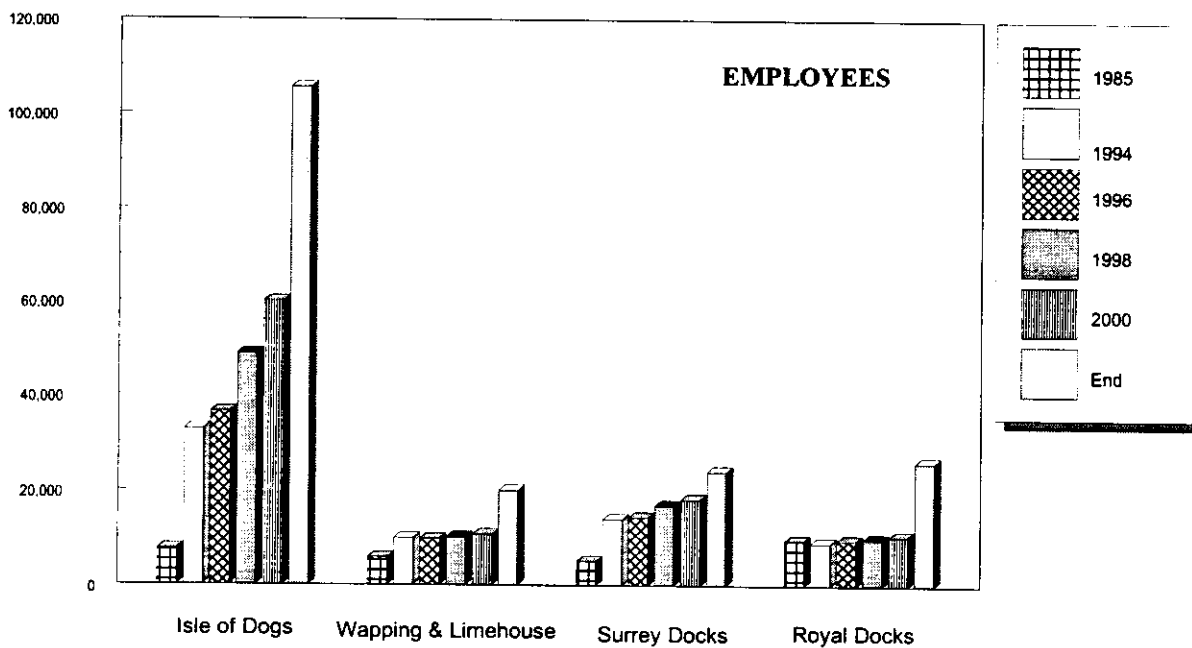


Employment Estimates

AREA	1985	1994	1996 *	1998	2000	End **
Isle of Dogs	7,593	32,837	36,275	48,800	60,000	105,000
Wapping & Limehouse	5,906	9,648	9,814	10,200	10,800	20,000
Surrey Docks	5,062	14,323	14,324	16,900	18,200	24,000
Royal Docks	9,562	9,055	9,562	9,900	10,500	26,000
TOTAL UDA	28,123	65,863	69,975	85,800	99,500	175,000

* Estimate for 31 March 1996. Does not exclude companies temporarily relocated outside of Docklands as a result of the explosion at South Quay in February. Estimates for all other years are at December.

** End state is when all sites are developed and occupied (set at 2014).



Source: 1994 LDDC/NOP Employment Survey, Executive Office Employment Estimates & LUTE 0395 Employment Forecasts



Structure of Local Employment

Standard Industrial Classification (SIC 1980)	Employees			Employers		
	1981	1994	Absolute change	1981	1994	Absolute change
0/1 Agriculture, Fishing & Forestry & Energy & Water Supply Industries	645	1,116	+471	9	11	+2
2 Extraction of Minerals and Ores other than Fuels; Manufacture of Metals; Mineral Products and Chemicals	1,368	555	-813	32	12	-20
3 Metal Goods, Vehicles, Engineering Industries	1,130	655	-475	71	57	-14
4 Other Manufacturing Industries	7,901	10,517	+2,616	98	136	+38
5 Construction	1,964	3,846	+1,882	89	62	-27
6 Distribution, Repairs, Hotels & Catering	4,220	9,414	+5,194	269	628	+359
7 Transport & Communication	5,652	3,727	-1,925	193	158	-35
8 Banking, Finance, Insurance, Leasing & Business Services	1,452	20,525	+19,073	80	566	+486
9 Other Services	2,851	7,377	+4,526	168	392	+224
- Classification unknown	30	8,131	+8,101	5	370	+365
TOTALS	27,213	65,863	+38,650	1,014	2,392	+1,378

Source: 1981 Department of Employment, 1994 LDDC/NOP Census of Employment



Commercial and Industrial Development

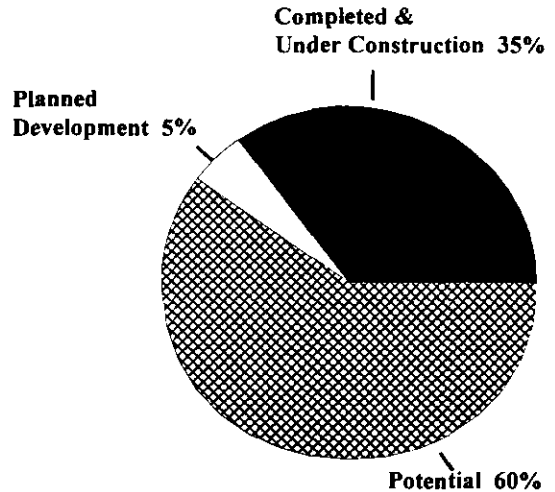
from July 1981 to 31 March 1996

To convert sq metres to sq feet multiply by 10.76. All figures are gross not net.

Total New Build by Status

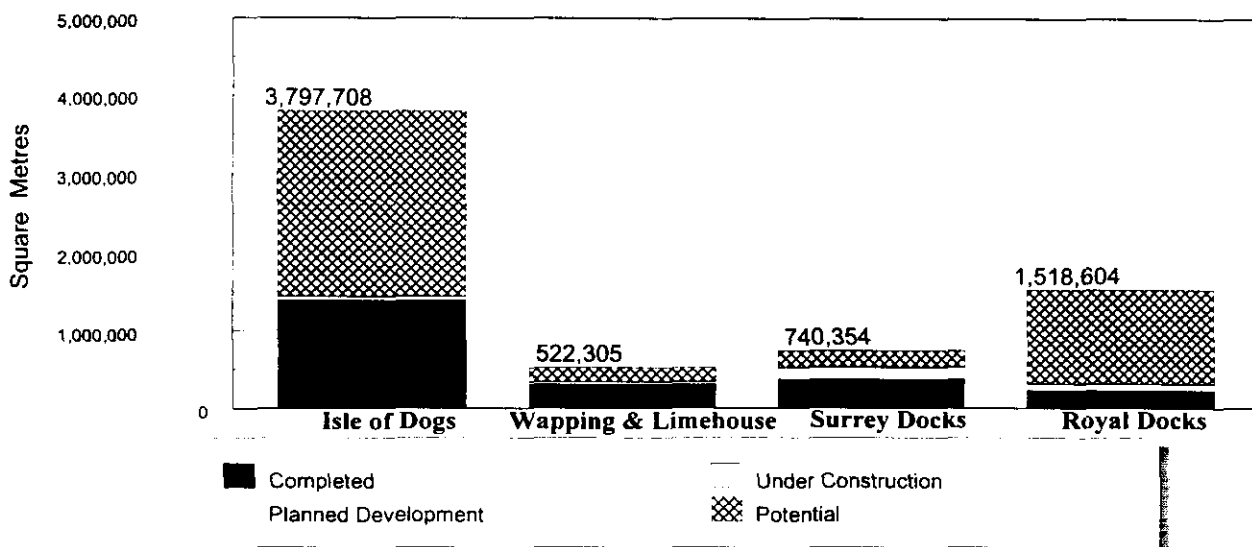
Status	million sq ft	million sq m	%
Completed	24.57	2.28	35
Under Construction	0.11	0.01	*
Planned Development	3.34	0.31	5
Potential	42.77	3.97	60
TOTAL	70.79	6.57	100

* Less than 0.5%



New Build by Status and Area (square metres)

Status	Isle of Dogs	Wapping / Limehouse	Surrey Docks	Royal Docks	TOTAL
Completed	1,387,170	303,971	370,172	222,260	2,283,573
Under Construction	1,510	1,560	0	7,084	10,154
Planned Development	46,078	32,407	148,268	83,941	310,694
Potential	2,362,950	184,367	221,914	1,205,319	3,974,550
TOTAL	3,797,708	522,305	740,354	1,518,604	6,578,971



Source: Executive Office Commercial Database



Office and Non-Office Floorspace

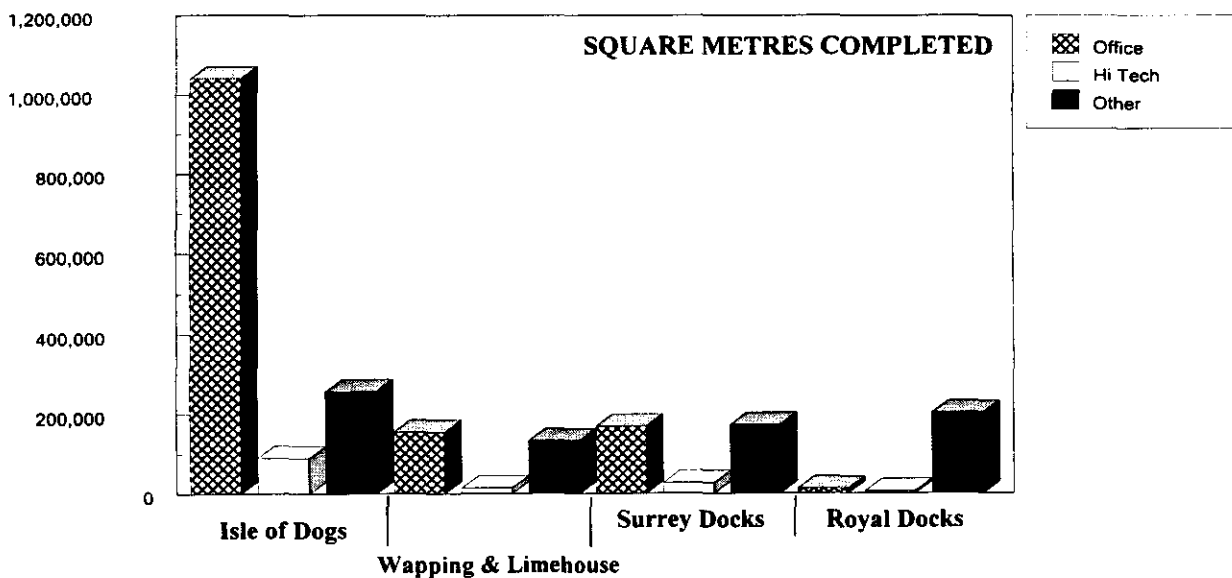
from July 1981 to 31 March 1996

To convert sq metres to sq feet multiply by 10.76. All figures are gross not net.

Completed Floorspace by Type of Use (square metres)

Area	Type of Use			Total
	Office	Hi Tech Modern Business Workshop	Other*	
Isle of Dogs	1,040,444	89,918	256,808	1,387,170
Wapping & Limehouse	155,006	15,299	133,666	303,971
Surrey Docks	169,374	27,844	172,954	370,172
Royal Docks	12,673	6,529	203,058	222,260
TOTAL	1,377,497	139,590	766,486	2,283,573

* Other includes space for the following uses: Retail, Community, Education, Exhibition & Conference, Hotel, Industry, Leisure, Health, Parking, Printworks, Utilities & Warehouse.



Status of Office Development (square metres)

Status	Isle of Dogs	Wapping & Limehouse	Surrey Docks	Royal Docks	Total
Completed	1,040,444	155,006	169,374	12,673	1,377,497
Under Construction	0	0	0	0	0
Planned Development	37,901	25,060	116,736	0	179,697
Potential	1,448,076	142,976	80,919	688,652	2,360,623
TOTAL	2,526,421	323,042	367,029	701,325	3,917,817

Source: Executive Office Commercial Database

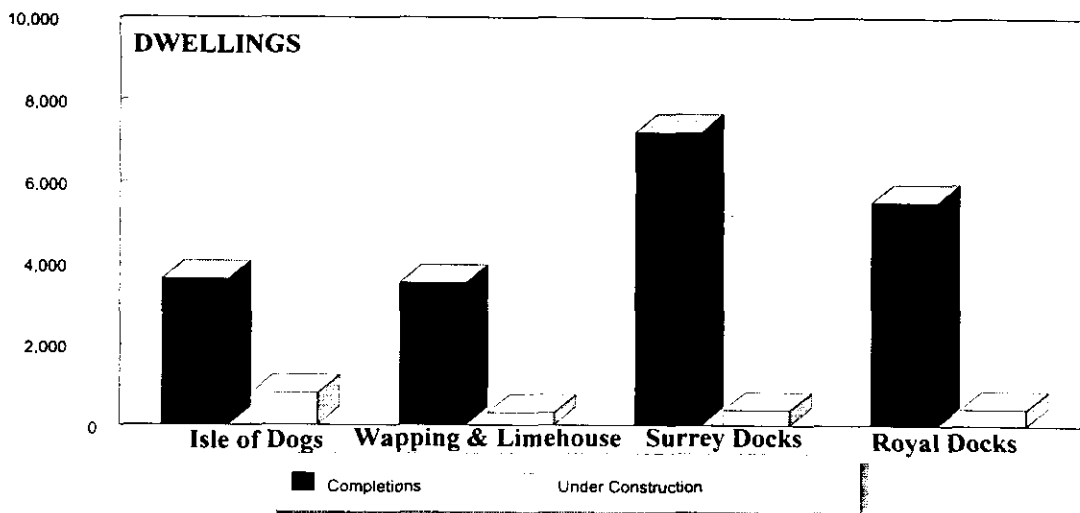


New-Build Housing Summary

from July 1981 to 31 March 1996

	Number of Dwellings
Completions	19,844
Under Construction	1,924
Starts	21,768

	Isle of Dogs	Wapping / Limehouse	Surrey Docks	Royal Docks	Total Dwellings
Completions	3,617	3,514	7,208	5,505	19,844
Under Construction	809	314	382	419	1,924
Starts	4,426	3,828	7,590	5,924	21,768



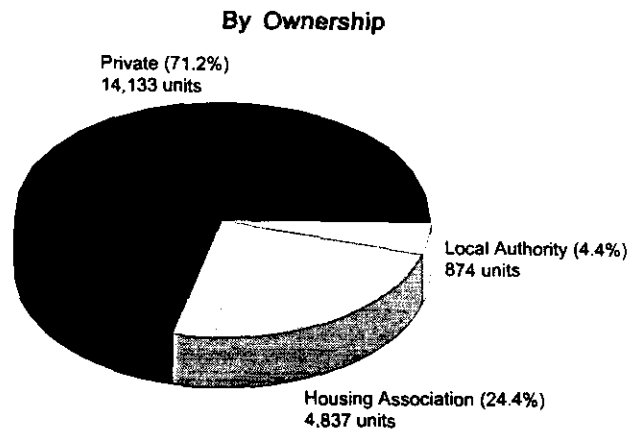
Source: Executive Office Housing Database



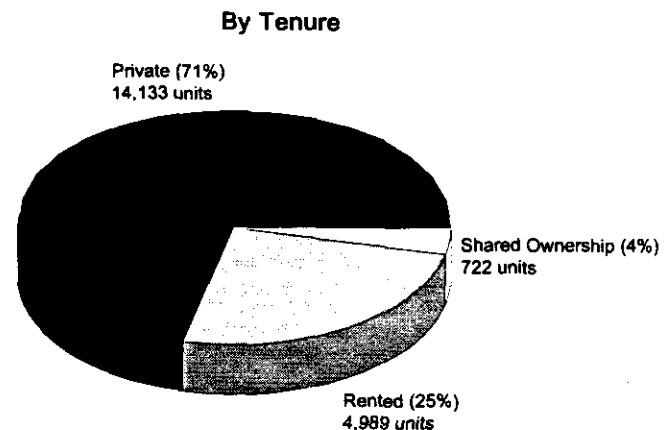
New-Build Housing Completions

from July 1981 to 31 March 1996

By Ownership	Units	%
Private	14,133	71.2
Housing Association	4,837	24.4
Local Authority	874	4.4
TOTAL	19,844	100.0



By Tenure	Units	%
Private	14,133	71
Rented*	4,989	25
Shared Ownership	722	4
TOTAL	19,844	100



* Includes Housing Association and Local Authority, excludes private rented.

LDDC Funding for Social Housing

1,565 (a third) of the housing association homes in London Docklands and 52 homes for local authority rented accommodation have been provided with the assistance of Corporation funding, totalling nearly £47 million to date.

Refurbishment of Local Authority Housing

The Corporation has or is in the process of contributing to the major refurbishment of nearly 4,800 local authority homes. A further 3,100 local authority homes have benefited from LDDC funded environmental improvements, such as landscaping, new play areas, lighting, car parking, and boundary treatments. In all, some £42 million has been spent by the LDDC across 50 housing estates in London Docklands.

Source: Executive Office Housing Database and "Housing in London Docklands" Factsheet



New-Build Housing Completions

from July 1981 to 31 March 1996

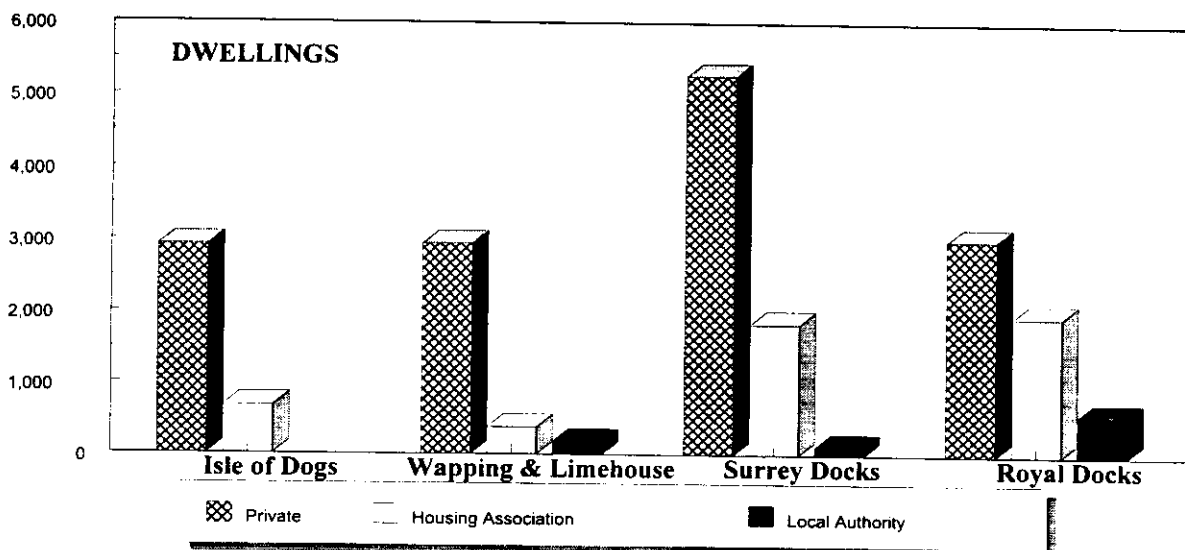
By Area and Tenure

	Private	Shared Ownership	Rented *		Total
			Housing Association	Local Authority	
Isle of Dogs	2,927	34	656	0	3,617
Wapping & Limehouse	2,943	203	184	184	3,514
Surrey Docks	5,265	256	1,573	114	7,208
Royal Docks	2,998	229	1,702	576	5,505
TOTAL	14,133	722	4,115	874	19,844

* Includes Housing Association and Local Authority dwellings, excludes private rented.

By Area and Ownership

	Private	Housing Association	Local Authority	Total
Wapping & Limehouse	2,943	387	184	3,514
Surrey Docks	5,265	1,829	114	7,208
Royal Docks	2,998	1,931	576	5,505
TOTAL	14,133	4,837	874	19,844



Source: Executive Office Housing Database



New-Build Housing Starts

from July 1981 to 31 March 1996

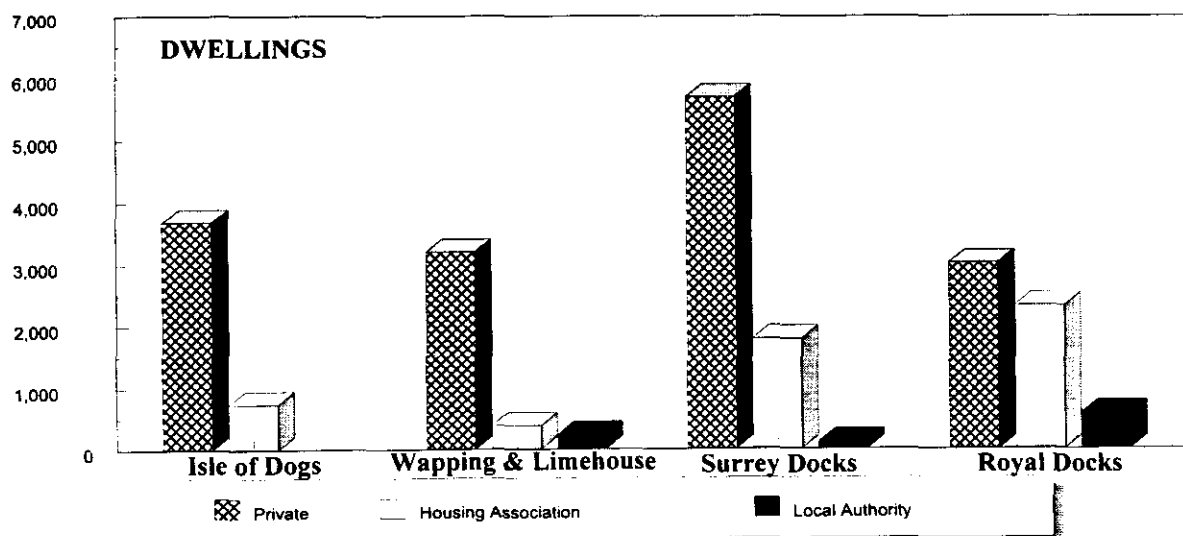
By Area and Tenure

	Private	Shared Ownership	Rented*		Total
			Housing Association	Local Authority	
Isle of Dogs	3,688	34	704	0	4,426
Wapping & Limehouse	3,205	203	184	236	3,828
Surrey Docks	5,687	131	1,658	114	7,590
Royal Docks	3,022	271	2,055	576	5,924
TOTAL	15,602	639	4,601	926	21,768

* Includes Housing Association and Local Authority dwellings, excludes private rented.

By Area and Ownership

	Private	Housing Association	Local Authority	Total
Isle of Dogs	3,688	738	0	4,426
Wapping & Limehouse	3,205	387	236	3,828
Surrey Docks	5,687	1,789	114	7,590
Royal Docks	3,022	2,326	576	5,924
TOTAL	15,602	5,240	926	21,768



Source: Executive Office Housing Database

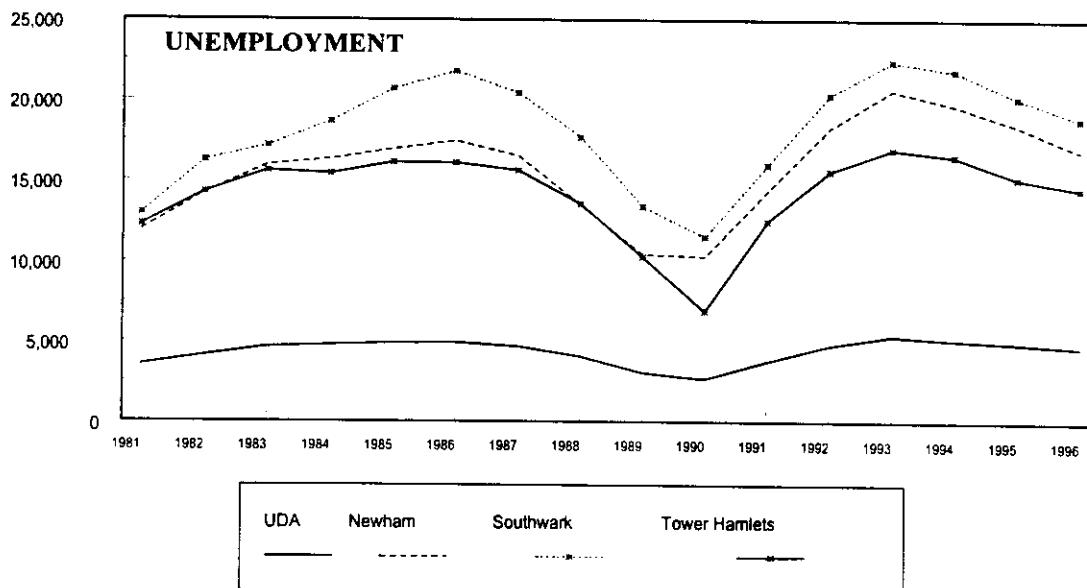


Unemployment Distribution

UNEMPLOYMENT NUMBERS AND RATES (Seasonally adjusted)							
Date	Estimated Number in LDDC Area	London Borough of Newham	London Borough of Southwark	London Borough of Tower Hamlets	Total Number in 3 Docklands Boroughs	% for Greater London	% for Great Britain
June 1981	3,533*	11,952	12,968	12,282	37,202	**	**
Apr 1982	4,108	14,221	16,258	14,268	44,747	7.1	9.7
Apr 1983	4,637	15,957	17,156	15,598	48,711	8.1	10.6
Apr 1984	4,769	16,332	18,675	15,413	50,420	8.6	10.9
Apr 1985	4,896	16,952	20,696	16,131	53,779	9.0	11.2
Apr 1986	4,912	17,465	21,776	16,102	55,343	9.4	11.3
Apr 1987	4,669	16,530	20,447	15,630	52,607	8.7	10.7
Apr 1988	4,063	13,499	17,700	13,576	44,775	7.2	8.3
Apr 1989	3,056	10,455	13,415	10,303	34,173	5.2	6.3
Apr 1990	2,658	10,321	11,541	9,601	31,463	4.6	5.4
Apr 1991	3,770	14,365	15,995	12,504	42,864	7.6	7.5
Apr 1992	4,749	18,296	20,334	15,610	54,240	10.2	9.4
Apr 1993	5,343	20,624	22,409	16,965	59,998	11.7	10.3
Apr 1994	5,109	19,706	21,821	16,536	58,063	10.9	9.5
Apr 1995	4,923	18,438	20,164	15,179	53,781	9.8	8.2
Apr 1996	4,673	16,877	18,837	14,528	50,242	9.2	7.7

* The LDDC unemployment figure is for July 1981.

** Compilation of unemployment statistics changed in 1986, revised seasonally adjusted figures for 1981 are not available. Figures through to 1984 for Great Britain and to 1985 for Greater London are annual averages.



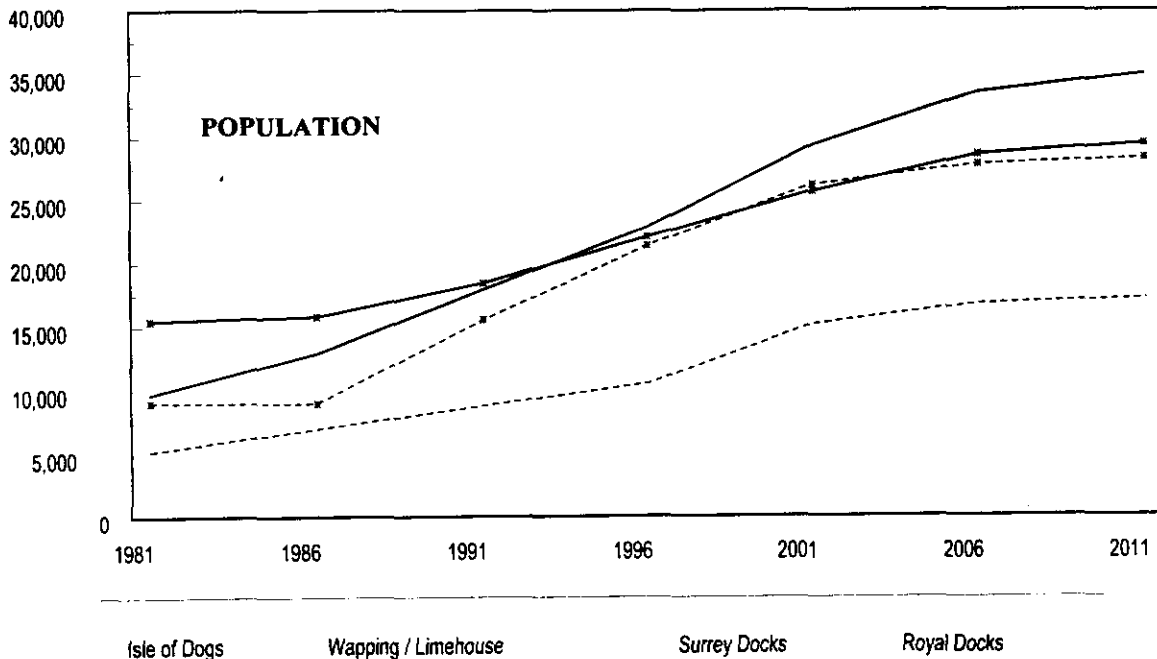
The Department of Employment does not produce rates of unemployment for areas below Greater London
Source: Central Statistical Office Monthly Information Notice, Employment Gazette and LDDC Estimates



Population Estimates

	Isle of Dogs	Wapping / Limehouse	Surrey Docks	Royal Docks	UDA Total
1981	15,472	5,226	9,055	9,676	39,429
1986	15,800	7,000	9,000	12,900	44,700
1991	18,471	8,798	15,548	17,943	60,760
1996	22,092	10,490	21,403	22,864	76,849
2001	25,692	15,146	26,213	29,345	96,396
2006	28,604	16,753	27,841	33,517	106,715
2011	29,421	17,155	28,283	34,924	109,783

1981 and 1991 estimates as at April, all other figures are mid year estimates.



Source: 1981 and 1991 Population Censuses, OPCS and LDDC Population Estimates



1991 Census Summary Analysis

	Total Population	Total Households	Total Dwelling Stock	Average Household Size
Isle of Dogs	18,471	7,601	9,128	2.43
Surrey Docks	15,548	7,081	8,714	2.20
Wapping & Limehouse	8,798	4,014	5,444	2.19
Royal Docks	17,943	7,068	7,624	2.53
TOTAL UDA	60,760	25,764	30,910	2.36

Tenure	Households	%
Rented from Local Authority	10,118	39
Owner Occupied	9,699	38
Private Rented	3,414	13
Rented from Housing Association	2,510	10
TOTAL	25,741	100

Age Group	Persons	%
0 to 4	5,486	9
5 to 15	8,277	14
16 to 19	2,518	4
20 to 24	6,183	10
25 to 44	23,164	38
45 to 59	7,397	12
60 to 64	2,243	4
65 to 74	3,466	6
75 and over	2,035	3
TOTAL	60,769	100

* The 1991 Census took place on 21 April 1991. It had a national undercount of 2%. The undercount was probably higher within the UDA.

Rounding errors mean that small discrepancies exist between the assigned totals for the different areas and the total UDA figure.

Source: 1991 Census of Population, OPCS



1991 Census Summary Analysis

Economic Status of the Male 16 to 64 and Female 16 to 59 Population	Persons	%
Working	25,823	64
Training Scheme	403	1
Full time education	1,982	5
Unemployed *	4,852	12
Long term sickness	1,708	4
Retired	370	1
Other/not retired	5,288	13
TOTAL	40,426	100

* This response is based on self-classification by respondents therefore this number and percentage rate for unemployed does not relate to an official count of registered unemployment.

Car Ownership	Households	%
No Car	11,555	44.8
1 Car	11,023	42.8
2 Cars	2,831	11.0
3 or more Cars	368	1.4
Total Households	25,777	100.0

Ethnic Group	Persons	%
White	47,766	78
Afro-Caribbean	4,134	7
Bangladeshi	3,448	6
Indian/Pakistani	1,691	3
Chinese	1,289	2
Other	2,417	4
TOTAL	60,745	100

Source: 1991 Census of Population, OPCS



Visitors to London Docklands

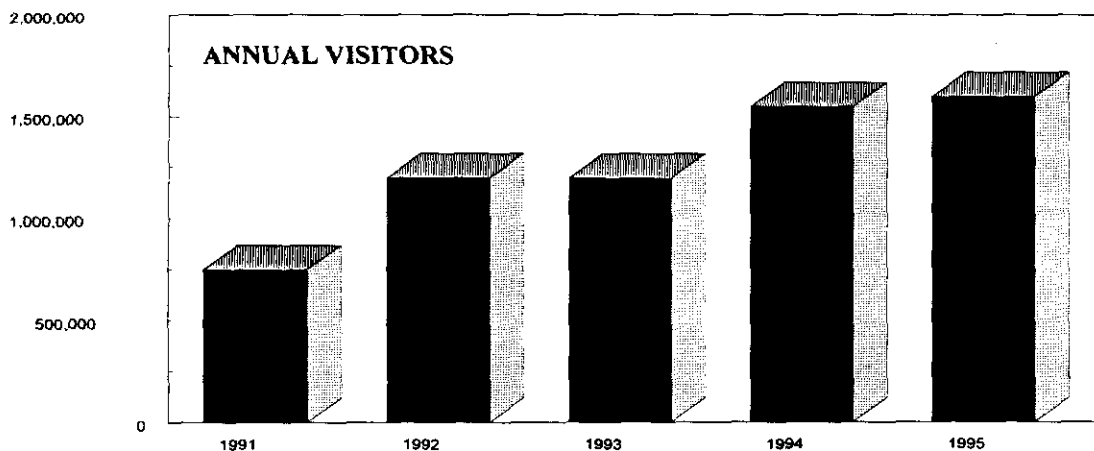
ESTIMATED VISITORS IN 1995	
Leisure visitors	1,350,000
Business visitors *	250,000
Total visitors	1,600,000

* This is an under-estimate as interviewing locations were primarily tourist attractions.

All estimates have been rounded to the nearest fifty thousand.

YEAR	LEISURE	BUSINESS *	TOTAL
1991	750,000	**	750,000
1992	1,000,000	200,000	1,200,000
1993	1,100,000	100,000	1,200,000
1994	1,300,000	250,000	1,550,000
1995	1,350,000	250,000	1,600,000

** 1991 survey did not include business visitors



ATTRACTIONS VISITED / INTENDING TO VISIT 1995*	
Docklands Light Railway	44%
Tower Bridge	37%
Greenwich	33%
Island Gardens	33%
Canary Wharf	31%
St Katharine Docks	19%
Butlers Wharf	18%
Design Museum	15%
Hays Galleria	14%
Riverside Pubs	13%
HMS Belfast	12%
LDDC Visitor Centre	10%

* Respondents could choose more than one option.

REASONS FOR VISITING DOCKLANDS* 1995

Just to look around	53%
Canary Wharf	20%
See the architecture	16%
Greenwich / Cutty Sark	12%
Tower Bridge	12%
Design Museum	12%
Docklands Light Railway	9%
Tower of London	8%
St Katharine Docks	7%

* Leisure visitors only

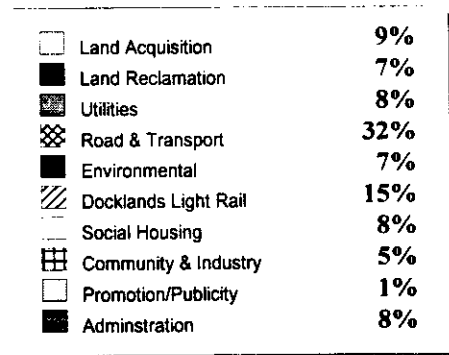
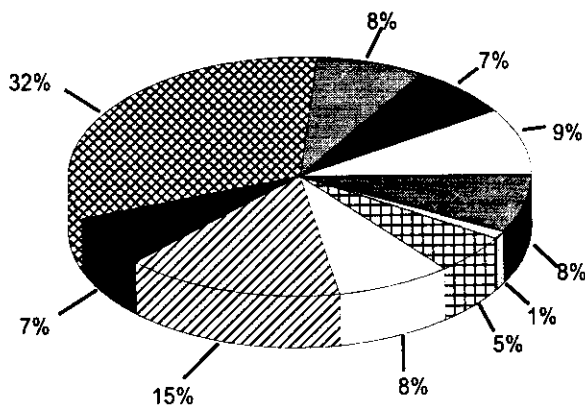
Source: London Docklands Visitors Surveys 1991, 1992, 1993, 1994 and 1995



Capital Employed

The table below shows the total amount of cash expenditure by the LDDC from its designation in 1981 to 31 March 1996. Cash expenditure consists of Government Grant plus income from property disposals, rents, planning fees and miscellaneous sources.

Areas of Expenditure	£ million
Land Acquisition	185
Land Reclamation	145
Utilities	155
Roads and Transport	648
Environmental	141
Docklands Light Railway (DLR)	311
Social Housing	163
Community and Industry Support	108
Promotion and Publicity	22
Adminstration	163
TOTAL CASH EXPENDITURE	2,041



Source: LDDC Finance Department



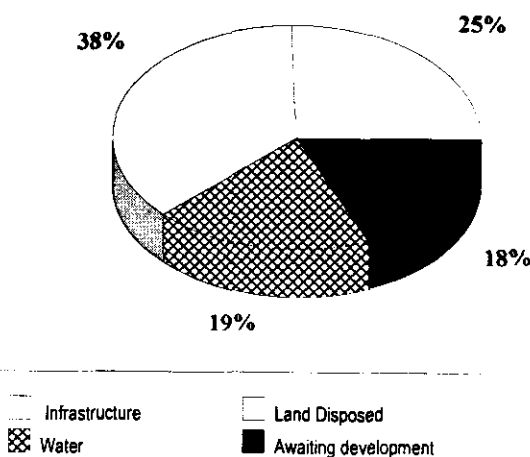
Area of UDA and Status of LDDC Owned Land

To convert **acres** to hectares multiply by 0.4047 and **hectares** to acres multiply by 2.471

	Sq miles	Sq kms	Hectares	Acres
Area of the UDA				
Designated Area	8.28	21.4	2,146	5,303
As at 1 June 1996 (excluding Bermondsey Riverside and Beckton)	7.94	20.6	2,058	5,085
Excluding the River Thames and River Lea	6.68	17.3	1,730	4,275
Area of the former Isle of Dogs Enterprise Zone	0.74	1.9	191	472

Status of LDDC Owned Land from July 1981 to 31 March 1996		
	Hectares	Acres
Total Land (and water) acquired by LDDC	879	2,173
- land disposed	331	819
- land for infrastructure and environmental purposes	224	553
- water	169	418
- awaiting development, being reclaimed or awaiting reclamation	155	383

Status of LDDC Owned Land as at 31 March 1996



Source: Land Ownership Register and Annual Report and Financial Statements 1996



Further Information

For further information and copies, please contact:-

Executive Office
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London
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Telephone Number:	0171 512 3000
Marilyn Sang / Sunil Pancholi	ext.3474 (Direct line: 0171 512 8474)
Rosie Brown	ext.3495 (Direct line: 0171 512 8495)
Julia Heynat	ext.3498 (Direct line: 0171 512 8498)

In producing future updates of Key Facts and Figures we would welcome any comments that you have relating to this publication. All reasonable efforts have been made in the preparation of estimates, figures and information provided within this document. However, the London Docklands Development Corporation accepts no liability for any errors or omissions.

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Infrastructure

MAJOR INFRASTRUCTURE DEVELOPMENTS IN LONDON DOCKLANDS

Development	Developers	Size/Length	Date of Completion
London City Airport	Mowlem	Runway & terminal buildings	1987
Docklands Light Railway	LDDC/ London Transport	22km new light railway 28 stations	1987
DLR Bank Extension	London Transport/ Olympia & York	1km rail tunnel to City	1992
Limehouse Link	LDDC	1.8km tunnelled dual carriageway	May 1993
DLR Beckton Extension	LDDC/London Transport	8km new light rail 11 new stations	March 1994
East India Dock Link	LDDC	0.5km two-lane tunnel	May 1994
Jubilee Line Extension	London Underground Ltd	12 new stations 16km mainly tunnel	1998
DLR Lewisham Extension	LDDC/London Transport	4.2km	Expected 1999

Docklands Light Railway (DLR)

DLR carries up to 300,000 passengers a week. Weekend services were re-introduced from Tower Gateway and Stratford during May and June 1995. In July 1995, a through service between Tower Gateway and Beckton was introduced. Beckton weekend services were introduced in December 1995. Construction of the Lewisham extension is programmed to start in late 1996. Once completed, in late 1999, the extension will put more than 500,000 people within 45 minutes of the Isle of Dogs and improve cross river access to the Millennium Site on Greenwich Peninsula.

Jubilee Line Extension

Construction of the 16km extension of the Jubilee Line from the West End to Stratford started in November 1993. The Jubilee Line Extension is targeted to open in March 1998. It will have a 22,000 passenger capacity in each direction per hour. Travel time from Canary Wharf to London Bridge will be 9 minutes, Waterloo 14 minutes and Charing Cross 22 minutes.

London City Airport

Annual passenger numbers have continued to rise from 479,000 in 1994/5 to 555,000 in 1995/6, an increase of 16%. Average number of passengers per week in April 1996 was 12,700 compared to 10,700 per week in April 1995. London City Airport, with 11 airlines, provides services to 15 European destinations.

Docklands Highways

Designed and built in seven years the Limehouse Link Tunnel was opened by the Prime Minister in May 1993. London Docklands and East London have an improved strategic road network, with a dual carriageway that links west to the City, and east to the national motorway networks, provided by the M11, M25 and M2. Approximate driving time to the City from the Isle of Dogs is 10 minutes and 20 minutes from the City to London City Airport.

Source: 1996 LDDC Corporate Plan, London City Airport - CAA Statistics 1996

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