

Progress Through Partnership

January 2024

Summary of the report on the 'East Plus' partnership between SEGRO and GLA Land and Property, by Gerald Eve LLP.

Established in 2016, **East Plus** is a collaboration between SEGRO and GLA Land and Property Limited. Its aim is to revitalise 86 acres of industrial land across the London boroughs of Newham, Havering, and Barking and Dagenham.

Beyond physical site delivery, East Plus has broader regeneration goals including upskilling the workforce, inspiring younger generations, and supporting community projects.

Originally envisioned as a 10-year project (extendable to 15), a mid-point review has been conducted to gather feedback, shape future stages, and serve as a guide for others looking to regenerate similar underutilised land.

Key Review Findings



Scale is an enabler

The 86-acre scale has played a big part in the Partnership's success.



Measuring key outcomes

Establishing a system to quantify social value is crucial.



More than buildings

The project has positively impacted employment, sustainability, and more.



Agility built in

Flexibility and collaboration has helped us navigate huge challenges.



Wider infrastructure investment

Enhancing East Plus requires investment in transport infrastructure.



Preferred partnership route

Success so far has opened up opportunities for SEGRO across the site.



Wider stakeholder engagement

The Partnership is part of a broader network including London Boroughs, TfL and CEME.



Community comes first

SEGRO has dedicated resources locally including a £300k Community Investment Fund.

What has been achieved?

Employment

157

Unemployed people moved into work through training, skills, and initiatives.

c.613**

Permanent, full-time equivalent roles created.

Built Environment

45%

Already delivered totalling 637,585 sq ft.

93%*

Has planning permission (1.32m sq ft of 1.4m sq ft).

Investment

£613K

Invested in community programmes since 2016 through East Plus.

£523,614

Cash investment.

4,743

Residents benefitting from SEGRO's community programme.

£30,000

Match-funding from third parties (LandAid).

£60,000

In-kind investment.

£120M

Invested in development.

2,243

Unemployed young people and adults gained employment and career support.

2,500***

Pupils enrolled in the Gateway to Skills GTS STEM Programme.

Charity

29

Charities benefitting from SEGRO's support.

50

SEGRO employees volunteered for community projects.

*Figures include developments where resolution to grant has been received and that the issuing of planning permission is subject to the completion of a S106 agreement.

**Figure based on customer surveys and does not include agency, self-employed and other connected jobs.

***SEGRO will commit a further £36,746 to fund the 2023/24 GTS programme that will benefit another 500 pupils.



The East Plus Project covers 86 acres of land.

What has been delivered so far?

The Partnership's vision to regenerate a long-forgotten Greater London industrial zone and the community around it will continue to have a far reaching impact. Not just in terms of new industrial buildings, but in wider, lasting social benefits.

Customers include:



To date, we have delivered the following:

 Segro Park Newham 371,905 sq ft	 Segro Park Rainham 106,470 sq ft
 Ferry Lane Rainham 100,120 sq ft	 Segro Park Dagenham 59,090 sq ft
Sub-Total 637,585 sq ft	

Progress Through Partnership Timeline

2016	Dec	SEGRO Park Newham DPD becomes a customer	2020	Dec	SEGRO Park Rainham Sig Trading becomes a customer
2018	Mar	SEGRO Park Newham DHL becomes a customer	2021	Mar	SEGRO Park Rainham NHS London Ambulance Service becomes a customer
2019	Mar	SEGRO Park Rainham Mitsubishi Electric becomes a customer	2022	Mar	SEGRO Park Rainham TFL becomes a customer
	Dec	SEGRO Park Ferry Lane Rainham Wanis Cash and Carry Ltd becomes a customer			

To view the full report, please visit www.segro.com/eastplusptp