

Dagenham, Beam Washlands

Profiling Partnership Funding

Date August 2013

Summary

This multi-award winning partnership project is built upon a £4.5 million FCRM scheme to improve the integrity and capacity of this flood storage washland, better protecting over 570 homes and businesses. It provides a large, wildlife-rich, community parkland in one of East London's most deprived communities. The project was completed in 2012, and maintenance is funded and delivered by partners.

The opportunity to reduce flood risks

This project complements a £4.5 million capital scheme to make space for water and reduce the risk of flooding to 570 homes, 90 businesses (including the Ford Dagenham plant) major infrastructure (including Barking power station) and strategic development sites. The project was developed in partnership with Barking & Dagenham Council and the Land (Restoration) Trust (LRT), and provides BAP habitat within 53 hectares of regenerated open space. The local community were consulted on the design and investment came from the European Regional Development Fund, Thames Gateway Parkland Fund and the Landfill Tax Credit Scheme (LFTCS).



The opportunity to make space accessible to existing and future communities was identified



Original enhancement master-plan

Vital statistics

Total costs - £3,767,000

BAP habitat created (OM4) - 12.6 ha as part of 53 ha of fully functioning and accessible parkland

Estimated economic benefits of the BAP habitat - £536,000

Funding and Contributions:

Environment Agency (MEICA) - £986,000

London Development Agency, ERDF - £1,567,000

CLG Parklands fund (also via LRT) - £1,900,000

Landfill tax credits by Viola - £250,000

LB Barking & Dagenham - £50,000

Key issues

Operational support for seeking to make better use of the washland and convincing them it was viable.

Establishing a partnership with the local authority and the Land (Restoration) Trust to explore and realise the opportunity to enhance, as well as protect, local lives, homes and jobs.

Developing a large 'additional' project and attracting 75% of the investment needed from external funding sources including 'legacy' funding, for future maintenance.

Extra local outcomes

The relatively deprived local communities of this area of Dagenham have access to 53 hectares of parkland. It includes eight kilometres of pathways, of which half are suitable for cycling.

Natural play facilities have been created near the Leys Estate and a footbridge and path have been installed to connect Dagenham Village with the Mardyke Estate in Rainham.

The washlands and its new routeways contribute to the delivery of the London Thames Gateway Green Grid.

Improvements to the local environment support future regeneration of over 90 Ha of adjacent key economic development sites.

Community Engagement

The project was developed through extensive consultation with neighbouring communities.

School children from Beam Primary School, Dagenham and Newtons Primary School, Rainham took part in aquatic planting.

The park was opened to the public on Saturday July 09 2011 with a community fun day.

Awards

- Green Flag Award
- CIWEM Living Wetlands Award
- CIWEM Best use of Brownfield Award
- Royal Town Planning Institute's (RTPI) 2012-13 Award for Planning Excellence in the "Leading the way in planning for the community" category.

Partner perspective

When the project won the Green Flag Award, Euan Hall Chief Executive of the Land Trust said -

"It is incredible to think that before work began on the park, only a few years ago, this was a low quality space which had antisocial behaviour issue. Now after only one year of operation it's listed among the best parks in the Country."

"The Parkland is managed at a local level by Rangers from London Borough of Barking and Dagenham, a vital part of their role is to engage and involve the community in the running of the park. The key to the success of the park is that the rangers have been very successfully working with local people; over 1000 people have attended community events and over 500 local school children have taken part in educational activities. There was also a very successful volunteer programme. All this has meant that even in such a short space of time people have a real sense of local ownership."



People

Project manager - Jonathan Ducker, Land Trust

Stakeholder engagement - Dave Hobbs & Dak Gor, PSO, NE Thames

BAP habitat element - Richard Copas & Richard Hellier, NEAS

Original concepts, partnership building & funding proposal - Richard Walker