

FINAL PROJECT IMPACT REPORT | April 2020 – April 2022

GASCOIGNE WEST PHASE 1

KEY HIGHLIGHTS



CLIENT:	Be First
VALUE:	£61M
PROJECT:	Gascoigne West Phase 1

Wates Residential’s regeneration of Gascoigne West in Barking includes the development of 200 new homes on the former 1960s estate. Wates Residential was appointed by Be First in 2019 to regenerate the Gascoigne Estate in Barking. The new estate has been designed to accommodate a mixed tenure community with over 60% of the homes available for affordable rent and the remainder for use by Barking and Dagenham Council to add to its current housing stock. Plans include 89 one bedroom, 88 two bedroom and 24 three bedroom homes.

“ This Project Impact Report showcases the meaningful social impact that Wates Residential and our partners have brought to Barking and Dagenham and the surrounding communities as part of our presence at Barking.



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 at Gascoigne Estate to date will truly leave a positive, lasting legacy for the local community.”

Helen Bunch
EXECUTIVE MANAGING DIRECTOR – WATES RESIDENTIAL



KEY HIGHLIGHTS: SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPACT

WATES OVERALL INVESTMENT	£46,367,897
SOCIAL VALUE ADD - USING THE SOCIAL VALUE PORTAL TOMS	
DELIVERED SOCIAL & LOCAL ECONOMIC VALUE	£43,323,705
LOCAL ECONOMIC VALUE	£42,925,062
SOCIAL VALUE	£398,643
TOTAL SOCIAL VALUE ADD	£43,323,705

EMPLOYMENT AND TRAINING		
	Number of local people recruited into Full Time Employment (targeted postcode areas E12, E6, IG1, IG11, IG3, RM10, RM12, RM13, RM5, RM6, RM7, RM8, RM9)	487
	Number of local people completed our 'Building Futures' programme	3
	Number of local people completed our 'Construct a Career' programme	22
	Number of work experience placements hosted	22
	Number of apprentices and management trainees = 1,092 of training weeks	21
	Number of local people engaged through 4 site visits	40
	Number of people from the community engaged in activities	285
	Number of young people engaged via educational projects	733
	Number of hours invested in employment and training initiatives	21,604
	Number of hours invested in supporting people through education initiatives	128
	Investment into improved employability of young people on this project	£14,920
	Wates investment into skills and employment	£1,188,220

GROWING STRONGER AND MORE SUSTAINABLE COMMUNITIES		
	Number of hours invested into volunteering and supporting the community	1238.5
	£'s Invested into local charities/community causes	£89,095

CREATING ECONOMIC PROSPERITY		
	£'s Spent with Social enterprises	£91,039
	£'s Spent with SMEs	£44,610,111



CONSIDERATE CONSTRUCTORS SCORE

43

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1,317

TONNES OF CONSTRUCTION WASTE

DIVERTED FROM LANDFILL

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ONLY FSC CERTIFIED TIMBER USED ON THIS PROJECT

SOCIAL VALUE COMMITMENTS

Be First provided us with several employment and skills commitment outputs. As a result, we have created an Employment and Skills Plan (ESP) to monitor these and have also committed to numerous other social value programmes that will be measured throughout the contract.

CONTRACTUAL COMMITMENTS	TARGET	ACTUAL	RAG
Work experience placements	14	21	●
Jobs created - Target PC PO12 / 13	M	37	●
Qualifications (impacted during Covid 2020/21)	10	6	●
CPD courses	M	12	●
Work experience placements	20	22	●
Educational workshops/visits (no. of learners)	8 = (80)	17 = (275)	●
Total full time employed	288	487	●
New local employment (impacted during Covid 2020/21)	57	38	●
Business training/support events	8	8	●
SE training/support events (Impacted during Covid 2020/21)	8	5	●
Volunteering for the benefit of the local community (days) (Impacted during Covid 2020/21)	288	195.5	●
Educational number of learners reached through other interventions	0	390	●



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