

## Notice of Meeting

### CABINET

**Tuesday, 12 November 2019 - 7:00 pm**  
**Council Chamber, Town Hall, Barking**

**Members:** Cllr Darren Rodwell (Chair), Cllr Saima Ashraf (Deputy Chair) and Cllr Dominic Twomey (Deputy Chair); Cllr Sade Bright, Cllr Evelyn Carpenter, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Margaret Mullane, Cllr Lynda Rice and Cllr Maureen Worby

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### AGENDA

**1. Apologies for Absence**

**2. Declaration of Members' Interests**

In accordance with the Council's Constitution, Members are asked to declare any interest they may have in any matter which is to be considered at this meeting.

**3. Minutes - To confirm as correct the minutes of the meeting held on 15 October 2019 (Pages 3 - 12)**

**4. Development of Land Adjacent to Padnall Lake, Marks Gate, Chadwell Heath (Pages 13 - 27)**

**5. Budget Monitoring 2019/20 - April to September (Month 6) (Pages 29 - 65)**

6. **Consultation on Barking and Dagenham's Draft Local Plan (Pages 67 - 280)**
7. **Contract for the Continuation of the East London Women's Project (Pages 281 - 287)**
8. **Annual Education Performance Review 2018/19 (Pages 289 - 318)**
9. **Fees and Charges 2020/21 (Pages 319 - 339)**
10. **Treasury Management 2019/20 Mid-Year Review (Pages 341 - 361)**
11. **Development of Land at Rectory Road, Dagenham (Pages 363 - 384)**
12. **Any other public items which the Chair decides are urgent**
13. **To consider whether it would be appropriate to pass a resolution to exclude the public and press from the remainder of the meeting due to the nature of the business to be transacted.**

#### **Private Business**

The public and press have a legal right to attend Council meetings such as the Cabinet, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended). ***There are no such items at the time of preparing this agenda.***

14. **Any other confidential or exempt items which the Chair decides are urgent**



Our Vision for Barking and Dagenham

## **ONE BOROUGH; ONE COMMUNITY; NO-ONE LEFT BEHIND**

Our Priorities

### **A New Kind of Council**

- Build a well-run organisation
- Ensure relentlessly reliable services
- Develop place-based partnerships

### **Empowering People**

- Enable greater independence whilst protecting the most vulnerable
- Strengthen our services for all
- Intervene earlier

### **Inclusive Growth**

- Develop our aspirational and affordable housing offer
- Shape great places and strong communities through regeneration
- Encourage enterprise and enable employment

### **Citizenship and Participation**

- Harness culture and increase opportunity
- Encourage civic pride and social responsibility
- Strengthen partnerships, participation and a place-based approach

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## MINUTES OF CABINET

Tuesday, 15 October 2019  
(7:03 - 8:46 pm)

**Present:** Cllr Darren Rodwell (Chair), Cllr Saima Ashraf (Deputy Chair), Cllr Dominic Twomey (Deputy Chair), Cllr Evelyn Carpenter, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Margaret Mullane, Cllr Lynda Rice and Cllr Maureen Worby

**Apologies:** Cllr Sade Bright

### 53. Declaration of Members' Interests

There were no declarations of interest.

### 54. Minutes (17 September 2019)

The minutes of the meeting held on 17 September 2019 were confirmed as correct.

### 55. Budget Monitoring 2019/20 - April to August (Month 5)

The Cabinet Member for Finance, Performance and Core Services presented a report on the Council's revenue budget monitoring position for the 2019/20 financial year as at 31 August 2019 (Month 5).

The General Fund position was largely unchanged from the previous month, with full-year expenditure forecast to be £158.544m against the budget of £148.82m. Once planned drawdowns from reserves and surpluses from Collection Fund and Business Rates budgets had been taken into account, the overall budget gap was projected at £7.012m.

The Housing Revenue Account showed a projected overspend of £1.266m against the budget of £104.909m.

The Cabinet Member referred to the ongoing pressures within service areas as a result of the Government's ongoing austerity programme, the impact on the Council's reserves position and the short-term management actions being implemented ahead of a detailed report to the next Cabinet meeting.

Cabinet **resolved** to:

- (i) Note the projected revenue outturn for Council services as detailed in Appendix A to the report;
- (ii) Note the implications for the reserves position and the need to identify in-year action in relation to General Fund expenditure, as set out in section 2 of the report;
- (iii) Note the forecast outturn on the Housing Revenue Account as set out in section 13 and Appendix B of the report; and

- (iv) Approve the revised profile of the HRA Capital Programme as set out in section 14 and Appendix C of the report.

## 56. **Brexit Preparedness**

The Cabinet Member for Finance, Performance and Core Services introduced a report on the preparations across the Council with regard to Brexit and the potential negative impacts that may arise.

The Cabinet Member referred to the main areas of risk and mitigating actions detailed in the report, which covered aspects such as EU funding and the wider economic impact, contractual matters, supply chains, service provision and staffing, community cohesion and the delivery of capital projects. It was noted that the Council had also been liaising with the Government, regional bodies and key local voluntary sector organisations on a range of relevant matters.

The Cabinet Member advised on some of the practical steps already taken to ensure the delivery of key Council services during any transition period. He also referred to a new Brexit webpage to be launched on the Council's website which would include links to other useful information such as the EU Settlement Scheme. In that respect, it was noted that the arrangements for vulnerable people living in the Borough seeking settled status appeared to be running very smoothly. Other issues discussed included the potential impact on local schools and their involvement in the Council's preparations, as well as the NHS's preparations and the possible impact on NHS staffing levels if low-paid staff from overseas were deemed ineligible to work after Brexit, as appeared to be the case under the Government's current plans.

Cabinet **resolved** to note the areas of risk, mitigating actions and preparations being undertaken by the Council in respect of Brexit.

## 57. **'Faith Builds Community' Policy**

The Cabinet Member for Community Leadership and Engagement presented a report introducing the draft 'Faith Builds Community: Working Together in Barking and Dagenham' policy that had been developed in collaboration with faith communities.

The Cabinet Member commented that people of faith made up a large percentage of the local community and as the demographics of the Borough changed, this was reflected in our faith communities. The Faith Policy built on the commitments made by the Council in the Borough Manifesto and had an overall vision of "A better connected, faith friendly borough, where people of all backgrounds feel safe, celebrated and included". The vision was underpinned by the following key themes and the delivery of the actions aligned to them would assist the Council in meeting its duties under the Equality Act 2010:

- Celebrating Faith Based Social action
- Responding to Hate Crime and Prejudice
- Accessing Spaces and Buildings
- Safeguarding Vulnerable People

- Respecting Different Faiths
- Faiths Working Together
- Promoting Diverse Voices

The Cabinet Member advised that the Barking and Dagenham Faith Policy would be launched during Interfaith Week in November and would be one of the first of its kind in the country.

Cabinet Members were in unanimous support of the Faith Policy and spoke in particular on the inspiring foreword by Bishop Trevor Mwamba, Chair of the Barking and Dagenham Faith Forum, the shared space proposals and the important role of faith groups in helping to combat serious crime and support the most vulnerable in the community through initiatives such as food banks.

Cabinet **resolved** to:

- (i) Approve the 'Faith Builds Community: Working Together in Barking and Dagenham' policy, as set out at Appendix 1 of the report;
- (ii) Note the proposed approach to faith, collaboratively designed with faith organisations in the Borough, and associated priorities and actions; and
- (iii) Delegate authority to the Director of Policy and Participation, in consultation with the Cabinet Member for Community Leadership and Engagement, to make minor or routine amendments to the policy as the work with the Faith Forum continues to evolve, so that it continued to be effective in supporting the partnership.

## **58. Allocation of Community Infrastructure Levy to Strategic Projects**

Further to Minute 5 (19 June 2018), the Cabinet Member for Regeneration and Social Housing introduced a report on the proposed allocation of the current year's Strategic Community Infrastructure Levy (CIL) funding.

The Cabinet Member advised that a total of 18 projects had been submitted for consideration for a share of the £2.64m funding that was available. Nine had been assessed by officers and the Local Plan Steering Group as meeting the approved criteria and all were recommended for approval. One of the projects was the Box Up Crime initiative, where a team of volunteers worked with upwards of 600 young people a week from the ages of 7-24 to help them transition from gang and other criminal activities and take up boxing as an alternative, with the funding providing separate male and female changing facilities with accessible showers and toilets.

Cabinet Members expressed their support for the proposals and asked officers to ensure that ward councillors were fully informed of progress on projects within their areas.

Cabinet **resolved** to:

- (i) Agree the allocation of Community Infrastructure Levy funding to the following strategic projects:

- Kingsley Hall refurbishment project - £300,000 (subject to further discussions to agree how the project could best meet identified social infrastructure needs for local faith communities);
  - Box Up Crime refurbishment of premises - £300,000;
  - East End Women's Museum fitting out premises - £250,000;
  - Becontree Centenary Estate Improvement projects - £774,789 over three years;
  - Tackling litter in parks - £96,000;
  - Barking Riverside Thames Clipper Extension - £600,000;
  - Building a Green Community Infrastructure - £117,800;
  - Safer Parks, Healthier Communities - £84,000 over three years; and
  - Barking and Dagenham Local Football Facility - £160,000.
- (ii) Agree that all awards shall be subject to the Director of Inclusive Growth, in consultation with the relevant Cabinet Member, being satisfied that the intended recipients of Strategic CIL funding operate inclusive access policies in line with the Council's equalities values.

## 59. B&D Reside Business Plan 2019-2022

Further to Minute 78 (22 January 2019), the Cabinet Member for Regeneration and Social Housing presented a report on the latest structural and governance issues relating to B&D Reside, the Council's municipal housing company, and its Business Plan for 2019/20.

One of the key drivers to Reside's future success was the establishment of a subsidiary company within its structure that would become a Registered Provider of Social Housing (an RP). Officers had undertaken a detailed options appraisal and the preferred option was to set up a wholly owned Not-for-Profit RP, Barking and Dagenham Homes Limited.

The Cabinet Member also referred to the key activities to be undertaken over the next 12 months and an updated Tenancy and Rent Policy Framework that supported the aim that Reside homes would be allocated to those who need them.

Cabinet Members spoke on the significant benefits associated with the creation of the Reside structure, which included genuinely affordable social housing for local people as well as providing an income stream that would support Council services in the years ahead. It was noted that the draft performance measures contained within the Business Plan would be reviewed at the next meeting of the Council's Shareholder Panel and Reside representatives.

Cabinet **resolved** to:

- (i) Approve the Reside Business Plan for 2019/20, as attached at Appendix A to the report;
- (ii) Note the options appraisal and business case for Barking and Dagenham Homes Ltd to become a Registered Provider of Social Housing as set out in section 3 of the report, and agree that the company should proceed to become a Registered Provider of Social Housing;



- (iii) Delegate authority to the Director of Law and Governance to prepare and execute any relevant articles of association, partnership agreements, loans or and any other relevant legal documents on behalf of the Council to register Barking and Dagenham Homes Ltd as a Registered Provider;
- (iv) Delegate authority to the Director of Law and Governance to authorise/execute any leases or other agreements required so that 41 units at Becontree Heath can be transferred to the Registered Provider at the appropriate time;
- (v) Approve the Tenancy and Rent Policy Framework that shall govern Reside's approach to those matters, as outlined in section 4 of the report; and
- (vi) Approve the revised Shareholder Agreement between the Council and Barking and Dagenham Reside Regeneration Limited, as set out at Appendix 2 of Appendix A to the report.

## 60. Delivery of 'Made In Dagenham' Film Studios

Further to Minute 13 (19 June 2018), the Cabinet Member for Regeneration and Social Housing presented a report on the latest issues relating to the Council's ambitions for major film/TV studios and associated media related activity at the former Sanofi site, Rainham Road South, Dagenham.

The period of exclusivity previously given to the preferred bidder for the studio development project had elapsed without sufficient progress being made. At that point and in order to maintain momentum, Be First officers had held discussions with other industry operators and produced a Business Plan that set out a range of options, from the Council fully funding the build and then running the studios (maximum intervention) through to selling the site following planning approval (minimum intervention) and with a range of options in between.

The Cabinet Member advised that securing planning approval had been a significant barrier to the successful delivery of a number of other studio development projects across the UK. To that end, it was proposed that the Council fund pre-development costs of up to £3.4m pending a further report to Cabinet on the detail of the delivery options.

In response to issues raised, the Cabinet Member confirmed that the Council's land purchases at the former Sanofi site had already increased in value and the additional uplift that could reasonably be expected from achieving planning approval for a studio development would more than cover the Council's pre-development costs.

Cabinet **resolved** to:

- (i) Delegate authority to the Chief Operating Officer to appoint a design team in accordance with the Council's Contract Rules to work up and submit a full planning application along the lines of the site masterplan shown at Appendix 1 to the report, on behalf of the Council;

- (ii) Agree to allocate up to £3.4m to cover pre-development costs from the Investment and Acquisition Budget to allow the project to seek planning approval and to take Phase 1 of the scheme (shown in Appendix 2 of the report) through to RIBA Stage 4 design;
- (iii) Note that a future Cabinet report shall seek approval for the delivery option, with the Business Plan highlighting a range of options;
- (iv) Authorise the Chief Operating Officer, in consultation with the Director of Law and Governance, to negotiate and award any agreements to give effect to recommendations (i) and (ii) above; and
- (v) Authorise the Director of Law and Governance, or an authorised delegate on her behalf, to execute all the legal agreements, contracts and other documents on behalf of the Council in relation to recommendations (i) and (ii) above.

## **61. Sex Establishment Licensing Policy 2019 - 2022**

The Cabinet Member for Enforcement and Community Safety introduced a report on proposed updates to the Council's Sex Establishment Licensing Policy.

The Cabinet Member advised that the current policy had been subject to a detailed review to ensure that it was fully reflective of local authority best practice and incorporated the latest legal powers. A significant new addition to the policy was the adoption of legal provisions to regulate sex entertainment venues, covering lap dancing and striptease venues.

The Cabinet Member referred to the positive feedback from a 10-week consultation carried out during the summer on the Council's new policy proposals and confirmed that the package of measures would also help in the Council's endeavours to eliminate modern slavery in the Borough.

Several Members spoke in favour of the new policy and the Leader commented that the new arrangements would support the Council's aspirations for a vibrant night-time economy while preventing activities that were derogatory and encouraged exploitation.

Cabinet **resolved** to recommend the Assembly to:

- (i) Adopt the provisions contained in Section 27 of the Policing and Crime Act 2009 extending the local sex establishments licensing regime to also include sex entertainment venues; and
- (ii) Adopt the Sex Establishment Licensing Policy 2019 as set out at Appendix 2 to the report, including the associated Standard Licensing Terms, Conditions and Restrictions for Sex Establishments as set out at Appendix 3 to the report.

## **62. Gascoigne East Phase 2 - Appointment of Demolition Contractor**

The Cabinet Member for Regeneration and Social Housing introduced a report

regarding the appointment of the main contractor for the Gascoigne East Phase 2 development area to carry out the demolition works at the site.

The Cabinet Member explained that original plans to follow a competitive procurement route had been abandoned for several reasons, which included an increasing level of anti-social behaviour linked to the site and other considerations which impacted directly on the main contractor's delivery arrangements.

Cabinet **resolved** to:

- (i) Waive the requirement to tender, in accordance with the Council's Contract Rules, and agree that the Council proceeds with the direct award of a contract to Willmott Dixon Construction for the demolition phase of the Gascoigne East Phase 2 project in the total sum of £4,292,220, as set out in the report;
- (ii) Authorise the Director of Inclusive Growth, in consultation with Cabinet Members for Social Housing and Regeneration and Finance, Performance and Core Services, the Director of Law and Governance and the Chief Operating Officer, to award and enter into the contract with Willmott Dixon for the demolition works at Gascoigne East Phase 2; and
- (iii) Note that the financial and delivery details of the project were separately approved as part of the Investment and Acquisition Strategy report to Cabinet on 17 September 2019 (Minute 46).

### **63. Energy Company Obligation (ECO3) Programme**

The Cabinet Member for Regeneration and Social Housing introduced a report on an initiative under the Energy Company Obligation scheme to partner with Eon on the development of a two-year borough-wide energy efficiency programme across all housing tenures for qualifying households. The report also set out proposals for a separate, £2.6m project to deliver a deep retrofitting pilot in appropriate Council-owned dwellings on the Becontree Estate, to coincide with the 2021 centenary anniversary of the Estate's creation, aimed at significantly enhancing the thermal comfort of dwellings while also cutting carbon emissions and fuel bills.

Cabinet Members expressed their support for the proposals and asked that ward councillors be advised of relevant projects in their areas.

Cabinet **resolved** to:

- (i) Approve the appointment of Eon as preferred partner to develop a two-year programme of general retrofitting works for qualifying households across all tenures, and in particular dove-tailing the delivery of the scheme with the existing HRA Capital Programme;
- (ii) Approve the appointment of Energiesprong as technical advisers in the procurement and delivery of a deep retrofitting pilot on the Becontree Estate; and
- (iii) Delegate authority to the Director of Inclusive Growth, in consultation with

the Cabinet Member for Regeneration and Social Housing, the Director of Law and Governance and the Director of My Place, to enter into the contracts and all other necessary or ancillary agreements.

#### **64. Redevelopment of former Woodward Library Site, Woodward Road, Dagenham**

Further to Minute 92 (17 January 2017), the Cabinet Member for Regeneration and Social Housing presented a report on plans to redevelop the former Woodward Library site and surrounding land (excluding the Julia Engwell Clinic) to provide 56 affordable homes and c.651m<sup>2</sup> of community space.

The Cabinet Member referred to the projected cost of the overall scheme, the management arrangements for the housing units via the B&D Reside structure and the positive feedback towards the proposals from the public consultation.

Cabinet Members were particularly pleased to note that the local community's views on the use of the community space would be addressed during the detailed design stage and that the potential for a Police Hub at the development would also be taken forward.

Cabinet **resolved** to:

- (i) Approve that, subject to the grant of an acceptable planning permission and receipt of satisfactory construction tender prices, the project be financed and held within the residential asset class of the Council's Investment and Acquisition Strategy;
- (ii) Approve that, subject to planning, the site be redeveloped to provide:
  - (a) 100% Affordable Housing of which:
    - 70% Affordable Rent (AR) up to 80% of Market Rent (39 units)
    - 30% London Affordable Rent (17 units); and
  - (b) c.651m<sup>2</sup> of community space;
- (iii) Agree the estimated Total Scheme Development costs of £20,821,302;
- (iv) Agree to allocate up to £3,998,754 (inclusive of the £842,284 acquisition cost already incurred) from the Investment and Acquisition Budget to fund the pre-development costs;
- (v) Agree that the land assembly costs of £842,284 be repaid to the Land Acquisition budget at award of construction contract and the transfer of the required legal interest to the Reside entity;
- (vi) Agree to the principle of borrowing up to £15,533,302 within the General Fund from the Public Works Loan Board to finance the development and ownership of the affordable rent homes via a loan agreement made between the Council and the affordable rent Special Purpose Vehicle;
- (vii) Delegate authority to the Director of Inclusive Growth, in consultation with

the Director of Law and Governance, the Chief Operating Officer and the Cabinet Members for Finance, Performance and Core Services and Social Housing and Regeneration, to negotiate terms and agree the contract documents to fully implement and effect the project;

- (viii) Authorise the Director of Law and Governance, or an authorised delegate on her behalf, to execute all the legal agreements, contracts and other documents on behalf of the Council; and
- (ix) Approve in principle the appropriation of the land, as shown edged red in the plan at Appendix 2 to the report, under Section 122 of the Local Government Act 1972 from the Housing Revenue Account to the General Fund.

## **65. Business Telephony Services**

The Cabinet Member for Finance, Performance and Core Services introduced a report on the proposed procurement arrangements in respect of the Council's telephony services.

The procurements related to the three workstreams of mobile telephony services, Contact Centre provision and a replacement for the current desk-top office telephony system. The Cabinet Member suggested that the proposals would bring a much more agile approach, in line with the Council's New Ways of Working, as well as achieving financial savings.

Cabinet **resolved** to:

- (i) Delegate authority to the Chief Operating Officer, in consultation with the Director of Law and Governance, to conduct the following procurements and award and enter into the contracts and all other necessary or ancillary agreements with the successful bidder(s) in accordance with the strategy set out in the report;
- (ii) Approve the procurement of a Business Telephony Service on an initial two-year contract, with two optional extension periods of up to 12 months each, via a mini competition on the new Crown Commercial Services (CCS) Network Services 2 – (RM 3808), in accordance with the strategy set out in the report;
- (iii) Approve the set-up of a Dynamic Purchasing System (DPS) Procurement Framework to facilitate the purchase of mobile devices and any associated consumables, in accordance with the strategy set out in the report;
- (iv) Approve the direct award to EE, via the new Network Services 2 – (RM 3808) Framework with Crown Commercial Services, for a SIM only provision for 776 SIM-only services, in accordance with the strategy set out in the report;
- (v) Approve the procurement of a Contact Centre as a Service (CCaaS) on an initial two-year contract, with two optional extension periods of up to 12 months each, via a mini competition on the new Crown Commercial

Services G-Cloud 11 Framework, in accordance with the strategy set out in the report; and

- (vi) Approve the procurement, under the existing agreed term contract with Softcat PLC via Elevate East London LLP, of a two-year up-lift of Microsoft Teams Office 365 call plans, in accordance with the strategy set out in the report.

## CABINET

12 November 2019

<b>Title:</b> Development of Land adjacent Padnall Lake, Marks Gate, Chadwell Heath	
<b>Report of the Cabinet Member for Regeneration and Social Housing</b>	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> Chadwell Heath	<b>Key Decision:</b> Yes
<b>Report Author:</b> Matthew Westwood, Senior Development Manager, Be First	<b>Contact Details:</b> Tel: 07773 218093 E-mail: <a href="mailto:matthew.westwood@befirst.london">matthew.westwood@befirst.london</a>
<b>Accountable Director:</b> Ed Skeates, Development Director, Be First	
<b>Accountable Strategic Leadership Directors:</b> Claire Symonds, Chief Operating Officer, and Graeme Cooke, Director of Inclusive Growth	
<b>Summary</b>	
<p>This report proposes the development of the land shown in Appendix 1 (referred to as 'Padnall Lake') to provide 200 new affordable homes, as well as wider community benefits including a community centre and improvements to the public realm.</p> <p>The Padnall Lake site has been identified for development in the Be First Business Plan 2019-24, which has been approved by Cabinet and forecasts completion of the development in financial year 2022/23.</p> <p>Feasibility work has been undertaken, which has identified that Padnall Lake is suitable for development to provide new housing and community space, supported by good quality and more diverse open space in order to encourage greater recreational use of the site.</p> <p>It is proposed that the site is redeveloped to provide a minimum of:</p> <ul style="list-style-type: none"> <li>a) 200 affordable homes comprising a mix of <ul style="list-style-type: none"> <li>- 50% Affordable Rent (100 units)</li> <li>- 35% London Affordable Rent (70 units)</li> <li>- 15% Shared Ownership (30 units);</li> </ul> </li> <li>b) c.250m<sup>2</sup> of community space; and</li> <li>c) High quality open space and public realm improvement</li> </ul> <p>The proposals have been reviewed by the Investment Panel and approved as a viable investment proposition.</p> <p>The estimated total project costs of delivering the proposals are £63,940,000. It is intended that £46,900,000 would be met via borrowing within the General Fund from the Public Works Loan Board.</p> <p>The intention is to meet the remaining costs through GLA Grant and/or Right to Buy</p>	

## Receipts.

The funding is proposed to be provided through a loan agreement between the Council and the appropriate Reside entities to develop and manage the new Affordable Housing units.

As it is envisaged that the ownership will be within the Reside structure, which is outside of the Housing Act 1985, an appropriation of the land shown in Appendix 2 to this report, from the Housing Revenue Account to the General Fund, will be needed in accordance with S.32 of the Housing Act 1985 and as a local authority the Council will in due course need to appropriate the land in question for planning purposes pursuant to s. 227 of the Town and Country Planning Act 1990.

## Recommendation(s)

The Cabinet is recommended to:

- i. Approve that the site is redeveloped to provide, subject to planning:
  - a. 200 affordable homes comprising a mix of
    - 50% Affordable Rent (100 units)
    - 35% London Affordable Rent (70 units)
    - 15% Shared Ownership (30 units)
  - b. c.250m<sup>2</sup> of community space; and
  - c. High quality open space and public realm improvement;
- ii. Agree the estimated Total Scheme Development costs of £63,940,000;
- iii. Approve that, subject to the grant of an acceptable Planning Permission and receipt of satisfactory construction tender prices, this project will be financed and held within the residential asset class of the Investment and Acquisition Strategy;
- iv. Agree to allocate up to £6,781,000 from the Investment & Acquisition Budget to fund the pre-development costs;
- v. Agree to the principle of borrowing up to £46,900,000 within the General Fund from the Public Works Loan Board to finance the development and ownership of the affordable rent homes via a loan agreement made between the Council and the affordable rent Special Purpose Vehicle;
- vi. Delegate authority to the Director of Inclusive Growth, in consultation with the Director of Law and Governance, the Chief Operating Officer and the Cabinet Members for Finance, Performance & Core Services and Regeneration and Social Housing, to negotiate terms and agree the contract documents to fully implement and effect the project;
- vii. Authorise the Director of Law and Governance, or an authorised delegate on their behalf, to execute all the legal agreements, contracts and other documents on behalf of the Council; and
- viii. Approve in principle the appropriation of the land, as shown edged red in the plan at Appendix 2 to the report, from the Housing Revenue Account to the General



Fund, pursuant to Section 122 of the Local Government Act 1972 and S.227 of the Town and Country Planning Act 1990 for planning purposes.

## **Reason(s)**

The recommendations are aligned to the following elements of the new Council vision and priorities namely:

- Regeneration and development of the borough
- Provision of affordable housing
- Community and social benefits.

## **1. Introduction and Background**

- 1.1 Padnall Lake has been identified as suitable for development, delivering new quality affordable housing, community space and improved public realm. The site is wholly owned by the London Borough of Barking and Dagenham (LBBD) and is currently vacant. A site plan aerial photo is provided in Appendix 1.
- 1.2 The site is a narrow strip of open grassland, designated as local open space, south of Marks Gate Estate and adjacent to the A12 carriageway. The site is largely flat with a long mound to the western end of the site and several mature and semi-mature trees across the site. Towards the centre of the site, but outside the site boundary, is a pedestrian subway running under the A12 serving as a main crossing point for current residents. There is a large diameter Thames Water main located within the site boundary, which must be accommodated in this development.
- 1.3 The site also includes Padnall Lake itself, which is under the ownership and management of LBBD. The lake is a balancing pond servicing the A12 carriageway, and has walking routes around it and a footbridge crossing.
- 1.4 There is an opportunity to develop the site in order to deliver new good quality affordable homes, and new community space. Through enhancing the ecological value of the site and providing shielded courtyard spaces, there is an opportunity to mitigate the impact of the A12 in order to improve the public realm, including the lake, for the benefit of new and existing residents.

## **2. Proposals**

### **Options Analysis**

- 2.1 Feasibility work has been undertaken assessing a range of design and tenure mix options, including private units. However, due to the relatively low values in the area, and the priority to deliver affordable homes, the inclusion of private units has been discounted.
- 2.2 A range of densities were assessed from 150 units to 300 units. Given the site characteristics, design and planning considerations, particularly in relation to balancing the need for car parking and open space to support the new and existing homes, it is considered that the site could accommodate at least 200 new homes, subject to planning.

- 2.3 The development would include a variety of open landscaped areas, improving the biodiversity and ecology of the open spaces. The open spaces will be sheltered from the A12 in order to try to increase the recreational use of the site, and create a valuable local amenity, encouraging activity in a currently under-used part of the estate.
- 2.4 It is therefore proposed that the council owned land is developed to provide a minimum of 200 new affordable homes and c.250m<sup>2</sup> of community space, together with improved open space and public realm.

### **Financial Summary**

- 2.5 The investment metrics for the proposals are summarised as follows:

Year 1 surplus	£409k
Year 6 surplus	£22k
Internal Rate of Return	6.4%
Net Present Value (3.5% discount rate)	£17,160k
Yield on Cost	4.1%

- 2.6 The total development costs are estimated at £63,940,000, of which c.£6,781,000 would be incurred to secure planning permission and procure the contractor, prior to works commencing on site.

### **Planning Policy Considerations**

#### **Public Open Space**

- 2.7 The site comprises designated Local Public Open Space, meaning that local planning policies strongly resist its loss. We understand that the existing open space is underused, largely given its location next to the A12 and the lack of facilities. Any redevelopment of the site should, therefore, consider how to address the site's constraints and justify the loss in area by re-providing higher-quality open space for public use.

#### **Environment**

- 2.8 There are a number of environmental considerations which will need careful analysis and a robust design solution, notably acoustic and air quality issues resulting from the A12 and flood risk management to the western part of the site adjacent the lake.

#### **Transport**

- 2.9 Car parking will be a sensitive issue in this location, as public transport access to Marks Gate is limited (PTAL 0-2 where 0 is the lowest). Any parking provision will need to be balanced against the need to deliver sustainable development, high quality local open space and high-quality residential amenity.

## **Residential**

- 2.10 CS Policy CC1 expects residential development of 10+ units to provide a minimum of 40% family accommodation, subject to site specifics. In relation to tenure mix, the Draft London Plan policy stipulates 30% rented (social rent or LAR), 30% intermediate, and 40% as being flexible, subject to Local Planning Authority requirements.

## **Recommendation**

- 2.11 The recommended option is to develop Padnall Lake to deliver:

- a minimum of 200 affordable homes based on 50% AR, 35% LAR and 15% SO
- c. 250m<sup>2</sup> of community space (use to be defined)
- enhancements to the quality of open space and residential amenity

- 2.12 This option is recommended as it:

- Optimises the affordable housing offer, whilst delivering a financial return to the Council.
- Delivers the Client Brief for Padnall Lake, in terms of housing (specifically affordable housing) and community space.
- Delivers enhancements to the quality of public realm for the benefit of existing and new residents.
- Meets planning policy requirements, particularly in relation to the requirement for a minimum of 50% affordable housing on public sector land (including a minimum of 30% LAR units)
- Meets programme requirements in accordance with Be First's Business Plan targets.

## **3. Delivery Arrangements**

- 3.1 It is proposed the scheme is delivered by Be First, who will progress the project through the planning process, and manage the delivery of the works. It is proposed that a contractor for the works is procured through the Be First construction framework. Opportunities will be explored with the contractor to deliver the scheme through modular off-site construction methods in order to speed up delivery and mitigate the impact of the construction works on nearby residents.
- 3.2 All procurement that is required to be conducted under this project will be carried out in compliance with EU and UK Legislation.

## Programme

3.3 The key dates are summarised in the following table:

Gateway Progress Dates	Date
Planning Submission	April 2020
Contract Award	August 2020
Start on Site	September 2020
Practical Completion	December 2022

## Funding

3.4 The estimated development costs are £63,940,000 to be funded through a combination of GLA Grant funding/Right to Buy receipts and borrowing, broken down as follows:

Grant funding (Right to Buy or GLA grant)	£17,040,000
Council borrowing	<u>£46,900,000</u>
Total	£63,940,000

3.5 It is proposed that the development and ownership of the new affordable homes is financed through borrowing up to £46,900,000 within the General Fund from the Public Works Loan Board. The funding is proposed to be provided through a loan agreement between the Council and the Reside Registered Provider (or an existing appropriate entity within the Barking & Dagenham Reside structure) established to develop and manage the new Affordable Housing units.

## 4. Consultation

4.1 During the feasibility study, feedback was gained from planning officers to the proposals. Pre-application discussions and public consultations will commence in December 2019, subject to Cabinet approving the proposals.

### Stakeholder Engagement

4.2 There is a Stakeholder Engagement Strategy in place to ensure local residents and stakeholders are kept informed of the proposals and have the opportunity to shape the design of the new homes and open spaces. This will include a design workshop with local stakeholder groups at the beginning of the design process in order to inform the design brief.

4.3 Further stakeholder workshops, and public consultation events will be held through the design development process, prior to submission of a planning application. As part of this process ideas will be sought from local people to identify potential uses for the new community space.

4.4 Residents will also be able to view and provide comments on the proposals online through a dedicated website.

## **5. Financial Implications**

Implications completed by: David Dickinson, Investment Fund Manager

- 5.1 Padnall Lake will require borrowing of up to £46.9 (net development cost) within the General Fund and an estimated total development cost of £63.9m. The borrowing requirement is higher than the IAS business plan amount of £37.2m. The impact of increasing the borrowing requirement by £9.7m is that there will need to be an increase in the interest payable budget of £0.3m to accommodate this spend.
- 5.2 A pre-development budget of £6.78m has been requested.
- 5.3 Currently £5.0m in contingency has been included in the total development costs and there is an expectation that the total development costs will come within the proposed costs.
- 5.4 Based on current assumptions the cashflows for year 1 to 5 achieve a cumulative operating surplus of £1.248m. The year 6 operating surplus is only £22k from long term borrowing of £46.9m, which equates to a return of 0.05% for the year. The estimated cashflows are significantly below the amounts included in the IAS business plan as a Gateway 1 option.
- 5.5 The LAR properties would need to go into a Registered Provider and as there are negative annual net returns for the LAR options this will need to be improved and agreed by the Registered Provider. Reside have been made aware of this matter and work is under way between Reside and council officers to address this for the purposes of Reside's business plan, including exploring options for incorporating higher income generating tenures into the Registered Provider to cross subsidise the LAR units.
- 5.6 Overall, the scheme is aiming to deliver at least 200 homes, with additional council tax and new homes bonus.
- 5.7 The proposal also includes the enhancement of the lake on site and existing surrounding green spaces. There are potential other options of including the funding of enhancement to the Lake through other grants. These options should be explored as part of Gateway 3.

## **6 Commissioning Implications**

Implications completed by: Graeme Cooke, Director of Inclusive Growth

- 6.1 Commissioners support the proposals set out here, which have the potential to contribute a significant number of new affordable homes in the borough while improving amenity space in the development area for the benefit of current and future residents.
- 6.2 The development of the Padnall Lake site can be delivered in phases, thereby retaining the potential to further increase the density of the later phases, which could deliver additional housing on this site to meet housing need in the borough.

- 6.3 It is also noted that there is a proposal to include a community space in this development. This is supported in principle and Be First should work with the council to consider appropriate use/s of this space.
- 6.4 Careful consideration will need to be given to the detailed design of the proposed new housing and its relationship to current housing in the proposed development area, including the impact on existing residents through the construction phase
- 6.5 While the use of Modern Methods of Construction is supported and its inclusion here is seen as a positive element of the proposal, Be First will need to work closely with the Council and Reside as the programme develops, so the implications of this approach to construction are fully understood for long term asset management purposes.

## **7. Legal Implications**

Implications completed by: Paul Feild, Senior Governance Lawyer, Legal

- 7.1 The current proposal is for a 200-home new build development on open land in Chadwell Heath identified as Padnall Lake. It is understood that the site which makes up the is open amenity land [to identify titles]. The key legal issues will be:
- Power to carry out development
  - Planning
  - GLA guidance
  - Existing interests
  - Land remediation
  - Human Rights

### **Council Powers**

- 7.2 The Council has power to deliver the development scheme by virtue of the general power of competence under section 1 of the Localism Act 2011, which provides the Council with the power to do anything that individuals generally may do. Section 1(5) of the Localism Act provides that the general power of competence under section 1 is not limited by the existence of any other power of the authority which (to any extent) overlaps with the general power of competence. The use of the power in section 1 of the Localism Act 2011 is, akin to the use of any other powers, subject to Wednesbury reasonableness constraints and must be used for a proper purpose.
- 7.3 Whilst the general power of competence in section 1 of the Localism Act 2011 provides sufficient power for the Council to participate in the transaction and enter into the relevant project documents further support is available under Section 111 of the Local Government Act 1972 which enables the Council to do anything which is calculated to facilitate, or is conducive to or incidental to, the discharge of any of its functions, whether or not involving expenditure, borrowing or lending money, or the acquisition or disposal of any rights or property.
- 7.4 In exercising the power of general competence and in making any investment decisions, the Council must also have regard to the following:

1. Compliance with the Statutory Guidance on Local Government Investments;
2. Fulfilling its fiduciary duty to taxpayers;
3. Obtaining best consideration for any disposal;
4. Compliance with Section 24 of the Local Government Act 1988 in relation to giving financial assistance to any person (which either benefits from a general consent or requires express consent by the Secretary of State);
5. Compliance with any other relevant considerations such as state aid and procurement;

## **GLA**

- 7.5 As set out in the Report proposal a potential source of funding is from the GLA. The benefit with the GLA funding is that the Council will not increase its indebtedness but will be subject to the conditions of the GLA funding.

## **Development Risks**

- 7.6 The report confirms that advice is being sought from the Council's planners with regard to compliance with the Council's Local Plan and necessary considerations of planning law, the Mayor's London Plan and potential objections to the development of open amenity land.

## **Land Risks and Considerations**

- 7.7 There will be the imperative to ensure that all land, development and environmental risks are identified and managed through feasibility studies to ensure the preferred development option is deliverable before significant pre-development expenditure, and mitigation strategies put in place. Potential risk arising include, but are not limited to, any third-party rights or restrictions or incumbrances which may frustrate or prevent the Council's regeneration objectives and development of the land. In terms of environmental risks, caution must be exercised in site close to a major arterial highway and historical uses in the area may raise risks of land contamination and if so, any remedial action and the costs of such remediation would need to be factored into the feasibility and viability considerations. Specifically, there should be early due diligence before substantial investment and contractually committing to the project to ensuring that the site is suitable for the construction of dwellings and is without risk of historical contamination, or in the alternative that any contamination is capable of being remedied and costs are both factored into the acquisition price and do not compromise the viability of any residential development. A full environmental survey, development appraisals and sound understanding will be a necessity if the Council seek to pursue mixed use or residential development on the site.

## **State Aid**

- 7.8 As local government is an emanation of the state, the Council must comply with European Law regarding State Aid. This means that local authorities cannot

subsidise commercial undertakings or confer upon them an unfair economic advantage. This report does not identify any specific aspect of the proposed acquisition, which is other than a commercial transaction, thus this arrangement satisfies the requirement it is on market terms. Furthermore, certain grants to remediate contaminated land are excluded from the State Aid Regime.

## **Human Rights**

- 7.9 As the scheme as described does not seek the use of compulsory purchase powers or displacement of any residents there does not appear to be critical risks associated with a Human Rights Act challenge, nevertheless, matters should be kept under review in case such considerations should arise.

## **Other Claims**

- 7.10 There may be a prospect that the development could be subject to claims and other incumbrances such as easements and claims for same such as right to light. To a degree the effect of such incumbrances will be dependent upon the masterplan and how the sites fit in. However, as a local authority the Council can appropriate the land in question planning purposes pursuant to s. 227 of the Town and Country Planning Act 1990. In doing so the Council can utilise the power given by s.203 of the Housing and Planning Act 2016 override any private rights subject to compensation payments. This power would normally be exercised after planning permission had been obtained, thus there would be time to negotiate the extinguishment of incumbrances beforehand which will enable swifter resolution.

## **Appropriation to General Fund**

- 7.11 It is understood that the site is currently held with the Housing Revenue Account. As set out in the Report the Reside housing is outside the span of the Housing Act 1985. It will need to be appropriated to the General Fund. This must be carried out in accordance with Ministerial Guidance and Consents issued under S.32 Housing Act 1985 with appropriate valuation adjustment.

## **8. Other Implications**

### **8.1 Corporate Policy and Equalities Impact**

- 8.1.1 An Equalities Impact Assessment Screening Report has been produced for this project, which concluded that a full EIA is not required at this stage. Should the engagement with affected residents bring to light any further equality issues, this position will be reviewed, and a full EIA will be carried out prior to the submission of the planning application if required.
- 8.1.2 The Equality and Diversity Strategy identifies the need to provide new housing and sustainable growth by improving the physical environment and widening the choice of housing. In order to achieve this, it highlights that the future planning of homes, infrastructure, and business is done holistically balancing physical regeneration and social regeneration.



- 8.1.3 The Borough Manifesto, which sets out the long-term vision for the borough, identifies Housing as a top priority with an aspiration to be a place with sufficient, accessible and varied housing.
- 8.1.4 The Padnall Lake project seeks to respond to these priorities by diversifying and improving the quality of the housing offer in the area, supported by enhancements to the public realm and provision of new modern community space in order to provide a sustainable community.
- 8.1.5 The development will also contribute towards the Councils' health and wellbeing priorities for example by:
- Improving the quality of housing, specifically affordable housing.
  - Improving the quality and safety of open spaces, encouraging people to make more use of outside spaces for recreational purposes, and discouraging antisocial behaviour.
  - Achieving higher sustainability standards, for example through renewable energy, green roofs and ecology enhancements to the site.
- 8.1.6 It is therefore considered that the overall impact of the project is positive, with the benefits of the new development outweighing the impact on existing residents.

## 8.2 Risk Management

### **Planning Permission not being granted**

- 8.2.1 There is a risk of refusal of planning permission due to objection from residents. The site is an open space, albeit under-used, which could be seen as a local amenity. Therefore, proposals may be met with a negative response. In order to mitigate this, the engagement strategy ensures early, thorough public consultations and workshops will take place to ensure residents do not feel isolated from development proposals.
- 8.2.2 Regular discussions with Development Management Officers will be held to ensure the proposal is compliant with key planning policies in relation to affordable housing, open spaces and community uses.

### **Not securing RtB Receipts and/or GLA Grant**

- 8.2.3 As set out above, the project will need around £17.04m of subsidy through either the Council's RtB allocations or GLA grant. The project is currently not included within Council RtB allocations, nor was it included in the Council's initial bid for GLA grant. Discussions have been held with the Council's finance department to ensure RtB funding is available for the project. The Council is in regular dialogue with the GLA around grant and will seek to bid for additional grant for the Padnall Lake project. If this is not possible, additional RtB receipts may be required to deliver the desired tenure mix.

### **Cost increases above the project budget**

- 8.2.4 The current costs are based on the initial design concept and desktop site analysis. Given the early stage of the project a high level of contingency has been allowed for in the project costs provided by the QS.
- 8.2.5 This will be continuously monitored as the project progresses through detailed design and procurement. Further intrusive site investigation will be carried out prior to submission of the planning application so that a robust cost estimate of the scheme, reflecting the site constraints, is undertaken prior to seeking planning permission. There will be continuous dialogue with the Client to ensure that Client Brief requirements are reflected within the design and costs.
- 8.2.6 Furthermore, costs will be reviewed with the Client prior to entering into contract at the various stages of the development process, including at the appointment of the design team and the contractor.

### **Site constraints inhibiting/delaying scheme delivery**

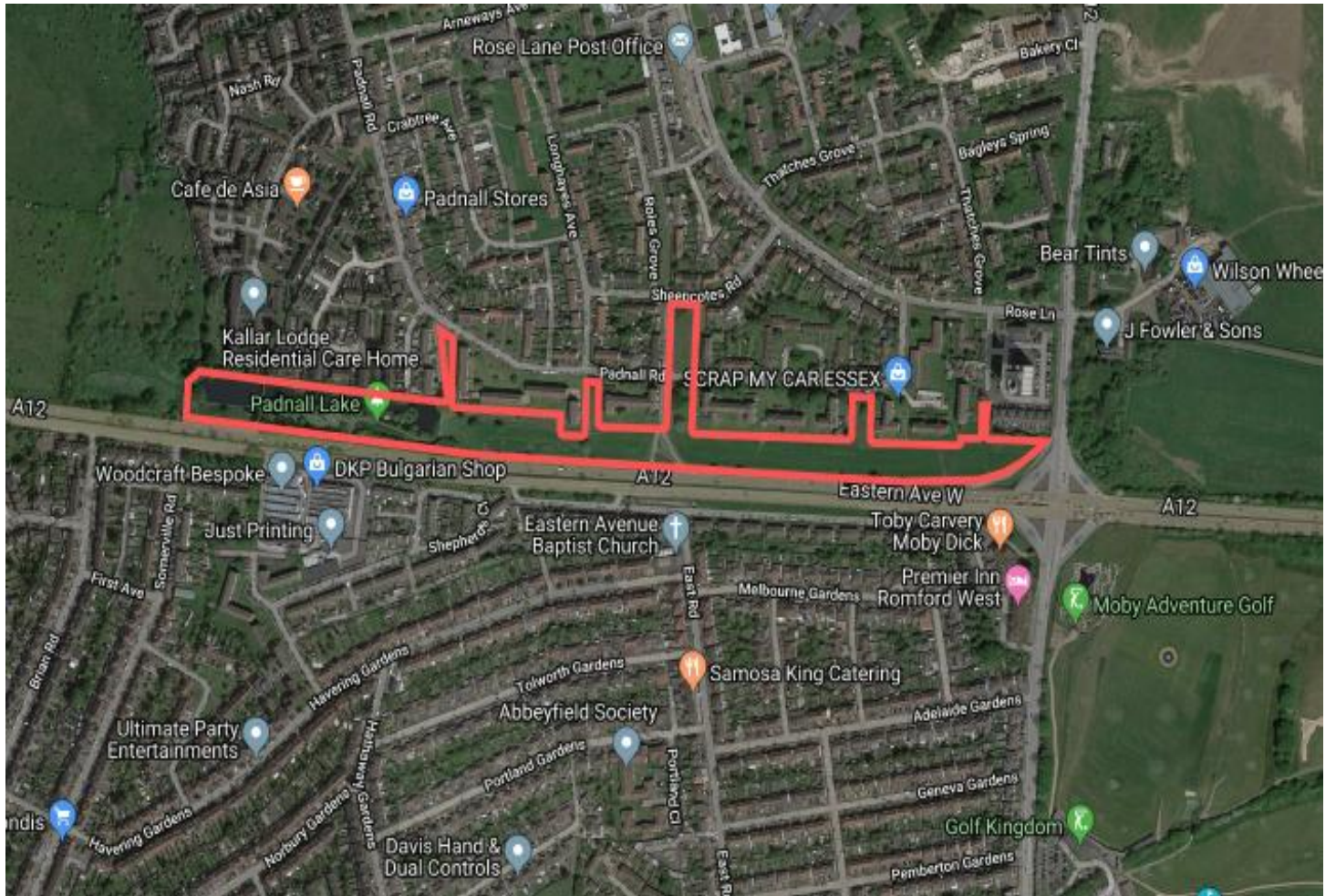
- 8.2.7 A desktop and intrusive ground condition study, risk assessment and remedial method statement have been produced which conclude that there is a contamination risk identified to the eastern end of the site. The remedial method statement identifies the necessary strategies to mitigate this through design and construction. There are existing services within the site that will need to be considered through design and construction, and a new transformer may be required to service the new homes.
- 8.2.8 Current site access is through the existing estate. The A12 serves as a good transport link; however, within the estate, roads are narrow and tight. A robust logistics and construction management plan will be implemented to ensure minimal disruption to existing residents.

**Public Background Papers Used in the Preparation of the Report:** None.

### **List of appendices:**

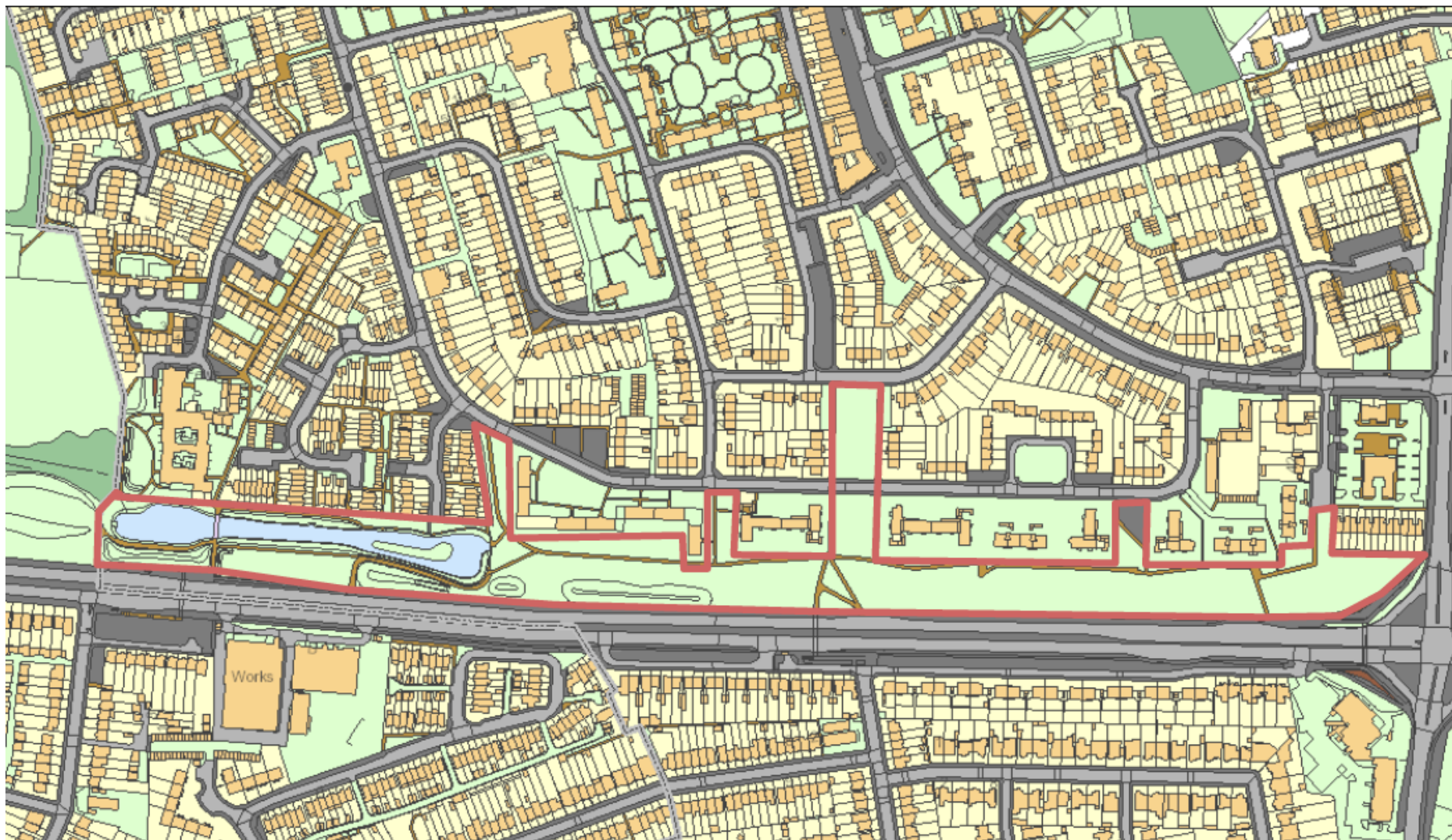
- Appendix 1: Site Plan and Aerial Photo
- Appendix 2: Land Appropriation Plan

# Appendix 1. Red Line Aerial Photo Padnall Lake site



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Appendix 2. Land Appropriation Plan Padnall Lake site



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**CABINET****12 November 2019**

<b>Title:</b> Budget Monitoring 2019/20 - April to September (Month 6)	
<b>Report of the Cabinet Member for Finance, Performance and Core Services</b>	
<b>Open Report</b>	<b>For Decision</b> Yes
<b>Wards Affected:</b> All	<b>Key Decision:</b> Yes
<b>Report Author:</b> Katherine Heffernan, Group Manager – Service Finance	<b>Contact Details</b> Tel 020 289 3262 Email: <a href="mailto:katherine.heffernan@lbbd.gov.uk">katherine.heffernan@lbbd.gov.uk</a>
<b>Accountable Director:</b> Helen Seechurn, Interim Finance Director	
<b>Accountable Strategic Director:</b> Claire Symonds - Chief Operating Officer	
<p><b>Summary</b></p> <p>This report provides a high-level overview of the key financial risks and issues faced by the Council in this financial year. There is always a high level of uncertainty in the financial position – especially around demand and cost increase pressures and so the position may change; however, there are clearly significant pressures. The report describes the potential impact in high level terms and the forecasts have been made on a prudent (pessimistic) basis. The position may therefore be overstated. However, the scale of the challenge means that there is no room for complacency.</p> <p>The forecast expenditure in the General Fund is £159.070m against a budget of £148.820m. £0.25m will be funded by planned draw down from reserves leaving £158.864m which equates to a gross General Fund overspend of £10m, before Collection Fund and Business rates surpluses including monies brought forward from the previous year are added which then puts the overall variance at £7.582m (see Appendix A). This is largely unchanged since last month.</p> <p>As at the end of 2018/19 the budget support reserve stands at £12m. £4m of this however, has been earmarked to fund Transformation programmes. This would mean that this year’s overspend could be mostly covered from this reserve with any residual overspend being taken from the unearmarked General Fund reserve of £17m. This reserve would also be required to cover future overspends.</p> <p>Although the reduction in reserves in 2019/20 is foreseen and can be managed, it is not desirable and will limit our future ability to respond to unforeseen events or invest in the borough. If this level of expenditure continues into next year it would exceed the funding plans set out in our Medium Term Financial Strategy (MTFS) and so would require the identification of further savings or income in order to set a balanced budget. For these two reasons the overspend must not be allowed to continue to grow and serious consideration needs to be given to possible remedial measures.</p> <p>Directors and Strategic Directors have been tasked with identifying any possible measures within their own spheres to mitigate the position as a matter of urgency. This is</p>	

likely to include short term management action such as delaying recruitment, bringing forward planned savings and maximisation of income. The potential impact on the future years if the position is not recovered would be a requirement to determine additional saving programmes for 2020/21 in the order of £7m, although this figure is expected to come down following the completion of the detailed budget review and more robust forecasting.

This report also includes an update about the use of the Strategic Investment Pot (SIP) funds generated as part of the London Business Rates Pool. A Cabinet decision is required to agree the allocation of this funding to appropriate projects across the city.

## **Recommendations**

The Cabinet is recommended to:

- (i) Note the projected revenue outturn for Council services as set out in sections 2 and 3 to 11 and Appendix A to the report;
- (ii) Note the implications for the reserves position and the need to identify in year action in relation to General Fund expenditure;
- (iii) Note the update on the Capital Programme and approve the additional 2018/19 slippage on the general fund budget of £0.366m for My Place, previously not requested;
- (iv) Note the update on the Transformation programme and approve the net carry forward of £2.907m and note the quarter 2 forecast position; and
- (v) Approve the proposed allocation of the London-wide Strategic Investment Pot to the individual projects listed in paragraph 16.8 and Appendix C of the report.

## **Reason(s)**

As a matter of good financial practice, the Cabinet should be informed about the Council's spending performance and its financial position. This will assist the Cabinet in holding officers to account and in making future financial decisions.

## **1. Introduction and Background**

- 1.1 The final outturn for 2018/19 was an overall overspend of just under £3m (after transfers to and from reserves were taken into account). This was the net position after collection fund surpluses and there was an underlying overspend of £7m in service expenditure budgets. In addition, it must be remembered that last year the budget setting approach was that as far as possible services would be expected to contain their own growth. Only a limited amount of additional funding was identified, and this was applied in the most part to Care and Support Services. This reduced the gap for budget setting purposes and meant that additional savings proposals were not required to be identified so 2018/19 could be a "consolidation" year.
- 1.2 However, the expectation that services could contain their own growth is a challenge for many. The small amount of growth funding that could be identified



was used both to deal with some specific issues in the budget and then to provide additional care and support funding. However, the sums available for this purpose (£1m for Children's, £1.3m for Disabilities) were lower than the 2018/19 pressures. This means that those services with existing pressures are likely to continue to overspend into 2019/20.

## 2. 2019/20 Budget Monitoring Position - Summary

- 1.3 This has led to a high level of overspend forecast. Across the Council there are known budget pressures of up to **£15.5m, with some underspends of £5.5m forecast centrally giving rise to a forecast net spend position of £10m.** It should be noted that this forecast has been made on a prudent basis and so there is potential for further reduction. This figure is a worsening of £0.5m from last month due to the newly reported pressure in Community Solutions.
- 1.4 As in previous years there is an expected underspend within Central Expenses. The £2m provision for non-delivery of savings put into the budget in 2018/19 is still there. There are other contingency budgets such as the redundancy budget (£1.3m of which half is currently assumed in the forecast) and the Council consistently over-achieves on gainshare against its budget (c£1.5m). In addition, there is an expectation to receive £3m in dividends from the companies giving us a total forecasted **underspend of £5.5** on central budgets.
- 1.5 There are at outturn additional Collection Fund surpluses and business rates via the London pool have been included as **£2.5m additional income.** Overall the net overspends forecast at end of September is now expected to be £7.5m,

DEPARTMENT	ADJUSTED BUDGET	OUTTURN	VARIANCE	Movement
SDI COMMISSIONING	8,345,510	8,295,510	(50,000)	0
CORE	6,226,000	6,418,000	192,000	(32,500)
CENTRAL MINUS F30080	35,099,327	29,632,327	(5,467,000)	2,000
EDUCATION, YOUTH & CHILDCARE	3,909,800	3,909,800	0	0
LAW, GOVERNANCE & HR	(638,206)	(685,254)	(47,048)	(47,048)
POLICY & PARTICIPATION	2,800,380	2,981,380	181,000	(131,087)
CARE & SUPPORT	71,104,978	84,361,978	13,257,000	822,130
INCLUSIVE GROWTH	994,880	994,880	0	0
COMMUNITY SOLUTIONS	9,746,030	10,240,651	494,621	494,621
MY PLACE	6,292,391	6,726,391	434,000	(537,765)
CONTRACTED SERVICES	4,938,920	5,988,920	1,050,000	0
<b>TOTAL GENERAL FUND BUDGET</b>	<b>148,820,010</b>	<b>158,864,583</b>	<b>10,044,573</b>	<b>570,351</b>
<b>CORPORATE FUNDING</b>	<b>(148,820,010)</b>	<b>(151,282,385)</b>	<b>(2,462,375)</b>	<b>0</b>
<b>NET GENERAL FUND POSITION</b>	<b>0</b>	<b>7,582,198</b>	<b>7,582,198</b>	<b>570,351</b>

- 1.6 More information about the key areas of risk are given below. The overall impact on reserves will be a drawdown of around £7m from the Budget Support Reserve. This is manageable as there is sufficient funding to do this, but it would restrict our ability to respond to future unforeseen events and to invest in the borough. If this level of spending continues it could also put at risk our Medium Term Financial plans, requiring the identification of future savings.

- 1.7 It is therefore necessary to identify both short and medium remedial actions to bring spending nearer to the budget. Directors and Strategic Directors have been tasked with identifying any possible measures within their own spheres to mitigate the position as a matter of urgency. This is likely to include short term management action such as delaying recruitment, bringing forward planned savings and maximisation of income. The results of this work will be brought back to Cabinet in December.

### 3. Care and Support/ People and Resilience

- 3.1 The overall budget for People and Resilience (exec Education) in 2019/20 is £81.810m. The total expenditure forecast (main case) for these services 2019/20 is £95m which would result in an overall budget pressure of £13.2m. This would be a growth in expenditure since the previous financial year of £7.3m. There is a significant savings gap currently which is contributing to the budget pressure.

- 3.2 Further information on the specific services is given below.

People & Resilience Group	19/20 Budget £000	Main Forecast £000	Variance £000	Period Movement £000	Change since 2018/19 £000
Adults Care & Support	19,474	23,322	3,848	0	1,837
Adults Commissioning	5,756	5,856	100	0	241
Disabilities Service	18,403	22,025	3,622	213	2,126
Children's Care & Support	34,490	40,276	5,787	(539)	2,906
Children's Commissioning	4,387	4,237	(150)	0	237
Public Health	(700)	(700)	0	0	0
<b>Group Total</b>	<b>81,810</b>	<b>95,016</b>	<b>13,207</b>	<b>(326)</b>	<b>7,347</b>

### 4. Adults' Care and Support

- 4.1 The total forecast for Adults Care and Support is £23.3m would result in a budget overspend of £3.85m as there continues to be upwards growth in expenditure and demand.

Service Area	19/20 Budget £000	Forecast £000	Variance £000	Period Movement £000
Adult packages	8,157	10,248	2,091	0
Adult teams	3,735	3,735	0	0
Adult homes and centres	2,025	2,375	350	0
Mental Health	4,567	5,974	1,407	0
Adults Other (Support services)	990	990	0	0
<b>Directorate Total</b>	<b>19,474</b>	<b>23,322</b>	<b>3,848</b>	<b>0</b>

- 4.2 The main area of increase and budget pressure is in the Adults' Care Packages. This forecast includes provision for the expected care fee increases (which will be funded from the IBCF) and assumes a continuation of the clear upwards trends in demand. This means that if demand growth slows or ceases the position may improve. There are no further savings targets within Adults. However, the brought forward savings shortfall from previous years is a significant part of the current overspend.

4.3 The main areas of pressure in this area are spread across the range of provision:

- £1.96m in Homecare: this is the bulk of the pressure where the service is witnessing an increase in homecare hours. The service has been reviewing crisis packages and we are likely to see a reduction during the year.
- £517k overspend in Direct Payments which is consistent with last year's outturn position in this area.
- £1.2m overspend in Residential and Nursing due to the volatility in this area further work is being carried out to review package costs.
- £750k overspend across supported living, respite, day care and short-term care, these are quite small in comparison to the above, but when added together form a significant portion of the overspend.
- The above is partially offset by a £1.6m forecast on direct payment refunds, this is a conservative projection and there is room to increase this projection if it can be justified with accurate data.
- The forecast also includes £913k of winter pressures money which we expect to receive in December.

4.4 The pressures in the Homes and Centres group includes an income shortfall at Kallar Lodge and at Relish Café. Resolution of these issues would also reduce the overspend and options for Relish are being considered. The savings targets for these services together amount to £0.415m but this is unlikely to be achieved this year. Recruitment of staff for the expanded offer at Kallar is nearing completion but take up of the spaces has not yet happened. A best case estimate for this year might be £0.2m.

4.5 Mental Health - £1.4m overspend the bulk of which is on supported living, this is due to 14 new service users in 19/20, as well as several packages have been reviewed and uplifted. Younger Mental Health homecare is the other major contributor to this overspend. Historically there has not been much spend in this area and therefore there has been no budget; however, there is a projected £240k spend in this area for 19/20 contributing to the overspend position within mental health.

4.6 The changes to the Charging Policy are expected to produce some level of savings, the current estimate for the in-year effect is £0.4m. This is not yet certain (medium risk rated) so is not included in the main forecast. It is unlikely we will see any of the other schemes produce any meaningful cost savings this year.

4.7 If there is no further growth above that allowed for (approx. 3% on the previous year) and the initiatives listed above have effect (£0.4k charging, £0.2m Kallar/Relish) then a best case forecast would be in the region of £3.2m overspend.

## **5. Disabilities Care and Support**

5.1 The total forecast for Disabilities Care and Support is £22m and would result in a budget overspend of £3.6m. The budget including iBCF transferred from Adults has

increased by £1.9m – however this has effectively been matched by upwards growth in expenditure leaving the variance at around the same level as 2018/19.

Service Area	19/20 Budget £000	Forecast £000	Variance £000	Period Movement £000
Adults Care Packages (inc Equipment)	9,284	10,831	1,547	334
Children's Care Costs	1,074	2,009	935	0
SEND transport	2,619	3,188	569	36
Centres and Care Provision	1,756	2,013	257	0
Staffing/Care Management	3,670	3,984	314	(157)
<b>Directorate Total</b>	<b>18,403</b>	<b>22,025</b>	<b>3,622</b>	<b>213</b>

5.2 The main increases/budget variances are on the demand-led budgets for care provision especially:

- £1.5m overspend on Learning Disabilities Adults across Direct Payments, Homecare, day care and residential care;
- £935k Overspend on Children with Disabilities across Direct Payments, Respite packages and legal / court costs;
- £571k overspend on Teams and Centres, made up of pressures within the education psychology service, 80 Gascoigne Road and Life Planning; and
- £569k overspend on SEND Transport, due to existing pressure in the cost of the routes- the growth that was given to meet this pressure doesn't fully cover it.
- The position has worsened by £213k this month due to additional pressure on SEND transport, Ed psych staffing costs and further pressure on packages.

5.3 The forecast is based on known commitments and has not been adjusted for future placement growth. The assumption is that the care package review activity, improved life planning and increased CHC will be enough to contain the costs of growth. If these initiatives produce greater benefits, then this would reduce the forecast.

5.4 Including this year's savings, the service has a cumulative total of £0.835m undelivered savings built into its budget which is contributing to the pressure. There are two MTFS savings initiatives in 2019/20 – the expansion of Shared Lives and new provision at 80 Gascoigne. It is now clear that the 80 Gascoigne savings can no longer be delivered as the CQC has deemed the additional room unfit for use, whereas the shared lives scheme is still considered high risk, thus the position is unlikely to improve this year.

5.5 Due to the high levels of growth in this forecast – which is largely outside the services control then this forecast is a reasonable main case. The potential best case is perhaps a potential further reduction if further client contributions or CHC income can be sought, but currently a large portion is already in the forecast.

## 6. Children's Care and Support

- 6.1 The total forecast for Children's Care and Support is £40.276m and would result in a budget overspend of £5.8m. The budget has been given growth of £1.4m but is currently undergoing a whole service transformation to deliver its savings proposals.
- 6.2 The third year of MTFs savings of £1.126m has been taken from the Looked After Children and Placements budget.

Service Area	19/20 Budget £000	Main Forecast £000	Variance £000	Period Movement £000
Care Management	5,063	6,769	1,706	(219)
Looked After Children	20,555	25,730	5,175	(229)
Assessment Teams	3,355	4,396	1,041	(118)
Adolescence & YOS	1,213	1,403	190	0
Other/Central	4,304	1,978	(2,325)	27
<b>Directorate Total</b>	<b>34,490</b>	<b>40,276</b>	<b>5,787</b>	<b>(539)</b>

- 6.3 The additional costs of the Children's TOM can be met from budget available within the growth funding. This is currently held centrally but will be vired across the service in line with the new TOM implementation. However, there are staffing pressures on the service in addition to this. Currently there are posts above the establishment in the forecast – additional staff in Rapid Response and staff to support the probationary period of the social workers recruited from overseas. The usage of agency is around 39% which is in excess of the budgeted ratio of 15%. These costs together are adding around £2m to the staffing forecast; however, it is possible that successful implementation of the Children's' operating model will mean that this reduces over time during the year.
- 6.4 The service are confident of achieving the low risk targets which amount to £0.55m, most of these are to do with contract frameworks that are currently in place and costs are reducing as and when client packages are being transferred over to the cheaper framework rates, therefore these are effectively already within the projections and will not improve the outturn significantly unless all open packages within these categories are changed over to the framework contracts. This is unrealistic as it will not always be in the children's best interest to change a package they are comfortable with.
- 6.5. The high-risk savings targets are unlikely to be achieved in this financial year as progress on these are still very minimal. Edge of Care may have up to 8 clients by the end of the year, but this will only at best achieve half of the target savings due to timing. The specialist in house provision will not be fully operational till January thus minimising the amount of savings this can generate in year, the positive is that both programmes should deliver greater results in 2020/21.
- 6.6 Most of the pressure, however, relates to the cost of Looked After Children as follows:
- £1.7m overspend on Residential Homes
  - £1.2m overspend in the Leaving Care Service
  - £117k overspend Family Assessment Units
  - £769k overspend in Specialist Agency Fostering

£532k overspend on Adoption Placements  
 £290k overspend in Children in Care  
 £262k overspend on Secure Units  
 £251k overspend in the Leaving Care Team  
 £155k overspend in the Fostering Team

6.7 The above overspend is being partially offset by a budget increase of £2.35m (including the Social Care grant). This growth has not yet been allocated out to individual services but is currently sitting as a credit in the Directorate central costs. Following final approval of the Children’s operating model we will allocate this funding to the relevant areas of need with the support of the Operational Director.

6.8 The removal of assumptions about future savings delivery and some other changes to the forecasting methodology for staffing resulted in an initial adverse movement on the underlying forecast from period 4 of £638k. However, the service have provided a new list of actions that they will be taking in year to reduce the forecast. These amount to £1.168m and are summarised below:

	2019/20
AYSE deployment	139,600
Other agency reduction	422,840
Reduction in weekly cost of placements	233,567
Recruitment Retention Clawback	90,000
Reduction in 18+ placement costs	62,123
PAUSE funded from PHG	220,000
	1,168,130

6.9 The agency reduction forecasts have been based on a very thorough review of staffing (at the individual post level) and so are regarded as reasonably robust. However, changes in demand or recruitment levels could still affect these plans.

## 7. My Place

7.1 My Place are forecasting a budget pressure of £436k. This is an improvement of £536k on the £972k overspend which was forecast at month 5. This is partly due to the reduction in the cemeteries income target of £102k, which had previously been overstated. In the main the reduction in the budget pressure is as a result of a robust budget challenge exercise which has identified a number of areas of underspend and income over-achievement. This is largely attributable to savings identified from vacant posts, increased fees and charges income and the release of operational savings in Business Development.

7.2 The pressure within Public Realm has not abated, and the service continues to forecast a cost pressure of £1.1m, mainly from the use of agency staff. This pressure is offset by an underspend of £693k across other services within My Place.

## **8. Contracted Services**

- 8.1 The overspend of £1.050m is largely due to a forecast overspend of £934k on B&D direct. Over the past two years savings of £0.7m have been taken for the Customer Experience and Digital Programme that have not yet been achieved in cashable terms. This is currently being assumed will be a net overspend on the budget at the end of the year. It may be possible to realise around £0.2m but this has not yet been included in the forecast. In addition, ICT are forecast to overspend by £126k.

## **9. Policy and Participation**

- 9.1 Policy and Participation are forecast to overspend by £181k. This is a reduction of £110k in the position that was forecast at Month 5. The main overspends are £104k on Valence House, £99k on Eastbury Manor and £56k on the Film Office, offset by underspends on Countryside and Conservation (£74k) and Strategy and Performance (£58k). There are staffing pressures at both Valence and Eastbury and Valence has a pressure on NNDR. The forecast overspend on the Film Office has reduced by £41k to £56k due to more favourable income projections.

## **10. Core**

- 10.1 There is a forecast overspend of £192k on the Elevate client team. This is attributable to additional staffing costs of £104k plus an income loss of £68k.

## **11. Law, Governance and HR and Enforcement**

- 11.1 There is currently a nil variance on Law and Governance. Enforcement are forecast to underspend by £47k after transferring a £45k surplus within the Markets cost centre to the Markets reserve. Within Enforcement where there are underspends across a number of service areas, offset by a forecast overspend of £291k within Parking. Parking income is below forecast and staffing costs are higher than budgeted. With the implementation of the restructure and the introduction of new CPZs there is an expectation that income levels will increase. PRPL income levels from the introduction of the new scheme from September 2019 continues to be monitored closely. Any surplus income will be carried to a smoothing reserve.

## **12. Community Solutions – £0.495m overspend**

- 12.1 Community Solutions are now reporting a pressure in their staffing budgets especially within Intervention services where there appear to be nine staff above the funded establishment. In addition, there appears to be a shortfall on the Troubled Families funding which could result in a net overspend of £0.495m. Now this issue has been identified, the Director and his management team will identify mitigations to reduce this forecast.
- 12.2 There are challenging targets for Temporary Accommodation reductions built in the budget. These have been achieved to date. There are some associated risks around income collection in the hostels and the costs of the rent deposit and other prevention schemes, but these are being managed closely. If the Temporary Accommodation performance is sustained, this is expected to offset these risks and may even be a further mitigation against the other pressures in the service

### 13. Capital Programme Update

- 13.1 The overall capital programme is £283.077m, this includes general fund of £202.982m, HRA £69.100m and Transformation of £10.995m.
- 13.2 Forecast spend against the total general fund programme is £200.158m resulting in a forecast underspend of £2.824m. Forecast spend against the HRA capital programme is £62.464m resulting in a forecast underspend of £6.636m. Forecast spend against the Transformation capital programme is £5.389m resulting in an underspend of £5.606m.
- 13.3 In Sept 2019, Cabinet were requested to approve carry forward of the overall net slippage of £0.988m. There was an intention to re-profile several budgets in the service as many programmes were underspending at year end. As a result of this exercise additional slippage (not previously requested) of £0.366m for general fund and £5.589m for HRA is requested.

#### General Fund Capital Programme

General Fund Capital Programme	Budget £000	Forecast £000	Over / Underspend (Slippage) £000
Approved Capital Budget – Sept 2019	161,806		
Woodward Road Purchase	20,821		
Approved in-year additional capital schemes (incl. approved slippage – Sept Cabinet)	9,433		
Becontree Heath New Build	6,722		
Robert Clack and Ripple Primary expansions	4,200		
<b>Revised 19-20 Approved Capital Budget</b>	<b>202,982</b>	<b>200,158</b>	<b>2,824</b>
*Net Slippage (excluded in quarter 1 - My Place)		366	366
<b>Net Forecasted Outturn Position</b>	<b>202,982</b>	<b>200,524</b>	

\*additional request to slip, was excluded in quarter 1 forecast

- 13.4 Cabinet is requested to approve additional 2018/19 slippage on the general fund budget of £0.366m for My Place, previously not requested.
- 13.5 A reprofiled HRA capital programme including slippage from 2019/20 was approved in October.

### 14. Transformation Programme

- 14.1 The overall Transformation programme for 2018/19 was £7.793m, actual spend against the programme was £4.886m, resulting in a net underspend of £2.907m. The service has requested to carry this forward, as in previous years, to utilise against additional transformation projects within the originally awarded envelope rather than request new funding.



<b>Transformation Programme</b>	<b>Budget £000</b>	<b>Forecast £000</b>	<b>Over / Underspend (Slippage) £000</b>
Approved Budget – Feb 2019 MTFS	400		
Childrens' Care and Support – July 2019 Cabinet	1,095		
Core Transformation – January 2019 Cabinet	9,500		
<b>Revised 19-20 Approved Transformation Budget</b>	<b>10,995</b>	<b>5,389</b>	<b>5,606</b>
Net Slippage request	-	2,907	2,907
<b>Net Forecasted Outturn Position</b>	<b>10,995</b>	<b>8,296</b>	

14.2 The overall budget for Transformation in 2019/20 was £0.400m, and in January 2019 Cabinet further approved £9.500m for the Core Transformation. The programme forecasts spending £3.800m in 2019/20, with the expectation to carry forward underspends as has been the case in previous years.

14.3 July 2019 Cabinet approved a further budget of £1.095m for the Children's Care and Support Improvement Programme, of which £895k is profiled for spend in 2019/20.

14.4 Cabinet is requested to approve the net carry forward of £2.907m and note the quarter 2 forecast position. See Appendix A.

## 15. Reserves Drawdown

15.1 As shown in Appendix 1, £1.226m has been drawn down from reserves into this year's budget. These are approved carry forward amounts from last year but are listed below for information.

<b>Description</b>	<b>Reserve</b>	<b>Amount</b>	<b>Classification</b>	<b>Department</b>
Brexit Preparation Grant carry forward from 18/19	Budget Support	104,984.00	c/f from pfy	Central
Business Rates Levy Surplus 18/19	Budget Support	871,010.00	c/f from pfy	Central
Inclusive Growth carry forward from 18/19	Budget Support	250,000.00	c/f from pfy	Inclusive Growth

## 16. London-wide Strategic Investment Pot

16.1 The Council entered into the 2019/20 London Wide Business Rates Pool which is piloting 75% Business Rates Retention in London along with the Greater London Authority, Common Council of the City of London (COLC) and the 31 other London Boroughs. The principles are embodied within a Memorandum of Understanding (MOU) endorsed by all the Leaders of London Councils and the Mayor of London. The Council also participated in the 2018/19 100% retention pilot

16.2 The aim of the pool is to improve the well-being of the communities that the participating authorities serve in London and by working together to; retain a greater proportion of business rate growth, further stimulate economic growth and build financial resilience. The principle of the pool is that no Authority will be worse off

than it would have been under the current local finance regime over the period of the four year settlement.

- 16.3 It was agreed within the MOU for the pilot pool, that the City of London Corporation (COLC) will act as the as Lead Authority and will therefore:
- make or receive payments in respect of any top ups and tariffs, levy and safety net and safety net payments to and from the MHCLG, the administer the pilot pool.
  - make or receive payments between members of the pilot pool as determined by governance arrangements
  - to administer the pilot pool in accordance with the governance arrangements.
- 16.4 The MOU also sets out that 15% of the net additional financial benefit generated through the growth in business rates collected in London would be distributed from the pilot pool as a Strategic Investment Pot (SIP). The estimated sum for 2019/20 is £27m – although this will not be confirmed until late in 2020 (after the audit of the 2019/20 accounts.) In addition there is £12.8m of funds from the 2018/19 pot that has not yet been audited.
- 16.5 The SIP should be spent on projects that:
- contribute to the sustainable growth of London's economy and increase business rates income either directly or as a result of the wider economic benefits anticipated.
  - leverage additional investment funding from other private or public sources
  - have broad support across London government in accordance with the proposed governance process
- 16.6 As there is no formal mechanism for joint decision making by London authorities, COLC as the lead Authority for the pilot pool is responsible for deciding which projects should be allocated SIP funding after consultation with the GLA and London Boroughs. The principles contained within the MOU reflect that,
- both the GLA and a majority of the 32 Boroughs (two thirds of London Councils) have agreed to recommend a Strategic investment Project
  - where all Participating Authorities in a single sub-region do not agree with the decision, the decision is not agreed
  - If no majority consensus on allocation of the SIP to Strategic Investment projects can be agreed the available resources in the SIP will be rolled forward for future consideration until the resources are spent.
- 16.7 The Council received the consultation report from COLC on the 8<sup>th</sup> October 2019. This report identifies the proposed projects which are recommended for funding by the SIP Panel. The SIP consultation report is attached at Appendix C.
- 16.8 The SIP Panel has reviewed the bids received, which total £102m for funding against the available Strategic Investment Pot of £39.9m and recommends that a total sum from the Strategic Investment Pot of £37.14m is allocated to individual bids. This represents full allocation of the 2018/19 funds and 90% of the 2019/20 estimated total. A summary of the recommended allocation of the SIP pot to bids by the Panel is set out below.

<b>Recommended Package by SIP Panel</b>	<b>£m</b>
Crystal Palace Subway	2.34
Inclusive Growth	8.00
London Cancer Hub	8.38
Supporting Sustainable Growth with 5G	0.15
West London Orbital and Strategic Growth	3.60
Croydon Creative Campus Phase 1	2.50
South London Knowledge Exchange	6.04
Local London e-Business for Growth	5.63
Lower Lea Valley Bridge Enabling	0.50
<b>Total Bids recommended</b>	<b>37.14</b>

Further details of the bids considered and those recommended are set out in the attached SIP Consultation Report attached as Appendix C

- 16.9 Following the confirmation of the final figures next year any remaining funds will be available for allocation. The process will depend on the final decision about the future of business rates retention in London. If there is no 2020/21 SIP the residual money from 2019/20 will be allocated to existing bids following another review.

## **17. Financial Implications**

Implications completed by Katherine Heffernan, Group Manager – Service Finance.

- 17.1 This report details the financial position of the Council.

## **18. Legal Implications**

Legal implications completed by Dr Paul Feild

- 18.1 Local authorities are required by law to set a balanced budget for each financial year. During the year, there is an ongoing responsibility to monitor spending and ensure the finances continue to be sound. This does mean as a legal requirement there must be frequent reviews of spending and obligation trends so that timely intervention can be made ensuring the annual budgeting targets are met.

**Public Background Papers Used in the Preparation of the Report:** None.

## **List of Appendices**

- Appendix A – General Fund Revenue budgets and forecasts.
- Appendix B – Capital Programme Update
- Appendix C – SIP Consultation Report

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**BUDGET MONITORING REPORT - SEPT 2019**

CODE	DEPARTMENT	MAR-20	SEP-19	FORECAST	RESERVE TRANSFERS		OUTTURN	VARIANCE
		ADJUSTED BUDGET	ACTUAL		TO	FROM		
F1000A	SDI COMMISSIONING	8,345,510	5,939,183	8,295,510			8,295,510	(50,000)
F1500A	CORE	6,226,000	5,031,598	6,418,000			6,418,000	192,000
F1600A	CENTRAL MINUS F30080	35,099,327	11,659,185	29,632,327			29,632,327	(5,467,000)
F2000A	EDUCATION, YOUTH & CHILDCARE	3,909,800	8,850,820	3,909,800			3,909,800	0
F3000A	LAW, GOVERNANCE & HR	(638,206)	(8,711,270)	(685,254)			(685,254)	(47,048)
F4000A	POLICY & PARTICIPATION	2,800,380	(334,902)	2,981,380			2,981,380	181,000
F4500A	CARE & SUPPORT	71,104,978	46,293,930	84,361,978			84,361,978	13,257,000
F5000A	INCLUSIVE GROWTH	994,880	2,108,826	1,244,880		(250,000)	994,880	0
F5500A	COMMUNITY SOLUTIONS	9,746,030	7,887,269	10,240,651			10,240,651	494,621
F6500A	MY PLACE	6,292,391	9,877,620	6,726,391			6,726,391	434,000
F7000A	CONTRACTED SERVICES	4,938,920	17,079,448	5,988,920			5,988,920	1,050,000
F8000A	RESIDE PARENT	0	84,314	0			0	0
	<b>TOTAL GENERAL FUND BUDGET</b>	<b>148,820,010</b>	<b>105,766,022</b>	<b>159,114,583</b>	<b>0</b>	<b>(250,000)</b>	<b>158,864,583</b>	<b>10,044,573</b>
	<b>CORPORATE FUNDING</b>							
F30700	COUNCIL TAX	(61,786,000)	0	(61,786,000)			(61,786,000)	0
F30700	BUSINESS RATES	(79,161,010)	0	(79,830,124)			(79,830,124)	(669,114)
F30700	NON-RINGFENCED GRANTS	(7,873,000)	(24,055,978)	(6,897,006)		(975,994)	(7,873,000)	0
F30700	C/F SURPLUS	0	0	(1,793,261)			(1,793,261)	(1,793,261)
		<b>(148,820,010)</b>	<b>(24,055,978)</b>	<b>(150,306,391)</b>	<b>0</b>	<b>(975,994)</b>	<b>(151,282,385)</b>	<b>(2,462,375)</b>
	<b>NET GENERAL FUND POSITION</b>	<b>0</b>	<b>81,710,044</b>	<b>8,808,192</b>	<b>0</b>	<b>(1,225,994)</b>	<b>7,582,198</b>	<b>7,582,198</b>

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## 2019/20 CAPITAL PROGRAMME

Project No.	Project Name	Budget	Spend			Future Year Budgets	
		Revised	Actual Expenditure + Forecast	Variance to budget. Over / (Under) spend to date	Net (Slippage) / Acceleration request	2020/21	Total
<b>GENERAL FUND</b>							
<b>Adults Care and Support</b>							
FC00106	Adults Care and Support						
FC02888	Disabled Facilities Grant	1,841,341	1,841,341	-		-	1,841,341
FC03049	Direct Pymt Adaptations	400,000	400,000	-		400,000	800,000
<b>Total for Adults Care &amp; Support</b>		<b>2,241,341</b>	<b>2,241,341</b>	<b>-</b>	<b>-</b>	<b>400,000</b>	<b>2,641,341</b>
<b>Community Solutions</b>							
FC03060	Barking Learning Centre Works	181,594	181,594	-		-	181,594
FC04036	Upgrade & enhancement of Security & Threat Management System at BLC	28,368	28,368	-		-	28,368
<b>Total for Community Solutions</b>		<b>209,962</b>	<b>209,962</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>209,962</b>
<b>Core</b>							
FC03052	Elevate ICT investment	2,191,218	2,191,218	-		1,950,000	4,141,218
FC03068	ICT End User Computing	438,000	438,000	-			438,000
FC02877	Oracle R12 Joint Services	174,148	174,148	-			174,148
FC03059	Customer Services Channel Shift	106,884	106,884	-			106,884
FC02811	Members Budget - NEW	340,000	340,000	-			340,000
FC04055	Woodlands Repairs	141,378	141,378	-			141,378
<b>Total for Core</b>		<b>3,391,628</b>	<b>3,391,628</b>	<b>-</b>	<b>-</b>	<b>1,950,000</b>	<b>5,341,628</b>
<b>Education Youth &amp; Childcare</b>							
<b>Primary Schools</b>							
FC02920	Warren / Furze Expansion	102,589	78,436	-	24,153		102,589
FC03053	Gascoigne Prmy 5forms to 4 forms	404,182	452,219	-	48,037		404,182
FC04058	Marks Gate Infants & Juniors 2018-20	500,000	1,250,000	-	750,000	1,226,133	1,726,133
	Greatfields Primary					8,000,000	8,000,000
<b>Secondary Schools</b>							
FC02954	Jo Richardson expansion	-					-
FC02959	Robert Clack Expansion 13-15	4,259,213	100,000	-	4,159,213		4,259,213
FC03054	Lymington Fields New School	13,000,000	15,000,000	-	2,000,000	2,388,399	15,388,399
FC03018	Eastbury Secondary	267,460	307,738	-	40,278		267,460
FC03020	Dagenham Park	-	100,000	-	100,000		-
FC03022	New Gascoigne Secondary School	13,582,802	15,315,564	-	1,732,762	6,000,000	19,582,802
FC03078	Barking Abbey Expansion 2016-18	5,500,000	2,217,012	-	3,282,988	925,740	6,425,740
<b>Other Schemes</b>							
FC02909	School Expansion Minor projects	-	282,704	-	282,704		-
FC02972	Implementation of early education for 2 year olds	200,000	34,400	-	165,600		200,000
FC03042	Additional SEN Provision	-	281,565	-	281,565		-
FC03043	Pupil Intervention Project (PIP)	450,000	491,220	-	41,220		450,000
FC04052	SEND 2018-21	1,245,716	1,100,000	-	145,716	1,300,000	2,545,716
FC04053	School Conditions Allocation 2018-20	966,761	945,054	-	21,707		966,761
FC04071	Roding Primary Classroom Reinstatement	1,000,000	1,592,800	-	592,800		1,000,000
FC04072	School Condition Alctns 18-19	2,862,230	3,004,604	-	142,374		2,862,230
FC04087	SCA 2019/20 (A)		3,000,000	-	3,000,000	380,981	380,981
FC04097	Trinity Special School Expnsion	250,000	250,000	-		750,000	1,000,000
FC04098	Ripple Suffolk Primary	1,000,000	200,000	-	800,000	800,000	1,800,000
<b>Total for Education Youth &amp; Childcare</b>		<b>45,590,953</b>	<b>46,003,316</b>	<b>412,363</b>	<b>-</b>	<b>21,771,253</b>	<b>67,362,206</b>
<b>Enforcement</b>							
FC02982	Consolidation & Expansion of CPZ	1,486,183	1,486,183	-		2,061,600	3,547,783
FC04015	Enforcement Equipment	629,468	629,468	-		-	629,468
<b>Total for Enforcement</b>		<b>2,115,651</b>	<b>2,115,651</b>	<b>-</b>	<b>-</b>	<b>2,061,600</b>	<b>4,177,251</b>
<b>Culture, Heritage &amp; Recreation</b>							
FC03029	Broadway Theatre	706	5,776	-	5,070		706
FC03032	3G football pitches in Parsloes Park	6,694,969	5,306,064	-	1,388,905		6,694,969
FC03057	Youth Zone	76,479	76,479	-	0		76,479

Project No.	Project Name	Budget	Spend			Future Year Budgets		
		Revised	Actual Expenditure + Forecast	Variance to budget. Over / (Under) spend to date	Net (Slippage) / Acceleration request	2020/21	Total	
FC03093	Eastbury Manor House - Access and egress improvements	245,022	239,723	-	5,299	-	245,022	
FC04033	Redressing Valence	-	-	-	-	500,000	500,000	
FC04031	Reimagining Eastbury	-	-	-	-	100,000	100,000	
FC03090	Lakes	142,118	46,458	-	95,660	40,000	182,118	
FC03067	Abbey Green Restoration/Works	313,224	313,224	-	0	-	313,224	
FC04042	Community Halls	12,344	2,677	-	9,667	-	12,344	
FC04043	The Abbey: Unlocking Barking's past, securing its future	-	-	-	-	-	-	
FC04044	East London Industrial Heritage Museum	75,000	-	-	75,000	-	75,000	
FC04017	Fixed play facilities	29,087	47,197	-	18,110	50,000	79,087	
FC03034	Strategic Parks - Park Infrastructure	54,168	36,302	-	17,866	-	54,168	
FC03026	Old Dagenham Park BMX Track	243,669	243,669	-	0	-	243,669	
FC04018	Park Buildings – Response to 2014 Building Surveys	65,228	4,180	-	61,048	75,000	140,228	
FC04013	Park Infrastructure Enhancements	-	-	-	-	20,000	20,000	
FC04080	Children's Play Spcs & Fac	110,000	69,654	-	40,346	55,000	165,000	
FC04081	Parks & Open Spcs Strat 17	200,000	116,925	-	83,075	100,000	300,000	
FC04082	Tantony Green Play Area	7,586	25,604	-	18,018	-	7,586	
FC04084	Central Park Masterplan Implementation	1,045,593	1,032,700	-	12,893	-	1,045,593	
FC04085	Valence Park Play Facility	276,505	276,000	-	505	-	276,505	
FC03062	50m Demountable Swimming Pool	1,083,742	1,083,742	-	-	480,000	1,563,742	
<b>Total for Culture, Heritage &amp; Recreation</b>		<b>10,675,439</b>	<b>8,926,374</b>	<b>-</b>	<b>1,749,065</b>	<b>-</b>	<b>1,420,000</b>	<b>12,095,439</b>
<b>Investment Strategy &amp; Be First</b>								
FC03081	Land Acquisitions 2016-18	11,900,000	11,900,000	-	-	-	11,900,000	
FC03027	Establishment of Council Owned Energy Services Company	2,000,000	2,000,000	-	-	1,000,000	3,000,000	
FC04086	Travelodge Isle of Dogs	250,000	250,000	-	-	-	250,000	
FC03089	Becontree Heath New Build	9,568,982	10,710,216	-	1,141,234	-	9,568,982	
FC02587	Energy Efficiency Programme	-	-	-	-	-	-	
<b>BE FIRST</b>								
FC02985	Gascoigne West (Housing Zone)	11,312,940	13,634,679	-	2,321,739	23,409,416	34,722,356	
FC03072	Sacred Heart	3,512,178	3,048,727	-	463,451	5,633,027	9,145,205	
FC03084	Sebastian Court - Redevelop	8,062,140	4,481,995	-	3,580,145	19,241,023	27,303,163	
FC03086	A House for Artists	2,658,126	1,900,730	-	757,396	3,947,379	6,605,505	
FC04062	Gascoigne East Phase 2	17,706,457	16,757,263	-	949,194	67,216,160	84,922,617	
FC04068	Oxlow Road	1,656,441	1,594,154	-	62,287	1,117,903	2,774,343	
FC04066	Roxwell Road	1,251,079	1,078,562	-	172,517	1,782,683	3,033,762	
FC04067	12 Thames Road	2,252,376	2,046,686	-	205,691	1,577,915	3,830,291	
FC04065	200 Becontree	999,045	1,312,094	-	313,049	5,003,816	6,002,861	
FC04078	Wivenhoe Containers	2,443,575	1,488,066	-	955,510	1,748,323	4,191,899	
FC04077	Weighbridge	9,863,674	10,232,841	-	369,168	-	9,863,674	
FC04069	Crown House	7,903,256	9,595,905	-	1,692,649	32,706,304	40,609,560	
FC02988	Margaret Bondfield	2,674,325	2,683,325	-	9,000	302,245	2,976,570	
FC04075	Rainham Road South	1,674,708	1,396,312	-	278,396	3,542,590	5,217,298	
FC04100	Limbourne Avenue BF0052	-	90,122	-	90,122	-	-	
<b>Total for Investment Strategy</b>		<b>97,689,302</b>	<b>96,201,677</b>	<b>-</b>	<b>1,487,625</b>	<b>-</b>	<b>167,228,785</b>	<b>241,199,105</b>
<b>Inclusive Growth</b>								
FC05020	Woodward Road	20,821,302	20,821,302	-	-	-	20,821,302	
	INVESTMENT AND ACQUISITION STRATEGY - TO BE ALLOCATED	5,490,000	5,490,000	-	-	-	5,490,000	
<b>New Projects - Investment Strategy 2</b>								
FC04056	Abbey Road Infrastructure	-	-	-	-	-	-	
FC04057	Travelodge Dagenham	-	-	-	-	-	-	
FC04062	Gascoigne East Ph2	-	-	-	-	-	-	
FC04073	Church Street, RM10 9AX	-	-	-	-	-	-	
FC04074	Land rear of 134 Becontree Ave	-	-	-	-	-	-	
FC04075	Rainham Road South RM10 7XB	-	-	-	-	-	-	
FC04076	Salisbury Road	-	-	-	-	-	-	
FC04079	Wivenhoe Road - Traditional	-	-	-	-	-	-	
<b>Total for Growth, Homes &amp; Regeneration</b>		<b>26,311,302</b>	<b>26,311,302</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,311,302</b>	
<b>My Place</b>								
FC03065	HIP 2016-17 Footways & Carriageways	4,000,000	4,000,000	-	-	-	4,000,000	



Project No.	Project Name	Budget	Spend			Future Year Budgets	
		Revised	Actual Expenditure + Forecast	Variance to budget. Over / (Under) spend to date	Net (Slippage) / Acceleration request	2020/21	Total
FC02964	Road Safety Improvements Programme (Various Locations)	226,566	226,566	-		-	226,566
	Replacement of Winter Maintenance Equipment / Gully						
FC04019	Motors	8,222	8,222	-		-	8,222
FC05010/11	Reside Lifts Replacement/Boilers	420,000	420,000	-			420,000
FC05000	Roycraft House refurbish WCs Internals & Electricals	180,000	180,000	-			180,000
FC05016	Frizlands Depot washbay	80,000	80,000	-			80,000
FC05017	Frizlands Public Realm Building Improvements	55,000	55,000	-			55,000
FC05018	Stock Condition Survey	265,000	265,000	-			265,000
FC04063	Flood Risk Management	167,000	167,000	-			167,000
FC04029	Engineering Works (Road Safety)	114,742	114,742	-		-	114,742
FC04064	Bridges and Structures	600,000	600,000	-		300,000	900,000
FC04092	Barking Station Improvements	788,000	788,000	-			788,000
FC04093	Heathway Corridor	45,000	45,000	-			45,000
FC04094	Becontree Heath Low Emission	191,000	191,000	-			191,000
FC04095	Station Access Improv Prog	45,000	45,000	-			45,000
FC02994	Renwick Road/ Choats Road 2014/15 (TfL)			-	81,311	-	-
FC02996	Barking Town Centre 2014/15 (TfL)			-	49,098	-	-
FC03055	Barking Riverside Trans link			-	296,787	-	-
FC03023	Bus Stop Accessibility Improvements			-	200,111	-	-
	<b>Total for My Place</b>	<b>7,185,530</b>	<b>7,185,530</b>	<b>-</b>	<b>366,489</b>	<b>300,000</b>	<b>7,485,530</b>
	<b>Public Realm</b>						
FC03083	Chadwell Heath Cemetery Ext	148,978	148,978	-			148,978
FC04012	Bins Rationalisation	124,551	124,551	-		50,000	174,551
FC04014	Refuse Fleet	7,297	7,297	-			7,297
FC04016	On-vehicle Bin Weighing System for Commercial Waste	45,000	45,000	-			45,000
FC04028	Equipment to reduce Hand Arm Vibration	42,231	42,231	-			42,231
FC04070	Vehicle Fleet Replacement	7,203,391	7,203,391	-			7,203,391
	<b>Total for Public Realm</b>	<b>7,571,448</b>	<b>7,571,448</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>7,621,448</b>
	<b>SDI Commissioning</b>						
FC02826	Conversion of Heathway to Family Resource Centre	-	-	-	-	-	-
	<b>Total for SDI Commissioning</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>TOTAL GENERAL FUND CAPITAL PROGRAMME</b>	<b>202,982,556</b>	<b>200,158,229</b>	<b>-</b>	<b>2,824,328</b>	<b>366,489</b>	<b>195,181,638</b>

HRA CAPITAL PROGRAMME							
	<b>Asset Management</b>						
FC02939	Conversions		271,000	271,000	-	271,000	-
FC03039	Estate Roads Resurfacing		2,000	2,000	-	2,000	-
FC03045	External Fabric inc EWI- Blocks		1,169,000	1,169,000	-	1,169,000	-
FC03046	Decent Homes North 2017-19		332,000	332,000	-	332,000	-
FC03047	Decent Homes South 2017-19		219,000	219,000	-	219,000	-
FC02983	Decent Homes Central 2017-19		220,000	220,000	-	220,000	-
FC05013	Estate Roads Resurfacing	500,000	2,000,000	1,500,000			500,000
FC05009	Lateral Mains	750,000	250,000	500,000			750,000
FC05015	Other Works	800,000	800,000	-			800,000
FC04001	Electrical Lateral Replacement		2,000	2,000	-	2,000	-
FC05005	Compliance	2,200,000	1,340,000	860,000			2,200,000
FC0XX13	Decent Homes 2016-22 Programme	2,950,000	-	2,950,000			2,950,000
FC02934	Minor Works & Replacements		4,000	4,000	-	4,000	-
FC02950	Communal Heating Replacement		747,000	747,000	-	747,000	-
FC04003	Domestic Heating Replacement	1,200,000	1,240,000	40,000		20,000	1,200,000
FC04004	Box-Bathroom Refurbs (Apprenticeships)	1,000,000	2,000,000	1,000,000			1,000,000
FC03048	Fire Safety Improvement Works		1,974,000	1,974,000	-	1,974,000	-
FC04002	Lift Replacement Programme		-	-			-
FC05011	Communal Boilers	1,400,000	500,000	900,000			1,400,000
FC05010	Lift Replacement Programme	1,500,000	1,300,000	200,000			1,500,000
FC05014	Energy Efficiency inc Green Street	500,000	1,000,000	500,000			500,000
FC00100	Aids And Adaptations	1,200,000	1,427,000	227,000	-	227,000	1,200,000
FC03027	ESCO		215,000	215,000	-	215,000	-
FC02943	Compliance (Asbestos, Tanks, Rewires)		31,000	31,000	-	31,000	-
FC05012	Garages	300,000	250,000	50,000			300,000
FC02933	Voids	3,000,000	3,000,000	-			3,000,000

Project No.	Project Name	Budget	Spend			Future Year Budgets	
		Revised	Actual Expenditure + Forecast	Variance to budget. Over / (Under) spend to date	Net (Slippage) / Acceleration request	2020/21	Total
FC05004	Door Entry Systems	100,000	100,000	-		-	100,000
FC05008	De-Gassing of Blocks	150,000	150,000	-		-	150,000
FC03007	Windows & Door Replacements		5,000	5,000 -	5,000.0	-	-
FC03040	Communal Repairs & Upgrades		151,000	151,000 -	151,000.0	-	-
FC05006	Fire Safety Improvement Works	2,200,000	1,960,000	-	240,000	-	2,200,000
FC05007	Fire Doors	3,800,000	3,000,000	-	800,000	-	3,800,000
FC05000	DH Internal		2,950,000	2,950,000		-	-
FC05002	Externals 1 - Houses & Blocks	11,050,000	7,000,000	-	4,050,000	-	11,050,000
FC05003	Externals 2 - Houses & Blocks	3,000,000	1,750,000	-	1,250,000	-	3,000,000
TBA	Assets Management - TO BE ALLOCATED		533,000	533,000		-	-
FC02820	Estate Renewal	11,500,000	11,500,000	-		-	11,500,000
	<b>New Builds</b>						
FC02823	Council Housing Phase III	-	49,723	-	49,723	-	-
FC02931	Leys Phase 1	-	44,582	-	44,582	-	-
FC03009	Leys Phase 2	-	708,946	-	708,946	-	-
FC03071	Melish & Sugden	-	5,164,732	-	5,164,732	624,302	624,302
FC02970	Marks Gate	-	250	-	250	-	-
FC02973	Infill Sites	-	102,872	-	102,872	-	-
FC02988	Bungalows (Stansgate,Mrgt Bon)	-	476,405	-	476,405	-	-
FC02989	Ilchestr Rd / North St New Build	-	331,628	-	331,628	-	-
FC02991	North St	-	7,050	-	7,050	-	-
FC03056	Burford Close	-	41,423	-	41,423	-	-
TBA	To Be Allocated	20,000,000	20,000,000	-		-	20,000,000
	<b>Total for HRA</b>	<b>69,100,000</b>	<b>62,464,389</b>	<b>-</b>	<b>6,635,611</b>	<b>5,589,000</b>	<b>624,302</b>
	<b>Transformation</b>	<b>10,995,000</b>	<b>5,389,000</b>	<b>-</b>	<b>5,606,000</b>	<b>2,907,473</b>	
	<b>TOTAL CAPITAL PROGRAMME</b>	<b>283,077,556</b>	<b>268,011,618</b>	<b>-</b>	<b>15,065,939</b>	<b>8,862,962</b>	

# London Business Rates 2019-20 75% Pilot Pool

## Strategic Investment Pot (SIP) Consultation Report



### Report of the SIP Panel:

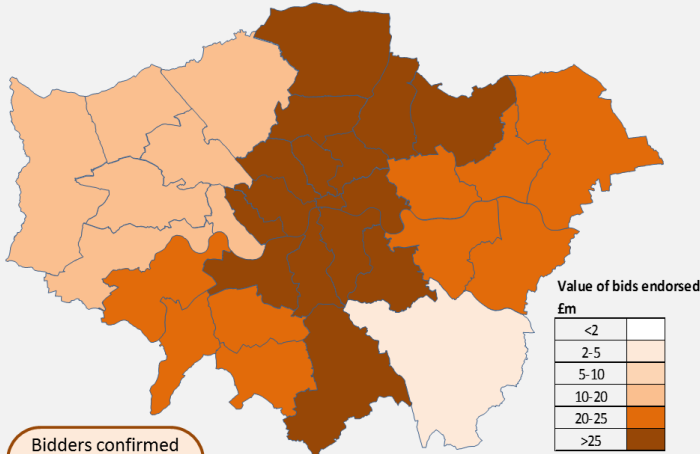
Caroline Al-Beyerty, Acting Chamberlain, City of London Corporation  
Guy Ware, Director Finance, Performance & Procurement, London Councils  
Patrick Dubeck, Interim Head of Regeneration, GLA  
Amar Dave, Strategic Director Regeneration & Environment, Brent  
Shifa Mustafa, Executive Director Place, Croydon  
Andy Donald, Chief Executive, Redbridge  
Richard Simpson, Strategic Director Resources, Sutton



## Bids Received

This info-graphic shows a summary of key information from all of the bids submitted: geography, types and amounts of funding, expected project outputs.

### Bids were submitted from across London

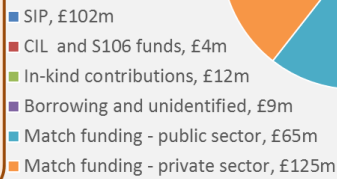


Bidders confirmed total project cost, along with funding identified as part of their bids.

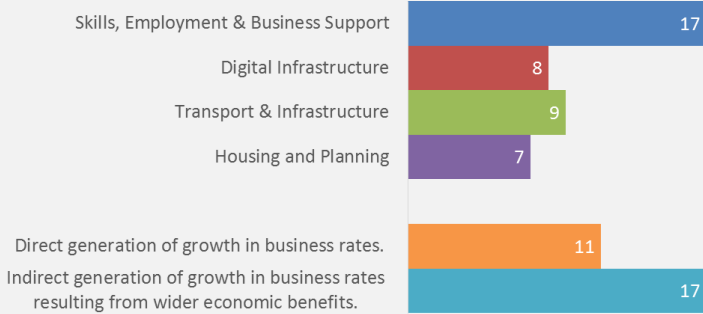
In-kind match funds identified included staff time, project development costs.

Private sector match included sponsorship, JV partner contributions, and apprenticeship levy.

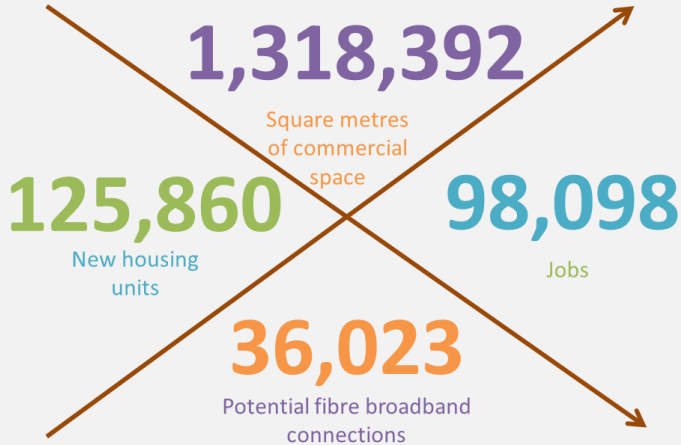
### Project funding identified, £m



### Bidders identified the following key areas supported:



### Outputs estimated by bidders



£39.9m

Expected SIP fund

£102m

Total SIP Bids Received

## The executive summary

For 2019-20, the GLA and the 33 London billing authorities are piloting 75% business rates retention. This allows London to retain an estimated £181m of extra funding. Of this, approximately 50% will be used for strategic investment: 15% (c.£27m, Strategic Investment Pot) to be allocated by the agreement of London government, and the balance (the GLA share of total benefit) for allocation by the Mayor of London. In addition, £12.8m is unallocated from 2018-19 funds.

The aim for the SIP funds is to:

- contribute to sustainable growth of London's economy and an increase in business rates income either directly or as a result of the wider economic benefits anticipated;
- leverage additional investment funding from other private or public sources; and
- have broad support across London government in accordance with the agreed governance process.

There is not currently a mechanism for joint decision-making by London government, therefore the formal decision must, as in 2018-19, be taken by the Members of the Lead Authority (City of London Corporation), subject to consultation with all participating authorities. This is the consultation report, to which authorities are asked to respond according to their own decision-making processes. We anticipate that this will require a Member decision, though authorities may have delegations in place. The consultation requirements are that:

- the Mayor of London and two-thirds of the 33 billing authorities agree to recommend project approval; and
- if all the authorities in a given sub-region (as defined in the pooling agreement) do not recommend the project, it shall not be agreed.

If the recommended proposals are not agreed, the Memorandum of Understanding agreed requires resources to be rolled forward and allocated in future SIP rounds.

Following consultations on the process and guidance in March and April 2019, bids were formally invited in early June 2019 with a deadline in September. 18 bids were received for a total of £102m. A summary of the bids received is shown in the info-graphic (left). The overall quality of bids was high, bearing in mind the timescale. Some were well developed with a clear delivery plan and estimates of impact; others would benefit from further development.

The City of London Corporation, the Lead Authority, led the evaluation process, convening a Panel of senior finance, regeneration, and service directors from participating authorities. The approach ensured that appropriate expertise and pan-London engagement was obtained. This report, issued by the Panel, provides: an overview of the pilot scheme; information about the bidding and evaluation process; an overview of bids; the recommended package of bids to be funded; and an appendix with a summary of each of the bids.

# The recommendation

The Panel has considered the bids and recommends that the following SIP funds are awarded because they provide the best way to balance the objectives of the fund within the resources available. The Mayor and the 33 London authorities are asked to use their own decision-making processes to allow Members to confirm support for each.

	£m
• Crystal Palace Subway	2.34
• Inclusive Growth:	8.00
○ Central London Inclusive Growth	
○ Building an Inclusive Knowledge Economy	
• London Cancer Hub	8.38
• Supporting Sustainable Growth with 5G	0.15
• West London Orbital and Strategic Growth	3.60
• Croydon Creative Campus Phase 1	2.50
• South London Knowledge Exchange	6.04
• Local London e-Business for Growth	5.63
• Lower Lea Valley Bridge Enabling	0.50
<b>Total Recommended Package</b>	<b>37.14</b>

A summary of the bids in the recommended package is shown in the info-graphic (right). The package includes bids which will directly grow London's business rates by providing new or refurbished commercial space, as well as ones which will indirectly generate growth by providing transport and digital infrastructure, supporting employment and businesses, and creating frameworks for development. A mixture of bids is included to achieve a balanced package: some are focused on a single, specific site and some have a much wider focus and potential impact.

A successful allocation of funds will allow the various strategic investment projects to begin, and continue to demonstrate to Government that London government can cooperate and work together.

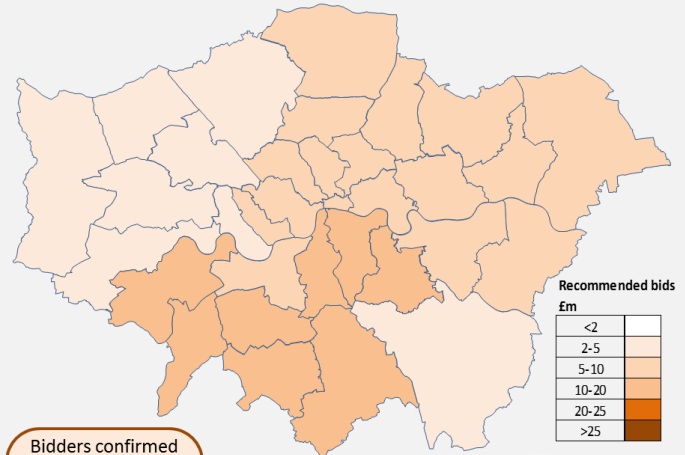
The precise amount of funds will be confirmed once the 2018-19 and 2019-20 accounts are closed. At the time of writing, the future of business rates retention in London (pilot, pool, or revert to the 2017-18 scheme) remains uncertain. The Panel recommend that if there are no new SIP funds, a further review and recommendation is made based on the existing bids once the final amount of funds is confirmed in late 2020. On the current forecast, this would allocate a further £2.7m.

Funding agreements were included with the bid form and will be put in place swiftly following Members' decision. These apply funding conditions relating to the outputs and match funding in the bid. Progress will be reported quarterly to the Society of London Treasurers and the directors of the sub-regional partnerships. Leaders' Committee or the Congress of Leaders and the Mayor will receive an annual update.

## Recommended Package

This info-graphic shows a summary of key information from the recommended package: geography, types and amounts of funding, expected project outputs.

### Bids are recommended from across London

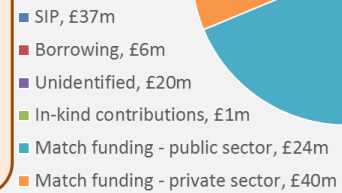


Bidders confirmed total project cost, along with funding identified as part of their bids.

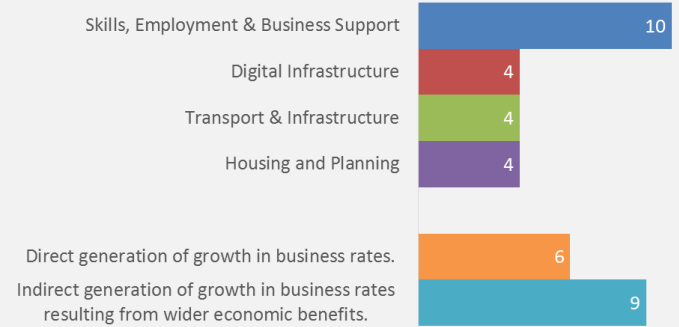
In-kind match funds identified included staff time, project development costs.

Private sector match included sponsorship, JV partner contributions, and apprenticeship levy.

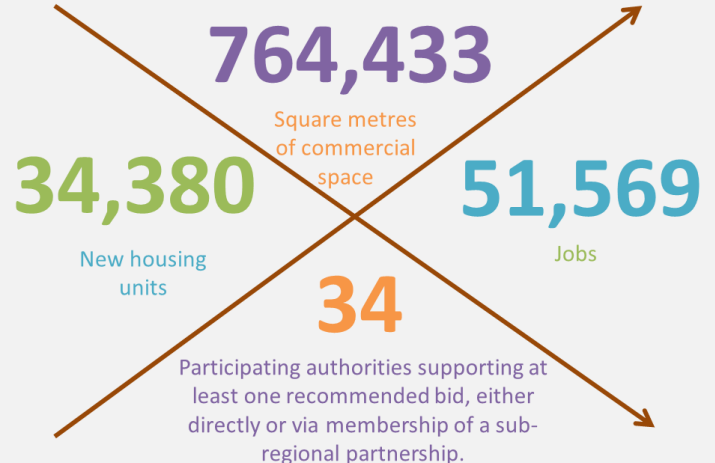
### Project funding identified, £m



### Bidders identified the following key areas supported:



### Direct outputs estimated



£39.9m

Expected SIP fund

£37.14m

Total SIP Bids Recommended

# The 75% pilot scheme and SIP

This is the third year that London has piloted additional business rates retention. In 2017-18, the GLA's Revenue Support Grant (RSG) and funding for TfL capital was replaced by additional rates, meaning London retained a total of 67% of business rates (adjusted for redistributive measures and a 50% levy on growth over baselines set in 2013-14).

For 2018-19, all 33 London billing authorities and the GLA came together to pilot 100% retention, reaching agreement with Government at the Autumn Budget 2017. The operating principles of the pilot pool were subsequently agreed, via a Memorandum of Understanding (MoU), by the 32 London Boroughs, the City of London Corporation and the GLA in January 2018.

The pilot replaced RSG for the 33 London billing authorities with retained business rates. Government also agreed an enhanced safety net threshold of 97% (compared with 92.5% under the previous scheme), meaning that London, as a whole, could not lose more than 3% of its baseline funding level. An additional safeguard was agreed between the London authorities that no authority would be worse off than under the pilot than the previous arrangements.

The pilot allowed London to retain 100% of any growth (rather than 67% that would have been the case otherwise) over the baseline levels set in 2013-14. The 2018-19 pilot also removed the 50% levy on that growth. Following analysis of all London borough business rates outturn returns submitted to the Government in April and May, the overall forecast net additional benefit to London is estimated to have been approximately £397m. However, the final figure will not be confirmed until audits have been completed.

Under the agreed terms of the London pilot, 15% of the net financial benefit of pooling is reserved for the Strategic Investment Pot, to be spent on projects that:

- contribute to the sustainable growth of London's economy and an increase in business rates income either directly or as a result of the wider economic benefits anticipated;
- leverage additional investment funding from other private or public sources; and
- have broad support across London government in accordance with the agreed governance process.

The final amount of SIP funds available is subject to the final amount collected in year. In 2018-19, the SIP was estimated at £52m, and Members awarded funding of £46.83m to the balanced package of projects recommended by the SIP Panel. The estimated outturn on the SIP was £59.6m, and in addition, in accordance with the MOU, the lead authority credited interest of £0.03m. This left a balance of £12.8m for allocation, subject to final confirmation of participating authorities' audits.

In 2019-20, the pilot was continued on a reduced basis at 75% retention. Accordingly, the safety net threshold fell to 95%. The basis of the extended pilot is otherwise as described above. For 2019-20, the budgeted SIP is £25.7m, though the forecast at September 2019 suggests that the outturn might be £27.1m. Added to the £12.8m balance from last year, this gives a total of up to £39.9m which could be allocated. However, the level of benefit is relatively volatile, and so the SIP Panel have recommended an allocation of approximately 90% of the uncertain funds to ensure that there is not an over-allocation should the position worsen in the year. This means keeping around £2.7m in reserve.

The process agreed in establishing the pilot pool reflects the absence of a statutorily recognisable mechanism for joint decision-making by the 33 billing authorities and the Mayor of London. The formal decision must therefore be taken by the Members of the Lead Authority (the City of London Corporation), subject to consultation with all participating authorities. This is the consultation report, to which authorities are asked to respond according to their own decision-making processes. We anticipate that, as in 2018-19, this will require a Member decision, though authorities may have delegations in place.

The consultation requirements are that:

- the Mayor of London and the majority (two-thirds) of the 33 billing authorities agree to recommend approval of the project; and
- if all the authorities in a given sub-region (as defined by the MoU) do not recommend the project, it shall not be agreed.

This report provides information about the pilot scheme, the bidding and evaluation process, an overview of the bids received, the recommended package of bids for funding, and an appendix with a summary of all bids.

In addition, the Mayor of London has committed to spending the GLA's share of the additional net financial benefit from the pilot on strategic investment priorities. The allocation process for this, separate, fund (budgeted at £52.4m) is due to be considered in 2019-20 and will be followed by a Mayoral decision on the allocation of funds.

## The bidding and evaluation process

The Lead Authority is responsible for the operation of the SIP, and has made arrangements for inviting bids, evaluation, and the preparation of this recommendation report. Following the 2018-19 bidding round, the Lead Authority consulted in March 2019 before finalising the timetable for 2019-20. Reflections on the 2018-19 process, and actions taken were as follows:

### **Feedback, authorities wanted:**

- more time to work on bids, and more information about the process.
- a shorter evaluation process, so projects could begin more quickly.
- more information on the documentation and monitoring process following a decision by Members to fund projects.

### **Action taken:**

- earlier start and later submission date planned. Additional information provided in the bidding guidance.
- following 2018-19 pilot, the evaluation process was streamlined, allowing quicker progress to evaluation and recommendation.
- following 2018-19 pilot, documentation and monitoring arrangements in place. Draft documents shared with bid form to ensure that all parties ready to complete as soon as Members allocate funds.

In addition to the above the bid form was adjusted to allow easier consolidation, and to ask bidders what they would do if awarded 75%, 50% or 25% of the amount that they had requested. This will further streamline the path from Members' agreement to completion of legal documentation and delivery, and also allowed the Panel to consider in detail what could be delivered for only a part of the funds requested.

Following requests from participating authorities, a further consultation was undertaken in April 2019 on the draft guidance. This allowed bidders to begin work on their submissions in advance of the formal call for bids, which was issued in June 2019 to the Chief Executives and Treasurers of the 33 London billing authorities, the 2018-19 bidders, and the directors of the sub-regional partnerships. This included a bid form and bidding guidance. The deadline for submissions was in September 2019.

The bidding guidance explained the Lead Authority's intention that the evaluation would be carried out by a Panel of senior finance, regeneration, and service directors from the London authorities and GLA, and London Councils. This approach was designed to ensure that appropriate expertise and pan-London engagement was obtained for the evaluation method. This report is issued by the Panel and provides its recommended package of bids to be funded.

The criteria considered were those included in the bidding guidance, namely:

- **Contribution of anticipated outputs to key economic growth priorities:** e.g. housing and planning; transport and infrastructure (including digital infrastructure); skills, employment and business support. This could be evidenced, for example, by quantification of anticipated outputs (increase in

homes, commercial floor space, jobs, etc.) and by alignment with existing regional, sub-regional and local strategies.

- **The anticipated scale of economic benefit**, both in absolute terms and, where appropriate, expressed as a ratio of anticipated return to investment required.
- **The breadth of geographic impact** – with a presumption that the broader the area of impact the better. Whilst strong local bids will be considered under other criteria, there will be a preference for joint proposals, including but not necessarily limited to those from existing sub-regional partnerships, or which apply to the whole of London.
- **The scale of match funding**, both in absolute terms and expressed as a ratio of funding from other public or private sources to SIP investment required. The presumption will be that – all other things being equal – proposals that command a greater level of match funding will be preferred.
- **Delivery timescales**: No strict cut-off point is defined; however delivery timescales will be considered within the overall evaluation, with a presumption in favour of earlier completion (and therefore earlier economic returns), while ensuring an appropriate mix of recommended proposals between ‘oven-ready’ schemes and longer-term investment projects.

The bidding guidance made clear that, though the criteria were chosen in part because they were capable of objective evaluation, there would also be a degree of judgment and interpretation required. There would also be a need to assess the robustness and credibility of the estimates included in the bids. By way of specific consideration of the matters of judgement and interpretation which could not be objectively summarised from the bids, four areas were considered:

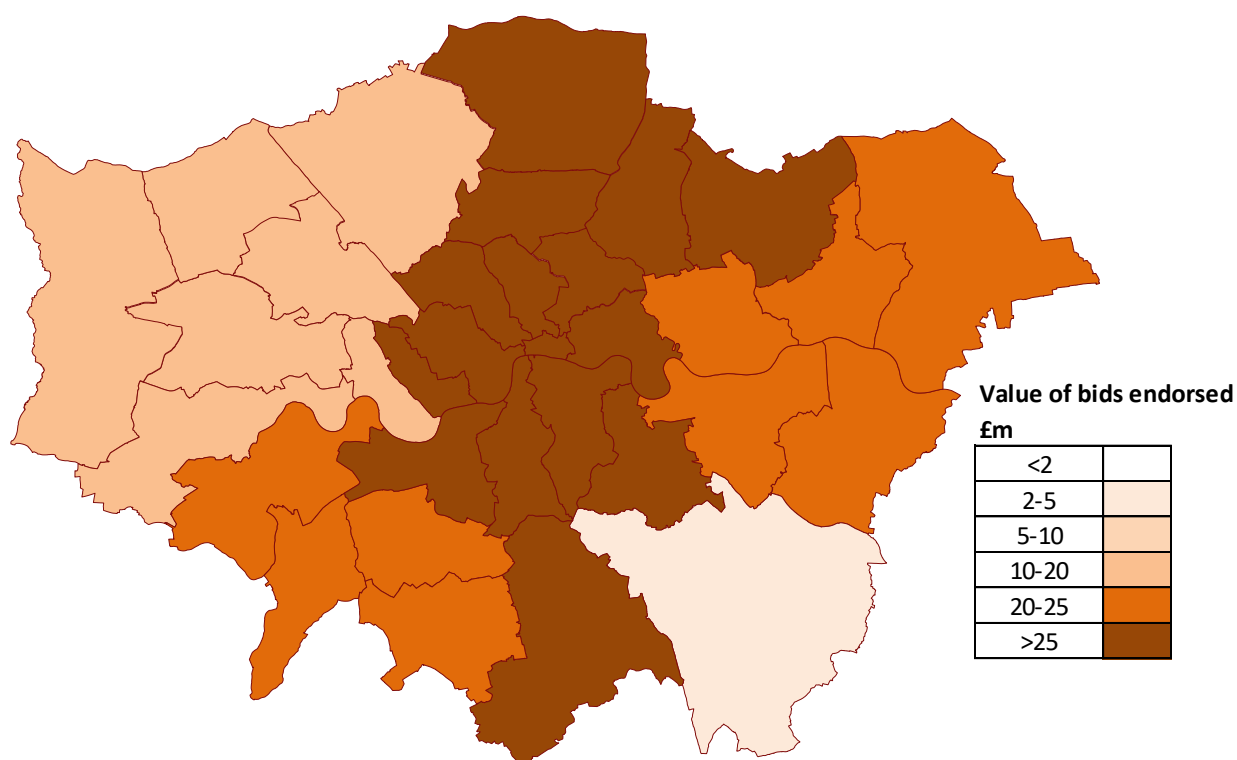
- **Deliverability** – an assessment of the likelihood of delivering the project (and any sub-projects) referred to in the bid, and doing so within the timeframe and resource base described in the bid documentation.
- **Economic impact** – an assessment of the expected level of impact of the bid; considering, in particular, the two key aims of the SIP which were to directly increase business rates income and to increase business rates income indirectly as a result of wider economic benefits.
- **Geographical impact** – a consideration of whether the bid would impact directly in just a specific locale, across a borough, a sub-region, or even more widely.
- **Additionality of match funding** – an assessment of the extent to which the bid leveraged truly additional investment funding, or whether it referred only to funding already accessible to bidders.

These four areas and the objective and comparative details of the bids were all considered and discussed by the Panel in forming its recommended package of bids.



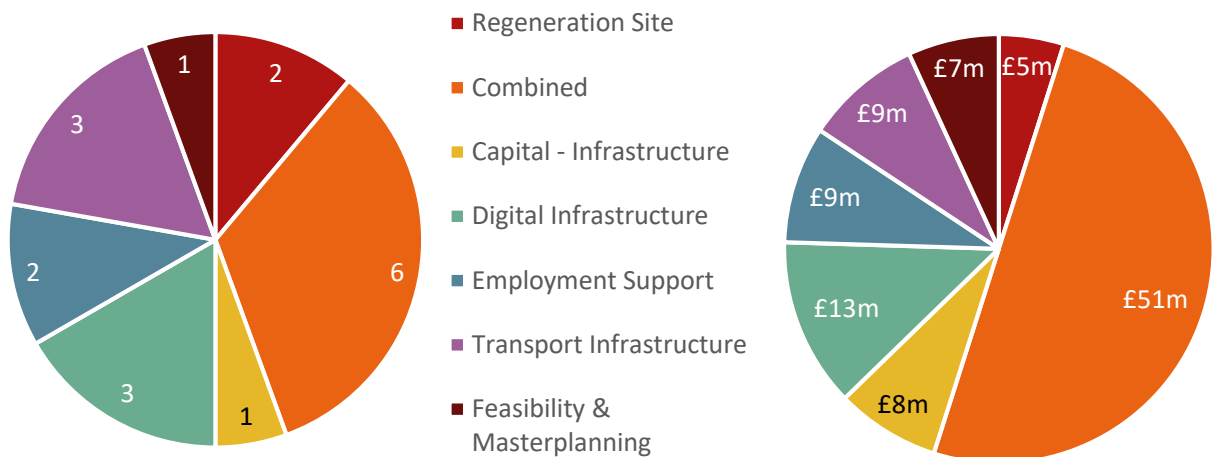
## The bids received

The expected value of SIP funds as forecast at September 2019 is £39.9m, subject to the final outturn on business rates. Following the invitation to bid, by the deadline in September, 18 SIP bids were received from 11 accountable boroughs for a total of £102m. All authorities (except the Lead Authority) individually supported at least one bid, and the majority supported bids of at least £10m. In addition, support was also expressed through memberships of sub-regional group, with each sub-regional group either being part of the preparation and submission of bids, or identifying bids which as a group they support. Support for bids is shown in the map:



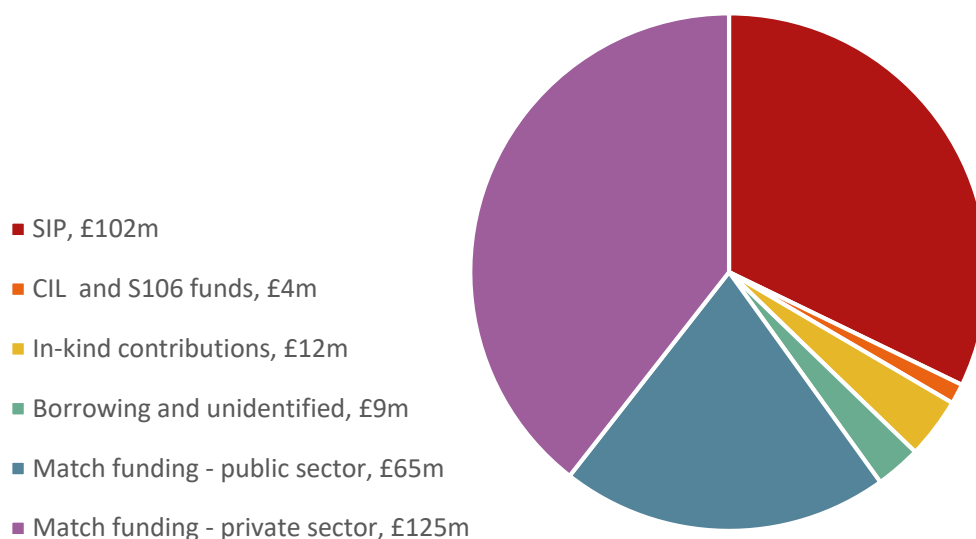
Bidders provided categorisations for their bids, and these were considered by the Panel. As laid out in the bidding guidance, a technical working group also reviewed the bids and suggested some further detailed groupings. The working group also grouped bids by geographical impact, by deliverability and anticipated impact. The Panel considered bids in these groups, but they were kept under review throughout the evaluation process; no 'quota' was applied, and there was no specific aim relating to categorisation in the Panel's approach to identifying a recommended package.

The graphs show the total bid amount and number of bids received in each category, as nominated by the bidders:



The bids were for projects with a range of different sizes, and bidders were asked to identify the total cost of the project and analyse the funding sources. The average bid size was £5.7m, with a minimum of £0.5m and a maximum of £12.1m, and the SIP funding proportion was from 11% to 92%. The bidders identified a wide range of different sources of match funding, and as part of their bid categorised these into private and public sector match funding, in-kind contributions, and CIL/S106. Some projects had not identified the total funding for their project, with some unidentified, and some had planned to use borrowing to support their plans.

The Panel considered the additionality of match funding (as described above under 'The bidding and evaluation process') offered by bidders and the quantum of match funding to inform their recommendation. The graph shows the total (estimated) project costs and funding sources, over all the bids received:



## The recommended package

The Panel recommend that Members fund a balanced package of bids, which combines a range of different projects. The bids included in the package, and the reasons why they are recommended are detailed in this section. They are presented in no specific order.

The tables contain summary information taken directly from the bid forms, this is presented as submitted.

### Crystal Palace Subway

Name:	<b>Crystal Palace Subway</b>		To unlock the potential of the Crystal Palace Subway as a cultural destination for south London. The Subway is jointly owned by Bromley and Southwark and is situated on the edge of Crystal Palace Park where five boroughs meet, the others being Croydon, Lewisham and Lambeth. This project will increase tourism and boost the local economy.	
Bid Size:	£2.34m			
Estimated total project cost:	£3.84m			
Estimated SIP proportion:	61%	Will this directly generate growth in business rates?	No	
<b>Match funding:</b>		Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?	Yes	
Match funding - public sector	£0.80m	<b>Estimated outputs:</b>		
In-kind contributions	£0.70m	Jobs	30	
<b>Project timeframe:</b>	Mid-term (1.5-3 years)	Commercial space (sq. m)	555	

The Panel conclude that this bid would be a valuable project as part of a wider cultural strategy for the area. The difficulty of attracting funding for work to a Grade II\* listed building such as this could be seen by the Panel, so it was felt that SIP funding would genuinely unlock additional funds and allow the project to be delivered. The footfall and supporting information from businesses provided a good indicator that this would support the local economy.

### Inclusive Growth:

- Central London Inclusive Growth
- Building an Inclusive Knowledge Economy

These two bids were submitted by an overlapping group of boroughs from Central London Forward, and both were combined initiatives including supporting the development of workspace and providing support to businesses which might occupy it:

Name:	<b>Central London Inclusive Growth</b>		Inclusive growth directed investments to deliver 8,940 SQM of affordable workspace with digital infrastructure and support for 888 businesses across six central London boroughs. £2.16m rateable value uplift and £213m net additional GVA is forecast. Investments will help residents from all backgrounds to set-up in business, micro businesses to employ (diversely) and small businesses to expand.	
Bid Size:	£10.00m			
Estimated total project cost:	£20.67m			
Estimated SIP proportion:	48%	Will this directly generate growth in business rates?	Yes	
		Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?	Yes	
<b>Estimated outputs:</b>		Jobs	780	
		Commercial space (sq. m)	8940	
<b>Match funding:</b>		Fibre broadband connections	22	
Match funding - private sector	£2.33m	Businesses supported	888	
Match funding - public sector	£8.33m	Rateable Value Uplift (£m)	2.16	
CIL and S106 funds	£0.01m	Net additional GVA (£m)	213	
<b>Project timeframe:</b>	Midterm (1.5-3 years)	Reduced Cost to Public Sector (£m)	0.49	

Name:	<b>Building an Inclusive Knowledge Economy</b>		To create an inclusive knowledge economy that stretches across the economic clusters of 4 boroughs and four economic clusters, integrating 'people' and 'place' so that places are opened up to local people for economic benefit through spatial planning and intensification, business growth and skills development	
Bid Size:	£6.03m			
Estimated total project cost:	£10.96m			
Estimated SIP proportion:	55%		Will this directly generate growth in business rates?	Yes
Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?			Yes	
<b>Estimated outputs:</b>				
Jobs	1260		Commercial space (sq. m)	3,716
<b>Match funding:</b>		Businesses and (potential) entrepreneurs supported		377
Match funding - private sector	£4.31m	Apprenticeships, internships and work experience opportunities		140
Match funding - public sector	£0.62m	Private sector investment raised		5,000,000
<b>Project timeframe:</b>	Longer term (3-5 years)	Local people engaged in knowledge economy		1,000

The Panel noted that both of these bids had a high priority endorsement from Central London Forward, which had been agreed by that group's Members. The Central London Inclusive Growth bid was felt to be very deliverable, as it identified specific interventions, and to have been prepared by experienced practitioners. Building an Inclusive Knowledge Economy provided less detail, but also included a range of coherent interventions in these areas.

As it seemed clear that the majority of these boroughs were working together, the Panel felt it would be appropriate to consider these bids together, and recommend that they are brought together as a combined project such that the best aspects of both might be retained. It therefore recommends that the bidding authorities be invited to rationalise and identify priorities within the overall proposals against a funding envelope of £8m (50% of the combined bids). The Lead Authority will liaise with the two accountable boroughs to progress this approach, ideally to a single funding agreement.

### London Cancer Hub

Name:	<b>London Cancer Hub</b>	The London Cancer Hub will create the world's leading life-science district specialising in cancer research, treatment, enterprise and education. Transforming the campus into 280,000sq.m of commercial space, generate £13m of business rates and £1.2bn GVA annually.		
Bid Size:	£8.38m	This bid seeks funding for the demolition of existing buildings and infrastructure requirements for the Knowledge Centre.		
Estimated total project cost:	£35.46m	Will this directly generate growth in business rates?		Yes
Estimated SIP proportion:	24%	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		No
<b>Estimated outputs:</b>				
<b>Match funding:</b>		Jobs	259 (phase 1) / 6,428 high quality jobs (campus)	
		Commercial space (sq. m)	8,361 sq.m (phase 1) / 280,000sq.m (campus)	
Match funding - private sector	£24.70m	NNDR (Business Rates)	£949,429 (phase 1) / £13.84m (campus)	
Borrowing	£2.38m	GVA - Direct	£26,297,568 (phase 1) / £779,047,575 (campus)	
<b>Project timeframe:</b>	Longer term (3-5 years)	GVA - Direct & Indirect	£43,906,094 (phase 1) / £1.22bn (campus)	

The Panel considered this an exciting project, showing Local Government working with the NHS and other partners. The potentially exceptionally wide impact of this project was a key factor in its inclusion in the recommended package, given the significance of the institutions in cancer research involved.

## Supporting Sustainable Growth with 5G

Name:	<b>Supporting Sustainable Growth with 5G</b>		This bid is focused on enabling the roll-out of large scale 5G trials that unlock growth and investment. It includes: Mapping/condition surveying of key digital assets, filling gaps in digital infrastructure, and identifying models for further deployment. It will focus resources on strategically important places in a way that unlocks private sector investment.		
	Bid Size:	£1.70m			
	Estimated total project cost:	£3.24m			
	Estimated SIP proportion:	52%			
<b>Match funding:</b>			Will this directly generate growth in business rates?	Yes	
	Match funding - private sector	£1.40m	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?	Yes	
	In-kind contributions	£0.14m			
<b>Project timeframe:</b>	Mid term (1.5-3 years)		<b>Estimated outputs:</b>	Jobs	8185

This bid addresses an acknowledged issue with technology companies, who sometimes struggle to do business in London, across the various Local Government administrations in place around the capital. The Panel felt that the mapping exercise proposed would be valuable, could provide a template for other sub-regions to carry out a similar exercise, and would allow West London to be ready once operators were looking to roll-out 5G infrastructure.

However, the Panel felt that the wider proposals would need further development to confirm the case for public sector intervention, and so recommended level of funding is to cover the mapping part of the bid only, at an estimated cost of £0.15m, and subject to confirmation of the costs of this element of the bid.

## West London Orbital and Strategic Growth

Name:	<b>West London Orbital and Strategic Growth</b>		This covers development of the West London Orbital which will support up to 29,000 homes, 22,000 jobs and £99 million business rates. Without borough match-funding it may be delayed or cancelled. It covers technical work to take the project to powers application stage; public consultation/engagement; borough master planning and advice/consultancy to ensure readiness for a powers application.			
	Bid Size:	£3.60m				
	Estimated total project cost:	£6.80m				
	Estimated SIP proportion:	53%	Will this directly generate growth in business rates?		Yes	
			Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
<b>Estimated outputs:</b>			Housing units	29,300	Jobs	22,000
Commercial space (sq. m)		419,000	Additional business rate income by 2041		99,300,000	
<b>Match funding:</b>			Additional business rates (value increase pa)		5,240,000	
Match funding - public sector		£3.20m	Additional CIL income		262,000,000	
<b>Project timeframe:</b>	Mid-term (1.5-3 years)		Economic benefit (time savings etc)		1,260,000,000	

The Panel noted the progress that has been made with the West London Orbital rail programme since the SIP bid submitted in 2018-19 and considered this a more focused bid which would directly assist with the delivery of the railway. This was also felt to be a large-scale project, with a potential pan-London impact. Whilst included in TfL's business plan and the Mayor's Transport Strategy, the Panel agreed that support was required to secure progress in this important project.

## South London Knowledge Exchange

Name:	<b>South London Knowledge Exchange</b>		The South London Knowledge Exchange will build an ecosystem of dynamic SME/University collaboration to stimulate knowledge-based growth through business start-up or expansion, improved productivity and creating high-quality jobs. Via a network of knowledge hubs in new workspace, a partnership of councils and universities will deliver a consistent innovation support offer and routes into more intensive collaboration between entrepreneurs and academia.			
Bid Size:	£12.07m					
Estimated total project cost:	£27.65m					
Estimated SIP proportion:	44%	Will this directly generate growth in business rates?			Yes	
<b>Match funding:</b>		Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?			Yes	
Match funding - private sector	£4.59m	<b>Estimated outputs:</b>				
Match funding - public sector	£3.88m					
In-kind contributions	£0.57m	Jobs	654	Commercial space (sq. m)	11,369	
CIL and S106 funds	£0.21m	Existing businesses supported			1,115	
Borrowing	£3.34m	Early stage businesses supported			532	
Unidentified	£2.99m	Business-HE collaborations			265	
<b>Project timeframe:</b>	Mid term (1.5-3 years)	New products/processes/JV developed			50	

This bid was acknowledged as taking a strategic and innovative approach, partnering with Higher Education in a way which had not been seen in a SIP bid before. There was detailed background information provided in a helpful format, which assisted the Panel in understanding what would be delivered with the funding. However, the Panel felt that the £12m bid amount would be a very significant commitment to an innovative approach, and therefore suggested a 50% reduction to allow a smaller scale project to go ahead in the first instance.

## Croydon Creative Campus Phase 1

Name:	<b>Croydon Creative Campus Phase 1</b>		The project will kick start the transformation of Croydon into a Creative Campus by establishing a university presence at the heart of the metropolitan centre. £2.5 million SIP funding is sought to redevelop an under-utilised Council owned building into an efficient and modern university site. The refurbishment of the proposed site supports the expansion of London South Bank University (LSBU) in Croydon.			
Bid Size:	£2.50m					
Estimated total project cost:	£5.60m					
Estimated SIP proportion:	45%	Will this directly generate growth in business rates?			No	
<b>Estimated outputs:</b>		Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?			Yes	
<b>Match funding:</b>		Commercial space (sq. m)	161	Jobs	112	
Match funding - public sector	£3.10m	Refurbished learning facilities (New campus created) (sq. ft.)			5,350	
<b>Project timeframe:</b>		Number of additional university students			2,133	
Mid term (1.5-3 years)		Number of enterprises supported			126	
<b>Project timeframe:</b>		Number of enterprises assisted to cooperate with research entities/institutions			40	

The Panel felt that supporting the introduction of a university presence would contribute to the ongoing regeneration of Croydon town centre and help to improve skills within its broader catchment area. The technical working group considered the economic impacts to be potentially understated, as the bid did not attempt to quantify the wider economic value of a larger skilled workforce.

## Local London e-Business for Growth

<b>Name:</b>	<b>Local London e-Business for Growth</b>	The 'e-Business for Growth' programme will tackle inhibitors to local economic growth and business rate revenue maximisation. Support for 6000 businesses will empower them to harness opportunities presented by digital and web-based technology. Activities will generate various short and long-term positive economic impacts at local, borough and sub-regional levels worth in excess of £106m.			
Bid Size:	£7.50m	Will this directly generate growth in business rates?			No
Estimated total project cost:	£13.40m	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?			Yes
Estimated SIP proportion:	56%	<b>Estimated outputs:</b>			
<b>Match funding:</b>		Safeguarded Jobs	10,000	Jobs	1,100
Match funding - private sector	£2.40m	Businesses Supported			6,000
Match funding - public sector	£3.50m	Residents upskilled (Digital): c.2 per business			12,000
<b>Project timeframe:</b>	Mid term (1.5-3 years)	Additional Turnover Generated (£m)			106

This bid included specific plans for interventions. Although some of them might be considered low level, they address digital skills, the importance of which is well acknowledged. Both the Panel and technical working group had seen evidence that this kind of intervention is needed, and therefore it is considered that a large-scale pilot would be worthwhile, especially if it can be robustly evaluated. The measures planned in the bid appeared to be relatively easily scalable, so to ensure the affordability of the overall package the Panel recommend funding this project at 75%.

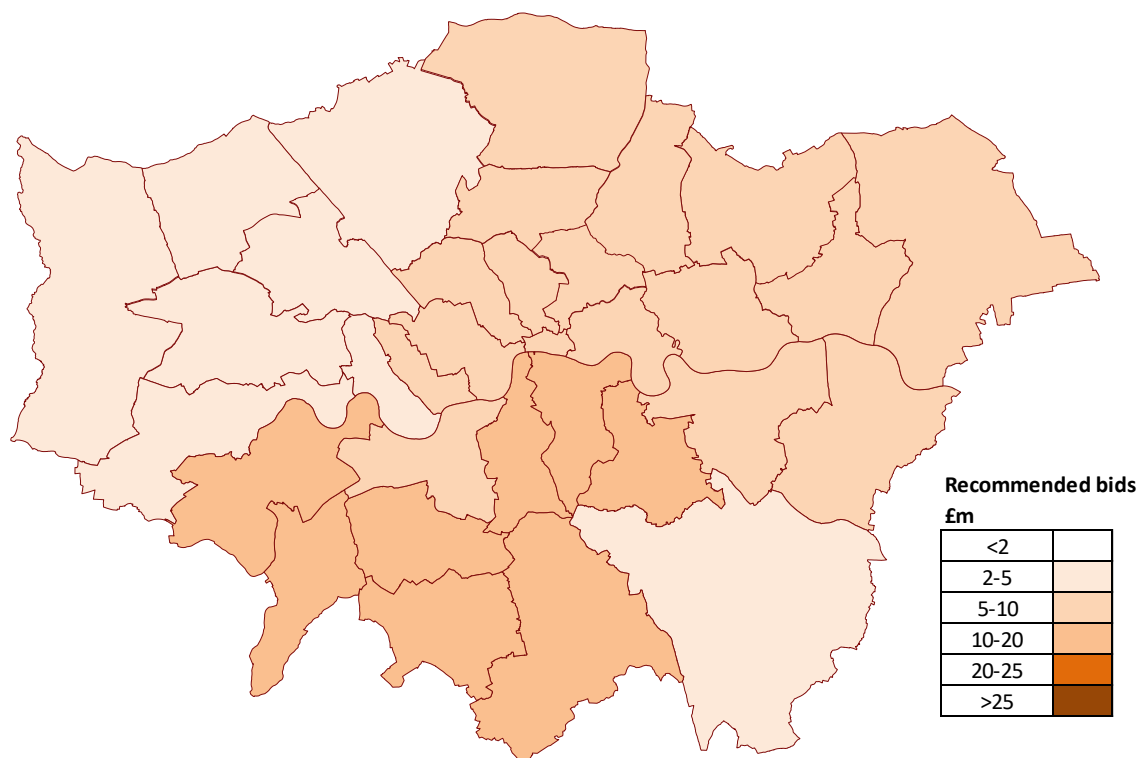
## Lower Lea Valley Bridge Enabling

<b>Name:</b>	<b>Lower Lea Valley Bridge Enabling</b>	This bid will enable a network of bridges in the Lower Lea - finalising designs, securing consents and land, and transitioning to construction. This infrastructure will increase economic growth and housing capacity. As well connecting two boroughs separated by a river, the programme will unlock local severance from the wider public transport network, greatly enhancing connectivity across London.			
Bid Size:	£0.50m				
Estimated total project cost:	£1.00m	Will this directly generate growth in business rates?			No
Estimated SIP proportion:	50%	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?			Yes
<b>Match funding:</b>		<b>Estimated outputs:</b>			
Match funding - private sector	£0.40m	Housing units	5,080	Jobs	10,761
Match funding - public sector	£0.10m	Commercial space (sq. m)			32,331
<b>Project timeframe:</b>	Mid term (1.5-3 years)	Additional business rate revenue per annum			4,780,000

The Panel considered the benefits of master-planning bids, which are very deliverable in themselves. However, to deliver economic impacts, they need to be progressed to development and/or adopted as part of local planning policy. This bid was felt to be a project which had been developed locally, and which SIP funding would help progress quickly. This could unlock development of a significant number of new homes and jobs.

## Conclusion

The expected value of SIP funds as at September 2019's forecast is £39.9m. The Panel recommend awards of £37.14m at this time, which represents the full balance from 2018-19 (which is virtually certain, though still subject to final confirmation) and 90% of the current forecast amount for 2019-20. The total amount of funds available will not be finally confirmed until the 2018-19 accounts are completely finalised following audit and the 2019-20 accounts are closed and audited, so it is important to under-commit this fund in case there is an unfavourable variance at the end of the year. The map shows the amount of funding each authority is supporting, either individually or via their sub-regional group, in the recommended package:



Once the consultation and decision-making process is complete, the Lead Authority will issue the grant agreements for execution by the accountable borough for each bid. These include application of funding conditions relating to the outputs and match funding in the bid.

The balance of funds will be confirmed once the 2018-19 accounts completely finalised following audit and the 2019-20 accounts are closed and audited. The future of business rates retention in London remains uncertain. The Government has announced an intention to end the current 75% pilot arrangement, though London Councils and the GLA have written to the Secretary of State and the Treasury asking for this decision to be reviewed. In the absence of a pilot, it may be possible to continue with a pooled arrangement, or London could return to the 67% scheme which operated in 2017-18.

Depending on the outcome of these discussions, there may be no new SIP funds in 2020-21. The Panel considered options for how to proceed if this is the case. These included a further bidding round for the remaining funds, a further review and recommendation based on the existing bids, or the selection of a 'reserve' project to be funded. On the current forecast, this would leave only a further £2.7m for allocation, which was considered insufficient to merit a further round of bidding. The Panel felt that until the final outcome is known (once the final amount of funds is confirmed in late 2020) it would be difficult to assess the best option, and therefore recommend that a further review and recommendation is made to deal with any balance outstanding once the amount is certain.



## Appendix: Detailed bid information

The Panel recommended that Members fund a balanced package of bids, which combines a range of different projects. The remaining bids are detailed in this section. They are presented in no specific order.

The tables contain summary information taken directly from the bid forms, this is presented as submitted.

Name:	<b>West London Challenge Fund: Tackling Congestion</b>	This is a proposal to fund a programme of work to define, develop and test at scale creative solutions to complex economic challenges, which are also constraints on future growth. The bid addresses the economic and environmental costs of congestion, with a focus on the logistics industry and deliveries to construction sites.		
Bid Size:	£3.40m			
Estimated total project cost:	£3.70m	Will this directly generate growth in business rates?		Yes
Estimated SIP proportion:	92%	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes
<b>Match funding:</b>		<b>Estimated outputs:</b>		
In-kind contributions	£0.30m	Number of Net Additional Homes de-risked		2800
<b>Project timeframe:</b>	Mid term (1.5-3 years)	estimated savings for road users		

Name:	<b>Investing in Skills and Productivity</b>	This bid addresses labour market challenges and skills gaps to boost incomes, raise productivity and grow the tax base. It aligns with our Skills & Productivity Strategy and responds to the needs of our key growth sectors, leveraging a range of technological solutions. It will support 3,445 people and 940 businesses, leverage £2.1m match-funding and have a wider economic benefit of £20.6m.			
Bid Size:	£3.71m				
Estimated total project cost:	£5.82m	Will this directly generate growth in business rates?		No	
Estimated SIP proportion:	64%	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
<b>Match funding:</b>		<b>Estimated outputs:</b>			
Match funding - public sector	£0.56m	Jobs	735	People into apprenticeships	275
In-kind contributions	£0.52m	People reskilled (inc. digital skills)		590	
CIL and S106 funds	£1.03m	People progressed in work, with increased earnings		1272	
<b>Project timeframe:</b>	Mid term (1.5-3 years)	Businesses supported to grow through skills interventions		174	

Name:	<b>South London Innovation Corridor Phase 2</b>	Phase 2 of the South London Innovation Corridor builds upon the Partnership's existing success and will deliver a high impact programme of workspace and inclusive innovation business support. By unlocking long term growth and bringing enterprise opportunities to neighbourhoods in Lambeth, Lewisham, Southwark and Wandsworth the programme will drive inclusive growth across inner south London.			
Bid Size:	£9.95m				
Estimated total project cost:	£40.57m	Will this directly generate growth in business rates?		Yes	
Estimated SIP proportion:	25%	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
<b>Match funding:</b>		<b>Estimated outputs:</b>			
Match funding - private sector	£10.79m	Jobs	1590	Commercial space (sq. m)	34,900
Match funding - public sector	£19.00m	Businesses Supported		748	
In-kind contributions	£0.03m	Estimated rateable value uplift		3,521,250	
CIL and S106 funds	£0.60m	BAME beneficiaries of the programme		0.5	
Unidentified	£0.20m				
<b>Project timeframe:</b>	Mid term (1.5-3 years)				

Name:	<b>Local London Investment in Fibre 2.0</b>	The Partnership is developing a joint approach to tackling the challenges and opportunities of delivering plans for substantial housing, employment and economic growth in the area. Ensuring that this growth takes place in a sustainable way, that the underpinning physical and social infrastructure is in place and that the growth results in increased prosperity for Local London's residents is a major challenge. Ensuring the availability of world class digital infrastructure is a key component of the Partnership's growth plans.			
Bid Size:	£7.50m	Will this directly generate growth in business rates?		Yes	
Estimated total project cost:	£67.85m	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
Estimated SIP proportion:	11%	<b>Estimated outputs:</b>			
<b>Match funding:</b>		Fibre broadband connections		36,000	
Match funding - private sector	£50.00m	Direct Commercial Impacts; productivity/innovation/flexible working/start ups		82,500,000	
Match funding - public sector	£9.00m	Direct Household Impacts		67,500,000	
In-kind contributions	£1.35m	Wider impacts; environmental, health, Smart delivery		500,000,000	
<b>Project timeframe:</b>	Mid term (1.5-3 years)	All economic impact figures over 15-year period			

Name:	<b>Master planning in the Upper Lee Valley Boroughs</b>	This is a multi-authority bid that would enable the Upper Lee Valley Boroughs of Enfield, Waltham Forest, Redbridge and Hackney to undertake master planning / spatial coordination work for strategic locations in their Boroughs. This work would be focussed on place-based coordination of development and projects to unlock growth, create capacity and attract inward investment			
Bid Size:	£7.20m	Will this directly generate growth in business rates?		No	
Estimated total project cost:	£14.58m	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
Estimated SIP proportion:	49%	<b>Estimated outputs:</b>			
<b>Match funding:</b>		Housing units	91,500	Jobs	43,194
<b>Match funding:</b>		Commercial space (sq. m)		472,000	
In-kind contributions	£7.20m	Value of Infrastructure enabled		900,000,000	
CIL and S106 funds	£0.18m	Value of speeding up planning process (time saved / front loading)		90,000,000	
<b>Project timeframe:</b>	Mid term (1.5-3 years)	Increased Business Rates Yield per year		30,000,000	

Name:	<b>Local London Productivity Escalator</b>	The 'Local London Productivity Escalator' programme will tackle inhibitors to local economic growth and business rate revenue maximisation, through simultaneous support for demand and supply-side skills issues via comprehensive enabling services for 2941 residents and c.1000 businesses.			
Bid Size:	£5.80m	Will this directly generate growth in business rates?		No	
Estimated total project cost:	£12.41m	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
Estimated SIP proportion:	47%	<b>Estimated outputs:</b>			
<b>Match funding:</b>		Jobs	200	Safeguarded Jobs	3,000
Match funding - public sector	£5.08m	Progression in work (Wage/Career)		735	
In-kind contributions	£0.80m	Qualifications (Basic, L1, L2, L3, L3+)		1,424	
CIL and S106 funds	£0.73m	Females with improved labour market status		538	
<b>Project timeframe:</b>	Mid term (1.5-3 years)				

Name:	<b>Supporting North London SMEs for EVs</b>	Supporting businesses to switch to electric vehicles, in light of the Ultra-Low Emission Zone expanding in October 2021. The purpose of this is to protect SMEs which are under threat of being out of business, or having to relocate out of the north circular road.			
Bid Size:	£4.73m				
Estimated total project cost:	£34.68m	Will this directly generate growth in business rates?		Yes	
Estimated SIP proportion:	14%	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
<b>Match funding:</b>					
Match funding - private sector	£22.20m	<b>Estimated outputs:</b>			
Match funding - public sector	£7.25m	Jobs	500	Commercial space (sq. m)	27,059
CIL and S106 funds	£0.50m	Electric vehicle charging points			55
<b>Project timeframe:</b>	Mid term (1.5-3 years)	Bicycle hangers			43

Name:	<b>Work @ Upper Lee Valley</b>	The Work @ Upper Lee Valley project will provide a network of 121,392.17sqft - 215,000sqft of affordable workspaces in order to encourage enterprise growth and improve business survival rates for the communities living in the east of Enfield and the Upper Lea Valley (ULV). It is anticipated that the new spaces will be able to accommodate around 239 to 430 businesses at any one time.			
Bid Size:	£5.00m				
Estimated total project cost:	£8.22m				
Estimated SIP proportion:	61%				
<b>Match funding:</b>		Will this directly generate growth in business rates?		Yes	
Match funding - private sector	£2.02m	Will this indirectly generate growth in business rates as a result of wider economic benefits anticipated?		Yes	
Match funding - public sector	£0.62m				
In-kind contributions	£0.18m	<b>Estimated outputs:</b>			
CIL and S106 funds	£0.40m	Jobs	310	Businesses	430
<b>Project timeframe:</b>	Longer term (3-5 years)	Commercial space (sq. m)			20,000

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## CABINET

12 November 2019

<b>Title:</b> Consultation on Barking and Dagenham's Draft Local Plan	
<b>Report of the Cabinet Member for Regeneration and Social Housing</b>	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> All	<b>Key Decision:</b> Yes
<b>Report Author:</b> Hong Chen, Interim Planning Policy Director, Be First	<b>Contact Details:</b> Tel: 020 8227 5944 E-mail: <a href="mailto:hong.cheng@lbbd.gov.uk">hong.cheng@lbbd.gov.uk</a> / <a href="mailto:hong.chen@landuse.co.uk">hong.chen@landuse.co.uk</a>
<b>Accountable Director:</b> Caroline Harper – Chief Planning Director, Be First	
<b>Accountable Strategic Leadership Director:</b> Graeme Cooke – Director of Inclusive Growth	
<p><b>Summary</b></p> <p>Be First, which undertakes statutory planning services on LBBD's behalf, is in the process of preparing a new Local Plan. This document is one of the Council's key strategic documents and sets out the Borough's development vision, its strategic priorities and the local planning policy framework to guide development within the Borough for the next 15 years. It is used to inform the Council's decisions on planning applications.</p> <p>LBBD previously undertook Reg 18 public consultation in 2015. The Local Plan drafted for this November's public consultation is much more detailed, drawing on the evidence base that is being prepared to inform and support the planning policies within it.</p> <p>Subject to Cabinet approval, Be First intends to undertake public consultation from Nov 29 2019 to Jan 24 2020. Consultation will be in line with the Regulation 18 of the <i>Town and Country Planning (Local Planning) (England) Regulations 2012</i>.</p> <p>Be First intends to undertake Reg 19 public consultation on the Local Plan in Spring 2020, after which the Local Plan will be submitted to the Planning Inspectorate for an independent examination, prior to the finalised version being adopted by LBBD. Consultee responses to public consultations will be reviewed and incorporated into subsequent drafts of the Local Plan as appropriate.</p> <p>The Reg 18 draft of the Local Plan is attached in Annexe 1.</p> <p>This report provides an outline of the proposed approach to key planning policies, to regeneration visions across the Borough and the engagement strategy for internal and external stakeholders.</p>	

## **Recommendation(s)**

Cabinet is recommended to:

- (i) Agree to public consultation on the Regulation 18 draft Local Plan at Annexe 1, and its associated evidence base studies, taking place from 29 November 2019 to 24 January 2020;
- (ii) Delegate authority to the Director of Inclusive Growth, to make non-material amendments to the consultation documents, in advance of public consultation; and
- (iii) Note the proposed timeframe for adopting the Local Plan.

## **Reason(s)**

LBBB has a statutory duty to prepare an up-to-date Local Plan.

The document is also an important mechanism for establishing development expectations for the Borough, and assist in determining regeneration visions and planning applications in accordance with these expectations.

## **Introduction and Background**

- 1.1 The Local Plan sets out the Council's spatial vision for development and strategic objectives, which will be delivered through strategic policies and more detailed, area-specific policies. These policies seek to address local issues specific to Barking and Dagenham and to ensure the growth ambitions of the Borough are achieved in a sustainable manner. Together with the London Plan, the Joint Waste Development Plan and any related policy and guidance documents, the Local Plan and accompanying Proposals Map will provide comprehensive planning guidance in determining planning applications and in shaping what the area will look like over the next 15 years (to 2034).
- 1.2 It must be prepared in line with the relevant legislation, government policy and guidance (specifically the National Planning Policy Framework and Planning Practice Guidance), as well as the London Plan and its supplementary planning guidance. In order to keep the Local Plan succinct, it does not seek to repeat policies already contained in the NPPF and London Plan.
- 1.3 The Local Plan also seeks to align with the long-term vision set out in the Borough Manifesto (see Figure 1 below), and it has been informed by Barking and Dagenham's emerging Inclusive Growth Strategy. It has focused on guiding development in line with the Council's vision of 'One borough; One community; London's growth opportunity' whilst also delivering the borough's ambitions in terms of creating new jobs and new homes for local communities.
- 1.4 Once the new Local Plan is adopted, it will replace the current suite of documents comprising LBBB's local planning policy documents.
- 1.5 Drafting the Local Plan has also had regard to the following:
  - Responses to the previous 2015 Reg 18 public consultation;

- Duty to Co-operate meetings with relevant stakeholders, including from specific LBBB teams, neighbouring boroughs, the GLA and bodies like the Environment Agency;
- An updated housing trajectory;
- A call for sites between May – June 2019, when the Council invited landowners, developers, site promoters and other bodies to put forward potential sites for development;
- The emerging evidence base, which underpins all planning policies.

1.6 It should be noted that preparation of the evidence base that informs and supports the Local Plan is ongoing. This is expected for this stage in the process, and policies will be added and refined as appropriate, to reflect evidence findings (as well as public consultation responses and Duty to Co-operate discussions).

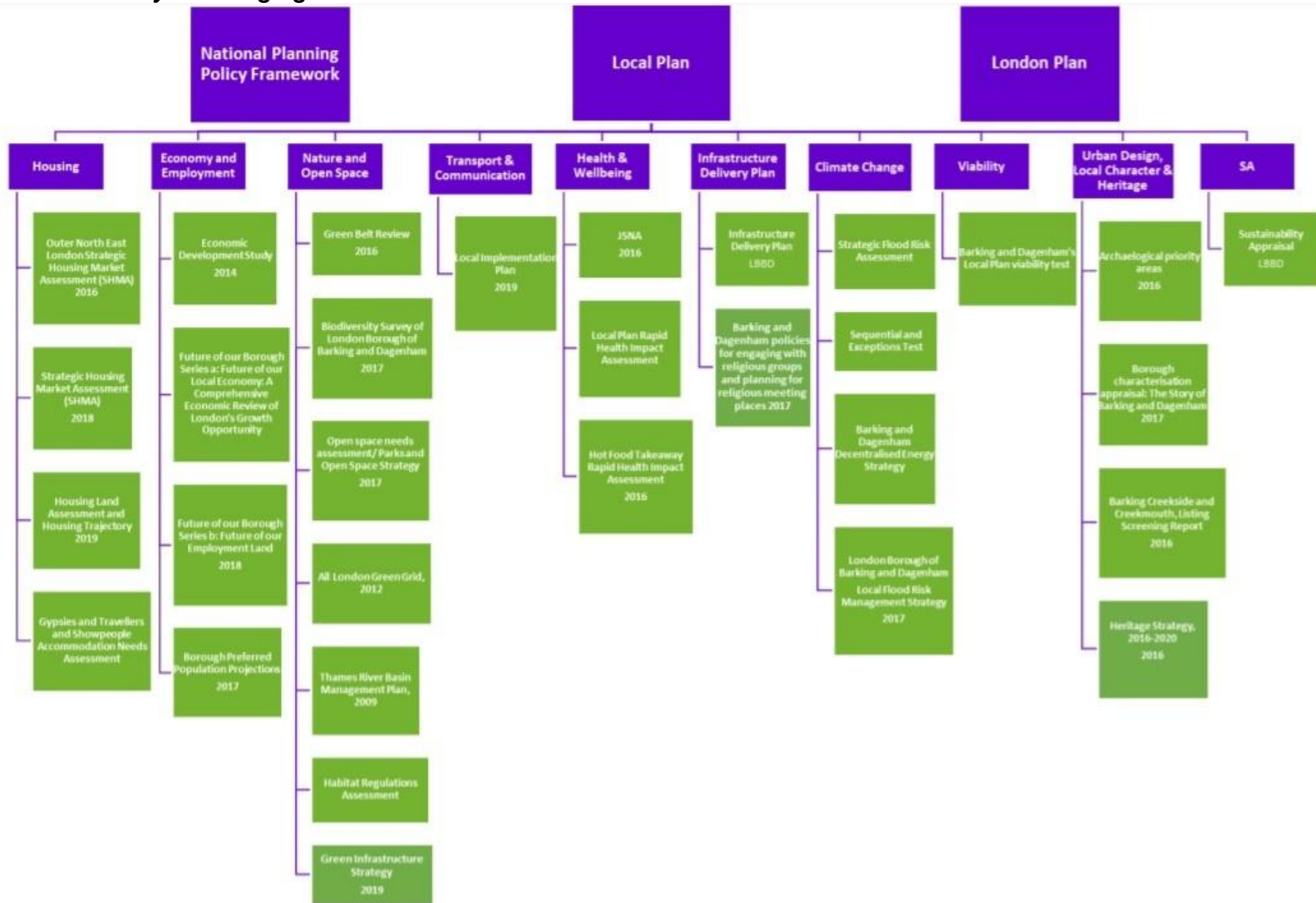
**Figure 1: Extract from the Borough Manifesto: Long-term Vision for Barking & Dagenham**



- 1.7 A summary of the emerging evidence base is provided in Figure 2 below, and this is included in the Council's Local Development Scheme (LDS) which is published on its website [https://www.lbbd.gov.uk/sites/default/files/attachments/Local-Development-Scheme-July-2019\\_0.pdf](https://www.lbbd.gov.uk/sites/default/files/attachments/Local-Development-Scheme-July-2019_0.pdf) Completed evidence base documents, and interim overviews of emerging evidence base documents, will be published as part of the Reg 18 public consultation.
- 1.8 Be First intends to undertake Reg 19 public consultation on the Local Plan in Spring 2020, after which the Local Plan will be submitted to the Planning Inspectorate for an independent examination, prior to the finalised version being adopted by LBBD. Consultee responses to public consultations will be reviewed and incorporated into subsequent drafts of the Local Plan as appropriate. Be First will prepare and publish a consultation summary report once the Reg 18 public consultation ends in January 2020.



Figure 2: Summary of emerging Local Plan Evidence Base



1.9 The proposed timetable through to adoption is summarised in Figure 3 below.

**Figure 3: Proposed Local Plan Timetable**

<b>Cabinet</b>	<b>November 2019</b>
<b>Reg 18 Public Consultation</b>	Nov 2019 – Jan 2020 (8 weeks)
<b>Reg 19 Public Consultation</b>	Spring 2020
<b>Submit to Planning Inspectorate for independent examination (EiP)</b>	Summer 2020
<b>EiP (TBC by Planning Inspectorate)</b>	Autumn / Winter 2020
<b>LBB approve and adopt finalised Local Plan</b>	Spring 2021

### **Draft Local Plan: Emerging Content**

1.10 A copy of the Reg 18 Local Plan is included in Appendix 1. It should be noted that this is a draft document, and that its approach and the policies within it will be refined as the evidence base is completed and in response to public consultations and discussions with other stakeholders.

1.11 In the section below, we outline the broad approach and summarise the proposed direction of travel for key policies.

### ***Emerging regeneration visions across the Borough***

1.12 The Local Plan envisions that, over the plan period to 2034, the Borough will play an important role in shaping east London's future, creating a resilient economy that moves away from industrial decline, driving economic growth, whilst leaving no-one behind. Development will deliver high quality places for people to live, work, and visit and across the Borough there will be a network of well-integrated and distinctive places with social infrastructure to support a growing population and help build strong communities. Residents will have access to life-long education, skills and training to access the Borough's employment opportunities. Communities will be better integrated by transport improvements. The Borough's natural environment will be enhanced, including at the River Roding, and the Borough will be celebrated for its sustainability attributes, in line with its position as London's 'green capital'.

1.13 Within the Local Plan, the Borough has been organised into 7 sub-areas, linked to the Borough Characterisation Study (2017) and the Council's emerging 'Borough & Me' campaign. High level development principles will be specified for each sub-area, to guide overall development expectations. The proposed sub-areas are:

- Barking Town Centre and the River Roding;
- Thames and Barking Riverside;
- Dagenham Dock, Beam Park and the Ford Stamping Plant;
- Becontree;
- Chadwell Heath and Marks Gate;
- Becontree Heath and Rush Green; and
- Dagenham East and Dagenham Village.

1.14 Within each sub area, the Local Plan will allocate a number of strategic sites that will come forward over the plan period. It will specify where further documents,

including Masterplan Supplementary Planning Documents (SPDs), design codes and intervention strategies, will be prepared to provide more detailed guidance on how these sites should come forward. At this stage in drafting the Local Plan, site pro-formas are included within the Local Plan's Appendix 4, and consultees are invited to comment in respect of the development suitability and achievability of these sites. Further refinement and assessment is ongoing, and the draft Local Plan that goes out for public consultation in Spring 2020 will include specific strategic site allocations.

### ***Housing***

- 1.15 The Local Plan incorporates strategic objectives and policies intended to improve housing delivery and address unmet housing need. In so doing, the intention is to build communities and help working people to stay in the Borough and families to live near each other.
- 1.16 Policy carries through the approach to affordable housing that is specified in the London Plan, requiring all residential development providing 10+ new homes to provide a minimum of 35% affordable housing, subject to financial viability. This is expected to be split as follows:
- Min 30% low cost rent (including London affordable rent), as required by the London Plan;
  - Min 30% intermediate (including shared ownership), as required by the London Plan;
  - For the remaining 40%, the tenure of which is determined by LBBD, to be split 50:50 between London affordable rent and social rent, and intermediate (including shared ownership).

### ***The economy***

- 1.17 Emerging planning policy reflects the Council's commitment to revitalising the Borough's economy, supporting more and better jobs for local residents, as well as education and skill training. There is significant scope to use the Borough's industrial land more intelligently so that it meets modern requirements whilst embracing green technology. Policy also seeks to maintain and enhance LBBD's town centres and support the Borough's growing creative and SME sector, including affordable workspace.

### ***Parking***

- 1.18 The London Plan specifies maximum car and minimum cycle parking standards, subject to land use and public transport accessibility. Policy expects development within the Borough to conform with these standards, including disabled parking provision.

### ***Sustainability***

- 1.19 There is a strategic commitment to ensuring that the Borough develops as a sustainable and healthy place to live and work. Detailed policies encourage development to incorporate healthy design principles, the 'greening' of the Borough, to mitigate nuisance like noise, to improve air quality, reduce flood risk and enhance land quality.

### ***Community and social infrastructure***

- 1.20 The strategic approach is to ensure infrastructure supports existing and new communities so that they are able to function effectively. This includes the provision of new and improved infrastructure (including local shops, cultural facilities, public houses, sports venues, meeting places, places of worship). Policy sets an expectation that major new development provides for community facilities, resists their loss, and encourages co-location / multi-use

### ***Public realm***

- 1.21 The Local Plan includes policies emphasising the importance of high quality design, and ensuring that all new development should make a positive contribution to site's surrounding context and character. This includes having regard to public realm and wider place-making.
- 1.22 More specifically, major development is expected to provide public realm and amenity space (private, communal and child play space). Buildings are discouraged from creating inactive frontages and are instead expected to contribute positively to the street scene and public realm, avoiding visual clutter and incorporating appropriate secure by design principles.

### ***Planning obligations***

- 1.23 Policy expects development proposals to contribute to infrastructure provision through planning obligations and the Borough's Community Infrastructure Levy (CIL).
- 1.24 As part of the evidence base, Be First is preparing an Infrastructure Delivery Plan (IDP) to assess the quality and capacity of existing and planned physical, environmental and social infrastructure to support the needs and demands of development in the Borough. Planning obligations and the Community Infrastructure Levy (CIL) are mechanisms by which monies can be accrued to (part) pay for delivering this infrastructure, and the Local Plan includes policy which expects development to contribute through planning obligations, the Borough's CIL and, where development does not achieve the GLA's zero carbon targets, to LBBD's carbon offset fund.
- 1.25 Please note that Be First will review the Borough's CIL in 2020/21, as part of a comprehensive review of planning obligations including LBBD's work on carbon offset rates.

### ***Options Appraisal***

- 1.26 Alternative options were considered to preparing a new Local Plan, namely:
- Do not revise the Local Plan and rely instead on the adopted version;
  - Undertake a partial review of the Local Plan
- 1.27 These options were not considered viable given the statutory obligation for LBBD to prepare an up-to-date Local Plan.

## **Consultation**

- 1.28 As referenced above, in preparing the draft Local Plan, Be First has worked with key services areas across the Council to reflect their concerns and priorities in the draft Local Plan.
- 1.29 Duty to cooperate conversations are also in progress with neighbouring boroughs, the GLA and other stakeholders like TfL and the Environment Agency.
- 1.30 All Local Plan consultation documents will be published on the Council's website, on Be First's online consultation portal (Engagement HQ) and hardcopies of the Local Plan will be available at Barking Town Hall, the Borough's libraries, Dagenham Civic Centre, Barking Learning Centre and at Participatory City Offices. People can also request a hardcopy via email or post.
- 1.31 Be First will collate and review all responses received to the Reg 18 public consultation and refine the Local Plan accordingly. In some cases, it may be prudent to meet with local resident and interest groups to discuss concerns and issues. Be First will undertake this on a case-by-case basis.

## **Financial implications**

Implications completed by: Sandra Pillinger Group Accountant

- 1.32 The cost of preparing the Local Plan and consultation will be met by Be First.
- 1.33 The Local plan encompasses a large number of Borough wide proposals that will affect housing, local businesses and stakeholders, infrastructure, public realm, environmental issues and local services such as schools, leisure facilities and public health provision. The production and finalising of the Local Plan does not commit the Authority to any of the individual developments and schemes mentioned. Some of the projects in the plan have already been reported to Cabinet and future proposals will also need to be the subject of individual reports where the business cases and full financial implications will need to be separately assessed to ensure their viability.
- 1.34 In general, there will be significant financial benefits to the Authority if the proposed Local Plan is successfully implemented. These include increases in Council Tax as a result of the rise in the number of housing units and increases in the level of NNDR as a result of expanding the business potential of the Authority.
- 1.35 There will also be income in respect of Community Infrastructure Levy and Section 106 agreements. However, at this early stage in the process and with insufficient details available on the individual proposals it is not possible to accurately assess the actual amounts of income that will be forthcoming.
- 1.36 The emerging Infrastructure Delivery Plan will set out the key infrastructure and funding streams and identify funding gaps essential for the successful implementation of the Local Plan.

## **Legal Implications**

Implications completed by: Dr. Paul Feild Senior Governance Lawyer

- 1.37 The Planning and Compulsory Purchase Act 2004 sets out specific matters to which the local planning authority must have regard when preparing a Local Plan. The Town and Country Planning (Local Planning) (England) Regulations 2012 (2012 Regs) prescribe the general form and content of Local Plans and adopted policies map, and states what additional matters local planning authorities must have regard to when drafting their plans.
- 1.38 It is essential that the Council can show with an evidenced audit trail in that developing the draft local plan it has observed the procedural steps and requirements set out in the relevant regulations. These include not only the 2012 Regs as amended by Page 117 Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017, but also the Environmental Assessment of Plans and Programme Regulations 2004 and taking into account the riverside location also the Conservation of Habitats and Species Regulations 2010 (as amended) which requires a Habitats Regulation Assessment, if it is considered likely to have significant effects on European habitats or species, located in the local planning authority's area or in its vicinity.
- 1.39 The Council must show it has had due regard to the current NPPF and the NPPG, as well as creating and maintaining an up to date and proportionate evidence base to inform its policy decisions. The evidence base includes the documents that show objectively assessed need within the borough.
- 1.40 The Local Plan Process has reached the Consultation stage. The Council must comply with the specific requirements set out in Regulation 18 of the 2012 Regs, on consultation, which specifies specific and general bodies to be consulted together with residents and businesses carrying on in the borough as the Council considers appropriate to invite representations, together with observing the Councils Statement of Community Involvement.
- 1.41 Regulation 19 is the second stage of the consultation process when forming a Local Plan and it represents the proposed policies for an area. This phase of the consultation process provides local communities, businesses and other interested stakeholders with the opportunity to comment on the policy content of a draft Local Plan.

## **Other Implications**

### **Risk Management**

- 1.42 The new Local Plan will:
- Meet the Council's statutory duty on plan making;
  - Set out a development vision, strategic priorities and planning policy framework;
  - Help shape and manage development growth in the Borough, responding to local circumstances within the policy framework set at the London-wide and national level; and,
  - Inform the Council's decision-making on planning applications.

## **Corporate Policy and Equality Impact (EIA)**

- 1.43 A full EIA of the Draft Local Plan is being prepared, and it will be published for comment as part of the Reg 18 Local Plan public consultation.
- 1.44 The Assessment of the eight Strategic Policies including in the Local Plan has found that the policies are anticipated to have a positive or neutral impact on groups with protected characteristics as defined by the Equalities Act 2010. Its findings add that,
- Local communities are expected to benefit from the proposed increase in net affordable housing and access to social infrastructure;
  - Proposals that are designed to meet the specific needs of older people, students and people with disabilities will be encouraged;
  - Policy support for family housing and healthcare facilities will ensure development helps meet the needs of families and parents, and pregnant women;
  - The provision of new sites and plots for Gypsies and Travellers will be encouraged and potential locations for new plots to meet assessed;
  - Proposals for places of worship that improve access to worship and are multi-functional will be supported; and,
  - The socio-economic impact of policies will be positive particularly with regard to increased net affordable housing and, increased employment and training opportunities.
- 1.45 With regard to the protected characteristics of gender reassignment, marriage and civil partnership, sex and sexual orientation, the impact of the Draft Local Plan has been assessed as neutral.
- 1.46 The inclusion of potential development sites in the draft Local Plan will provide residents and businesses, as well as other stakeholders, the opportunity to comment on the locations and types of development proposed. These comments will be considered as part of the ongoing assessment of the suitability of the sites for subsequent, and help identify mitigation measures if applicable.

## **Health Issues**

- 1.47 A Health Impact Assessment (HIA) was undertaken in 2018. No updates are required as the direction of travel of policies have remain unchanged since 2018. The proposals are likely to have positive affect on the local community.

**Public Background Papers Used in the Preparation of the Report:** None.

## **List of Appendices:**

Annexe 1	Barking and Dagenham Draft Local Plan (Regulation 18) Consultation Document (contains Appendices 1 and 2)
Appendix 3 (Part 1)	Maps
Appendix 3 (Part 2)	Maps

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# **Barking and Dagenham's Draft Local Plan 2019 -2034**

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**Regulation 18 consultation version**

**November 2019**

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## FOREWORD

Without doubt, Barking and Dagenham is London’s growth opportunity.

The borough has the people, the skills, the space and the connectivity to grow in a way that will not only benefit local residents, but also the population of the capital overall.

The Local Plan sets out our spatial vision for this growth. It describes where we expect development to occur and what kinds of growth we expect. At the core, it sets out where new homes will be built, and where and what kind of new industries and employment will develop here in the future. But it’s much more than that, as the policies reflect the kind of community we want to build and the quality of life that we, as residents, want to enjoy.

It is informed by the work we have done with local people to generate the borough Manifesto and considers what physical infrastructure we need to make this vision a reality. For example, what green spaces and environmental standards do residents need to live more active, healthier and more sustainable lives? Or, how do we balance the urgent need for more housing with our desire to protect and enhance our heritage?

These are big questions and the Local Plan goes a long way towards answering them by suggesting where this development will take place and how all the different – and sometimes competing - uses can be accommodated within the borough.

The plan is necessarily technical because it is primarily a tool for our planners to guide those who have the vision to invest in our community to deliver what the community has said it wants. But in this version we have tried to set out our policies as clearly as possible, and I do hope you will take a look and let us have your comments.

The Council is working hard to encourage and support development and our Draft Local Plan sets out the kind of development that we want. It’s the sort that will deliver economic growth for the region, health and prosperity for local people, and opportunities for all – so that no-one is left behind.

[Insert signature]

**Councillor Cameron Geddes**  
**Cabinet Member for Regeneration and Social Housing**

# Chapter 1: About this consultation

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## Chapter 1: About this consultation

### Overview

- 1.1. The Local Plan is a key planning policy document for the London Borough of Barking and Dagenham. It provides a framework for guiding development within the borough from the time that it is adopted until 2034<sup>1</sup>. It sets out how the borough will grow, through identifying the number of new homes, jobs and facilities needed to support the changing population, as well as protecting those features that our communities cherish, such as town centres, local parks, water ways, conservation areas and historic buildings.
- 1.2. The Local Plan sets out the Council's spatial vision for development and a number of strategic objectives, which will be delivered through strategic policies and more detailed, area-specific policies. These policies seek to address local issues specific to Barking and Dagenham and to ensure the growth ambitions of the borough are achieved in a sustainable manner and are in line with the Council's emerging Inclusive Growth Strategy. Together with the London Plan, the Local Plan and Proposals Map<sup>2</sup> will provide comprehensive guidance for determining planning applications and in shaping what the area will look like over the next 15 years.

### About this document

- 1.3. This draft of the Local Plan is for consultation. We have published it in order to invite comments and views on our draft policies from members of the public and specific consultation bodies. As such, it fulfils our obligations to consult, under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>3</sup>.
- 1.4. We carried out consultation on some of the issues and options underlying it between October 2015 and January 2016. The responses received during this consultation have informed the production of this draft. More details about how the consultation responses made on the first draft of the document have been taken into account can be found in the Issues and Options Consultation Summary Report<sup>4</sup>.
- 1.5. The document is a Development Plan Document (DPD). It has been prepared in line with the relevant legislation, government policy and guidance but in order to keep it as succinct as possible, it does not seek to repeat policies already published

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<sup>1</sup> The Issues and Options document set out a Plan period of 2015 – 2030. This has been updated to reflect the time elapsed since the Issues and Options document was produced in 2015. The starting point of the plan period is the New Draft London Plan (July 2019) which sets out the 10-year housing requirements from 2019 to 2029. This allows the plan to cover a 15 year period from adoption, as required by the NPPF (2019).

<sup>2</sup> The Proposals Map will be illustrated on an interactive map, published on the Council's website. It identifies all the policy designations and proposals set out in the Local Plan.

<sup>3</sup> This regulation sets out the procedure for the production of Local Plan.

<sup>4</sup> <https://www.lbbd.gov.uk/local-plan-review>



elsewhere. Once adopted, it will be a key planning policy document against which planning applications within the borough will be assessed.

- 1.6. For completeness this Local Plan should be read in conjunction with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), the London Plan and its Supplementary Planning Guidance, the Joint Waste Plan and other material considerations such as adopted Area Action Plans and Supplementary Planning Documents (SPDs).
- 1.7. Within this draft there are two types of draft policy. These are:
  - **draft Strategic Policies** which dovetail with the Council’s strategic priorities and outline how the borough will be transformed over the lifetime of the plan (the plan period) and establish the framework for fulfilling the spatial vision for the future of Barking and Dagenham; and
  - **draft Development Management Policies** which provide specific policy requirements to guide future development and Supplementary Planning documents.
- 1.8. The draft policies included within this document are based on the appropriate available evidence base, although it is worth noting that some evidence is still emerging and will continue to inform the development of the Local Plan. Where the evidence base required supporting a policy position is yet to emerge, we have set out the Council’s intended policy direction.

## How to comment on this document

- 1.9. You can send your comment, views and suggestions to us by email or by post.  
Email: [localplan@lbbd.gov.uk](mailto:localplan@lbbd.gov.uk).

By post to:  
London Borough of Barking and Dagenham  
Planning Policy  
C/O Be First  
9<sup>th</sup> Floor Maritime House  
1 Linton Road  
Barking, IG11 8HG

- 1.10. The Council will not publish postal or email addresses but your comments are not confidential and your name or company name and comments will be made publicly available online once your comments have been logged and accepted.
- 1.11. The Council will not accept any comments considered to be derogatory or discriminatory about any specific groups, contravening the Equality Act 2010. When

responding, please use the Local Plan Consultation Response Form<sup>5</sup>, which sets out the different elements of the document to help you to record your comments clearly against the corresponding section.

## How to find out more

### Visit our website

- 1.12. All Local Plan consultation documents can be read and downloaded from <https://www.lbbd.gov.uk/local-plan-review>

### View a hard copy

- 1.13. Hard copies of the proposed Draft Local Plan can be found at Barking Town Hall, the borough libraries<sup>6</sup>, Dagenham Civic Centre, Barking Learning Centre and at Participatory City Offices<sup>7</sup>. Alternatively, you can also request a hard copy by contacting the planning policy team, either via email or by post (see below): [localplan@lbbd.gov.uk](mailto:localplan@lbbd.gov.uk).
- 1.14. A hard copy of the Draft Local Plan can be posted to you for a charge of £30. This will be sent within five working days of receipt of payment and a postal address.

**The deadline for all responses is 5pm on 24 January 2020.**

**Responses submitted after this deadline will not be accepted.**

### Alternative formats

- 1.15. If you would like to read this consultation document in a different format, such as large print, please contact us either via email or by post (see above).

### What happens next?

- 1.16. Following this Regulation 18 consultation, the draft policies may be refined in response to representations made and on the emerging evidence.
- 1.17. A new draft of the Local Plan will be consulted on in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in mid-2020. Following that, relevant documents, including representations and proposed amendments, will be submitted to the Secretary of State, together with a summary of the main issues raised.

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<sup>5</sup> [Insert a direct link once it is uploaded on the website](#)

<sup>6</sup> <https://www.lbbd.gov.uk/local-libraries>

<sup>7</sup> Refer to the LBBd website for a list of Participatory City Offices

- 1.18. The Council will advertise the submission of the Local Plan and notify all those who have made representations on previous consultations. There will follow an Examination in Public (EiP) chaired by an independent Inspector. At the EiP, anyone who has made representations seeking to change a development plan document will be given the opportunity to appear before, and be heard by, the Inspector.
- 1.19. Following the Examination, the Planning Inspector will publish a report, which will set out the assessment of the Local Plan. Subject to the outcome of the report, the Council will formally adopt the Local Plan. Details and timescales for adoption are set out in the Local Development Scheme<sup>8</sup>, which will be kept under regular review.
- 1.20. When adopted the Local Plan will replace the following Development Plan Documents (DPD):
- LBBD’s Core Strategy (2010);
  - LBBD’s Borough Wide Development Policies (2011);
  - LBBD’s Barking Town Centre Area Action Plan (2011); and
  - LBBD’s Proposals Map (2012).
- 1.21. A schedule of how the policies contained in this Draft Local Plan relate to the existing policies can be found in Appendix 1.
- 1.22. The Local Plan timetable is included in the Council’s latest Local Development Scheme 2019.

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<sup>8</sup> [https://www.lbbd.gov.uk/sites/default/files/attachments/Local-Development-Scheme-July-2019\\_0.pdf](https://www.lbbd.gov.uk/sites/default/files/attachments/Local-Development-Scheme-July-2019_0.pdf)






## Chapter 2: Vision and borough places

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## Chapter 2: Vision and borough places

### Introduction

- 2.1. This chapter provides an overview of the spatial vision for the borough that has informed this Local Plan, as well as the challenges and opportunities facing Barking and Dagenham, which were highlighted in the 2015 Issues and Options consultation. It also explains how the emerging Local Plan has categorised the borough into seven sub-areas, as a mechanism for explaining the distinct characters, opportunities, constraints, and broad principles for development for different parts of Barking and Dagenham.
- 2.2. Within the sub areas, the Council has identified potential development sites for housing, employment and other uses. **Appendix 3** provides a site pro-forma for each site listed in the housing trajectory and we will welcome comments in respect of suitability and achievability of these sites. Following the consultation, these sites will be assessed and then selected for the Local Plan Strategic Site Allocations prior to the next stage of the public consultation scheduled in mid-2020.

	Opportunities	Challenges
<b>Economic growth</b> 	<ul style="list-style-type: none"> <li>Reconfiguring industrial land to increase job densities and deliver homes where they are needed.</li> <li>Strengthening and diversifying existing local businesses and the newly emerging creative and cultural industries in Barking Town Centre and along the River Roding, as well as the science, media, tech cluster in Dagenham East.</li> <li>Expanding the borough's knowledge-based economy, with the arrival of Coventry University to the iconic Dagenham Civic Centre. Creating a new district centre through the amalgamation of Merry Fiddlers, Whalebone Lane South and Althorne Way to support the existing and emerging community.</li> <li>The potential for London's three strategic markets to be relocated in the borough will enable investment in the long-run.</li> </ul>	<ul style="list-style-type: none"> <li>Achieving the right balance as a result of shifting land from industrial to residential uses; ensuring adequate employment land and floorspace is available to meet the future needs of a wide range of businesses; and creating jobs which are accessible to local people.</li> <li>Attracting investment from outside the borough; growing the numbers of jobs in our town centres and industrial locations; and improving economic resilience.</li> <li>Attracting high profile institutions to the borough, while at the same time growing and supporting local talent which will require the Council to plan for more educational facilities in order to support life-long learning opportunities and skills for all.</li> <li>Absence of growth opportunities within the existing major and district town centres will result further decline of the main shopping areas.</li> <li>Providing highly skilled jobs to existing local people who have no qualifications will require more investment in Further Education and training.</li> </ul>
<b>Delivering infrastructure</b> 	<ul style="list-style-type: none"> <li>Delivering new and improved infrastructure to unlock land for redevelopment and stimulate and facilitate investment, particularly a new rail station at Barking Riverside with the extension of the London Overground, the proposed undergrounding of a section of the A13 road, and the arrival of Crossrail at Chadwell Heath.</li> <li>Recognising the needs of the borough's faith communities and seeing the cultural diversity of its residents as contributing to the well-being and cohesiveness of all communities.</li> <li>Ensuring new developments create training opportunities for local residents as well as providing new educational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Increasing pressure on existing social and physical infrastructure, including schools, healthcare, open spaces and leisure facilities, as well as utilities and telecommunications.</li> <li>Providing new infrastructure required to support a much higher housing target in a timely manner will remain challenging. In particular the demographic, social and cultural changes in the borough have resulted in the growth of existing religious meeting places and the demand for new religious ones.</li> </ul>
<b>Diversity of housing</b> 	<ul style="list-style-type: none"> <li>Avoiding piecemeal development through masterplanning and working with a wide range of stakeholders to create lifetime neighbourhoods supported by sufficient social infrastructure.</li> <li>Providing better quality, more affordable housing to meet the local needs by building more homes to meet need for all, including unlocking some of the borough's underused industrial land.</li> </ul>	<ul style="list-style-type: none"> <li>Making sure growth is sensitive to, and brings benefits to, existing communities so that 'no-one is left behind'.</li> <li>Prioritising the need for family-sized affordable housing, three and four bedroom properties, including social and intermediate housing.</li> <li>Addressing the need for specialist accommodation and supported housing due to expected increase in numbers of older residents, and residents with learning disabilities and significant mental health issues.</li> </ul>
<b>Health and wellbeing</b> 	<ul style="list-style-type: none"> <li>Promoting sustainable construction and addressing societal reliance on private vehicles.</li> <li>Supporting the Council's ambitions to become London's Green Capital, including the development of District Energy Network (DEN's) across the borough utilising low or zero carbon fuel sources.</li> <li>Identifying a green grid and developing design principles to ensure better walking and cycling routes are provided and linking these to existing open spaces.</li> <li>Improving the health of those living and working in the borough by closing the gap in the performance and prospects of the borough's population and the wealthiest parts of London.</li> </ul>	<ul style="list-style-type: none"> <li>Increasing development could increase the challenge of reducing carbon emissions and improving air quality from traffic congestion. The whole borough is designated as an Air Quality Management Area.</li> <li>The residents of every ward in the borough are at risk of fuel poverty.</li> <li>Reducing obesity and improving health of residents in the borough, particularly amongst children, and encouraging more adults to exercise or participate in sport.</li> </ul>
<b>Environment and Sustainability</b> 	<ul style="list-style-type: none"> <li>Protect and enhance the quality of the borough's waterbody and seek positive contributions from developments across the borough.</li> <li>Ensure new homes are delivered in appropriate locations where appropriate flood mitigation methods have been undertaken.</li> <li>Working with the relevant stakeholders to manage the existing waste land and facilities; promoting the circular economy to businesses and local residents to help improve quality of life; and tackling global challenges like climate change.</li> <li>Invest in enhancing the borough's parks and open space as well as biodiversity while seeking opportunities to create green infrastructure through new developments.</li> </ul>	<ul style="list-style-type: none"> <li>Requires considerable investment in improving the overall water quality of the River Beam (from Ravensbourne to the Thames), Lower Roding, Mayesbrook River and the Goresbrook.</li> <li>Requires long-term investment in enhancing flood defences across the borough.</li> <li>Increasing competition in land use will make it challenging to deal with waste.</li> <li>The deficiencies of the borough's District and Local Parks and deficiency in access to nature in part of the Borough Open Spaces will be exacerbated over the life of the new Local Plan if existing green infrastructure is not improved and new green infrastructure provided.</li> </ul>

## Our proposed vision

2.4. Figure 2 below sets out the overarching spatial vision for the Local Plan, which is intended to guide growth to 2034. This aligns with the long-term vision set out in the Borough Manifesto<sup>9</sup>, and it has been informed by Barking and Dagenham’s Growth Strategy<sup>10</sup> and the ongoing work of the emerging Inclusive Growth Strategy.



Please note: a new key diagram to illustrate the spatial vision will be inserted here to show:

- Seven sub-areas
- Opportunity Areas – (refer to the 10 masterplan areas)
- Large open space/green belt
- Town Centres ( refer to the town centre boundaries)
- Railway/tube/overground stations
- Possible public transport improvement routes
- Possible Green Grid routes;
- Large regeneration/growth hubs at neighbouring boroughs

Figure 1 Draft Vision Statement to 2034

<sup>9</sup> <https://www.lbbd.gov.uk/sites/default/files/attachments/Barking-and-Dagenham-Together-Borough-Manifesto.pdf>

<sup>10</sup> No-one left behind: in pursuit of growth for the benefit of everyone, February 2016

## Barking and Dagenham's places – Seven sub-areas

### Sub-Area 1: Barking Town Centre and the River Roding

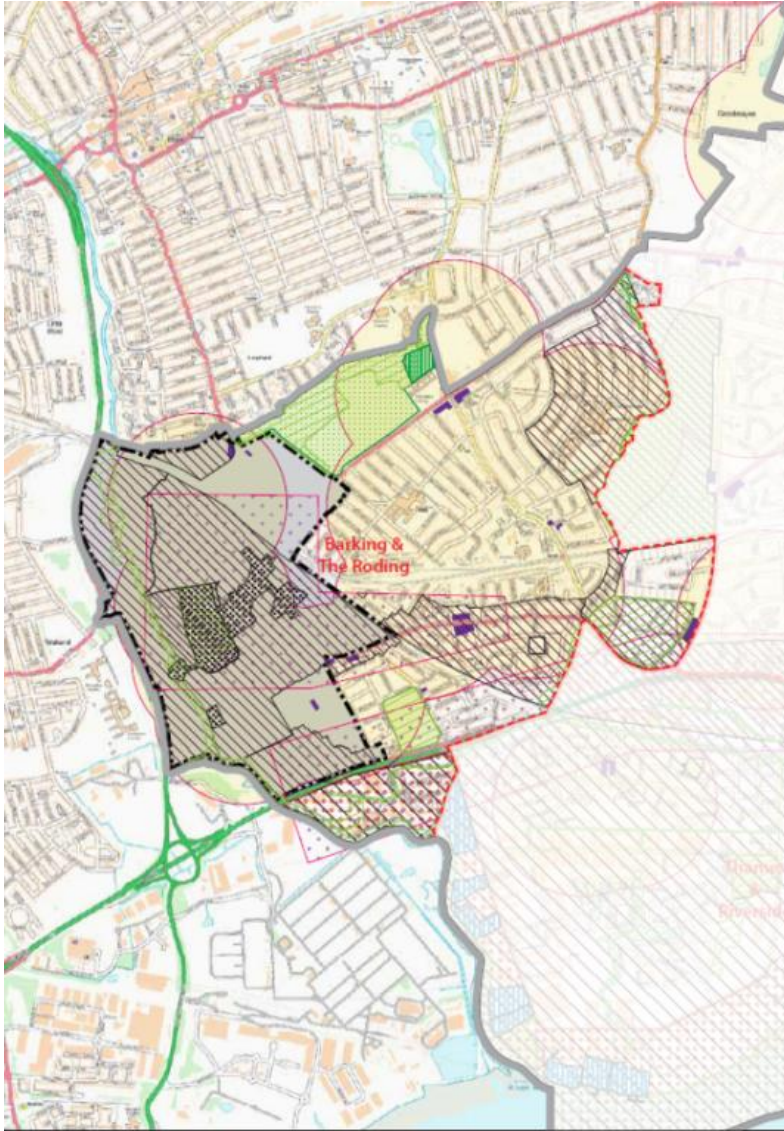


Figure 2 Sub Area 1



## **Emerging Vision**

Barking Town Centre will benefit from a new lease of life which embraces and capitalises on its burgeoning creatives sector, its busy market, the amenity, environmental and leisure opportunities of the River Roding, its proximity to central London and its mixed use character, including a growing residential population. Located within a London Mayoral Housing Zone, it will deliver new homes and new jobs, and be the new cultural and creative heart of the Borough, providing the facilities for Small Medium Enterprises (SMEs) to thrive and grow. This will include affordable, flexible workspace. As such, it will be highly regarded as a place to live, work, visit and relax, during both the day and night.

The intention is to re-centre Barking around the Abbey Green and achieve better integration from around Barking train station and down to the River Roding, drawing on the area's rich heritage to create a coherent town centre and underpin a resilient and sustainable economy. This will include improvements to the existing thriving market, including extending and diversifying this into new and enhanced public spaces within the Town Centre.

Re-landscaping and lighting improvements, alongside a regular deep cleaning and maintenance programme, will also enhance the general ambience and presentation of the Town Centre.

The regeneration of the Gascoigne Estate and housing development on former industrial sites along the River Roding have created opportunities for improved connections, movement and architecture. Surrounding neighbourhoods will retain their individual identities but will become part of a vibrant and creative community.

The current road circulation system will be rationalised to better address through and local traffic, car parking and cycle and pedestrian priorities.

Masterplan Supplementary Planning Documents (SPD) will be prepared to provide more detailed guidance for the River Roding (including Abbey Green), around East Street and around Barking Train Station.

## **Priorities**

Broad development principles for the Sub-Area are set out below.

### **Land use, including residential and economic development**

#### **Around Barking Train Station**

- Support high density, mixed use development to deliver new homes and new jobs, including a new office quarter focused around the train station, recognising the quick public transport connections into the City and central London.

- Enable public realm improvements to Station Parade, befitting of its entry-way into the Town Centre and providing a green route into the town centre that links into East Street and beyond.
- Include additional overbridges and new pedestrian links across the railway tracks to: free up development land parcels; provide new entrances to the station, allowing for improved capacity; and improving connectivity, such as between existing homes and Vicarage Fields.
- Support the redevelopment of Vicarage Fields ensuring this is appropriately integrated into the surrounding context.

### **East Street**

- Protect and enhance the existing mosaic of public spaces, so that these are better interconnected and incorporate new structures including kiosks and pavilions that will both frame and animate.
- Drawing on the area's history to ensure the urban design and architecture is a sensitive historical interpretation, celebrating the past while also looking forward to the future, incorporating sustainability.
- Implement the Heritage Lottery programme and deliver a programme of shopfront improvements and enveloping schemes.
- Use the redevelopment of the Clockhouse Avenue site to set a new tone for the Town Centre, delivering a building which respects the scale of the context, knits together the neighbourhood and is fully flexible to adapt as Barking evolves and grows. This should also facilitate the creation of a new enlarged public space between the Town Hall and East Street with an interconnecting building / structure.

### **River Roding**

- Re-establish the connectivity from East Street, across Abbey Green and into Town Quay, with clear pedestrian and cycle routes having regard to the positioning of the Abbey, St Margaret's church and re-landscaping including tree management.
- Draw on the Town Quay's history as Barking's commercial core, introducing traffic calming and shared surfaces for a pedestrian crossing from Abbey Green and creating a new plaza that better frames the space and benefits from the waterfront and water access. Town Quay will become a leisure and creative hub including house boats located within the basin to provide creative workspace.
- Improve Abbey Gateway as both the entrance to Abbey Green and as a proper setting for an important historic building.

### **Connectivity and linkages**

- Strengthen the physical and visual connection from the urban core to the historic Abbey Green and the River Roding.
- Improve landscaping and foot and cycle paths to improve pedestrian and cyclist movement, as well as overall permeability and accessibility

## Infrastructure

- Continued investment in facilities, including additional services at Barking Train Station.
- Strategic review of the road network, including bus routes and stops.
- Facilitate delivery of a comprehensive, high quality riverside environment which is accessible on foot and bicycle, and will link into similarly high quality access to the north and south of the Sub-Area. This includes installing new paths and regenerating established routes.
- Create additional crossing points over the River Roding where appropriate.

## Public realm

- Invest in the quality, appearance and maintenance of the public realm, including landscaping and street cleaning, to create an attractive environment in which to live and work
- Significant improvements to Abbey Green
- Maximise the visual, leisure and natural amenity of the River Roding.

## Sub-Area 2: Thames Road, Barking Riverside and Castle Green

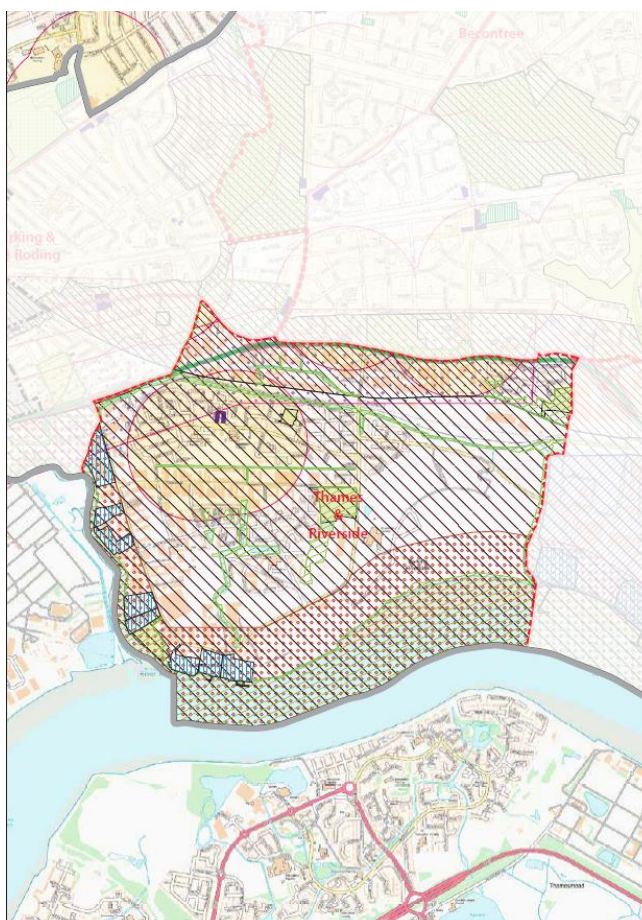


Figure 3 Sub Area 2

## **Emerging Vision**

This Sub-Area will undergo significant change, as the Borough proactively pursues a strategy that makes more intelligent use of its industrial land to relocate suitable businesses from Thames Road and Castle Green, so as to free up these locations for alternative land uses, including residential. The residential-led new neighbourhood at Barking Riverside will enhance and support this, with later development expected to extend into Creekmouth to ensure a cohesive, well designed approach that makes the most of the River Roding and Thames.

This will include significant transport improvements and rationalisation, as well as an appropriate strategy that facilitates leisure and recreation along the rivers whilst enhancing its biodiversity.

Masterplan Supplementary Planning Documents (SPD) will be prepared to provide more detailed guidance for Castle Green and for Thames Road.

## **Priorities**

Broad development principles for the Sub-Area are set out below.

### **Land use, including residential and economic development**

- Establish new district centres within Barking Riverside and Castle Green.
- Undertake industrial audits to determine how both Thames Road and Castle Green should come forward, and incorporate innovative development typologies that intensify land use and optimise site potential, including the co-location of commercial (including industrial) and residential uses.
- Deliver a range of employment uses, including office, distribution / logistics and light industrial, and potentially a logistics hub at Box Lane.
- Regeneration of the industrial areas will be appropriately stitched together with existing residential neighbourhoods, while adding vitally needed new services and social infrastructure alongside improvements in local transport (including buses, walking and cycling) and the public realm. This includes through to Thames View, Barking Riverside and beyond.
- At Barking Riverside, provide at least 10,800 new homes, supported by appropriate social infrastructure and new public transport including the new London Overground extension.

### **Connectivity and linkages**

- Prioritise the interconnectivity of the different neighbourhoods within the Sub-Area to ensure ease of movement and support pedestrians and cyclists.

### **Infrastructure**

- Deliver a new train station at Castle Green.

- Consider additional public transport interconnections, including direct links to the Royal Docks (and Custom House Crossrail), and from Stratford and Barking.

### Heritage and character

- Recognise, protect and enhance the Borough's most valuable industrial heritage.

### Sub-Area 3: Dagenham Dock, Beam Park and the Ford Stamping Plant

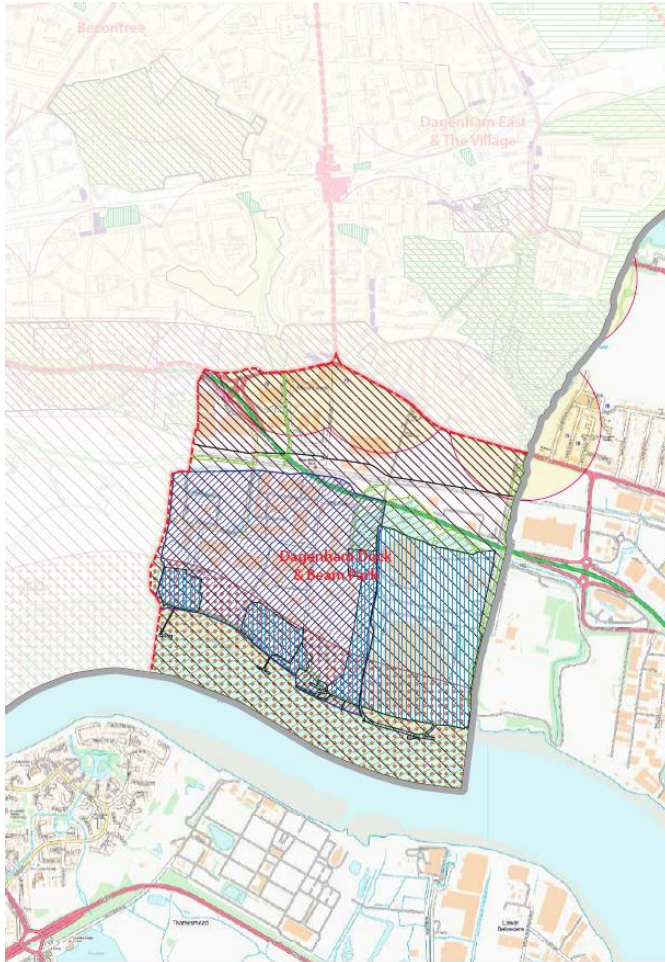


Figure 4 Sub Area 3

## **Emerging Vision**

Dagenham Dock, which stretches from the A13 to the Thames, is designated Strategic Industrial Land (SIL) and will be known as London's premier business park and commercial location. Employment intensification will be strongly encouraged, so as to optimise land use and accommodate a wide range of uses that deliver 21<sup>st</sup> century jobs which are accessible to local people and underpin the Borough's resurgent prosperity.

The Borough will actively pursue a strategy to relocate suitable businesses from other industrial locations, so as to free up these locations for alternative land uses, including residential.

North of the A13 will be a new, mixed use quarter including new residential-led neighbourhoods at Beam Park and the Ford Stamping Plant. This will be complemented by improvements to the commercial offerings on Chequers Lane and around Merrielands Crescent, including scope for new residential-led development.

Addressing land contamination will be an important part of the redevelopment process across the Sub-Area.

It is possible that the Council will prepare a Masterplan Supplementary Planning Document (SPD) to provide more detailed guidance for Dagenham Dock.

## **Priorities**

Broad development principles for the Sub-Area are set out below.

### **Land use, including residential and economic development**

- Consider how best to address educational requirements within the Sub-Area, including scope for new school facilities on the Ford Stamping Plant.
- Incorporate a new museum that celebrates the Borough's heritage into the redevelopment of the Ford Stamping Plant.
- Deliver a new District Centre at Merrielands Crescent.

### **Dagenham Dock**

- Develop a strategic approach including identifying appropriate locations / zones for the development of waste management, sustainable power generation facilities and poor neighbour uses like scrap metal processing.
- Address how best to utilise underused or vacant space suitable for good quality employment uses, having regard to employment provision (existing and future) across the borough, London and the southeast, to market signals, and to the need to relocate a considerable number of existing businesses from elsewhere in the Borough to facilitate housing delivery and more intelligent use of the Borough's land. There is scope for a wide range of employment uses, including facilities for modern industry and waste management, recycling and sustainable power generation.

- Work with Ford's, which occupies an extensive site that is currently underused, as to how to optimise the site's potential having regard to the car market and challenges arising if the UK leaves the European single market and / or Customs Union.
- Support the redevelopment of the currently vacant Barking Power Station for an appropriate use, potentially the relocation of the City's wholesale food markets.

### Infrastructure

- Work with key stakeholders, including major developers, TfL and the GLA, to undertake a strategic review of the A13 to shape how it operates in the immediate, medium and long-term and having regard to critical factors including but not limited to: the Lodge flyover; Goresbrook junction; Renwick Road junction; tunnelling; its severing of the south of the Borough; air quality; consolidation and additional transport corridors such as the Thames.
- Capitalise on the area's multi-nodal transport accessibility, including road, rail and port facilities. This includes modernising, and potentially rationalising if appropriate, the number of wharves in the Sub-Area.
- Utilise development to make public realm improvements, including in and around Dagenham Dock train station, so that this sets an appropriate new tone and gateway into the area.

### Connectivity and linkages

- Improve walk and cycle ways across the Sub-Area to enhance integration and permeability, including to retail and leisure facilities and from Dagenham Dock Train Station and the new train station at Beam Park to the new neighbourhoods at the Ford Stamping Plant and Beam Park, as well as to Barking Riverside.

## Sub-Area 4: Becontree

### Emerging Vision

The Becontree Estate will be restored to its former glory as a coherent, homogenous whole. Its renaissance will reflect its origins as a high quality, publicly owned housing estate, incorporating modern interior design standards but in an environment which is close to its original design. Excellent walking and cycling provision will enhance permeability, whilst facilitating the footfall to support the prosperity of local retail centres.

Sensitive, sympathetic infill of underutilised, disused and vacant sites will be encouraged and supported to deliver new homes and appropriate supporting uses.

An Intervention Strategy and architectural code will be prepared to provide more detailed guidance as to how the Becontree is regenerated. Masterplan Supplementary Planning

Documents (SPDs) will be prepared for Dagenham Heathway, providing more detailed development guidelines for these areas.

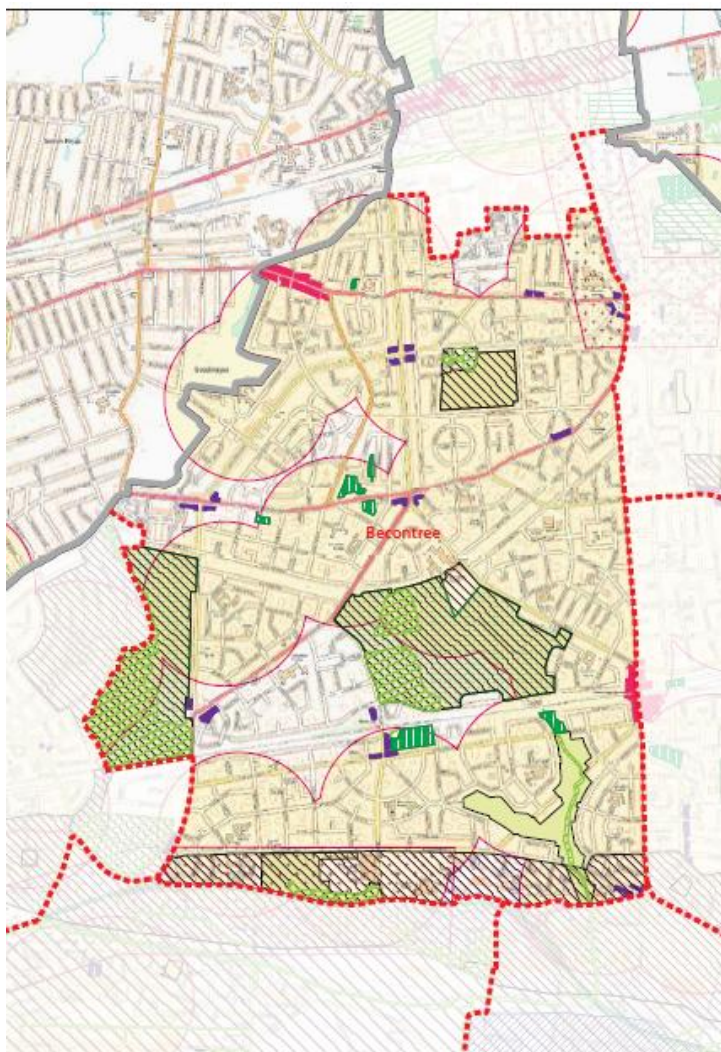


Figure 5 Sub Area 4

## Priorities

Broad development principles for the Sub-Area are set out below.

### Land use, including residential and economic development

- Originally under a single ownership, this has fragmented over time. The Estate now suffers from a high level of private letting, which has implications for how properties are managed and maintained. As a major landlord, the Council is committed to doing more as a custodian of the Estate.
- Designate the Becontree as a 'Becontree Special Local Character Area' to allow for the preservation and enhancement of this historic fabric.



- Support sensitive infill and modernisation development to complement improved community, cultural, and retail facilities and the establishment of a local restaurant offer. Shop fronts will be required to address the Estate’s historic design integrity to improve their overall appearance and quality.
- Support and encourage development which positively contributes to the public realm, including Neighbourhood Centres, to bring civic pride and reinforce local distinctiveness.
- Resist the loss of existing allotments.
- Support and encourage development which positively contributes to enhancing Parsloes Park, Mayesbrook Park, Goresbrook Park and Valence Park.

### **Infrastructure**

- The Estate was designed for very low levels of car ownership and its design cannot cope with the current level of car ownership. A strategic review needs to be undertaken to determine how best to manage this in the short and longer term, alongside innovative public transport approaches and pedestrian and cycling improvements that enhance the Estate’s liveability. This includes putting back walk and cycle ways that have previously been removed.
- Look at the feasibility of introducing some form of rapid transit system along arterial routes.
- Consider how best to utilise and maintain the current green infrastructure, including disused gardens, neglected public realm and general landscaping and trees.

### **Heritage and character**

- When it was built, the Becontree Estate was modelled similarly to garden cities like Welwyn Garden City and Letchworth. It was designed to provide affordable, good quality housing for working Londoners. One hundred years later, and its centenary provides the opportunity to re-establish the Estate’s former architectural integrity, delivering an environment that is clean, healthy and includes its own recreation and retail spaces.

## **Sub-Area 5: Chadwell Heath and Marks Gate**

### **Emerging Vision**

Chadwell Heath and Marks Gate will benefit from the delivery of a new Crossrail station, which will provide quicker transport connections into central London, Canary Wharf, west London and Heathrow. This will drive development, attract investment and act as a catalyst for regeneration within the Sub-Area.

Chadwell Heath Industrial Area will be comprehensively regenerated and redeveloped to deliver a coherent, liveable and affordable neighbourhood. This will deliver more and better jobs, as part of a more diverse and modernised industrial base for the borough, alongside new, high quality, mixed use tenure housing for local people and working Londoners. The regeneration of this area will also play an important contributory role in future improvements to Marks Gate, in terms of employment opportunities and delivery social infrastructure.

Marks Gate will be regenerated to improve current living conditions and address the challenges of the current layout, providing more and better homes for local residents and delivering an attractive and desirable gateway into this part of the Borough. This includes good quality affordable properties. Particular attention will be given to improving safety and ensuring the public realm and green infrastructure is more user-friendly for residents.

Masterplan Supplementary Planning Documents (SPDs) will be prepared for both Chadwell Heath and Marks Gate, providing more detailed development guidelines for these areas.

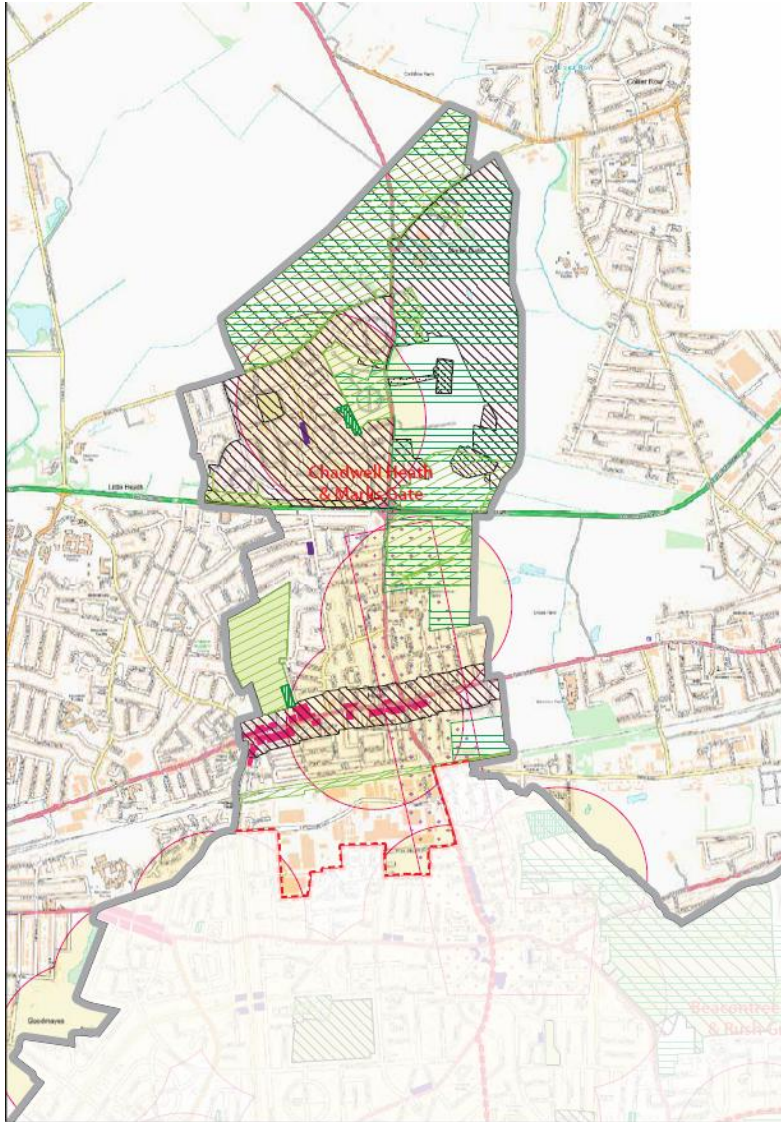


Figure 6 Sub Area 5

## Priorities

Broad development principles for the Sub-Area are set out below.

## Land use, including residential and economic development

### Chadwell Heath industrial Area

- Deliver a range of employment uses, including office, distribution / logistics and light industrial, and potentially more distinctive, destination-type uses such as a centre for emerging entertainment and leisure sectors.

- Incorporate innovative development typologies that intensify land use and optimise site potential, including the co-location of commercial (including industrial) and residential uses.
- Retain Freshwater / Selinas Lane as a key route through the new neighbourhood, including an active frontage comprising a mix of uses including residential.
- Regeneration of the industrial area will be appropriately stitched together with existing residential neighbourhoods, while adding vitally needed new services and social infrastructure alongside improvements in local transport (including buses, walking and cycling) and the public realm. This includes through to Redbridge and existing residential areas.
- Establish strong interconnections with the neighbouring high street / district centre to the West in Redbridge, creating a distinctive, liveable community.
- Consider scope and merits of additional access points to the new Crossrail Station to facilitate and unlock development.

### **Marks Gate**

- Work with neighbouring Redbridge to ensure a joined-up approach to regeneration, including in terms of delivering social infrastructure such as schools, community facilities, amenity spaces and local transport improvements.
- Ensure any retained buildings are sensitively and appropriately incorporated into the wider masterplan, and conversely that these existing buildings do not prejudice the coherent and comprehensive regeneration of the Estate.
- Consider scope for utilising modern methods of construction (MMC) / off-site manufacture.
- Optimise density to deliver good quality development at an appropriate scale, including family sized homes, and with adequate affordable housing provision.
- Incorporate appropriate social infrastructure to support residents.
- Enhance and improve interconnections with the adjacent Green Belt, whilst also protecting its fundamental character.

### **Connectivity and linkages**

- Improve access and permeability across the A12, particularly in terms of improvements to cycle and pedestrian infrastructure.
- Embrace innovative ideas to address public transport improvements.

### **Infrastructure**

- Strategic review of public transport provision, having regard to creating better pick-up points and bus interchanges.

### **Heritage and character**

- Protect and enhance statutorily and locally listed heritage assets and their settings, including: the Warren Stone (Grade II); the Marks Stone (Grade II); the Anti-Aircraft Site

at TQ (Grade II); Warren Farm Barn (Grade II); Chadwell Heath Cemetery Chapel (Grade II); the White House (Grade II); and Furze House Farmhouse (Grade II).

## Sub-Area 6: Becontree Heath and Rush Green

### Emerging Vision

This Sub-Area will continue to provide a diverse urban environment, benefitting from its existing park land as well as some pockets of light industry.

Where appropriate, interconnections and permeability between Rush Green and Romford will be enhanced, and the Borough will be working with Havering to ensure that the delivery of a significant number of homes by our neighbouring Council is co-ordinated with associated improvements to social and physical infrastructure needs.

At Becontree Heath, redevelopment will continue to build on the residential schemes that have come forward, as well as the new leisure centre. There is scope for new student accommodation to support Coventry University, and for development generally to improve the cohesion and physical environment of the area.

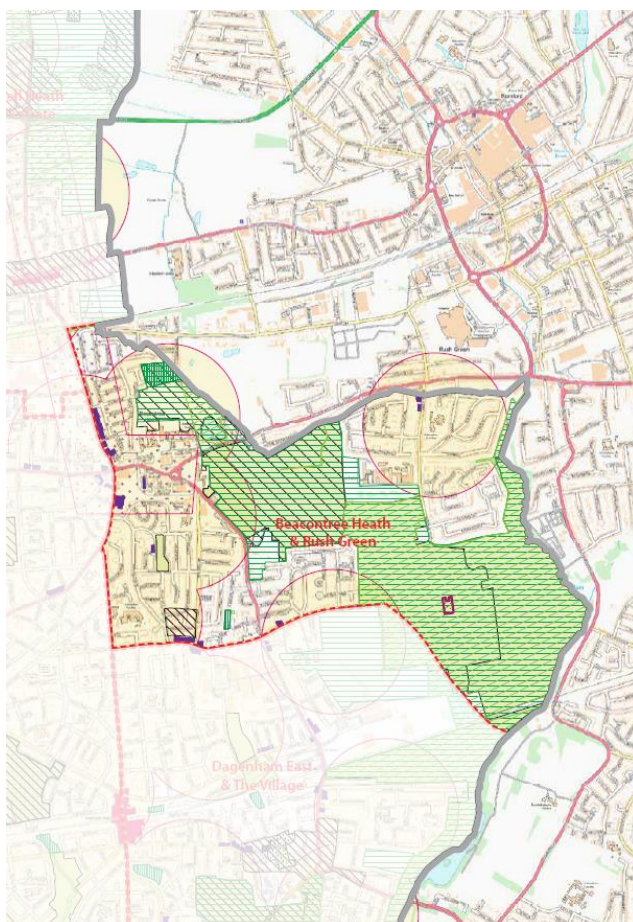


Figure 7 Sub Area 6

## Priorities

Broad development principles for the Sub-Area are set out below.

### Land use and economic development

- Support development of pubs, restaurants and community and leisure uses where these stimulate community interaction and place-making.

### Connectivity and linkages

- Improve public transport access from Rush Green, Rylands Estate, the Leys, Becontree Heath and into the rest of the Borough to help improve the connectivity and socioeconomic performance and isolation of this area.
- Strengthen the existing links to and from Romford Centre to Rush Green. Infrastructure
- Support development that contributes positively to creating a continuous green corridor which makes up the eastern aspect of the Borough's green belt. This includes: Old Dagenham Park, Beam Valley Country Park (including the Leys), Eastbrookend Country Park, the Chase and Central Park
- Enhance the existing public open space and green infrastructure in the area

### Heritage and Character

- Support development that seeks to deliver high-quality design which will reinforce the diverse architectural character of the sub-area and reflect the local scale and character.

## Sub-Area 7: Dagenham East and Dagenham Village

### Emerging Vision

Redevelopment across this Sub-Area will enhance important historical features, deliver new and improved housing for local communities and continue to build on the growing economic cluster focused around media, digital services and higher education and research.

Dagenham Village will continue to be an important part of the Borough's past, and any development will be expected to protect and enhance its designation as a Conservation Area. An Intervention Strategy and architectural code will be prepared to provide more detailed guidance as to how the heritage and distinct character of Dagenham Village is preserved and enhanced.

A Masterplan Supplementary Planning Document (SPD) will be prepared for Dagenham Heathway, providing more detailed development guidelines for this area.

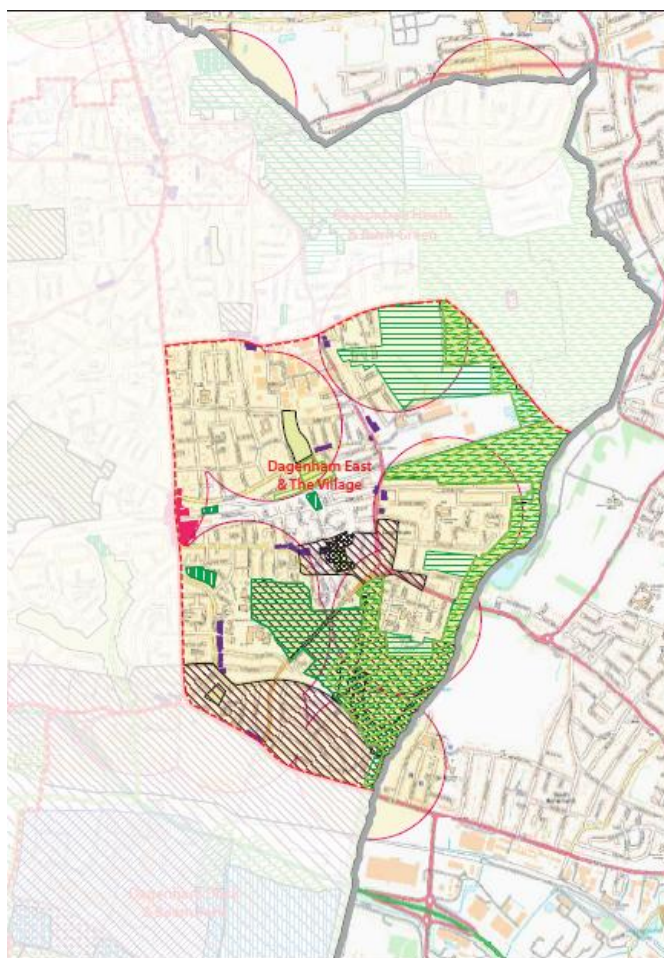


Figure 8 Sub Area 7

## Priorities

Broad development principles for the Sub-Area are set out below.

### Land use, including residential and economic development

- Support and encourage the redevelopment of the former Sanofi plant as a major economic hub, including a new film studio, higher education and research facilities, and digital services including a data centre.
- Protect and enhance appropriate commercial uses at Sterling and Wantz Industrial Estates, having regard to the emerging economic cluster of media and education uses in the area.
- Supporting development at Ibscott Estate, Salisbury Road and Exeter Road which seeks to re-establish connectivity and permeability between Dagenham Village and surrounding residential neighbourhoods.

### **Dagenham Heathway**

- Co-ordinate different land ownerships to address the area's tired physical environment, and facilitate better integrated, more cohesive District Centre which offers a consolidated and appropriate mix of commercial and community uses to enhance its vibrancy and vitality for local every-day needs.
- Improve the poor living conditions of existing homes around the station, ensuring any redevelopment optimises development while being sympathetic and appropriate for the area.

### **Connectivity**

- Deliver cohesive and continuous routes, particularly for pedestrians and cyclists, to connect Dagenham Heathway to Chequers Lane and south to the Thames.

### **Heritage and character**

- Reinforce the importance of the Dagenham Village Conservation Area through urban design and architectural integrity.
- Support development that delivers high quality design which enhances the diverse architectural character of this area.



## DRAFT POLICY SP1: Delivering growth

The Council's preferred option is to support the delivery of the distinct places listed above with the Strategic Policy below. This policy will be reinforced by other policies within this Local Plan and will be refined as the evidence base emerges, and in response to representations made during the public consultation.

1. Development will be focused in Barking Riverside and our town centres as well as a number of industrial locations where uses will be reconfigured and intensified. Draft potential development sites are presented within Appendix 3. These present a number of significant development opportunities to deliver over 40,000 new homes together with XX of new employment floorspace and support infrastructure over the plan period. [Note: an infrastructure schedule and figures for the estimated scale of new employment floorspace will be provided in the next iteration of the Draft Local Plan based on the up to date evidence base.]
2. The Council will take a positive approach to development reflecting a presumption in favour of sustainable development that underpins the planning system. In doing so, we will:
  - a) work with the local community, landowners, developers and other key stakeholders to ensure planning is proactive in delivering the borough's vision and aspirations and:
    - i. undertakes a coordinated and phased approach to place making that delivers development in line with the Council's regeneration vision and site allocations as set out in the seven sub-areas; and
    - ii. supports earlier delivery of allocated sites where appropriate subject to provision of infrastructure.
  - b) deliver and support a new town centre hierarchy that offers a range of town centre uses, serving the needs of development.
3. The Council will expect all development to seek to demonstrate how it meets the 10 Healthy New Town Principles<sup>11</sup> or the updated equivalent below. This does not apply to small and windfall sites that are capable of providing 1-25 homes or are less than 0.25 hectares.
4. The Council will engage residents proactively and continuously with new development opportunities through plan making and the planning application processes, to ensure that the benefits of growth are reinvested to support greater levels of inclusion and so that no one is left behind, focusing particularly on helping to meet the Borough Manifesto targets .

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<sup>11</sup> The Healthy New Town Principles are adapted from the Barking Riverside development scheme.

## Supporting text

2.5. The 10 Healthy New Town Principles are set out below:

I.	<b>Actively promote and enable community leadership and participation in planning, design and management of buildings, facilities and the surrounding environment and infrastructure to improve health and reduce health inequalities.</b>
II.	<b>Reduce health inequalities through addressing wider determinants of health such as the promotion of good quality local employment, affordable housing, environmental sustainability and education and skill development.</b>
III.	<b>Provide convenient and equitable access to innovative models of local healthcare services and social infrastructure, with the promotion of self-care and prevention of ill health.</b>
IV.	<b>Provide convenient and equitable access to a range of interesting and stimulating open spaces and natural environments ('green' and 'blue' spaces) providing informal and formal recreation opportunities for all age groups.</b>
V.	<b>Ensure the development embodies the principles of lifetime neighbourhoods and promotes independent living.</b>
VI.	<b>Provide access to fresh, healthy and locally sourced food (e.g. community gardens, local enterprise) and provide opportunities for food growing and managing the type and quantity of fast-food outlets.</b>
VII.	<b>Encourage active travel; ensuring cycling and walking is a safer and more convenient alternative to the car for journeys within and without the development and providing interesting and stimulating cycle paths and footpaths.</b>
VIII.	<b>Create safe, convenient, accessible, well-designed built environments and interesting public spaces and social infrastructure that encourage community participation and social inclusion for all population groups including older people, vulnerable adults, low income groups and children.</b>
IX.	<b>Embrace the Smart Cities agenda by incorporating and future-proofing for new technology and innovation that improves health outcomes across a range of areas both at an individual level and also within the public realm.</b>
X.	<b>Ensure workplaces, schools, indoor and outdoor sports and leisure facilities, the public realm and open spaces are well-designed and managed in ways which promote an active and healthy lifestyle, including regular physical activity, healthy diet and positive mental health.</b>

## Chapter 3: Housing

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## Chapter 3: Housing

### Introduction

3.1. Population and economic growth within Barking and Dagenham and throughout London has continued to increase the need for housing supply to rise rapidly. The draft New London Plan (GLA, 2019) has identified that London Borough of Barking and Dagenham has the capacity to deliver at least 22,640 new homes over the period 2019/20 - 2028/29. This totals 2,264 per annum, as opposed to the 1,236 which was previously specified. The Council aims to improve housing delivery within the borough by capitalising on opportunities provided by investment in, and regeneration of, its underutilised industrial land and existing town centres.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- support a higher annual housing target than the current London Plan (2016) by building on under-used and vacant industrial land;
- seek to exceed the current London Plan (2016) housing target due to rising housing needs for working class people in outer London boroughs;
- ensure that additional housing does not overload the road network and spoil the quality of life for residents;
- facilitate the development of infrastructure such as additional schools, nurseries, healthcare centres and transport; and
- support accelerated house building while preventing the loss of too much industrial land, which is needed to allow businesses to grow.

### Our proposed approach

3.2. In order to provide homes for new and existing communities, the Council acknowledges a strong positive response to the option to exceed the housing targets specified in the existing London Plan and will support proposals that contribute to the delivery of a 10-year New Draft London Plan housing target of 22,640 new homes between 2019 and 2029. The Council undertook a Call for Sites between May and June to invite landowners, developers, site promoters and other bodies to put forward potential sites for housing or economic development. This exercise has helped us to update information on development sites within the borough and inform the existing evidence on matters including housing, gypsies and travellers, employment, and infrastructure planning. An updated housing trajectory and sites pro-forma are included within Appendix 3. Following the Regulation 18 consultation, we will undertake detailed assessments to evaluate whether these sites should be taken forward through the Local Plan as proposed strategic site allocation.

3.3. This chapter includes draft policies which clearly articulate the Council's commitment to optimising housing supply and addressing unmet housing need. The Council aims to deliver a mix of different types of homes in terms of tenure, size, design, and locations

to build communities, help working people to stay in the borough, and help families to stay near each other. The policies are set out in the table below.

Strategic Policy 2:	Delivering homes that meet peoples' needs
Development Management Policy 1:	Affordable Housing
Development Management Policy 2:	Housing Size Mix
Development Management Policy 3:	Specialist Housing
Development Management Policy 4:	Houses in Multiple Occupation (HMO)
Development Management Policy 5:	Gypsy and Traveller Accommodation

3.4. This chapter is supported by evidence set out in the table below.

Key Evidence Documents	Date Produced
LBBB Local Plan Viability Assessment	2019 (Emerging)
LBBB Strategic Housing Market Assessment	2019 (Emerging)
LBBB Strategic Housing Land Availability Assessment Update	2019 (Emerging)
LBBB Absorption Study	2018
LBBB Towards a Better Housing Pathway for Older People	2019 (Emerging)
GLA Strategic Housing Land Availability Assessment	2017
GLA Strategic Housing Market Assessment	2017
GLA Affordable Housing and Viability Supplementary Planning Guidance	2017
LBBB Gypsy and Traveller Accommodation Assessment	2016

## **DRAFT POLICY SP2: Delivering homes that meet peoples' needs**

1. The Council will support the delivery of the ten-year net housing target for Barking and Dagenham, as set out in the most up-to-date London Plan. This will be achieved through:
  - a) optimising housing supply and addressing unmet housing need;
  - b) supporting proposals that contribute to a net increase of more than 33,765 additional quality homes between 2019 and 2034, in general accordance with the 'delivery phases' outlined below (table 3);
  - c) optimising affordable housing, and supporting proposals which contribute to the net additional requirement for 1,581 affordable homes per year, pushing for 50% on-site provision;
  - d) building council homes by developing residential-led schemes on council-owned land, and ensuring that this estate regeneration delivers improved social facilities and environmental amenity;
  - e) supporting planning applications for self-build and custom-build, subject to proposals adhering to other Development Plan policies;
  - f) ensuring development does not undermine the supply of self-contained housing, in particular family homes;
  - g) optimising the use of existing housing stock, including refurbishing existing housing stock where appropriate and working to return vacant homes back to use;
  - h) supporting planning applications that seek to meet the needs of specific communities, including older people, disabled and vulnerable people, students and gypsies and travellers; and
  - i) working proactively with the local community, landowners, developers and other key stakeholders to ensure that, wherever possible, homes are marketed to, and occupied by, people who live and work primarily in Barking and Dagenham, or within the surrounding areas of London.

### **Supporting text**

#### **Housing supply and delivery**

3.5. The Draft New London Plan (GLA, 2019) identifies that the London Borough of Barking and Dagenham has the capacity to deliver at least 22,640 new homes over the period 2019/20 -2028/29. Both the Council and the GLA have recognised that unlocking the borough's extensive industrial land is the key to making a substantial contribution towards increasing London's housing supply.

3.6. There are no specific housing targets beyond 2029, but the GLA states that boroughs should consult with them on a target beyond the 10-year period by drawing on the 2017 Strategic Housing Land Availability Assessment (SHLAA) findings. At this stage the New Draft London Plan policies are still in flux, so the Council considers it more appropriate to adopt the figure of 2,225 as indicated in the borough's 2019 Strategic Housing Market Assessment (SHMA and its update), which has applied central government's standard methodology to the 2014-based projections as its estimated need. The standard

method for assessing local housing need is considered as a minimum starting point in determining the number of homes needed in the area. We will consult the GLA about this approach as part of the consultation on the draft Local Plan.

3.7. The Council has identified sufficient land suitable for residential development and intensification in the 2017 SHLAA to meet and exceed the New Draft London Plan 10-year housing delivery target. But it is facing a significant change in the level of housing requirement between the adopted Local Development Framework (LDF) and the emerging London Plan policy. Therefore, the Council has decided to set out a stepped trajectory (see table 2 below) with a different target for every five year phase of the Plan. This is to ensure that planned housing requirements are met fully within the plan period based on local circumstances.

**Table 2 Proposed stepped trajectory for housing delivery to 2034**

<b>Delivery Period</b>	<b>Years</b>	<b>Delivery Target</b>	<b>Annual Delivery Target</b>
<b>Short Term</b>	2019/20 – 2023/24	11,898	2,380
<b>Medium Term</b>	2024/25 – 2028/29	16,751	3,350
<b>Long Term</b>	2029/30 – 2033/34	13,852	2,770

Source: Barking and Dagenham Housing Trajectory September 2019

**NB:** The figures will be updated in accordance with the latest housing trajectory, which will be updated and published annually as part of the Local Plan Monitoring.]

3.8. The Council will monitor housing delivery annually and publish information on the rate of housing starts and completions and the trajectory of a deliverable and developable housing supply. Chapter 10 of this document provides details about how the land supply will be monitored.

### **Self-build and custom build**

3.9. From 1 April 2016 to date, the Council received a total of 305 applications from both individuals and associations. The Council is currently considering the introduction of a new application process to facilitate self-build and custom housebuilding. Further information will be published on the Council’s website in the future: <https://www.lbbd.gov.uk/self-build-and-custom-house-building>. At this stage the register will help us to understand the level of interest in self-build and custom build serviced plots<sup>12</sup> in Barking and Dagenham.

<sup>12</sup> Serviced plots are those which have access to the public highway and connections for utilities such as electricity, water, waste water etc.

## DRAFT POLICY DM1: Affordable housing

1. All residential development with the capacity to provide 10 or more self-contained units is required to provide a minimum of 35% affordable housing (subject to financial viability) in accordance with the London Plan and related supplementary guidance.
2. All residential development on small sites with the capacity to provide 2 to 9 new self-contained units may be required to provide an affordable housing contribution subject to financial viability.
3. Applicants will be expected to demonstrate that their proposal distributes the affordable housing throughout a new development, wherever appropriate, and ensure that all new dwellings are designed to a high quality, contributing to delivery of a range of housing tenures and prioritising the provision of affordable housing on site where possible (subject to viability considerations).
4. Lower levels of affordable housing and/or off-site provision of affordable housing will only be considered in exceptional circumstances, including where other sites may be more appropriate to provide affordable housing than the site of the proposed development. The exceptional circumstances case for off-site affordable housing provision will need to clearly demonstrate that:
  - a) it is not practical to provide affordable housing on-site;
  - b) it will not result in an over-concentration of one type of housing in any one local area;
  - c) it can provide a minimum of 35% affordable housing overall; and
  - d) it can provide a better outcome for all of the sites.
5. A financial contribution towards the off-site provision of affordable housing may be considered where it can be demonstrated that this would result in a better outcome of the delivery of the total number of affordable housing units. Details about affordable housing contributions will be set out in the Council's latest Planning Obligations Supplementary Planning Document.
6. All development with the capacity to provide more than 10 self-contained units is required to provide an appropriate mix of tenure and dwelling size, having regard to the most up-to-date Mayoral policy and/or guidance, as well any relevant SPDs, as set out below.
  - a) A minimum of 30% of low cost rented homes, including London Affordable Rent;
  - b) A minimum of 30% intermediate homes, including shared ownership; and
  - c) 40% of low cost rented homes, to be split 50:50 between London affordable rent and social rent, and intermediate (including shared ownership).

### Supporting text

- 3.10. In accordance with the National Planning Policy Framework (NPPF) affordable housing is for households whose needs cannot be met by the market, either for rent or sale. Additionally, affordable housing should be genuinely affordable for the people the homes are intended for and below market prices.

London Affordable Rent	Social Rent	London Living Rent	London Shared Ownership
Capped Target Rents	Capped rent level	Benchmark Rents set	Household purchases at



set in accordance with Government guidance	based on the formulas in the Government guidance	in accordance with GLA guidance.	least 25% stake and pays rent on the retained equity.
Affordable to most households but limited to eligible households who have been assessed by the Council.	Affordable to most households but limited to eligible households who have been assessed by the Council.	Affordable to households on medium incomes who are renting privately and wish to save for a deposit and who can afford to spend one third of their gross income on rent. Maximum income of £60,000 subject to annual review under the London Plan.	Maximum income cap of £90,000 applies subject to review in the London Plan.

Figure 9 Form of affordable tenures

Source: The Mayor of London’s Homes for Londoners, GLA

## DRAFT POLICY DM2: Housing size and mix

1. The Council will support a range of innovative housing, such as ‘build to rent’ private rented housing, where they can demonstrate that they are compatible with optimising the use of land and facilitate the delivery of housing to meet needs for each tenure.
2. Development is required to provide a range of unit sizes in accordance with New Draft London Plan policy H12 (and its updated equivalent) and the Council’s latest guidance.
3. Development that will result in sustained loss of homes and that does not meet the identified local housing need in the borough will not be considered acceptable.

## DRAFT POLICY DM3: Specialist housing

1. Proposals for specialist housing will be supported where this meets the relevant Mayoral policy requirements and an identified need within the borough.
2. The applicant will be expected to demonstrate that the design satisfies user requirements, and that the need for new or expanded specialist accommodation will be balanced against the need to preserve the amenity standards of existing residents and the various operational requirements of adjacent activities.
3. Proposals for specialist housing must be supported by agreement for occupation by a relevant operator. Speculative planning applications will not be considered acceptable.
4. Specialist housing should be delivered through a range of tenures to meet varying needs, including opportunities to rent and buy, as well as schemes with varying levels of

support and care.

5. Loss of existing specialist housing will be resisted unless re-provided elsewhere in the borough with at least the equivalent number of bed spaces or where it can be demonstrated that there is no local need for a facility (including if refurbished).
6. New specialist housing must be located in, or close to, designated town centres with good access to local services and public transport links. Alternatively, these services will need to be provided to serve the development.
7. The Council will expect developments to provide high quality-design that can satisfy the requirements of the specific use or group it is intended for in terms of facilities, design of buildings, density, parking, internal space, and amenity space.

### Supporting text

- 3.11. The Council recognises its duty to provide specialist and supported housing for meeting a wide range of needs. This will be achieved through working with partners to facilitate the appropriate quantity and quality of specialist housing. In addition, the Council will also work with the Mayor of London, the Homes for Londoners Board, and other relevant stakeholders to make sure that homes are first marketed to and occupied by Londoners.
- 3.12. For the purpose of this policy, specialist housing is defined as homes for older people, households with specialist needs, supported housing, hostels and student accommodation. Examples of specialist housing include:
- sheltered housing – commonly self-contained homes with limited on-site support (usually in use class C3);
  - retirement homes (C3) – including age restricted dwellings where no care is provided or small communities of older persons living together as a single household with some degree of support;
  - residential care homes – commonly bedsit rooms with shared lounges and eating arrangements (within use class C2);
  - nursing homes – similar to residential care, but accommodating ill or frail elderly people, and staffed by qualified nursing staff (within use class C2);
  - dual-registered care homes – residential care homes where nursing care is provided for those residents who need it (within use class C2);
  - extra-care homes – combinations of the above providing independent living alongside care and support, and sometimes also offering support for older people in the wider community;
  - staff accommodation ancillary to a relevant use; and
  - hostels - a form of shared accommodation (C4).
- 3.13. The New Draft London Plan Policy H15 (Specialist Older Persons Housing) sets out the policy requirements of specialist older persons housing provision. This policy is further supported by paragraph 4.15.3A, B and C.
- 3.14. Barking and Dagenham is moving away from specialist forms of housing for vulnerable groups, towards a model of independent tenancies, with support externally provided.

The Local Plan's role in supporting these groups is limited and further guidance is set out in the Council's latest Inclusive Growth Strategy.

## **DRAFT POLICY DM4: New houses in multiple occupation (HMO)**

1. New houses in multiple occupation (HMO) resulting in loss of existing family housing will be resisted.
2. A HMO will only be supported where:
  - a) it helps meet an identified need, in accordance with policy **DM2 Housing Size and Mix** and **DM3 Specialist Housing**;
  - b) the benefits demonstrably outweigh the loss of any conventional housing (Class C3);
  - c) this would not be located next to an existing HMO (including extant but unimplemented planning permissions);
  - d) it is located in an area of high transport accessibility, close to local shops and services;
  - e) it would not give rise to any significant amenity impact(s) on the surrounding neighbourhood; and
  - f) it is of high-quality and meets relevant best practice guidance for this form of accommodation.

### **Supporting text**

- 3.15. HMOs are residential properties that take the form of shared houses, flats and non-self-contained dwellings. Central government defines an HMO as a property rented out by at least three people who are not from one household (e.g. family) but share facilities like the bathroom and kitchen. A property rented to five or more people who form more than one house is considered as a large HMO. Planning permission is required for an HMO where there are more than six unrelated individuals forming a household who share a kitchen, bathroom or toilet. They are classified as 'sui generis' (a use like no other) and always require planning permission. A licence is required for a large HMOs within the borough. For details, please visit: <https://www.gov.uk/house-in-multiple-occupation-licence>
- 3.16. The Council recognises that HMOs contribute towards meeting the diverse housing needs of Barking and Dagenham, particularly for low cost housing. However, there has been a loss of existing family housing because of conversions to HMOs. To control this, the Council established an Article 4 Direction<sup>13</sup> which withdraws permitted development rights for small HMOs across the borough. The Direction came into force on 14 May 2012. Since this date, planning permission has been required to develop a property as an HMO.

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<sup>13</sup> <https://www.lbbd.gov.uk/article-4-directions-and-local-development-orders>

## DRAFT POLICY DM5: Gypsy and traveller accommodation

1. The Council will retain and protect the existing gypsy and traveller site at Eastbrookend Country Park.
2. Development of a site to provide additional short-stay / or permanent gypsy and traveller accommodation to meet the long-term needs of these communities will be supported where:
  - a) it is an appropriate site suitable for housing;
  - b) it is an accessible and safe location (e.g. not located in an area of high flood risk);
  - c) it will employ high quality-design and be sympathetic to local character and design;
  - d) it will maintain and enhance the quality of the environment; and
  - e) it does not give rise to any quantifiable amenity impact(s) on the surrounding neighbourhood.

### Supporting text

3.17. The New Draft London Plan Policy H16 (Gypsy and Traveller Accommodation) has defined Gypsies and Travellers for assessing their accommodation needs. The Ministry of Housing Communities and Local Government’s written representation on the New Draft London Plan objects to the definition of Gypsies and Travellers as set out in Policy H16. The representation states that the Government’s concern regarding the proposed definition of Gypsy and Travellers in New Draft London Plan Policy H16 can be resolved by the London Plan acknowledging that the Government’s planning supports the assessment of the accommodation needs for all travellers, both within and outside the definition in Annex 1 of the Policy for Traveller Sites (Department for Communities and Local Government, 2015) (PPTS). The New Draft London Plan is still under the examination, so it is unclear at this stage if the definition of Gypsies and Travellers set out in Policy H16 will be changed. This has implications for the number of new pitches that Barking and Dagenham will need to provide.

3.18. The table below sets out the number of new pitches needed for Gypsies and Traveller households that meet the new London Plan definition over the plan period.

**Table 3 New pitches needed for gypsies and traveller households over the plan period**

2019 - 2023	2024 - 2028	2029 - 2034
<b>21</b>	4	4

Source: LBBB GTAA, 2016

4. Based on the proposed London Plan definition there is a need for 21 pitches over the first five years of the Plan. The Council assumes that two new sites are required as part of proposed development sites. The Council is now searching for locations and land that is suitable to meet this need for the first five year of the plan period, and the following locations are being considered:

- Choats Lane

- Lane at Collier Row Road
- Roosevelt Way
- Crabtree Avenue
- Kier Hardy Way
- Expand the existing site at Eastbrookend Country Park.

4.1. The Council will consider development proposals which include new gypsy and traveller sites against the criteria set out above in line with the latest Government guidance. Any new provision should be prioritised to meet local gypsy and traveller needs.

## Chapter 4: Delivering a resilient economy

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## Chapter 4: Delivering a resilient economy

### Introduction

4.1 The Council is committed to revitalising the borough’s economy, supporting more and better jobs for local residents, as well as education and skill training. Whilst retaining some of the borough’s industrial land, there is significant scope to use the land more intelligently so that it meets modern requirements whilst embracing green technology. We also want to maintain our town centres, and support the borough’s growing creative sector, including affordable workspace.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- support the delivery of new jobs across the six economic sectors identified (green technology, biotech, health and social care, creative industries, logistics and other London service industries, and advanced manufacturing);
- encourage the expansion of environmentally responsible and sustainable industries;
- acknowledge the role of retail and commercial industries in employment creation within town centres;
- provide flexibility to ensure enough industrial land is available in the borough to meet market demand and accommodate businesses displaced from elsewhere;
- ensure that proposed new centres will function as integrated mixed-use centres with the potential to grow and intensify in terms of floor space, scale and mix of uses;
- support changes to retail hierarchy so that the current town centre is encouraged to prosper and grow; and
- ensure there is not too much of one type of shop or high street use in our town centres.

### Our proposed approach

4.2 This chapter includes the following draft policies which illustrate the Council’s approach to delivering a resilient economy.

Strategic Policy 3:	Promoting inclusive economic growth
Development Management Policy 6:	Utilising the borough’s employment land more efficiently
Development Management Policy 7:	Providing flexible, affordable workspace
Development Management Policy 8:	Encouraging vibrant, resilient and characterful town centres
Development Management Policy 9:	Overconcentration of hot food takeaways, betting shops and pay day loan shops

Development Management Policy 10:	Visitor accommodation
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4.3 This chapter is supported by evidence justifications set out in the table below.

Key Evidence Documents	Date Produced
Borough's Industrial Strategy	2019 (Emerging)
Barking and Dagenham Retail and Town Centre Study Update	2019
LBBD Economic and Temporary Use Strategy	2018
Safeguarded Wharves Review	2018 (Emerging)
GLA Hot Food Takeaways Topic Paper	2018
London Industrial Land Review	2017
Projections of Demand and Supply for Visitor Accommodation in London	2017
The Value of Workspace (Institute of Public Policy Research)	2016

### **DRAFT POLICY SP3: Promoting inclusive economic growth**

The Council's preferred option is to set establish a strategic policy that will promote inclusive economic growth throughout the plan period. The policy will be informed by the emerging evidence, and by representations received during public consultation. The Council's preferred option will:

1. focus on growing a thriving and productive enterprise and small business economy, alongside new business investment, and ensuring the delivery of more employment and a wider employment base. A thriving economy will attract and retain strong communities and create distinctive places. The Council's preferred option will seek to achieve this through:
  - a) supporting the delivery of new jobs between 2019 and 2034;
  - b) supporting a new town centre hierarchy for the borough in line with the Council's most-up to date strategies and guidance; and directing major office development to Barking's town centre with smaller, secondary provision in District Centres;
  - c) maintaining an effective supply of employment land and floorspace;
  - d) strengthening and intensifying the borough's extensive and underutilised Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIL);
  - e) advocating for the rationalisation or relocation of Safeguarded Wharves in line with emerging guidance and Regulation 18 feedback; and
  - f) meeting forecast sector requirements, including clusters around logistics; film & media, modern methods of construction and wholesale food



markets.

2. The Council's preferred option is to support businesses who seek to evolve, diversify, and contribute to a more productive and future facing economy. The Council envisages that this will be achieved through:
  - a) supporting a range of appropriate town centres uses, not limited to traditional retail;
  - b) avoiding over-concentration or clustering of uses; in particular hot food takeaways (A5), betting offices and pay day loan shops (Sui Generis);
  - c) supporting the provision of flexible, affordable workspace across the borough; ensuring the design of employment space is flexible and adaptable to the changing needs of artists, small creative business and local people;
  - d) avoiding vacant or under-utilised buildings and spaces by encouraging meanwhile and creative uses; and
  - e) providing employment and training opportunities for local people, and procurement opportunities for local businesses, focusing on investment in physical improvement, but also in the long-term social infrastructure and education required for producing talented, entrepreneurial individuals locally.

## **DRAFT POLICY DM6: Utilising the borough's employment land more efficiently**

Subject to consideration of the emerging evidence base, and to representations received following public consultation, the Council's preferred approach is to set out criteria that will be used to protect, intensify and relocate the borough's employment land and floorspace. The Council's preference is to:

1. protect, strengthen and intensify the Borough's Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS) in accordance with the most up to date Mayoral and Borough policies and/or guidance.

### **Within the designated SIL and LSIS boundary**

2. The Council's preference is to support development proposals where they can deliver employment floorspace that:

- a) contributes to meeting the strategic target as set out SP1: in line with emerging borough guidance and Regulation 18 feedback;
- b) accords with the Site Allocations and the Council's most up to date area specific guidance;
- c) comprises uses that are suitable for broad industrial-type activities as defined in the Mayoral policy and /or guidance;
- d) achieves no net loss of industrial floorspace capacity and where feasible, retains and intensifies use of industrial floorspace, and forms part of the mix

- in redevelopment proposals; and
- e) provides a mix of unit sizes to meet the needs of small and medium enterprises. Existing small business units should be re-provided for.

#### **Employment sites outside of SIL and LSIS**

3. The Council's preference is to resist development proposals which would result in the net loss of viable employment floorspace, particularly affordable and low-cost workspace. If the site is no longer suitable for employment use, the Council's preference is to propose a requirement that the existing use will be re-provided elsewhere within the borough and deliver a better job offer, in terms of job density, job quality and/or commitments to local labour and skills training, which will be secured via a Section106 Agreement. However, the Council may consider proposals in exceptional circumstance where it can:

- a) clearly demonstrate that the site is genuinely unsuitable for continued employment use due to its condition and reasonable alternatives for restoring the site to employment use have been considered (including temporary employment use); and
- b) provide robust evidence of unsuccessful active marketing over a continuous period of time at a reasonable market rent which accords with indicative figures.

#### **Supporting text**

- 4.4 The principle of no net loss of floorspace capacity does not apply to sites previously used for utilities infrastructure or land for transport functions which are no longer required.
- 4.5 With regards to the supporting evidence required to implement parts (3) (a) and (b) of policy DM 6, the Council's preferred approach expects applicants to submit marketing evidence covering a continuous period of at least 12 months and submit a detailed report on the history and condition of the property.
- 4.6 The marketing evidence should outline where and how marketing has been undertaken, with details also provided to demonstrate that the asking rent has been at a realistic rate for the type, size and condition of the property/unit. It would be expected that the property or site has been actively marketed, including appearing on local and national commercial property websites and visible display boards being displayed at the site. Applicants should also include a report detailing the level of interest in the property over the agreed marketing period, details of any viewings and offers and details of why any interest had not been taken forward.
- 4.7 In respect of the condition of the existing employment land and floorspace, a detailed report on the history and condition of the property which robustly justifies why

marketing evidence should not be required and that re-provided employment space as part of the redevelopment would not be viable should be submitted to the Council.

- 4.8 Where appropriate, it should be demonstrated that the proposed development would not prejudice wider land use objectives or the delivery of site allocations, and that reverse sensitivity issues would not arise through conflict with surrounding existing uses within the cluster of other employment uses. The applicant should also demonstrate that the benefits of an alternative use would outweigh the benefits of the employment use to meet other local plan objectives, such as the need for complementary town centre uses.

### **DRAFT POLICY DM7: Providing flexible, affordable workspace**

The Council's preferred approach is to set out criteria which would encourage the provision of affordable workspace within developments for new employment.

1. Development proposals which generate new employment floorspace will be required to incorporate an appropriate provision of affordable workspace on-site, offered at below market rate, for shared workspace and/or small business units subject to development viability. This must meet the needs of local start-ups, small-to-medium enterprises and creative industries. The applicant should establish robust management links with a registered workspace agreed by the Council and be able to:
  - a) demonstrate that there is sufficient critical mass to ensure the sustainability of any provision; and
  - b) provide units in turnkey form which are accepted by the Council following completion.
2. In circumstances where it is not feasible to meet Part 1 of the policy, a cash in lieu contribution may be accepted where there would have demonstrable benefits for furthering affordable workspace in the borough and other policies in the Plan.

#### **Supporting text**

4.9 The Council's preferred approach is to secure affordable workspace via a Section 106 Agreement.

4.10 To be considered as acceptable turnkey spaces, upon the completion of the development, the Council will expect the workspace units to be secure, vacant, and fully glazed, with smooth sealed concrete finishes to ceiling and walls, functional lighting, running water, sanitary facilities, and having capped essential services such as electricity and gas, as well as access provision of wired and wireless broadband technologies delivering the highest speeds to provide a wide range of services.

- 4.11 For the purpose of Part 2 of this policy, demonstrable benefits could include the provision of publicly accessible open space, social or green infrastructure. Any proposed benefits should be clearly set out as part of an applicant's Planning Statement.

### **DRAFT POLICY DM8: Encouraging vibrant, resilient, and characterful town centres**

The Council's preferred approach is set out below.

1. To support and reinforce the role and function of the borough's designated town centres, and the surrounding town centre hierarchy, development proposals for a town centre, community and cultural uses will:
  - a) be supported within the primary shopping area<sup>14</sup> within the borough's designated town centres;
  - b) be supported on the edge of designated town centres where the sequential approach to site identification has been applied in accordance with the NPPF sequential test. When considering applications for town centre uses we will recognise the need for flexibility to meet changing needs in terms of what contribution the new development will make to the success of our town centres. This could include the potential need for temporary or 'meanwhile/interim space to support the creative industries or serve needs in the early phases of a business; and
  - c) deliver and/or maintain active ground floor frontages generating high footfall (proportionate to the scale and nature of the centre). This includes but is not limited to shops, markets, community, cultural and civic uses<sup>15</sup>.
2. New retail uses outside the primary shopping area, but still within the town centre boundary, would be considered as edge of centre in planning policy terms and therefore subject to the impact and sequential tests.
3. Outside the designated town centres, development proposals for retail and leisure development exceeding 500sq.m gross will be required to submit an impact assessment in accordance with the NPPF and NPPG.
4. Development proposals for a new local shopping centre must seek to meet the needs of local residents.

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<sup>14</sup> The primary shopping area is the defined area where retail development should be concentrated.

<sup>15</sup> Uses which offer a service to the general public.

### Supporting text

- 4.12 The extent of town, district and neighbourhood centres will be [or is??] illustrated on the Proposals Map. The boundaries will clearly relate to the application of the sequential and impact tests, which seek to direct retail and other key town centre uses to town centres and requires proposed retail development in edge, or out of town centre sites to be considered against the sequential approach.
- 4.13 The Council recognises that successful town centres require a wide range of uses, beyond only Class A1 retail. Proposals involving the loss of an existing Class A1 use will be expected to demonstrate that this is no longer viable and there is no reasonable prospect of re-use despite attempts over a minimum period of at least 12 months to market it at values prevailing in the centre. The alternative non-Class A1 use must demonstrate that a local need exists for the proposed alternative use. Community uses will generally be considered favourably.
- 4.14 For proposals for town centre uses located outside of a designated centre, the Council will expect the applicant to demonstrate a sequential approach to site selection, focussing uses firstly on the edge of designated town centres.
- 4.15 The Council's Retail and Town Centre Study Update (2019) indicates that the NPPF minimum threshold of 2,500 sq.m gross for impact assessment continues to be inappropriate as a blanket threshold across the borough. This is because the scale of development would represent a significant proportion of the overall retail projections for most centres in the borough. Therefore, the Council will apply a 500 sq.m gross threshold for impact assessments, which is consistent with the retail floorspace projections within the borough.
- 4.16 To implement Part (3) of policy DM8, the local needs index provides a useful indicator of whether a local centre or important local parade is meeting some or all the needs of local residents. The applicant should submit information which considers factors including:
- a) the relative size of a local parade and the range of shops and services each centre can offer;
  - b) the proximity of other town centres, local centres and 'standalone' shops, which may mean that local need may be met at an alternative location within walking distance and local needs are therefore still being met;
  - c) the quality of the shopping centre or parade, in terms of its environment, type and range of retailers, affecting how it is perceived and used by local residents; and
  - d) the relative accessibility of each centre since this is an important factor in how local people use the local shops and services. The reasonable and maximum walking distances as prescribed in GLA's Town Centre SPG should be considered in the statement/assessment.

## **POLICY DM9: Over-concentration of hot food takeaways, betting shops and pay day loan shops**

The Council's preferred approach to limiting the over-concentration of hot food takeaways, betting shops and pay day loan shops is to consider proposals against the following:

1. Development proposals for new hot food takeaways (Class A5) within the designated town centres will not be considered acceptable where it is located:
  - a) adjacent to an existing hot food takeaway; or
  - b) within three or more overlapping 400m catchments of other Class A5 uses; or
  - c) within the 400m Hot Food Takeaway Exclusion Zone (illustrated on the Proposals Map) around primary and secondary schools and other educational facilities.
  
2. Development proposals for new betting shops and pay day loan shops (Sui generis) within the designated town centres will not be considered acceptable where these are located:
  - a) adjacent to an existing betting shop or pay day loan shop; or
  - b) within three or more overlapping 400m catchments of other betting shops or pay day loan shops.

### **Supporting text**

- 4.17 The Council acknowledges that the clustering and over-concentration of the uses identified can have a negative impact on the vitality, viability and character of the high street, local amenity, anti-social behaviour and the health and wellbeing of the borough's residents. Additionally, the numbers of such uses are a concern which was clearly expressed during the 2015 Issues and Options consultation by those living in the borough.

## **POLICY DM10: Visitor accommodation**

1. Proposals for new visitor accommodation (C1) will be supported within the borough's designated town centres, or along primary routes adjacent to transport interchanges where:
  - a) it accords with principal land uses and does not compromise regeneration visions;
  - b) the size, scale and nature of the proposal is proportionate to its location;
  - c) it does not create an over-concentration of such accommodation, taking account of other proposals and unimplemented consents in the local area; and
  - d) it does not have significant adverse impact on surrounding amenity or local character.
2. Hotels are strongly encouraged to provide the local community with access to on-site facilities such as leisure, conference and meeting rooms, restaurants etc.
3. Applications for serviced apartments must demonstrate that they meet the criteria stated in Part (1) of this policy and will be managed appropriately as short-term accommodation (up to 90 days).

## Chapter 5: Design

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## Chapter 5: Design

### Introduction

- 5.1. Good design is central to good place making, helping to achieve the vision of this Local Plan and improving life for all who live, work and visit the borough. Good design in Barking will seek to reflect and build upon the existing physical, social and cultural assets of the borough. New development should respect and enhance the existing urban fabric to strengthen and reinforce local identity and a sense of place.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- improve the quality of our streets, ensuring excellent building and public space design, which interjects energy into the borough;
- ensure that the quality of housing provides good levels of daylight, good sized rooms, plentiful public open space, food growing opportunities and facilitates health and wellbeing by, for example, providing well designed and attractive walking and cycling links and play areas to facilitate active lifestyles;
- encourage environmentally sensitive design, incorporating trees, green walls and other features to increase biodiversity;
- develop a positive strategy for the conservation and enjoyment of the historic environment, in particular recognising the Becontree Estate's historic importance as the largest public housing scheme of its time in the world;
- ensure development is more sustainable, reduces greenhouse gas emissions and is well adapted to the implications of climate change; and
- deliver neighbourhoods which are more inclusive, that work well for all.

### Our proposed approach

- 5.2. The Council acknowledges the high number of responses to our previous consultation which expressed a desire to protect and enhance heritage assets in the borough, particularly the Becontree Estate. We have developed a positive strategy for heritage, updating the Borough Heritage Strategy and preparing a new Characterisation Study. We intend to recognise the historic and cultural importance of Becontree through its designation as a 'Special Local Character Area' which will allow for the preservation and enhancement of the historic fabric. We have prepared draft policies relating to conserving and enhancing heritage assets.
- 5.3. This chapter includes drafts policies set out below, which articulate the Council's commitment to creating high quality design that reflects and builds upon existing physical, social and cultural assets of the Borough. These will need to be read in conjunction with the rest of the plan, particularly policies in chapter 7: London's Green Capital.

Strategic Policy 4:	Delivering Quality Design in the Borough
Development Management Policy 11:	Responding to Place
Development Management Policy 12:	Tall Buildings
Development Management Policy 13:	Managing the Borough’s Local Views
Development Management Policy 14:	Conserving and Enhancing Heritage Assets and Archaeology
Development Management Policy 15:	Shop Fronts
Development Management Policy 16:	Householder Extensions and Alterations
Development Management Policy 17:	Advertisements and Signage

5.4. This chapter is supported by evidence justifications set out in the table below.

Key Evidence Documents	Date Produced
Borough Characterisation Study	2017
Barking Town Centre Conservation Area Appraisal and Management Plan	2019 (Emerging)
Heritage Strategy 2016-2020	2016
Historic England’s independent heritage review of the industrial land to the south of the Borough	2016
Historic England’s independent archaeological review of the Borough	2016
Conservation Area Appraisals	2009

## **DRAFT STRATEGIC POLICY SP4: Delivering high quality design in the borough**

The Council’s preferred option is to establish a strategic policy that will promote high-quality design, providing a safe, accessible and inclusive environment for all. The strategic policy will be informed by the emerging evidence base documents, and by representations received following public consultation. The Council’s preferred option will:

- a) recognise and celebrate local character and the borough's heritage, adopting a design-led approach to optimising density and site potential by responding positively to local distinctiveness and site context;
- b) engage with the local community and key stakeholders, including Historic England, to identify an appropriate strategy for the repair and re-use of heritage assets at risk;

- c) seek development that improves and facilitates active lifestyles, and improves the wellbeing of new and existing communities, taking inspiration from Barking Riverside, London's first healthy new town;
- d) seek to mitigate and adapt to climate change, endorsing: sustainable design principles in line with policies in chapter 7: London's Green Capital; Secure by Design and Fire and Safety Strategy;
- e) protect important views of and from landmark buildings, vistas and heritage assets;
- f) encourage development to use local context to inform detail, materials and landscape, incorporating and/or interpreting those elements that are attractive, valued and which contribute to the quality of the surrounding area; and
- g) support development proposals which:
  - i. demonstrate high-quality design as a result of early engagement with planners, as part of the pre-application process;
  - ii. demonstrate their contribution to creating well-designed places, through reference to national, London and local policy and guidance;
  - iii. contribute positively to promote healthy development that improves the wellbeing of new and existing communities;
  - iv. champion sustainable design and construction principles; including water and waste management, resource efficiency and emission control, and by encouraging the efficient use of existing buildings and previously developed land;
  - v. demonstrate future-proof design, which can withstand, and help people to adapt to, the effects of climate change; and
  - vi. seek to maximise opportunities for urban greening and demonstrate that appropriate measures have been taken to protect or enhance the natural environment in accordance with Chapter 6: Green and Blue Infrastructure and the Natural Environment.

### **DRAFT POLICY DM11: Responding to place**

- a) All new development should make a positive contribution to the surrounding character. Development proposals that fail to deliver high-quality, accessible, inclusive design, and/or respond poorly to local/emerging context will be refused planning permission.
- b) All development should:
  - a) embed good design principles, having regard to the implications of architecture, urban design, landscaping, the ten characteristics set out in the National Design Guide, public realm and wider place-making. The Council's Townscape and Socio-economic Characterisation Study, or its

- updated equivalent, is the starting point for understanding local character. Due regard must be had to this and to other relevant planning guidance, including adopted design codes for specific areas;
- b) be creative and innovative, recognising that existing local character and accommodating change is not mutually exclusive, architecture should be responsive, authentic, engaging, and have an enduring appeal;
  - c) address relevant housing quality standards set out in the London Plan;
  - d) consider the impact on the amenity of neighbouring properties with regard to significant overlooking (loss of privacy and immediate outlook) and overshadowing (unacceptable loss of daylight/sunlight), and mitigate the impact of air, noise and environmental pollution;
  - e) adopt the Agent of Change principle and mitigate impacts from existing noise and other nuisance-generating activities or uses within proposed new development.
- c) Major and strategic development proposals should, where relevant and appropriate:
- a) demonstrate use of best practice in developing project briefs;
  - b) clearly demonstrate how different options for site development have been considered as part of the pre-application process;
  - c) undertake proactive meaningful engagement with the local community and potential end users to inform design in line with the Council’s Statement of Community Involvement and other relevant guidance;
  - d) be subject to independent design scrutiny by the Barking and Dagenham Quality Review Panel at an appropriate stage in the pre-application process and respond accordingly as the scheme evolves;
  - e) clearly demonstrate consideration of the individual and cumulative impact on amenity, neighbouring buildings, skyline, infrastructure and the natural and historic environments, provision of public realm, amenity space (private, communal and child play space);
  - f) provide a range and mix of publicly accessible open space that promote biodiversity, safety, health and well-being;
  - g) seek to achieve the highest standards of sustainable design, by considering a fabric-first approach in relation to site layout and orientation, construction and materials, energy efficiency, and use of renewable energy sources;
  - h) seek the best design and construction solutions to reduce and mitigate the impact of air, noise, light and other environmental pollution from development; and
  - i) commit to using mechanisms to maintain design quality from approval to completion.
- d) Proposals for development within town centres (as defined in Policy DM8) should, where relevant and appropriate:

- a) respect the building lines of the existing urban environment and build up to the edge of the curtilage or provide outside stalls [stalls?];
  - b) retain or restore traditional shop fronts and existing architectural and heritage features;
  - c) avoid the creation of inactive frontages and contribute positively to the street scene and public realm;
  - d) provide clearly defined public and private space, placing servicing away from street frontages, for example at the rear of buildings;
  - e) provide level access and ensure new development is fully accessible;
  - f) avoid the use of external mounted shutters or solid roller shutters;
  - g) co-ordinate and consolidate elements of street furniture, such as seating, bins, bollards, cycle stands and lighting, to streamline the appearance of the public realm and avoid visual clutter.
- e) Design and Access Statements must accompany all planning applications for major development. Applications for sites within conservation areas or within the setting of listed buildings should also be accompanied with a Heritage Impact Assessment. Applicants for minor development are also strongly encouraged to submit a Design and Access Statement.
- f) Development and estate regeneration schemes are required to undertake an inclusive public consultation, which is proportionate to the nature and scale of development and submit a consultation statement detailing these activities.

## **DRAFT POLICY DM12: Tall buildings**

1. Tall buildings are defined as buildings that are significantly taller than their neighbours, or which have a significant impact on the skyline. The Council will support tall buildings where they:
  - a) are considered appropriate in the context of London policies and guidance;
  - b) are located in sustainable locations with high public transport accessibility level (PTAL) ratings;
  - c) are of exemplary architectural design and residential quality (to be determined by the Barking and Dagenham Quality Review Panel as part of the development process);
  - d) respond appropriately to local context and character and do not adversely impact on the setting of heritage assets and important views. Applications should be supported by a detailed townscape analysis carried out as part of the application process, including long and short views;
  - e) individually or as part of a group reinforce the spatial hierarchy of the local and wider context and improve legibility and wayfinding; and

- f) avoid/mitigate against any adverse micro-climatic effects such as sun, reflection, wind and overshadowing.
2. Where located adjacent to watercourses, tall buildings must be configured to ensure that shading is minimised and the type/direction of lighting does not impact negatively on the waterside environment.
3. Development proposals for tall buildings should provide a compatible modelling tool in agreement with the Council, which provides an accurate visual representation of what the change will look like, and the cumulative effect for the borough and surrounding areas.

### Supporting text

- 5.5. Well-located and well-designed tall buildings can provide important urban landmarks and much needed homes at increased densities. They can also facilitate regeneration and make better use of land. Due to their scale and prominence, tall buildings also have the potential to significantly alter local character, the setting of historic buildings and conservation areas and impact negatively on local environmental conditions and amenity.
- 5.6. There are areas of the borough where, over the Local Plan period, extensive change is being proposed (see Chapter 2: Borough Places). In some of the growth areas, the threshold for what constitutes a tall building will relate both to the existing and evolving context. Area specific guidance such as masterplans for these sites will define what is considered a tall building.

### DRAFT POLICY DM13: Managing the borough's local views

1. Development must seek to positively contribute to the characteristics and composition of local views of significant landmarks relevant to the development proposal, as defined below:
  - a) View 1: The main view of the Malthouse south from the Mill Pool.
  - b) View 2: 360 degree views from junction of Station Parade, London Road and Ripple Road, north along Station Parade, east along Ripple Road and west along Linton Road.
  - c) View 3: From Town Quay across Abbey Green towards St Margaret's Church and Barking Town Hall.
  - d) View 4: From the front of the Curfew Tower along East Street.
  - e) View 5: From the Ripple Road entrance of Vicarage Field shopping centre, Ripple Road, to 2 Town Square.
  - f) View 6: From in front of 32 East Street (currently the National Westminster Bank) towards the Curfew Tower, this gives a glimpse of the Abbey Green

area and a hint of the Abbey beyond.

- g) View 7: From the A406 across Town Quay towards St Margaret’s Church and Barking Town Hall.
  - h) View 8: From the Mill Pool west towards Canary Wharf and south east towards Shooters Hill.
  - i) View 9: From the bridge on the A13 which crosses the River Roding towards the town centre and the Clock Tower.
2. Development that affects the borough’s local views and its updated equivalent should provide Accurate Visual Representations (AVRs) to demonstrate the impact of the proposal upon them.

### Supporting text

- 5.7. The views listed in the policy are those identified in Conservation Area Appraisals, particularly the Abbey and Barking Town Centre Conservation Area Appraisal and the emerging Barking Town Centre Conservation Area Appraisal and Management Plan. Any updates to the Conservation Area Appraisals and Management Guidelines should be taken into account when implementing this policy.

### DRAFT POLICY DM14: Conserving and enhancing heritage assets and archaeology

1. When assessing the impact of a proposal (individually and cumulatively) on a heritage asset, applicants must:
- a) demonstrate the development is appropriate in terms of height, scale and massing, form, materiality and detailing and its relationship to the surrounding context;
  - b) agree an appropriate strategy for conserving and/or where appropriate enhancing the borough’s designated and non-designated heritage assets, in a manner appropriate to their significance as key and distinctive elements of the areas’ character having regard to the Council’s Conservation Area Strategy and Townscape and Socioeconomic Study (2017) (or its updated equivalent) and Conservation Area Appraisals;
  - c) where harm to the significance of a heritage asset, including its setting, is proposed, harm must be justified having regard to the public benefits of the proposal. In justifying this harm an applicant must demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and the works proposed are the minimum required to secure the long-term use of the asset. Further justification will be required where development would lead to substantial harm to or the total loss of significance of a designated heritage asset; and
  - d) submit detailed plans to an appropriate level as part of Design and Access

Statements and/or Heritage Statements to clearly demonstrate how heritage assets, including their setting will be impacted and to ensure that significance is protected and enhanced.

2. Demolition of buildings or structures that are considered to make a positive contribution to a conservation area will not generally be permitted. In exceptional circumstances where this is permitted, then replacement buildings or structures must demonstrably preserve or enhance the conservation area's distinct character.
3. All parts of the borough are categorised into an Archaeological Priority Area (APA), as designated on the Proposals Map. Development proposals are required to:
  - a) have regard to the Council's Archaeological Priority Areas Appraisal, or its updated equivalent, and best practice guidance to assess how development may affect a site's archaeology;
  - b) for sites falling within tier 1, 2 or 3 APAs, or their updated equivalents, demonstrate how avoidance or minimisation of harm has been achieved through design and/or mitigation; and
  - c) agree appropriate mitigation with the Council, subject to consultation with Historic England. This may include but is not limited to leaving remains in-situ, excavation, recording, and/or providing public access to remains as part of a development.
4. Development which substantially impacts archaeology of national significance will only be permitted where it can be demonstrated that effects are minimised and suitable mitigation measures are implemented, as agreed with the Council and Historic England.

### Supporting text

- 5.8. The borough's main historic assets are identified on the Proposals Map.
- 5.9. When seeking to justify harm to a heritage asset, a number of factors could be used for consideration, including:
  - the significance of the asset, architecturally, historically and contextually;
  - the adequacy of efforts made to retain the asset in use;
  - the merits of any alternative proposal for the site; and
  - the impacts on character and appearance of conservation areas
- 5.10. Where development will lead to substantial harm, a number of additional factors could also be used for consideration, such as:
  - the nature of the heritage asset prevents all reasonable uses of the site;
  - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
  - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - the harm or loss is outweighed by the benefit of securing long term use.



- 5.11. The borough's Conservation Area Appraisals will be a material consideration in determining planning applications. The borough's Characterisation Study provides socio-economic analysis of the borough and sets out the local context of the area characteristics.

### **DRAFT POLICY DM15: Shop fronts**

1. New or replacement shop fronts are required to be robust and well-designed and proposals should ensure that:
  - a. active shop fronts are maintained at all times in order to contribute positively to the building, street-scene and public realm;
  - b. a sensitive relationship is maintained between the shop front and the upper floors, with neighbouring shop fronts and surrounding buildings;
  - c. the use of materials is appropriate to and enhances the local character and value of existing architectural and historic features;
  - d. the use of external mounted shutters or solid roller shutters are avoided;
  - e. traditional and historic shop fronts are retained and refurbished, where reasonably practicable restoring existing architectural and heritage features;
  - f. signage location and design is sensitive, and not overly dominant to the shop fronts and the surrounding area; and
  - g. out of hours lighting is incorporated to enhance a well-lit, safe and secure streetscape.
2. Shop front proposals should be guided by the Dagenham Heathway Shop front Style Guidance' Planning Advice Note 7 or its updated equivalent.

### **DRAFT POLICY DM16: Householder extensions and alterations**

1. Proposals for householder extensions and alterations will need to be designed in a sensitive and appropriate manner, which does not significantly alter the sense of place and impact on quality of life for surrounding residents, as well as respecting the character of the area. This will be achieved through:
  - a) complying with the guidelines set out in the Council's Residential Extensions and Alterations Supplementary Planning Document (SPD), or its updated equivalent;
  - b) being sympathetic to the design of the original dwelling with regards to scale, form, materials and detailing; and
  - c) considering the impact on the amenity of neighbouring properties, avoiding significant overlooking (loss of privacy and immediate outlook)

and overshadowing (loss of daylight and sunlight).

## **DRAFT POLICY DM17: Advertisements and signage**

The Town and Country Planning (Control of Advertisements) (England) Regulations 2017 (as amended) sets out different classes of advertisements and groups according to whether they require consent. Advertisements that do not fall into one of the classes in schedule 1 or schedule 3 of the Regulations will need to be subject to an application for consent from the Council.

An excessive amount of signage can lead to visual clutter in the street scene and negatively impact on amenity and public safety. The amount of signage must therefore be appropriate to the character of the area and must consider proximity to conservation areas and listed buildings.

1. Proposals for advertisements and signage are required (individually and cumulatively) to:
  - a) avoid unacceptable harm to amenity, including its visual and aural impact and impact on trees or other aspects of the natural and historic environment;
  - b) be designed in accordance with policy DM15: Shopfronts; fascia. And, projecting signs should be of an appropriate size and depth in relation to the building and respect its architectural features; and
  - c) be designed for public safety relevant to the safe use and operation of any form of traffic or transport for all users.
2. A-signs on the public highway will be resisted.
3. For illumination of hoardings (a billboard or large outdoor signboard), the illumination levels of advertisements should be in accordance with the guidance set by the Institute of Lighting Engineers PLG05 The Brightness of Illuminated Advertisements. The Council will resist the illumination of hoardings where it is a nuisance or out of character with the area.
4. All outdoor advertisements are expected to comply with the standard conditions outlined in the DCLG's Outdoor Advertisements and Signs: A Guide of Advertisers (2007), or its updated equivalent.

## Chapter 6: Green and blue infrastructure and the natural environment

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## Chapter 6: Introduction

6.1. There will be increasing pressure placed on the borough's natural environment as the population grows. In particular, many green spaces need investment to improve quality and to meet the needs of the borough's growing and changing population which is becoming younger and more diverse, but also with increasing numbers of older people.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- provide more parks, open spaces, nature conservation sites and community gardens. Allotments should be protected;
- improve the quality of open spaces and waterways. Provide better design, more trees and plants; enhance biodiversity, improve seating and pathways, and public toilets in parks;
- increase provision of playgrounds and provide equipment that meets the needs of disabled children;
- address safety in parks by providing more park keepers, policing, banning the consumption of alcohol and controlling dogs. Fines for littering and for not picking up dog mess should be put in place and enforced;
- facilitate improved linkages between parks and improve public access to the River Thames and the River Roding, whilst protecting wildlife from disturbance;
- increase the variety of activities around open space and on river frontages, such as shops, cafes, arts and entertainment. Require good quality architecture for riverside development and limit high-rise buildings;
- protect and enhance green infrastructure and biodiversity, improve wildlife corridors and rivers, and help deliver Water Framework Directive (WFD) objectives. The biodiversity of rivers needs to be recognised and protected from development, disturbance and pollution;
- ensure that new buildings have green roofs and bird boxes installed and tree planting is increased;
- reduce noise and air pollution, and remediate contaminated soils;
- protect the Green Belt and only release Green Belt land that does not meet its objectives in line with the NPPF;
- support a Green Belt Review and engagement and consultation through Duty to Cooperate; and
- recognise the contribution the Green Belt makes to the character of the borough, climate change mitigation, protection of green spaces and waterways and health.

### Our proposed approach

6.2. The Council is committed to protecting and enhancing parks, open spaces, allotments, ponds, rivers and waterways, and the natural environment. Opportunities for creating green infrastructure and improving access to existing open spaces and nature will be strongly supported in the new Local Plan. Similarly, the Council is deeply committed to

make the most of its blue infrastructure including the River Roding and the Thames. We will welcome the opportunities to work with our communities and other key stakeholder to make sure that the borough’s public open space, and its green and blue infrastructure is of high quality and able to fulfil a number of functions, including providing play opportunities, improving health, mitigating climate change and increasing biodiversity.

6.3. This chapter includes drafts policies set out below, which aims to deliver the Council’s ambitions to provide a green and clean environment and helping mitigate climate change, as well as realising the aspirations of local people for the protection and enhancement of parks, open spaces, Green Belt, Metropolitan Open Land (MOL), waterspaces and nature. These policies need to be read in conjunction with the rest of the plan, particularly policies in **chapter 2: Borough Places** and **chapter 5: Design**.

Strategic Policy 5	Enhancing our Natural Environment
Development Management Policy 18	Protecting and Improving Parks and Open Spaces
Development Management Policy 19	Urban Greening
Development Management Policy 20	Nature Conservation and Biodiversity
Development Management Policy 21	Enhancing Rivers and Waterways
Development Management Policy 22	Trees
Development Management Policy 23	Local Food Growing Including Allotments

6.4. This chapter is supported by evidence justifications set out in the table below.

Key Evidence Documents	Date Produced
Habitat Regulation Assessment	2019 (Emerging)
Green Infrastructure and Biodiversity Strategy	2019 (Emerging)
Infrastructure Delivery Plan	2019 (Emerging)
Parks and Open Space Strategy (2017)	2017
Park Strategy	2017
Green Belt Review	2016
LBBB Biodiversity Survey	2016
LBBB SINCS Citation	2016
All London Green Grid	2012
Joint Waste Development Plan	2012

## **DRAFT POLICY SP5: Enhancing our natural environment**

1. The Council will protect, enhance the quality of the natural environment and work to maximise creation of new green infrastructure. This will be achieved through:
  - a) protecting all existing open space as shown on the Proposals Map, to ensure that there is no net loss;
  - b) protecting and enhancing the borough's Green Belt and Metropolitan Open Land (MOL) to maintain its function, quality and openness. In particular, we will prevent inappropriate development in the Green Belt and MOL except if very special circumstances can be demonstrated that outweigh the harm to openness;
  - c) improving the quality, character, value and accessibility of existing publicly accessible open space across the borough, in line with the Council's latest Parks and Open Spaces Strategy, Green Infrastructure and Biodiversity Strategy and Sport England's Active Design Guidance;
  - d) maximising the opportunity to deliver an improved network of green grid links to enhance access to key destination points such as town centres, community facilities and publicly accessible open spaces, and along rivers and waterways;
  - e) maximising the opportunities to create/increase publicly accessible open space (including playing pitches and ancillary sporting facilities) with a range of sizes and for a range of users, particularly in the locations which are expected to experience the highest level of open space deficiency within the borough;
  - f) protecting and enhancing the borough's habitat and wildlife resources, including linking green spaces with identified wildlife corridors and protecting species and habitats identified in the London Biodiversity Action Plan;
  - g) safeguarding the historic and cultural environment;
  - h) supporting community food growing through development and building partnerships with social enterprise and voluntary organisations that have already started working in the borough; and supporting communities that aspire to designate important local open spaces as Local Green Spaces.
  - i) working with strategic partners, developers and the community to position the natural environment at the heart of estate regeneration and development, having regard to the Council's Park Masterplans.

### **Supporting text**

6.5. For the purpose of the Local Plan, open space refers to all types of publicly accessible open space, including parks, playgrounds, sports sites, natural and semi-natural green spaces. In assessing development proposals which affect waterways, the Council will

have regard to the aims and objectives of the Blue Ribbon Network established in London Plan policies.

## **POLICY DM18: Protecting and improving parks and open spaces**

1. The Council will protect and enhance the borough's parks and public open spaces, working closely with a range of stakeholders to address deficiencies in quantity, quality and access.
2. Development on areas of open space (excluding Metropolitan Open Land and Green Belt) should only be supported in exceptional circumstances where it:
  - a) involves ancillary facilities that positively contribute to the setting and quality of the open space, enhances public access and does not affect the openness of the open space or detract from its character;
  - b) involves the replacement, extension or alteration of an existing building, providing that it does not result in additions over and above the size of the existing building;
  - c) provides a new equivalent or better type or quality of public open space in an area of open space deficiency, particularly where this includes essential facilities that enhance the function, use and enjoyment of the open space (such as ancillary sport facilities to a playing field); or
  - d) provides multiple benefits including recreation, food growing, Sustainable Drainage System (SUDs) improvements to biodiversity and links to green infrastructure on and adjacent to the development site.
3. Development close to designated parks and open spaces should protect the setting, character, public access and assets associated with that space, including heritage, landscape and biodiversity features.
4. All major and strategic development should contribute to the delivery of sufficient new publicly accessible open space on site, this should be of a high-quality that is accessible and meets the needs of both current and future residents, in accordance with the latest Planning Obligations SPD.
5. New open space should provide multiple benefits, including food growing, recreation, SUDs and biodiversity. Developers should comply with the London Plan standards and the other Council strategies and guidance in the design of this space. In exceptional circumstances, where on-site provision cannot be adequately accommodated, the Council may agree a financial contribution towards improvements to existing or new open spaces.

### **Supporting text**

6.6. The borough's Parks and Open Spaces Strategy (2017) identified a deficiency of District and Local Parks<sup>16</sup> in the northern and southern parts of the borough, as shown in the Draft Proposals Map, which should be addressed by new development. The provision of new parks and open space at Barking Riverside is likely to address the deficiency in the south of the borough.

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<sup>16</sup> The District Parks and Local Parks are defined in the New Draft London Plan – Table 8.1/

- 6.7. The borough's open space provision requirement is 2.4 hectares per 1,000 head of population. The Council will keep this standard under review.
- 6.8. Development on non-designated open space, including amenity greens and amenity spaces with limited public access, will be resisted, except where proposals include replacement space of at least equivalent quality and area, as close as possible to the open space to be lost.
- 6.9. To implement Part) of the policy, development should not rely upon existing publicly accessible open space to contribute towards on-site communal amenity space and child play space. On-site provision could take the form of new parks (including pocket parks), allotments or play space. The applicant should follow the Council's guidance as set out in the Parks and Open Spaces Strategy, the Green Infrastructure and Biodiversity Strategy and Park Masterplans and their updated equivalents.

### **DRAFT POLICY DM19: Urban greening**

1. Development proposals will be supported where they:
  - a) maximise opportunities for urban greening, including landscaping, trees, green and brown roofs, green walls, food growing, rain gardens and nature-based sustainable drainage etc.; and
  - b) contribute to the All London Green Grid, the Council's Green Infrastructure and Biodiversity Strategy and the Council's Parks and Open Spaces Strategy, or their updated equivalents.
2. Major development is expected to meet an Urban Greening Factor in accordance with the Mayor of London's guidance, having regard to site specifics, local context, the merits of a specific development proposal and overall viability.

### **Supporting text**

- 6.10. Policy G5 of the London Plan requires major development proposals to contribute to the greening of London and requires Councils to set an Urban Greening Factor. We have adopted the overall minimum target scores based on the recommendations from the Greater London Authority's research report: Urban Green Factor for London (2017). The methodology for calculating the Urban Greening Factor for any given development is set out in the London Plan. For each type of landcover, a weighting factor is given, which is then multiplied by the area covered by that landcover. These weighted area scores are then added up and divided by the total area of the site.



## **DRAFT POLICY DM20: Nature conservation and biodiversity**

1. Development should not lead to loss or degradation of Sites of Importance for Nature Conservation (SINCs), including Local Nature Reserves. All existing and proposed SINC boundaries are defined on the Proposals Map.
2. All development proposals are required to: allow the mitigation hierarchy set out in London Plan Policy G6 when considering impact of the proposal on biodiversity;
  - a) demonstrate biodiversity net gain using the DEFRA metric (or agreed equivalent), except those where loss or degradation of habitat would be negligible, such as material change of use, alterations to buildings and house extensions; and
  - b) provide wider environmental net gain.
3. Major development proposals are required to: submit an ecology assessment demonstrating biodiversity enhancements that contribute to the objectives of the latest Council's strategies, as well as guidance and best practice for habitat creation;
  - a) submit a Habitat Management Plan setting out the long-term maintenance and monitoring of all biodiversity protection and enhancement measures;
  - b) contribute to increasing local access to nature, in accordance with national and London plan standards and taking account of Natural England's Accessible Natural Greenspace Standards;
  - c) use only native species of local provenance in soft landscaping schemes within 250m of Sites of Importance for Nature Conservation, waterways, and wildlife corridors, and on green/brown roofs and roof gardens. On all other sites, the use of native plants of local provenance should be at least 75 per cent by area of the soft landscaping scheme;
  - d) soft landscaping should minimise risk of new plant diseases and introduction of invasive species by sourcing plants from stock grown in the UK and avoiding the use of plants listed in Schedule 9 of the Wildlife and Countryside Act (1981); and
  - e) landscaping and planting around developments must control 'potentially invasive non-native species' and eradicate these where possible as part of redevelopment.

### **Supporting text**

- 6.11. The Green Infrastructure and Biodiversity Strategy identifies opportunities for habitat creation, wildlife corridors and Green Design Codes for different parts of the Borough, which should be used to inform net gain proposals.
- 6.12. The Council will work with local partners, the Environment Agency, Natural England and other key stakeholders including the local community to resurvey and review SINCs and areas of biodiversity deficiency every 5 – 10 years, to ensure development contributes as appropriate to the borough's overall biodiversity and environmental quality.

## **POLICY DM21: Enhancing rivers and waterways**

1. Development proposals within and adjacent to rivers and waterways will be required to:
  - a) contribute to achieving the objectives of the Thames River Basin Management Plan and Catchment partnership local measures;
  - b) protect and enhance biodiversity in and along waterways and banks, adjacent terrestrial habitats, the foreshore and the floodplain;
  - c) maintain and, if possible, improve water quality, including reducing/minimising pollution from adjacent land and roads, e.g. by using oil interceptors in car parks;
  - d) conserve the waterways' heritage and improve public understanding of this;
  - e) avoid harm or negative impacts on navigation and use of existing waterways;
  - f) conserve and enhance the existing character of the waterway and its setting;
  - g) provide open space for recreation, which can also be used to store excess floodwater, where appropriate;
  - h) provide a naturalised buffer between the proposed development and the top of bank of any nearby watercourse or body of water as follows:
    - i. at least 16m for tidal watercourses;
    - ii. at least 8m for fluvial main watercourses;
    - iii. at least 8m for an ordinary watercourses;
    - iv. at least 5m buffer around ponds or other standing water bodies;
    - v. buffer zones should not include development, hard standing, paths or lighting or be used for storage of materials. Buffer zones should be designed to be dark (less than 1.0 lux) to protect their function as wildlife corridors; open up river corridors, making space for water through the creation of natural buffer zones adjacent to water courses, and increasing floodplain connectivity;
  - i) improve safe, public access to waterways and provide opportunities for enjoyment and understanding of the waterways;
  - j) encourage active travel (walking and cycling) through the provision of cycle and foot paths adjacent to the waterway (but outside of the buffer zone);
  - k) have regard to the HM Government's UK Marine Policy Statement (2011) and the emerging South East Marine Plan, which applies to the River Thames and the River Roding; and
  - l) identify opportunities to integrate SUDs and measures to prevent litter entering waterways.

### **Thames Policy Area**

2. The Thames Policy Area is designated as shown on the Draft Proposals Map. Within this Area, development will be supported where it meets the requirements above and it:
  - a) improves public access to and along the River Thames;
  - b) protects and enhances views towards and along the River Thames;
  - c) facilitates and acts on the recommendations of the Thames Estuary 2100 Plan for Action Zone 4, within which the Borough lies; and
  - d) protects Safeguarded Wharves and jetties from any development that would prejudice their future use for river transport.

## **POLICY DM22: Trees**

1. Development proposals should retain existing trees, shrubs and 'vegetation of value' where possible. This value is to be assessed by an appropriate valuation system as agreed with the Council's Arboriculturalist.
2. If existing trees and vegetation of value cannot be retained, then they should be replaced by species of at least equivalent value with a preference for on-site planting.
3. Where it is not possible to provide adequate replacement trees as part of a development, the applicant will be required to make a financial contribution to the Council's tree planting programme.
4. Trees, shrubs or vegetation should be retained where one or more of the criteria below are met:
  - a) a tree is subject to a Tree Preservation Order (TPO) or falls within a Conservation Area;
  - b) it is considered to be of significant value (including ecological value) as per an agreed appropriate arboriculture valuation system (subject to consultation with the Council's Arboriculture Officer);
  - c) it makes a significant contribution to amenity or local character; and
  - d) it is of special character, age, or has scope for screening other properties/ features.
5. Major development is expected to include additional planting, including trees, shrubs and vegetation over and above any existing provision. Planting should use native, non-invasive species that are suited to the particular site and development characteristics.
6. Applicants are also expected to demonstrate how development has been designed to allow trees and other vegetation to grow and thrive, including during construction. This includes ensuring that urban planting allows tree roots to grow, water filtration and avoids soil compaction around street planting.
7. When identifying locations for new trees, it is vital that eventual root and branch growth of a tree are taken into account when determining how much space will be needed in the future to ensure the tree survives and thrives.

## **POLICY DM 23: Local food growing including allotments**

1. Proposals for new allotments will be supported where there is a demonstrable local need, and where this does not prejudice alternative land uses from coming forward, including residential use.
2. Redevelopment of existing allotments will only be permitted in exceptional circumstances where it can be demonstrated that they are no longer needed by the community and existing allotment users are relocated to an alternative allotment that is within reasonable proximity to their homes.
3. Proposals for community food growing and gardening are encouraged, particularly where this forms part of the overall landscaping and open space strategy for residential development and/ or as part of a school, playground or recreational area.
4. Food growing is encouraged as a meanwhile use on vacant or under-utilised sites.
5. Major residential-led developments are expected to provide community food growing opportunities and to provide a strategy for ongoing management of this.
6. New community food growing should include access for disabled residents, access to water and irrigation and access to composting facilities.
7. Proposals to identify innovative food growing solutions, such as edible landscaping, rooftop growing, vertical growing and indoor growing are encouraged.

## Chapter 7: The green capital of the Capital

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## Chapter 7: The green capital of the Capital

### Introduction

7.1 This chapter sets out the Council's policy approach to promote sustainable infrastructure and transform the borough to become London's Green Capital. Through good planning and managing our resources (land, water and energy) in a sustainable manner, we will be able to reduce carbon emissions, improve air quality, conserve water resources and mitigate flood risk.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- promote sustainable transport by providing good public transport and associated infrastructure, managing parking and reducing the need for car ownership;
- require new development to reduce flood risk, direct development away from areas of high flood risk, taking climate change into consideration, and to implement SUDs wherever possible;
- ensure new development does not harm the environment during construction or occupation;
- promote recycling and encourage sustainable industries;
- promote renewable energy projects that are sustainable and meet legislative and regulatory requirements; and
- secure eco-friendly initiatives on new and expanded school sites, such as solar energy and food growing.

### Our proposed approach

7.2. Creating a sustainable future for residents and for business is central to the success of the new Local Plan, which will encourage innovative approaches to tackling climate change, reducing air pollution, managing flood risk and nuisance, and will promote sustainable infrastructure. New development will be required to be greener, with increased energy efficiency and renewable energy use, reduced surface water runoff and reduced waste production.

7.3 The new Local Plan will support the delivery of District Energy Networks (DENs), the largest of which will be in Barking Town Centre, with Phase 1 already under construction. Major development is expected to be net zero-carbon with a minimum on-site reduction of at least 35 per cent beyond Building Regulations. The draft policy on flood risk is informed by the updated Strategic Flood Risk Assessment (2017) and requires new development to reduce flood risk on and off site wherever possible. The reduction of surface water runoff and the use of SUDs wherever possible, on new development is also required. Recycling on new development will be encouraged by the requirement for storage to be provided for the separation of dry recyclables (at least card, paper, mixed plastics, metals, glass), food and residual waste. Draft policies are also provided that

promote the management and reduction of air and noise pollution, and contaminated soils. Sustainable transport is addressed in Chapter 8 and food growing is addressed in Chapter 6.

Strategic Policy 6	Securing a Sustainable and Clean Borough
Development Management Policy 24	Energy, Heat and Carbon Emissions
Development Management Policy 25	Managing Nuisance
Development Management Policy 26	Improving Air Quality
Development Management Policy 27	Land Contamination
Development Management Policy 28	Managing Flood Risk, Including Surface Water Management
Development Management Policy 29	Managing Our Waste
Development Management Policy 30	Smart Utilities

7.4 This chapter is supported by evidence justifications set out in the table below.

Key Evidence Documents	Date Produced
Planning briefing paper – connection opportunities to B &D Energy Limited: Low carbon energy for East London	2019
London Waste Planning Forum: Monitoring Report	2018
London Plan topic paper: Waste	2018
Strategic Flood Risk Assessment L1 & L2	2017
Local Flood Risk Management Strategy	2017
Joint Waste DPD Technical Report	2012

## **DRAFT STRATEGIC POLICY SP6: Securing a sustainable and clean borough**

1. The Council will:

- a) expect development to adopt a multi-faceted approach to, and prioritise, sustainability;
- b) encourage innovative approaches to tackling climate change, reducing air pollution and managing flood risk and nuisance such as noise, dust and odour;
- c) expect development and large-scale regeneration to facilitate the remediation of contaminated land;
- d) have a construction management plan to minimise nuisance to residents during construction and to reduce emissions through construction machinery;
- e) promote the circular economy and sustainable waste management and support measures to minimise waste production. In particular, waste should be minimised during the construction phase and where proposals involve redevelopment of a site, existing on-site materials should be incorporated into the proposed development as far as possible;
- f) work with developers, landowners and other key stakeholders to ensure development supports and connects into the Borough's District Energy Networks and associated infrastructure, utilising low or zero carbon fuel sources;
- g) work with key stakeholders to promote improvements to wastewater infrastructure, where identified; and
- h) ensure that all major developments have a waste and recycling minimisation and collection strategy.

## **DRAFT POLICY DM24: Energy, heat and carbon emissions**

1. Major development is expected to be net zero-carbon with a minimum on-site reduction of at least 35 per cent beyond Building Regulations and adhere to the energy hierarchy outlined in the London Plan. Where there is a shortfall, applicants will be expected to make a financial contribution in agreement with the Council, either through carbon offset fund, or agree sufficient alternative offsetting arrangements in the Borough via planning obligations.
2. Development proposals will be expected to address an area's energy infrastructure requirements as identified in the Council's Infrastructure Delivery Plan, with major development throughout the Borough expected to adhere to the heating hierarchy (Policy SI3 of the New Draft London Plan), prioritising decentralised energy in accordance with the hierarchy outlined in the London Plan and subsequently connect to any existing local low carbon district energy networks and be delivered with an on-site district energy network serving the entire development site; if it cannot connect to an existing local district energy



network, it should be designed to incorporate decentralised energy in accordance with the hierarchy outlined in the London Plan and subsequently connect to any future off-site district energy network without modification.

3. Developers are expected to assess the potential impacts of low carbon and renewable energy technologies with regard to the environment, amenity and health. They must demonstrate that the most appropriate technologies are incorporated into new development and any adverse effects on human health or the environment are avoided where possible, otherwise are appropriately mitigated, including in respect of managing overheating risk.

### Supporting text

7.5 The energy hierarchy is set out in Policy SI2 of the Draft New London Plan and can be summarised as follows:

1. The priority is to ‘be lean’, by using less energy in the first place.
2. Then, ‘be clean’, by exploiting local energy resources and supplying energy efficiently and cleanly.
3. Then, ‘be green’, by maximising opportunities for renewable energy onsite.

7.6 Policy SI2 also requires Councils to establish and administer carbon offset funds, to ring fence funds for projects within the borough that deliver carbon reductions.

7.7 Barking and Dagenham Council has ambitions for the borough to become London’s Green Capital, through development of District Energy Networks (DEN’s) across the borough. Detailed heat mapping and energy masterplanning of the entire borough has identified seven potential district energy opportunity areas. Details are available from the Council’s Energy Company, Beam Energy: <https://www.beamenergy.co.uk/>.

7.8 As with all types of development, low carbon and renewable energy technologies can have unwanted impacts on the environment, amenity and health. Developers should assess these impacts and how they will be minimised when choosing the most appropriate technologies for new development.

7.9 Developers should use the most recent Energy Assessment Guidance from the GLA for strategic and non-strategic development. The energy assessment should demonstrate how the development has been designed in accordance with the energy hierarchy and how it will meet the relevant policies in the Draft New London Plan.

### DRAFT POLICY DM25: Managing nuisance

1. Development proposals are required to:
  - a) have regard to the Agent of Change principle (Policy D12 of the Draft New London Plan);

- b) avoid or, if avoidance is not possible, minimise and mitigate significant adverse construction and operational nuisance impacts on people and the built and natural environment;
  - c) manage nuisance resulting from development in areas where industrial and residential land uses are co-located;
  - d) ensure noise-sensitive and air-quality sensitive development is directed to appropriate locations and protect these against any existing and proposed sources of noise and air pollution through careful design, layout and use of materials and adequate insulation; and
  - e) where appropriate, work with the Council to manage noise by identifying and protecting areas of tranquillity that have remained relatively undisturbed by noise and are valued for their recreational and amenity value for this reason.
2. Development proposals which generate unacceptable levels of nuisance, either individually or cumulatively will generally be resisted.

### **DRAFT POLICY DM26: Improving air quality**

1. Major development must achieve or exceed the 'air quality neutral' benchmark for building emissions (Policy SI1 of the New Draft London Plan), by avoiding or, if avoidance is not possible, minimising and mitigating people's exposure to poor air quality, for example through design, technology, traffic management and urban greening.
2. Development located within the borough's designated Air Quality Focus Areas, as shown on the Proposals Map, will be particularly closely scrutinised as to the approach to air quality and will be expected to help reduce air pollution in the area.
3. Where proposals would not achieve the 'air quality neutral' benchmark, applicants will be expected to make a financial contribution in agreement with the Council, either through the carbon offset fund, or agree sufficient alternative offsetting arrangements in the borough via planning obligations.

#### **Supporting text**

- 1.1. As shown on the Proposals Map, the whole borough is designated as an Air Quality Management Area (AQMA) for both nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>). In line with Policy SI1 of the Draft New London Plan, all major development should be demonstrably air quality neutral, if not improving local air quality. This could be achieved, for example, by promoting the use of low or zero emission transport and reducing the reliance on private motor vehicles; improving traffic management and providing new green infrastructure.
- 1.2. Major developments will be required to submit an air quality impact assessment, based on current best practice as part of the planning application. Where the assessment

indicates that a development will cause harm to air quality or where end users could be exposed to poor air quality, the Council will resist the development unless mitigation measures to reduce the impact to acceptable levels is agreed and adopted at the planning stage.

### **DRAFT POLICY DM27: Land contamination**

1. Development proposals on or near contaminated land or potentially contaminated land will be required to be accompanied by site investigations and risk assessments in line with the current guidance and to prepare remediation proposals to deal with any contamination, prior to commencement of any works, agree with the Council and undertake the necessary desktop study.
2. Development proposals will:
  - a) ensure safe transportation, storage, and use of hazardous substances;
  - b) protect neighbouring occupiers and the natural environment from remediation impacts; and
  - c) consult The Health and Safety Executive (HSE) and the Environment Agency should be consulted on proposals involving hazardous substances where required.
3. Proposals involving hazardous substances are to be located where they would not cause potential health and safety risks to neighbouring uses, and prevent other uses from locating near potentially polluting substances where future users could be at risk.

### **DRAFT POLICY DM28 Managing flood risk, including surface water management**

#### **Surface water management**

1. As a minimum all development must:
  - a) resist paving over gardens, driveways and public realm, unless utilising appropriate permeable surfaces and incorporating SUDs; and
  - b) seek advice from the Council as Lead Local Flood Authority (LLFA) as to SUDs preferences.
2. All major development must incorporate sustainable drainage systems (SUDs) into proposals, having regard to the Government's Non-Statutory Technical Standards for SUDs and the Council's Strategic Flood Risk Assessment (SFRA) (or their updated equivalents), and manage surface water run-off to achieve greenfield run-off rates where feasible and in line with the London Plan drainage hierarchy.
3. Proposals for minor and householder development are also expected to incorporate SUDs where feasible. SUDs should be green, provide multiple benefits and integrate into the Green Infrastructure network. Proposals will need to include a management

plans for the proposed SUDs.

#### **Waste water**

4. Major development is required to demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development, taking into consideration the cumulative impact of current and proposed development.

#### **Flood risk**

5. Development should seek to deliver a positive reduction in flood risk, on and off-site, by demonstrably being given sufficient consideration from the outset of the design and during the pre-application process.
6. Development is required to:
  - a) ensure any flood defences are maintained, repaired or replaced as appropriate, and realigned or set back where possible to provide amenity and environmental enhancements;
  - b) protect land adjacent to flood defences to allow future replacement of defences and provision of public amenity and biodiversity, in accordance with the Thames Estuary 2100 Plan;
  - c) provide a Flood Risk Assessment for development proposals of one hectare or greater in Flood Zone 1, and for all proposals for new development in Flood Zones 2 and Flood Zone 3, undertaken in consultation with the Environment Agency where appropriate; and
  - d) provide a Flood Risk Assessment if it meets any of the following criteria:
    - i. The development site is over 1 hectare in size within Flood Zone 1.
    - ii. The site is within Flood Zones 2 or 3a.
7. Where development impacts flood defences and / or rivers and waterways, and this is not appropriately mitigated for, applicants will be expected to make a financial contribution to the Council and / or agree off-site provision via planning obligations.
8. The Council will seek opportunities to relocate existing development vulnerable to future flood risk due to climate change, to more sustainable locations. Proposals for vulnerable uses and sleeping accommodation must be located away from areas of high flood risk and below the tidal breach level or fluvial 1 in 100 plus climate change flood level.
9. All development within sites at risk of flooding should be guided towards areas of lowest risk within the site and development should be designed in strict accordance with the Development Control recommendations set out in Section 7 of the SFRA Level 1 Report.

Basements are not considered appropriate in Flood Zone 3b, and there are restrictions on their use and design within Flood Zones 2 and 3a.with the

Development Control recommendations set out in Section 7 of the SFRA Level 1 Report.

10. Basements are not considered appropriate in Flood Zone 3b, and there are restrictions on their use and design within Flood Zones 2 and 3a.

### Supporting text

- 1.3. Since the SFRA was completed, the Environment Agency has updated the hydraulic model of the Lower Roding and Loxford Water and intends to carry out further breach modelling downstream of the Thames Barrier. Applicants should consult the Environment Agency to obtain these models and any other updates to modelling that contribute to the SFRA.

## DRAFT POLICY DM29 Managing our waste

### Waste reduction

1. Development is expected to demonstrate that appropriate refuse, recycling and servicing arrangements have been provided, including during construction and once development is operational. The Council's preference is for on-site provision; where this is not possible; developers are expected to provide a suitable off-site waste management strategy.
2. Proposals involving the use or disposal of hazardous substances will be resisted unless it can be demonstrated that the risks to public safety and the environment are appropriately managed in line with policy **DM 25 Managing Nuisance**.

### Waste supply

3. Development proposals will be supported where:
  - a) the existing waste sites within the borough (as shown on the Proposals Map) are safeguarded for waste use over the plan period; and
  - b) it seeks to maximise the efficiency and/or capacity of waste facilities in the borough.
4. Proposals for non-waste uses on safeguarded sites will only be considered acceptable where it is clearly demonstrated that a compensatory site, or compensatory capacity will be delivered on a suitable replacement site within the borough in the first instance or another part of London which provides equivalent to, or greater than the maximum annual throughput that the existing site can achieve.

### New and enhanced waste facilities

5. Proposals for new waste facilities, or to replace or extend an existing waste facility, will be supported where:
  - a) it is appropriately located within a safeguarded waste site, or area of search, or integrated into a suitable new development;
  - b) it is well-designed the scale and nature integrates into the surroundings and ensures compatibility with adjacent existing and proposed land uses;
  - c) it proposes technology which is suitable for the location and nature of the site;

- d) it is enclosed, unless it can be demonstrated that environmental and amenity impacts, including in respect of nuisance and traffic, can be mitigated both during and after operations; and
  - e) it provides effective on-site measures to ensure safety and security.
6. All new development must include sufficient accessible space to separate and store dry recyclables, organics and residual waste for collection, both within individual units and for the building as a whole.
  7. Major residential developments are required to incorporate high-quality; on-site waste collection systems that are based on the current best practice and do not include traditional methods of storage and collection.

## **Supporting text**

### **Waste supply**

- 1.4. Compensatory capacity will be sought which is equivalent to or greater than the maximum annual throughput over the last five years, as per the Environment Agency's Waste Data Interrogator. Compensatory provision should be provided locally. The area of search for a replacement site or increased capacity within an existing facility should be within the borough in the first instance, or failing that, elsewhere in London. Compensatory provision will usually be secured through conditions and/or a legal agreement at the planning permission stage.
- 1.5. The constituent East London Waste Authority boroughs are in the initial stages of bringing forward a review of the Joint Waste Development Plan alongside their respective local Plan work. The programme for this is still to be finalised but it is envisaged that a new Waste Plan can be prepared and adopted within the extended period for operations continuing at Dagenham Dock Sustainable Industrial Park. The new Plan will identify waste sites and facilities required beyond 2020. In the interim it would seem prudent to protect existing sites in accordance with current policies. Any additional waste site allocations could be made by means of a specific review as part of the development of a new joint waste plan.

### **New and enhanced waste facilities**

- 1.6. New waste management facilities will be directed towards existing safeguarded sites and areas of search in accordance with the adopted Waste Plan and its updated equivalent.
- 1.7. Under part 6 of the policy, the Council will expect all new development to ensure the design and layout of new dwellings and businesses, including high-rise developments, supports sustainable waste management, by providing accessible and sufficient storage space that allows separation of dry recyclables (at least card, paper, mixed plastics, metals, glass), food and residual waste.

- 1.8. To implement part 7 of the policy, the type of systems could include compactors, underground storage containers, vacuum systems and automated waste collection systems. These systems require land to be set aside to store bulked waste materials, with the size and footprint of the space varying from system to system. Applicants should discuss options with the Council regarding waste collection prior to the submission of an application.

### **POLICY DM30 Smart utilities**

1. Development proposals will be supported where they directly provide and demonstrate in their design the flexibility and adaptability to:
  - a) incorporate smart technologies and approaches that enable resources, space, systems and materials to be monitored and managed efficiently;
  - b) adopt protocols and systems that are compatible with others used in the borough and London, such as the local planning authorities, statutory undertakers, Independent Distribution Network Operators, social infrastructure providers and other organisations that are responsible for managing the public realm and supply vital services to the area, in order to allow for the safe sharing of information and efficient service provision;
  - c) work proactively with the Council to plan, deliver and manage development; and
  - d) give access to place makers and service providers to provide joined up and efficient services that respond to customer needs.

## Chapter 8: Transport

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## Chapter 8: Transport

### Introduction

8.1. The growth expected in Barking and Dagenham and neighbouring boroughs will intensify the use of the transport network in East London over the plan period. A number of strategic and local transport improvements are underway or planned. At the same time, the need to address carbon emissions and tackle air pollution is becoming ever more urgent. In this context, on-going investment in the strategic transport network, and reducing dependence on the private car, is required to ensure that this accessibility is maintained and enhanced, whilst also improving issues around amenity and air quality.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- ensure that new growth areas and housing sites are supported by adequate improvements to walking, cycling, public transport and highway networks;
- ensure there are enough parking spaces whilst mitigating the impacts of growth on the road network and air quality;
- support planned infrastructure improvements including the London Overground extension to Barking Riverside;
- encourage better north south transport links and bus links with central London;
- where appropriate, support the development of pedestrianisation and pedestrian friendly environments in District and Town Centres; and
- support proposals for further crossings on the River Thames and improvements to the frequency and capacity of rail services along the north Thames riverside.

### Our proposed approach

8.2. The Council is undertaking a Strategic Transport Impact Assessment (TIA) to set out the likely impacts of the borough's preferred growth option on the wider transport networks and the requirements for new transport infrastructure/services over the lifetime of the Local Plan. In addition, the Council's Infrastructure Delivery Plan (IDP) is currently being progressed to identify the future infrastructure needs of the borough.

8.3. This chapter includes draft policies (set out in the table below) that set out the Council's approach to ensuring that appropriate transport and utility infrastructure is provided in a way that promotes sustainability. The Council will work with partners to support the delivery of the Mayor's strategic target of 80% of all trips in London to be made by foot, cycle or public transport by 2041 by including policies in the new Local Plan that support the development of Green Infrastructure, such as green cycleways and reduce reliance on private vehicles. The Council has updated its Local Implementation Plan to reflect the strategic transport projects required for the borough. We will ensure that ongoing

engagement will continue to inform the planning and implementation of the council’s transport and infrastructure initiatives.

Strategic Policy 7	Planning for Integrated Transport
Development Management Policy: 31	Making better connected neighbourhoods
Development Management Policy: 32	Cycle and car parking
Development Management Policy: 33	Deliveries, servicing and construction

8.4. This chapter is supported by evidence justifications set out in the table below.

Key Evidence Documents	Date Produced
Infrastructure Delivery Plan	2019 (Emerging)
Local Implementation Plan 3	2019
Transport Impact Assessment	2019 (Emerging)

### **DRAFT STRATEGIC POLICY SP7: Planning for integrated transport**

1. The Council will ensure the provision of sufficient and suitably-located land for delivering required transport infrastructure by:
  - a) seeking improvements to and, where necessary, safeguarding existing land and buildings used for public transport, active travel or related support functions critical for delivering the Council’s strategy for improvements to the transport network and services in the borough as set out in the Local Implementation Plan; and
  - b) Identifying and safeguarding new sites/space and route alignments, as well as supporting infrastructure.
2. The Council will work with partners to support the delivery of the Mayor’s strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041 and the proposed transport schemes set out in the Draft New London Plan.
3. The Council will seek to adopt a multifaceted approach to transport infrastructure that recognises its inter-relationship with successful place-making, health and well-being and the environment.
4. The Council will seek a more sustainable approach to freight transport by working with developers, local businesses, freight operators and other partners to reduce traffic congestion and environmental impacts, whilst recognising the role of

businesses in the local economy.

5. The Council will work proactively with the GLA, TfL and other network operators to seek improvements to infrastructure to support planned growth.
6. The Council will support proposals that reduce reliance on the use of the private car through incorporation of design measures and facilities to promote walking and cycling and use of public transport.

### **DRAFT POLICY DM31: Making better connected neighbourhoods**

1. Applicants are expected to submit a Transport Assessment/ Statements as a part of a planning application to demonstrate how the proposal impacts on the capacity and performance of the transport network, at the local network-wide and strategic level, are fully assessed in accordance with national or local guidance.
2. The Council's intent is for major development, and any other development that is likely to have a significant impact on the transport network to be required to submit a robust Transport Assessment/Statement and a Travel Plan. A Travel Plan should be prepared as part of a planning application so that it can be considered in parallel to development proposals and readily integrated into the design and occupation of the new site rather than retrofitted after occupation. Development that will have an adverse impact on the highway network (in terms of congestion, safety and air quality/ noise) and/or the operation of public transport (including crowding levels and journey times) will be required to contribute and deliver appropriate transport infrastructure and/or effective mitigation measures.
3. Where appropriate, conditions will be imposed and/ or planning contributions will be sought through a Section 106 Agreement. All contributions towards new transport infrastructure must be in accordance with policy DM36 Development Contribution and the Council's latest Planning Obligations Supplementary Planning Document.
4. Development proposals should consider locating employment, housing and supporting facilities within easy reach of each other and ensure they are connected by high quality, safe and attractive cycling and walking routes.
5. Green infrastructure (GI) should be integrated into active travel routes in order to make them more attractive and offer shade in summer, as well as bringing many other benefits for health and well-being of people and nature. Active travel routes should be suitable for wheelchairs, pushchairs and others with limited mobility, including places to stop and rest. Cycle routes should ideally be segregated from road transport and pedestrians, following the best current design guidance. Infrastructure proposals should also demonstrate how they meet the Mayor's 'Healthy Streets' approach.

## Supporting Text

8.5. To implement part (1) of the policy, please refer to guidance available on TfL's website: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments>. Applicants should also ensure they engage early with relevant stakeholders in order to establish the likely impacts and/or appropriate mitigation measures.

## DRAFT POLICY DM32: Cycle and car parking

1. Based on emerging evidence, and representations received on public consultation, the Council's preferred option is that parking is controlled and managed to promote sustainable travel patterns and address congestion. The Council's preference is that the policy will ensure that development proposals comply with the parking standards for vehicles and bicycles set out below:
  - a) meeting or exceeding the minimum cycle parking standards set out in the Draft New London Plan;
  - b) not exceeding maximum vehicular parking standards set out in the Draft New London Plan; and
  - c) meeting the minimum disabled parking standards; and
  - d) meeting the infrastructure requirements for electric or other Ultra-Low Emission vehicles set out in the Draft New London Plan.
2. Parking spaces should be designed in accordance with the Draft New London Plan specification, having regard to best practice guidance.
3. Where reasonably practicable, cycle parking should be separated into secure smaller stores, rather than provided in one large area.
4. All car parking spaces must be allocated, and strategies to convert car parking spaces to appropriate non-car parking uses (such as pocket gardens, parklets, public realm etc.) over time are encouraged, provided this does not have significant detrimental impacts on street parking, traffic and highways.
5. Where the road network cannot accommodate the increased additional cars from a development, and this cannot be appropriately mitigated, applicants will be expected to meet the costs of implementing a Controlled Parking Zone (CPZ), including permits for existing residents for the first year.
6. Where car clubs are proposed or an existing car club is located within a reasonable distance of the development, applicants should provide free membership for residents for at least the first two years.
7. Car-free or car-light development (excluding disabled parking) is encouraged in appropriate locations, having regard to a site's public transport accessibility (PTAL), overall site connectivity and other mitigation measures such as car clubs.
8. Development is required to ensure that provision of on-street car parking does not obstruct cycleways and pedestrian lines; all car parking spaces have been allocated with no potential for providing more spaces than planned for; and the design of car parking facilities is in accordance with Policy T6 of the Draft New London Plan and

the best current practice and guidance.

### Supporting text

8.6.Reducing the demand for travel by private car and encouraging travel by more active and environmentally friendly modes is essential for helping the Council deliver the environmental and health and well-being objectives.

8.7.Additional commuting by car must not be encouraged as it would exacerbate existing congestion and air quality problems in the borough. However, recognising that some journeys may need to be undertaken by private vehicle, consideration should also be given to providing for car clubs or car sharing schemes in new developments, utilising electric and other low or zero-emission vehicles.

### **DRAFT POLICY DM33: Deliveries, servicing and construction**

1. Development proposals must explore the use of alternative delivery and servicing practices and emerging technologies, including freight consolidation and retiming of deliveries; the use of electric and low or zero-emission vehicles; and drones.
2. All major new development proposals must be supported by an Outline Construction Logistics Plan and a Delivery and Servicing Plan in accordance with relevant Transport for London guidance.

### Supporting text

8.8.The Council will expect all development proposals to consider the role that alternative practices and emerging technologies can play in facilitating a more sustainable approach to freight transport, as advocated in the Mayor’s Transport Strategy, the Draft New London Plan and NPPF. The use of alternative delivery and servicing practices, such as freight consolidation, retiming and consolidation of deliveries, the use of electric and low or zero-emission vehicles and drones will be encouraged to minimise effects on the transport network.

## Chapter 9: Social infrastructure

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## Chapter 9: Social infrastructure

### Introduction

9.1. Planned growth in Barking and Dagenham will result in the need to deliver a range of facilities, services and infrastructure such as new schools, open spaces, health facilities and shops. Much of the borough's existing infrastructure facilities, particularly our community facilities, are at or close to full capacity and in many cases requires investment.

### What you have said previously

In previous consultation, respondents have said that the Council should:

- provide more libraries and educational facilities such as a university, schools and afterschool clubs and children centres. Schools should be appropriately located, taking into consideration site constraints and related to capacity yield of the development;
- ensure that there is sufficient healthcare provision;
- provide better facilities for older people and plan for an increase in the number of people with long-term conditions and dementia;
- support community centres that reflect all groups and faiths;
- facilitate more leisure based activities, arts and cultural activities; and
- protect, enhance and provide for sports facilities.

### Our proposed approach

9.2. The draft Local Plan includes draft policies as set out in the table below which will promote the development of community facilities and ensure appropriate social infrastructure will be planned and delivered alongside growth in a timely manner.

9.3. The Council acknowledges the strong response from our previous consultees in favour of improving and increasing provision for local community groups and recognise the important role such groups play in creating a cohesive, supportive and inclusive communities.

9.4. In addition, the Council is undertaking an Infrastructure Delivery Plan to identify the future infrastructure needs of the borough. We will ensure that ongoing engagement will continue to inform the planning and implementation of our transport and infrastructure initiatives.

Strategic Policy 8:	Delivering Social Infrastructure, in the Right Location
Development Management Policy 34:	Planning for Social Infrastructure

Development Management Policy 35:	Public Houses
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9.5. This chapter is supported by evidence justifications set out in the table below.

Key Evidence Documents	Date Produced
LBBD Infrastructure Delivery Plan (draft)	2019 (Emerging)
Faith groups and meeting places: Evidence base study	2017
GLA Closing Time: London’s Public Houses	2016
An Audit of London Burial Provision – A report for the Greater London Authority	2011

### **DRAFT STRATEGIC POLICY SP8: Delivering social infrastructure in the right locations**

1. The Council will seek to sustain and build a network of community facilities that meets the evolving needs of the community.
2. Appropriate social infrastructure should be planned and delivered in line with the Borough Infrastructure Delivery Plan, to support housing and employment growth in a timely manner, taking account of the cumulative impact of future development.
3. The Council will support social infrastructure development which:
  - a) contributes to the capacity, quality, usability and accessibility of existing social infrastructure, particularly where development will increase demand;
  - b) can be delivered at an appropriate time to support new development i.e. in advance of substantial need arising;
  - c) promotes the growth and expansion of educational facilities that meet the Borough’s requirements for all stages of life, and including special schools;
  - d) in partnership with health authorities and other key stakeholders to improve healthcare access and support people’s overall health and well-being; and
  - e) undertakes innovative approaches to the delivery and operation of social infrastructure; for example, creating the multi-functional use of spaces (including multi-use places of worships) and maximising use of existing community facilities (i.e. community use of educational facilities).

#### **Supporting text**

9.6. For the purpose of this Local Plan, social infrastructure covers facilities including:

- health provision;
- early years provision;



- schools, colleges and universities;
- recreation and sports facilities;
- places of worship;
- policing and other criminal justice or community safety facilities;
- children and young people’s play and informal recreation facilities;
- burial space;
- community facilities (land uses typically falling within Class D1, D2 and sui generis); and,
- public houses.

## **DRAFT POLICY DM34: Planning for social infrastructure**

This policy aims to ensure that high-quality social infrastructure is provided in appropriate locations throughout the borough to meet the identified needs.

### **Existing facilities**

1. Development proposals involving the loss of existing social infrastructure will be resisted, unless it can be demonstrated that:
  - a) there is no longer a need or demand for the existing use, providing robust evidence of active marketing over a continuous period of time; and
  - b) there is no local need or demand for alternative social infrastructure on the site, including if the facility was refurbished and/or multi-functional, providing robust evidence of active marketing over a continuous period of time; or,
  - c) the existing facility is being re-provided and of a similar nature that would better meet the needs of existing users.
2. The Council will expect applicants to submit marketing evidence covering a continuous period of at least 12 months. Applicants should outline where and how marketing has been undertaken, with details also provided to demonstrate that the asking rent has been at a realistic rate for the type, size and condition of the property/unit. It would be expected that the property or site has been actively marketed, including appearing on local and national commercial property websites and visible display boards being displayed at the site. Applicants should also include a report detailing the level of interest in the property over the agreed marketing period, details of any viewings and offers and details of why any interest had not been taken forward.
3. If a community facility is listed on the Assets of Community Value register and it is offered for sale, the local community is given six months to prepare a bid to buy it. In such cases, the marketing statement could be reduced to a period of a minimum continuous period of six months in addition to the six months that the community has to prepare a bid to buy it.
4. Extensions to existing schools should demonstrate that there is a local need or demand and the current level of child play space will be enhanced and increased.
5. Consideration of need should be based on the Council’s Infrastructure Delivery Plan and relevant evidence studies, such as the Playing Pitch Strategy and Faith Groups and

Meeting Places study or additional evidence if existing studies are not available.

#### **New and enhanced facilities**

6. Development proposals for new social infrastructure will be supported where this meets an identified need in line with the Council's Infrastructure Delivery Plan, and other supporting information including relevant evidence studies.
7. Development that is within or part of a site allocation is expected to accommodate infrastructure requirements alongside the identified land uses and other development principles.
8. The Council encourages the provision of multi-purpose and shared services which provide opportunities to co-locate or integrate a range of community uses and functions, such as community halls, sport facilities and shared worship space, by taking account of the principles of active and inclusive design and making relevant provision outside of core hours where appropriate.
9. Development proposals for new education facilities must be well-connected and accessible by public transport. Any arts, sports and cultural facilities within the school (etc.) must be shared with the local community.
10. Applications for residential/mixed-use development including provision of community facilities will need to submit a Community Needs Strategy to accompany the planning application demonstrating how the community space needs generated by the development, including faith space, have been met.
11. Development proposals for faith facilities in employment and industrial areas will only be permitted in accordance with other policies of the Local Plan and where conflicts between employment/industrial use and faith use can be avoided (i.e. with regards to increased traffic and parking issues, congregations of people, and noise; and the safety of users or workers will not be compromised). Applicants will be expected to consult on the proposal with the Council's Participation and Engagement Team.

#### **DRAFT POLICY DM35: Public houses**

1. Development proposals resulting in the loss of a public house will be strongly resisted unless justified by robust and up-to-date planning and marketing evidence. The Council will require planning and marketing evidence as set out below:
  - a) Evidence that all reasonable efforts have been taken to preserve the facility as a public house, including evidence of appropriate maintenance and upkeep and efforts to diversify the business. This information should be reflected within the asking rent or price of the public house. Details of public house accounts for current and previous trading years should also be provided; and
  - b) A full detailed marketing report demonstrating that the public house has been continuously marketed for at least 12 months as a public house at a reasonable market rent and free of tie and restrictive covenant. Following this exercise there has been no interest in the property and there is no

- realistic prospect of continuing its current use; and
- c) Marketing evidence demonstrating there has been no interest in the property for an alternative community use over a further 12 month period following the marketing period.
2. Development proposals which would make a public house unviable, such as loss of the cellar etc., will not be considered acceptable.
  3. Where a public house is replaced or re-provided, the new development:
    - a) must provide adequate floorspace to ensure the continued viability of the public house;
    - b) should make an equal or greater contribution to the street scene and community benefit. For example, buildings considered to be heritage assets (statutorily listed buildings, locally listed buildings) or making a strong contribution to local character are expected to be retained; and
    - c) where appropriate, incorporates a community use in the redevelopment or contribute towards enhancing community facilities in the local area.
  4. Where the public house is considered to be a heritage asset or to make a valued contribution to the borough's history, the applicant will be required to send important components of the building for archiving or public display to the Council, in line with best practice guidance published by Historic England.
  5. Registration or nomination of a public house as an Asset of Community Value will be a significant material consideration in the determination of a planning application.

### **Supporting text**

- 9.7. The New Draft London Plan Policy HC7 sets out the requirements for the borough's development plan documents in respect of public houses. This policy needs to be read in conjunction with Policy HC7.
- 9.8. The Council is not proposing an Article 4 Direction to remove Permitted Development Rights. However, the Council may use an Immediate Article 4 Direction where there is a specific threat to the future of a building.

## Chapter 10: Delivery and monitoring

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## Chapter10: Delivery and monitoring

### Introduction

10.1. The Local Plan sets out ambitious targets for housing and employment to 2034. The successful regeneration of the borough will need to involve a wide range of stakeholders from the public and private sectors, as well as local businesses and residents. The Local Plan has been prepared in the context of the latest planning policies at national and regional level.

10.2. The Local Plan will need to be monitored to ensure that it is being implemented effectively, and that it is resulting in the expected outcomes. This will enable the Council to take action where this is not the case.

10.3. This chapter sets out the Council's approach to delivery and monitoring of this Local Plan, including mechanisms through which this will take place. It includes the following draft policy, which seeks to ensure that the Local Plan will be delivered in a sustainable manner by striking an appropriate balance between affordable housing, infrastructure delivery and sustainability standards. This should be read in conjunction with the relevant New Draft London Plan policies.

Development Management Policy 36
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Development Contribution
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10.4. This chapter continues to evolve as evidence emerges and the sustainability appraisal of the Local Plan develops further.

## **DRAFT POLICY DM36: Development contribution**

1. Development will be expected to:
  - a) pay the Community Infrastructure Levy charges required by any charging schedules which are in operation for the area of the borough within which the development is located;
  - b) enter into section 106 agreements to provide affordable housing and make provision to mitigate the impacts of the development where necessary or appropriate, having regard to any relevant Local Plan policies, the New Draft London Plan and relevant Supplementary Planning Guidance;
  - c) enter into section 106 agreements which may include carbon offset fund, construction and employment skills, environmental improvements, transport infrastructure and other obligations related to mitigating development impacts; and
  - d) submit a financial viability assessment as part of the planning application, where required, which may be subject to independent scrutiny by appointed experts, at the applicant's cost, where they do not meet planning policy requirements or do not propose to deliver required Section 106 planning obligations.

### **Provisions for re-appraising the viability of schemes:**

- e) Viability reviews may form part of section 106 planning agreements where the financial appraisal demonstrates, for example, that the maximum amount of affordable housing that a scheme can reasonably support is below the policy target; and
  - f) Viability reviews may be required towards the end of a development which can take account of robust, up to date values and costs of development, see below:
    - i. where substantial implementation (subject to agreement with the Council) of the scheme has not occurred within 24 months of planning permission;
    - ii. where substantial implementation of a scheme does not occur within 24 months of the date of planning permission, or
    - iii. on phased development, prior to implementation of the second half/later phases of the development (mid-term review).
2. Where it has been demonstrated that planning obligations cannot viably be supported by a specific development, affordable housing and necessary public transport improvements should be prioritised in accordance with Policy DF1 of the New Draft London Plan, or its updated equivalent.
  3. Applications for the Vacant Building Credit should accord with Policy H9 of the New Draft London Plan or its updated equivalent.

### Supporting Text

10.5. The Council is preparing a Planning Obligations Supplementary Planning Document, which will provide detailed guidance on our approach to planning obligations. Applications will be considered by taking account of the Council's latest Infrastructure Delivery Plan (IDP), which sets out the infrastructure prioritisation within the borough.

10.6. The Council recognises the challenge in securing infrastructure funding from developments in the form of section 106 agreements and Community Infrastructure Levy Payments. The Council will engage effectively with both the public and private sector to consider opportunities for innovative financing mechanisms to support regeneration.

10.7. Details on the approaches to infrastructure delivery and sources of funding and financing are set out in the IDP, which will be updated annually.

### Delivery

10.8. Delivery of the Local Plan will occur principally through the following:

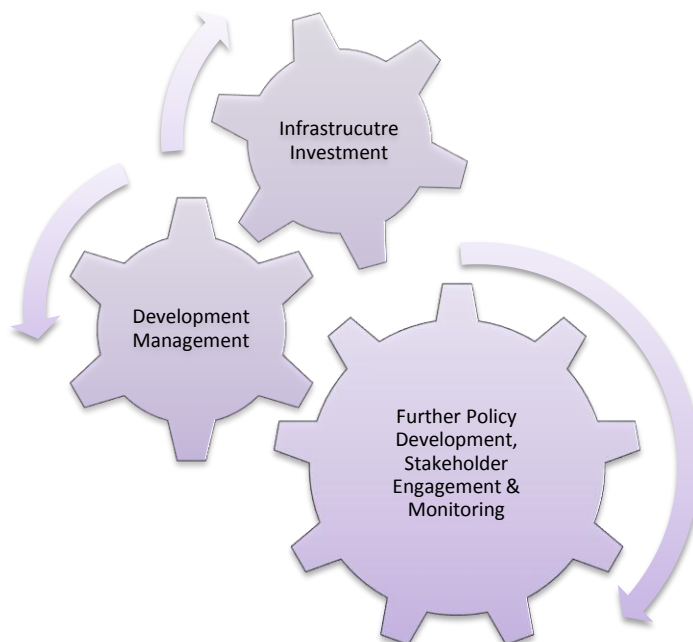


Figure 10 Key elements to deliver the Local Plan

### Further policy development

10.9. For some Local Plan policies, further detail will need to be set out in other supporting documents, such as Supplementary Planning Documents (SPDs) and Area Action Plans

(AAPs). A number of masterplans are currently being prepared. Details about the progress of these masterplans can be found in the LDS.

### **Development management**

- 10.10. Planning decisions will be made by the Council in accordance with the vision, objectives and policies set out in the Local Plan and other supporting documents. Most of the Local Plan objectives will be delivered through new private sector development. The Council will also ensure development proposals are being brought forward as early as possible, subject to the necessary infrastructure requirements to support the development being secured.

### **Infrastructure investment**

- 10.11. A large number sites identified in the Local Plan site allocations will require infrastructure investment, particularly public transport, utilities and social infrastructure. The critically essential infrastructure identified in the IDP will be needed to support early development and also connect it into its surroundings to ensure the integration of new and existing communities. The Council is working with service providers, developers and landowners and other relevant stakeholders to ensure that infrastructure necessary to support the development of these sites is being appropriately planned and delivered.

### **Stakeholder engagement**

- 10.12. The Council is committed to working with a variety of key stakeholders to support the timely and successful regeneration of the area. To support the Local Plan, an updated Statement of Community Involvement (SCI) has been prepared and underwent public consultation between June and August 2019. An updated version is published alongside this draft Local Plan. In accordance with the Duty to Cooperate (DtC), the Council has hosted a number of meetings with the planning authorities of Redbridge, Havering, Newham, Thurrock, and the East London Waste Authority, as well as with TfL and GLA. Further details of the DtC activities can be found in the Council's Draft Duty to Cooperate Statement on our website: <https://www.lbbd.gov.uk/local-plan-review>

### **Monitoring**

- 10.13. Regular monitoring of the Local Plan will allow the Council to understand the effectiveness of the plan and whether it is leading to the expected outcomes. Monitoring also allows the Council to ensure the policies in the plan remain appropriate and effective in changing external circumstances.
- 10.14. The Council will regularly monitor the implementation of the Local Plan, and the effectiveness of the policies in delivering the vision and objectives for the borough. In



line with our statutory requirements we will record this in an annual Authority Monitoring Report (AMR) on an annual basis to measure and assess the effectiveness of Local Plan policies and identify if alterations are necessary. We are reviewing monitoring indicators and will update them to include in the next iteration of the Local plan, anticipated to be published in mid-2020.

10.15. Where monitoring indicators demonstrate that targets are not being met, or outcomes are not as expected, the Council will take action to improve the situation through:

- Producing SPDs and/or other relevant guidance to provide more detail on how policies should be implemented;
- Reviewing how CIL and/or Section 106 Agreements are implemented;
- Direct investment to bring forward allocations or infrastructure; and
- Partial or full review of the Local Plan.

# Appendices

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## Appendix 1: Relation with the existing planning policies

Adopted Local Development Framework Policies	Draft Local Plan
<b>Core Strategy (DPD) (2010)</b>	
<b>CM1: General principles for development</b>	SP1: Delivering Growth
<b>CM2: Managing housing growth</b>	SP2: Delivering Homes that Meet Peoples' Needs DM6: Utilising the Borough's Employment Land More Efficiently
<b>CM3: Green Belt and Public Open Space</b>	SP5: Enhancing our Natural Environment DM18: Protecting and Improving Parks and Open Spaces
<b>CM4: Transport Links</b>	SP7: Planning for Integrated Transport DM31: Making Better Connected Neighbourhoods
<b>CM5: Town centre hierarchy</b>	SP1: Delivering Growth SP3: Promoting Inclusive Economic Growth DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres
<b>CR1: Climate change and environmental management</b>	SP4: Delivering High Quality Design in the Borough SP6: Securing a Sustainable and Clean Borough DM24: Energy, Heat and Carbon Emissions
<b>CR2: Preserving and enhancing the natural environment</b>	SP5: Enhancing our Natural Environment DM20: Nature Conservation and Biodiversity
<b>CR3: Sustainable waste management</b>	SP4: Delivering High Quality Design in the Borough SP6: Securing a Sustainable and Clean Borough DM29 Managing Our Waste
<b>CR4: Flood management</b>	DM28 Managing Flood Risk, Including Surface Water Management
<b>CC1: Family housing</b>	SP2: Delivering Homes that Meet Peoples' Needs SP4: Delivering High Quality Design in the Borough DM4: New Houses in Multiple Occupation (HMO)
<b>CC2: Social infrastructure to meet community needs</b>	SP8: Delivering Social Infrastructure, in the Right Locations DM34: Planning for Social Infrastructure
<b>CC3: Achieving community benefits</b>	DM36: Development Contribution

<b>through developer contributions</b>	
<b>CE1: Vibrant and prosperous town centres</b>	DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres
<b>CE2: Location of office development</b>	SP3: Promoting Inclusive Economic Growth
<b>CE3: Safeguarding and release of employment land</b>	SP3: Promoting Inclusive Economic Growth DM6: Utilising the Borough’s Employment Land More Efficiently
<b>CE4: Mix and balance of uses within designated employment areas</b>	SP3: Promoting Inclusive Economic Growth DM6: Utilising the Borough’s Employment Land More Efficiently
<b>CP1: Vibrant culture and tourism</b>	SP3: Promoting Inclusive Economic Growth DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres DM10: Visitor Accommodation
<b>CP2: Protecting and promoting our historic environment</b>	SP4: Delivering High Quality Design in the Borough DM14: Conserving and Enhancing Heritage Assets and Archaeology
<b>CP3: High quality-built environment</b>	SP4: Delivering High Quality Design in the Borough DM11: Responding to Place DM13: Managing the Borough’s Local Views
<b>Borough Wide Development Policies DPD (2011)</b>	
<b>BR1: Environmental Building Standards</b>	SP4: Delivering High Quality Design in the Borough DM11: Responding to Place DM33: Deliveries, Servicing and Construction
<b>BR2: Energy and On-Site Renewables</b>	SP6: Securing a Sustainable and Clean Borough DM24: Energy, Heat and Carbon Emissions
<b>BR3: Greening the Urban Environment</b>	SP5: Enhancing our Natural Environment DM18: Protecting and improving parks and open spaces DM19: Urban Greening DM20: Nature Conservation and Biodiversity DM21: Enhancing Rivers and Waterways DM22: Trees
<b>BR4: Water Resource Management</b>	SP4: Delivering High Quality Design in the Borough SP6: Securing a Sustainable and Clean Borough DM21: Enhancing Rivers and waterways DM28 Managing Flood Risk, Including

	Surface Water Management
<b>BR5: Contaminated Land</b>	DM27: Land Contamination
<b>BR6: Minerals</b>	No Policy
<b>BR7: Open Space (Quality and Quantity)</b>	SP5: Enhancing our Natural Environment DM18: Protecting and Improving Parks and Open Spaces
<b>BR8: Allotments</b>	DM23: Local Food Growing Including Allotments
<b>BR9: Parking</b>	DM32: Cycle and Car Parking
<b>BR10: Sustainable Transport</b>	SP7: Planning for Integrated Transport DM31: Making Better Connected Neighbourhoods
<b>BR11: Walking and Cycling</b>	SP7: Planning for Integrated Transport DM31: Making Better Connected Neighbourhoods DM32: Cycle and Car Parking
<b>BR12: Hazardous Development</b>	DM27: Land Contamination
<b>BR13: Noise Mitigation</b>	DM25: Managing Nuisance
<b>BR14: Air Quality</b>	DM26: Improving Air Quality
<b>BR15: Sustainable Waste Management</b>	SP6: Securing a Sustainable and Clean Borough DM29 Managing Our Waste
<b>BC1: Delivering Affordable Housing Accommodation</b>	SP2: Delivering Homes that Meet Peoples' Needs DM1: Affordable Housing DM36: Development Contribution
<b>BC2: Accessible and Adaptable Housing</b>	SP4: Delivering Quality Design in the Borough. DM3: Specialist Housing
<b>BC3: Gypsies and Travellers</b>	DM5: Gypsy and traveller accommodation
<b>BC4: Residential Conversions and Houses in Multiple Occupation</b>	DM4: New Houses in Multiple Occupation (HMO)
<b>BC5: Sports Standards</b>	DM34: Planning for Social Infrastructure
<b>BC6: Loss of Community Facilities</b>	SP8: Delivering Social Infrastructure, in the Right Locations DM34: Planning for Social Infrastructure
<b>BC7: Crime Prevention</b>	SP4: Delivering High Quality Design in the Borough DM9: Over-concentration of Hot Food Takeaways, Betting Shops and Pay Day Loan Shops
<b>BC8: Mixed Use Development</b>	SP1: Delivering Growth
<b>BC9: Live-Work Units</b>	DM7: Providing Flexible, Affordable Workspace

<b>BC10: The Health Impacts of Development</b>	SP1: Delivering Growth SP8: Delivering Social Infrastructure in the Right Locations DM 23: Local Food Growing Including Allotments
<b>BC11: Utilities</b>	SP1: Delivering Growth SP6: Securing a Sustainable and Clean Borough DM11: Responding to Place DM24: Energy, Heat and Carbon Emissions
<b>BC12: Telecommunications</b>	DM30: Smart Utilities
<b>BE1: Protection of Retail Uses</b>	SP3: Promoting Inclusive Economic Growth DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres DM9: Over-concentration of Hot Food Takeaways, Betting Shops and Pay Day
<b>BE2: Development in Town Centres</b>	DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres DM11: Responding to Place DM34: Planning for Social Infrastructure
<b>BE3: Retail Outside of Town Centres</b>	SP3: Promoting Inclusive Economic Growth DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres
<b>BE4: Managing the Evening Economy</b>	No Policy
<b>BE5: Offices – Design and Change of Use</b>	SP3: Promoting Inclusive Economic Growth DM7: Providing Flexible, Affordable Workspace DM11: Responding to Place
<b>BP1: Culture and Tourism</b>	DM8: Encouraging Vibrant, Resilient, and Characterful Town Centres DM21: Enhancing Rivers and Waterways
<b>BP2: Conservation Areas and Listed Buildings</b>	DM14: Conserving and Enhancing Heritage Assets and Archaeology
<b>BP3: Archaeology</b>	DM14: Conserving and Enhancing Heritage Assets and Archaeology
<b>BP4: Tall Buildings</b>	DM12: Tall Buildings
<b>BP5: External Amenity Space</b>	DM 11: Responding to Place DM3: Specialist Housing
<b>BP6: Internal Space Standards</b>	DM 11: Responding to Place DM3: Specialist Housing
<b>BP7: Advertisement Control</b>	DM17: Advertisements and Signage
<b>BP8: Protecting Residential Amenity</b>	SP4: Delivering Quality Design in the Borough DM11: Responding to Place

	DM16: Householder Extensions and Alterations DM25: Managing Nuisance
<b>BP9: Riverside Development</b>	SP4: Delivering Quality Design in the Borough DM21: Enhancing Rivers and Waterways
<b>BP10: Housing Density</b>	See sub-area strategy SP4: Delivering High Quality Design in the Borough
<b>BP11: Urban Design</b>	SP4: Delivering Quality Design in the Borough DM11: Responding to Place
<b>Barking Town Centre Area Action Plan (DPD) (2011)</b>	
	Sub-Area 1: Barking, The Roding, and more
<b>Site Specific Allocations (DPD) (2010)</b>	
	Sub-Area 2: Thames and Riverside
	Sub-Area 3: Dagenham Dock, Beam Park
	Sub-Area 4: Becontree
	Sub-Area 5: Chadwell Heath and Marks Gate
	Sub-Area 6: Becontree Heath and Rush Green
	Sub--Area 7: Dagenham East, The Village, and beyond

## Appendix 2 Glossary

Term	Definition
Adoption	The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority.

<b>Affordable Housing</b>	Housing for households whose needs cannot be met by the market, either for rent or sale. Affordable housing should be genuinely affordable for the people the units are intended for and below market prices. Affordable housing comprises Social rented, affordable rented and intermediate housing.
<b>Air Quality Management Area (AQMA)</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Amenity</b>	Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
<b>Archaeological Priority Area (APA)</b>	An area where there is significant known archaeological interest or potential for new discoveries. APAs are used to help highlight where development might affect heritage assets.
<b>Article 4 Direction</b>	A Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, which may be made by a local authority (subject to notifying the Secretary of State) to remove specified permitted development rights from a particular site or for a particular type of development across a locality.
<b>Authority Monitoring Report (AMR)</b>	A statutory requirement of the Council is to monitor the implementation of the Local Plan, monitors the effectiveness of the policies in delivering the vision and objectives for the Borough, and identify alterations if necessary.
<b>Biodiversity</b>	A variety of plants and animals and other living things in a area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society (London Plan 2016).
<b>Blue Ribbon Network</b>	The strategic network of London's waterways and waterspaces, including the River Thames; the canal network; tributaries, rivers and streams within London; and London's open water spaces such as docks, reservoirs and lakes. It includes culverted (or covered over) parts of rivers, canals or streams.
<b>Borough Wide Development Policies (2011)</b>	A Development Plan Document within the Local Development Framework which contains detailed development policies focused on the implementation of the 2010 Core Strategy. This document has been replaced by the new Local Plan (2019)
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate attributed largely to the increased levels of atmospheric carbon dioxide produced using fossil fuels.
<b>Change of Use</b>	A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'land use class' to another



Community Facilities	Refers to (but not limited to) health provision, early years provision, education facilities, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people’s play and informal recreation facilities, burial spaces. May also be referred to as “Social Infrastructure”.
Community Infrastructure Levy (CIL)	A planning charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support the development of their area. It came into force through the Community Infrastructure Levy Regulations 2010.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which is desirable to preserve or enhance.
Contaminated Land	Land that has been polluted or harmed in some way, making it unfit for safe development and usage without first being cleaned up.
Core Strategy (2010)	The Local Development Framework document which set out the long-term spatial vision for the local authority and the spatial objectives and strategic policies to deliver that vision. Replaced by the new 2019 Local Plan.
Deliverable	To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable (PPG, 2014).
Developable	To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPG, 2014).
Development Plan	A type of planning policy document which sets out policies and/ or site allocations. The preparation of the document should accord with the procedures set out in the Town and Development Plan Document (DPD)
District Centre	A large suburban Centre with a broad range of facilities and services which fulfils a function as a focus for the community and public transport.
Diversity	The difference in the values, attitudes, cultural perspective, beliefs, ethnic background, sexuality, skills, knowledge and life experiences of each individual in any group of people constitute the diversity of that group. This term refers to differences between people and is used to highlight individual need.
Employment Land	Land defined by the Council for employment uses (usually B class uses) and appropriate sui generis uses.

Evidence Base	The information and data gathered by local authorities and used to inform policy development. It includes a wide range of numerical data and other information, including, surveys, studies, discussions and consultations.
Examination in Public (EiP)	The process by which a Local Authority submits a final draft of the Local Plan to the Secretary of State, who appoints an Inspector to carry out an independent examination to assess whether the plan has been prepared in accordance with legal and procedural requirements and if it is sound.
Financial viability	An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (RICS, 2012).
Flood Risk Assessment	An assessment of the likelihood of flooding in an area so that the location and design of development and mitigation measures can be carefully considered.
Floorspace	The floor area (on all floors) of a building or set of buildings. Gross floorspace includes areas ancillary to the main use. Net Floorspace excludes ancillary areas.
Greater London Authority (GLA)	The strategic authority for London, which assumed its main responsibilities in July 2000
Green Belt	A national policy designation (NPPF) that helps to contain development, protect the countryside, promote brownfield development and assist in urban renaissance. There is a general presumption against inappropriate development on the Green Belt.
Green Grid	A policy framework to promote the design and delivery of ‘green infrastructure’ across London.
Green Infrastructure	A network of green spaces – and features such as street trees and green roofs – that is planned, designed and managed to provide a range of benefits, including: recreation and amenity , healthy living, reducing flooding, improving air quality, cooling the urban environment, encouraging walking and cycling, and enhancing biodiversity and ecological resilience.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health
Habitat	An area or type of natural area within which certain species or groupings of species can exist naturally. They should not be considered in isolation but instead they are linked, overlapping and take many forms.

<b>Heritage Assets</b>	The valued components of the historic environment. They include buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions. They include both designated heritage assets and those identified by the Local Authority during process of decision-making or plan making process.
<b>Houses in Multiple Occupation (HMO)</b>	Larger shared houses occupied by more than six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Classified in the Use Class Order as Sui Generis.
<b>Housing Need</b>	The future housing needs of a borough in terms of size, type and affordability of dwellings.
<b>Housing Trajectory</b>	A forecast, usually across ten years, of how many new homes are likely to be built in the Borough taking into account development opportunities and existing planning permissions.
<b>Inclusive Design</b>	A development which is designed around the needs of all groups within society.
<b>Independent Inspector</b>	Independent Planning Inspector will publicly examine a Development Plan Document to ensure that it is 'sound' in terms of factors such as the evidence on which it is based, national policy and consultations undertaken.
<b>Infill Development</b>	Development of a vacant piece of land in an established urban area.
<b>Infrastructure</b>	Basic services necessary for development to take place such as roads, electricity, sewage, water, education and health facilities.
<b>Infrastructure Delivery Plan (IDP)</b>	A live document setting out the key infrastructure and funding streams and identifying funding gaps essential for the successful implementation of the Local Plan.
<b>Intermediate Housing</b>	Housing whose rent or costs is above social rent housing but below normal open-market levels.
<b>Listed Building</b>	A building of special architectural or historic interest included on the statutory list. Listed buildings are graded I, II* or II with grade I being the most important. Listing provides protection for the exterior as well as the interior of a building, and any buildings or permanent structures pre-1948 (e.g. walls) within its curtilage).
<b>Local Development Scheme</b>	A Local Development Scheme (LDS) is a 'live' project plan that sets out the timescales for preparing the new planning policy documents. Local planning authorities are required to prepare a LDS under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
<b>Local Implementation Plan (LIP)</b>	Statutory transport plans produced by London boroughs bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.

Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with other stakeholders. Under the Town and Country Planning Regulations 2012 and the National Planning Policy Framework.
Locally Significant Industrial Sites (LSIS)	Boroughs may designate as Locally Significant those industrial sites which lie outside the SIL framework which robust demand assessments show to warrant protection because of their particular importance for local industrial type functions.
London Plan (The)	The London Plan is the name given to the Mayor's spatial development strategy which replaces the previous strategic planning guidance for London (known as RPG3)
Major Development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Metropolitan Open Land	Strategic open land within the urban area that contributes to the structure of London (London Plan 2016). The London Plan affords Metropolitan Open Land the same level of protection as the greenbelt.
Mixed-use Development	Development for a variety of activities on single sites or across wider areas such as town centres (London Plan 2016).
National Policy Planning Framework (NPPF)	A Government planning document that sets out policies for England and how they are expected to be applied.
Open Space	All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers a the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.
Opportunity Area	Areas designated in the London Plan as the principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
Permitted Development Rights (PDR)	Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity (NPPG, 2014).

<b>Planning Obligations (Section 106 Agreements)</b>	These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990. (London Plan 2016)
<b>Proposals Map</b>	The adopted Proposals Map illustrates on a base map all the policies contained in the Development Plan Documents. The Proposal Map will be revised each time a new Development Plan Document is prepared which has site specific policies or proposals. It will always reflect the up-to-date planning strategy for the area.
<b>Public Open Space</b>	Public Open Space includes areas defined by the London Plan Open Space Hierarchy (District Parks / Local Parks and Open Space, Small Open Spaces, Pocket Parks and Linear Open Spaces) in addition to allotments protected from development as detailed in the Site Specific Allocations DPD.
<b>Public Transport Accessibility Level (PTAL)</b>	A measure of the relative extent and ease of access by public transport, or, where it can reasonably be used as a proxy, as the degree of access to the public transport network. Levels range from 1-6 with 6 being very accessible and 1 indicating poor public transport accessibility.
<b>Public Realm</b>	This is the space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces.
<b>Regeneration</b>	The economic, social and environmental renewal and improvement of a rural or urban area
<b>Section 106 contributions</b>	Section 106 of the Town and Country Planning Act 1990 allows a local authority to enter into an agreement which can mean that a developer must make a financial or nonfinancial contribution to mitigate the effect of a development and make it acceptable in planning terms. Also referred to as developer contributions or planning obligations.
<b>Site Allocation</b>	The process of identifying land which can be used only for specific purposes. For example, land could be “allocated” (set aside) for employment uses, retail uses or open space or a mixture of these.
<b>Sites of Importance for Nature Conservation (SINCS)</b>	A series of non-statutory local sites designated to seek to ensure, in the public interest, the conservation, maintenance and enhancement of species and habitats of substantive nature conservation value. SINCs should include all areas of substantive value, including both the most important and the most distinctive species, habitats, geological and geomorphological features within a national, regional and local context

Social Infrastructure	Refers to (but not limited to) health provision, early years provision, education facilities, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people’s play and informal recreation facilities, burial spaces. May also be referred to as “Community Facilities”.
Statement of Community Involvement (SCI)	A local development document that sets out how and when stakeholders will be involved in development plan preparation and consulted on planning applications.
Strategic Development	Developments referable to the Mayor in accordance with Parts 1 - 4 of the Town and Country Planning (Mayor of London) Order 2008. Examples include more than 150 dwellings, more than 15,000 sq m of commercial space, buildings more than 25m high adjacent to the River Thames or buildings elsewhere which are more than 30m high and developments which would increase the height of a building in any location by more than 15m.
Strategic Industrial Location (SIL)	An employment area comprised of several large sites which enjoy good road access and opportunities for large employers.
Sui Generis use	Use which does not fall within any use class, including scrap yards, petrol filling stations, nightclubs, taxi businesses and casinos, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Supplementary Planning Document (SPD)	Elaborates on policies or proposals in Development Planning Documents and gives additional guidance.
Sustainability Appraisal (SA)	A systematic process, required by the Planning and Compulsory Purchase Act 2004 and incorporating the requirements of SEA Directive, aimed at appraising the social, environmental and economic effects of the plan strategies and policies and ensuring that they accord with the objectives of sustainable development.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Industries Park	A defined industrial location in which new employment opportunities embrace the following: research and development, sustainable industrial and business accommodation, recycling operations, energy efficiency, 'green links' between businesses, sustainable transportation, environmental technology and waste minimisation.
Sustainable drainage systems (SuDS)	An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems

<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	An assessment of land availability for housing which informs the London Plan and borough local development documents
<b>Strategic Housing Market Assessment (SHMA)</b>	An assessment of housing need and demand which informs the London Plan and borough local development documents
<b>Tenure</b>	Describes the type of ownership of a property e.g. privately rented, social rented, freehold etc.
<b>Thames Gateway</b>	A corridor of land on either side of the Thames extending from east London through to north Kent and south Essex. The London part of the area extends eastwards from Deptford Creek and the Royal Docks and includes parts of the lower end of the Lee Valley around Stratford. It includes Barking Riverside and Barking Town Centre.
<b>Transport Assessment</b>	This is prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling.
<b>Transport for London (TfL)</b>	One of the GLA Group of organisations, accountable to the Mayor, with responsibility for delivering an integrated and sustainable transport strategy for London.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single trees or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**Draft Proposals Map (not available in this version)**

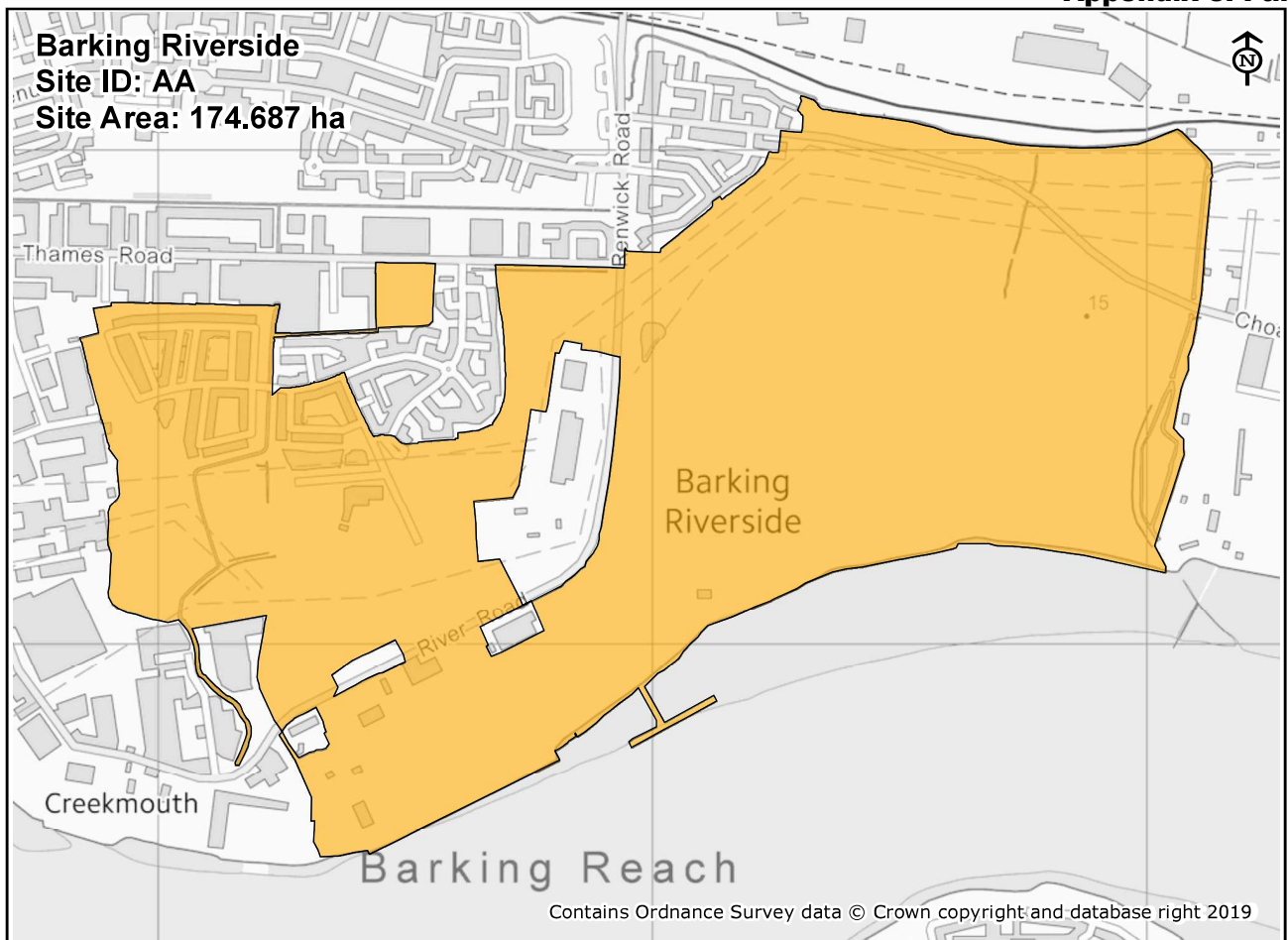
The table below provides an overview of all the policy designations shown in the draft Proposals Map.

Layer Name	2010 proposals map	2019 proposals map	Updated?
Barking Town Centre Area Action Plan Boundary/ Barking Town Centre Key Regeneration Area	Yes	Yes	No changes
Barking Town Centre	Yes	Yes	Updated following Retail Development Survey (Lichfield)
District Centres	Yes	Yes	No changes
Neighbourhood Centres	Yes	Yes	No changes
Green Belt	Yes	Yes	Minor updates to GB boundary – unconfirmed when this happened or if GIS files are correct.
Metropolitan Open Land	Yes	Yes	No changes
Allotments	Yes	Yes	No changes
Site of Importance for Nature Conservation (SINC)	Yes	Yes	Updated following Biodiversity Survey 2016
Public Open Space	Yes	Yes	Minor changes to POS designations, not currently reflected in 2019 proposals map (changes dependent on emerging masterplans, new developments. Awaiting further info)
Joint Waste Development Plan 2012	Yes (Joint Waste Plan)	Yes	No changes
Gypsy and Traveller Site	Yes	Yes	No changes
Conservation Areas	Yes	Yes	No changes
Seven strategic sub-areas	No	Yes	New for 2019 – to reflect findings from the Council's 'Borough and Me' consultation
Safeguarded Wharves	No	Yes	New for 2019 - GLA geodata used
Archaeological Priority Areas (APA)	No	Yes	New for 2019
Hot Food Takeaway Exclusion Zone	No	Yes	New for 2019
Thames Policy Area	No	Yes	New for 2019 – Data sourced from GLA Study
Air Quality Management Area (AQMA)	No	Yes	New for 2019 - Whole borough confirmed AQMA
Air Quality Focus Areas	No	Yes	New for 2019 – Data sourced from



			air quality annual status report 2017
Strategic Industrial Land	Yes (Strategic Industrial Locations)	Yes	No changes
Locally Significant Industrial Sites (LSIS)	Yes	Yes	No changes
Site Specific Allocations outside Barking Town Centre	Yes	No	Site specific allocations not included on 2019 map. Appendix 3 provides a list of potential development sites identified at this stage.
Historic Assets	No	Not currently included	To be updated prior to the consultation.
Green Grid	No	Not currently included	To be updated prior to the consultation.

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**Existing Use**

The site includes industrial, commercial and residential uses.

**Policy Designations**

- District Centre
- Neighbourhood Centre
- SINC
- SSA SM1: Barking Riverside

**Possible Future Use Options**

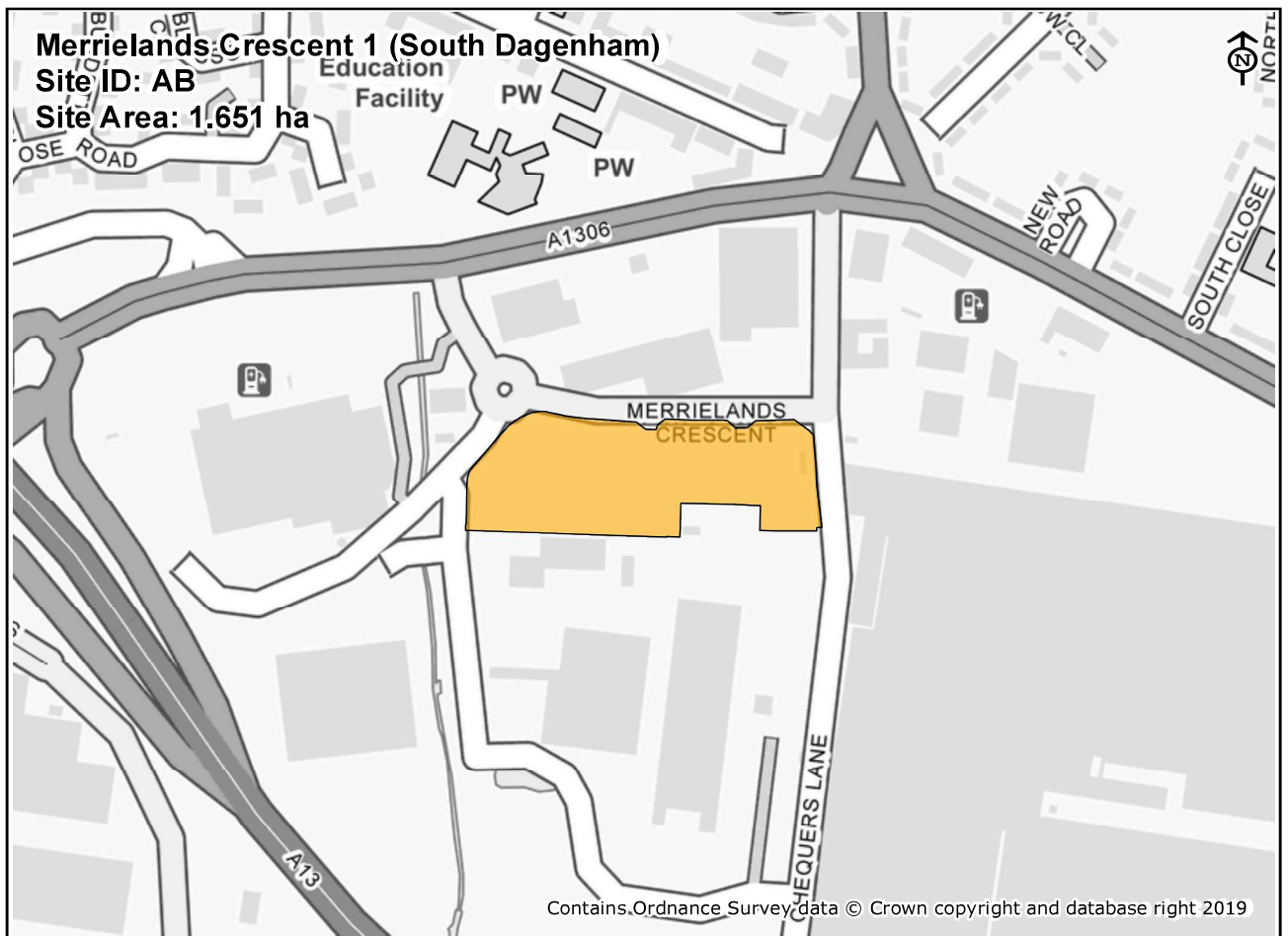
Residential led mixed use development

**PTAL**

1a and 1b

**Comment**

The developers intend to continue to implement the site in alignment with the planning permission 04/01230/OUT. The scheme is currently being implemented in phases.



**Existing Use**

Cleared site/ car park

**Policy Designations**

Tree Preservation Order  
 Part of SSA SM2 designation: South Dagenham West and Dagenham Leisure Park

**Possible Future Use Options**

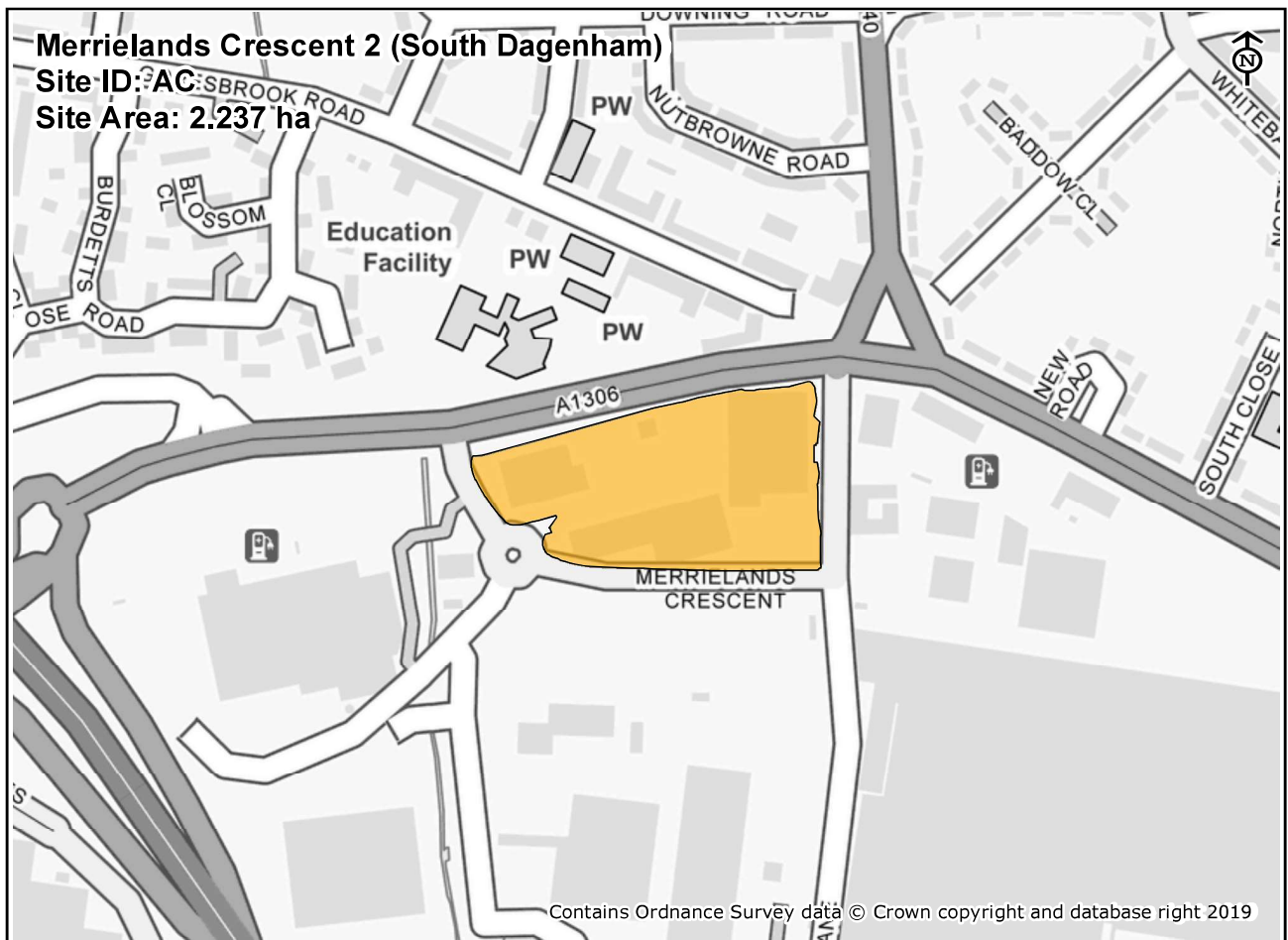
Residential led mixed use development

**PTAL**

3

**Comment**

Develop the site for mixed residential and retail development in alignment with permitted permission 17/02111/FUL.



**Existing Use**

Retail units

SSA SM2: part of South Dagenham West

**Policy Designations**

**Possible Future Use Options**

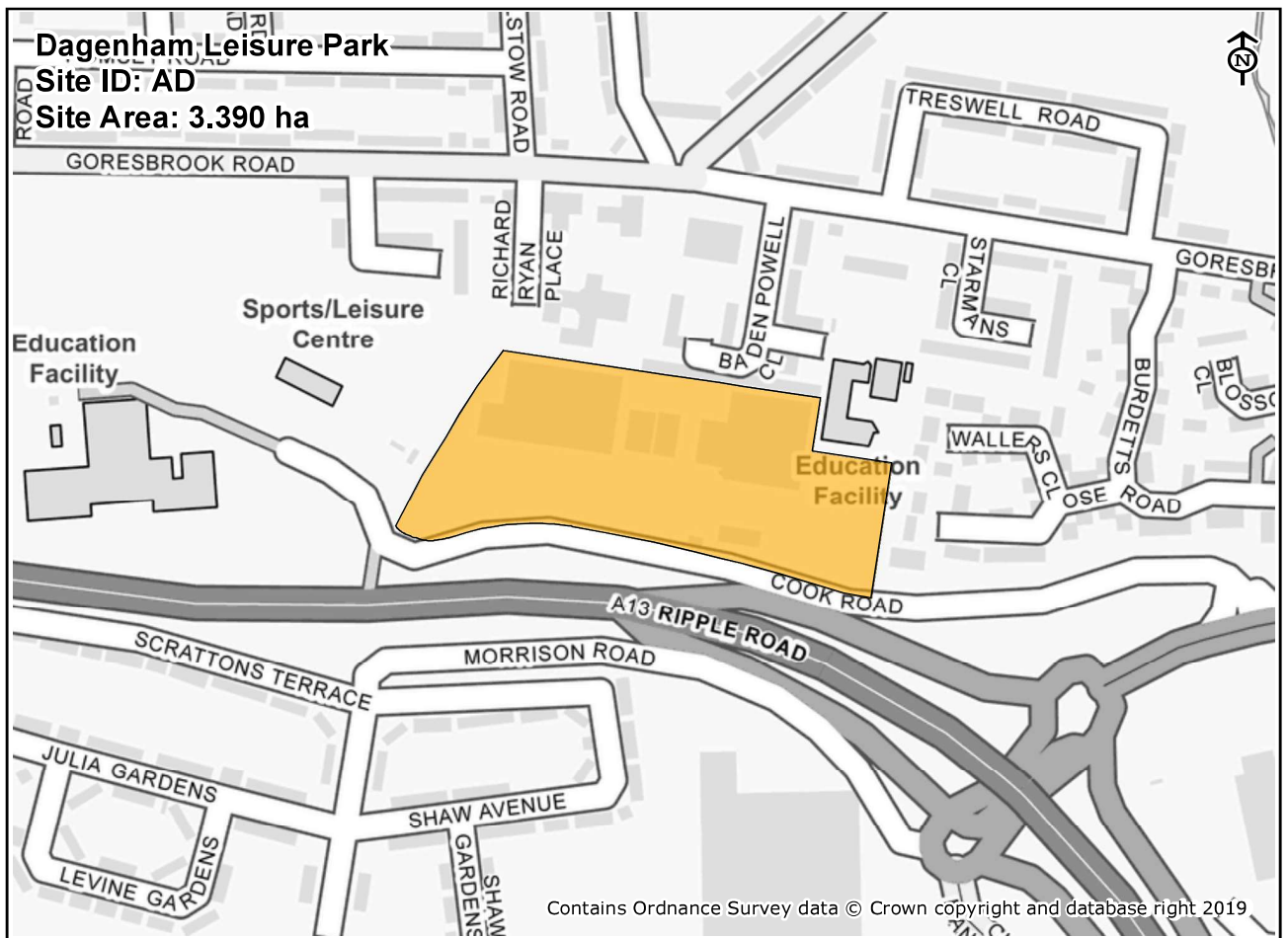
Residential led mixed use development

**PTAL**

3

**Comment**

The site currently does not benefit from planning permission. However, it is likely that, the site would come available over the emerging plan period. Owners have signalled an intention to possibly redevelop the site, the site owners are responsible for Merriellands Crescent One (AB), it is likely a similar scheme would be considered for this site (residential/ retail scheme).



**Existing Use**

Retail/ leisure units

Tree Preservation Order

**Policy Designations**

**Possible Future Use Options**

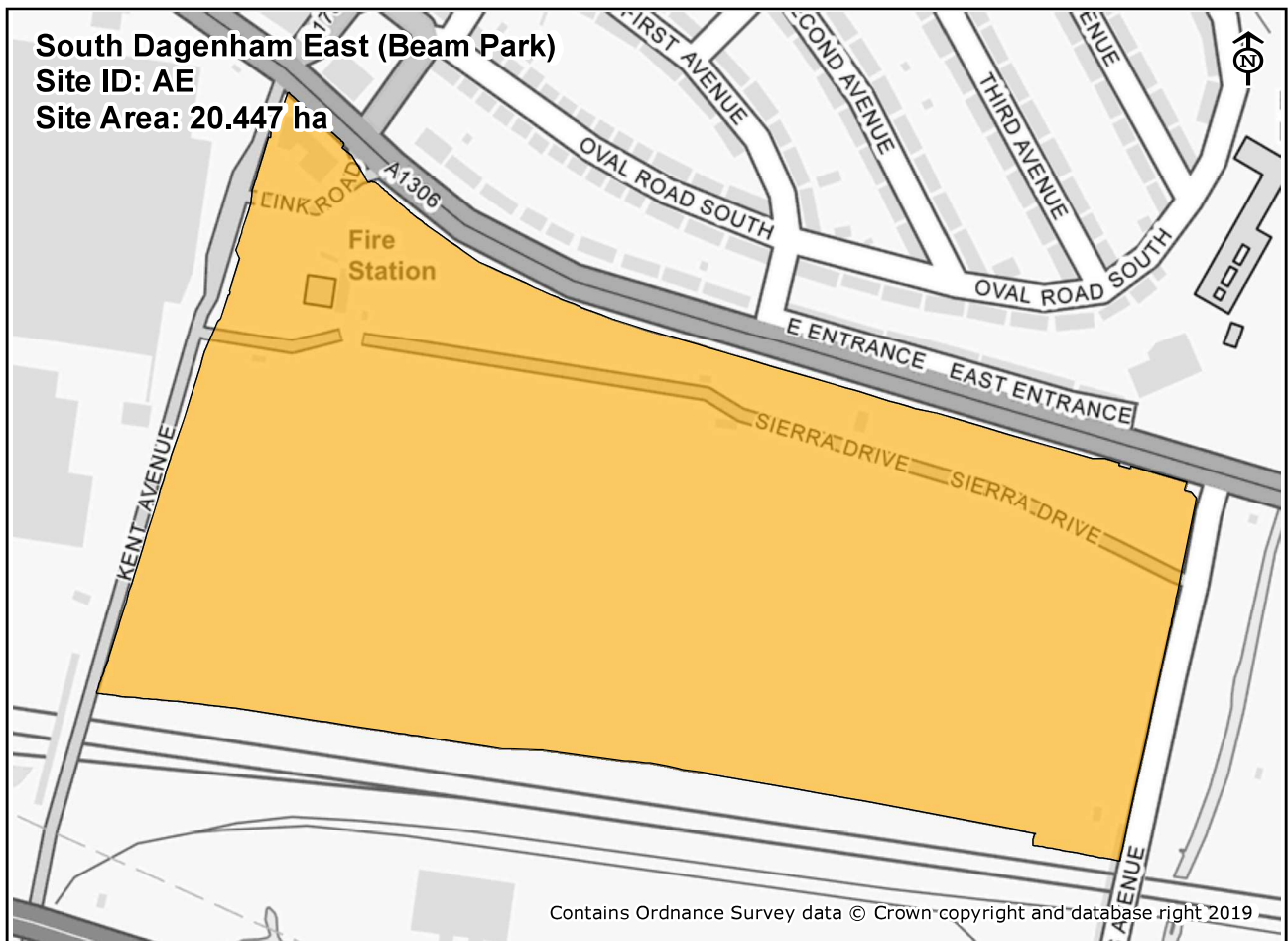
Mixed use redevelopment with elements of both residential and retail.

**PTAL**

1b

**Comment**

The site is currently occupied and is considered available in the medium to long term.



**Existing Use**

Vacant former Brownfield land

**Policy Designations**

Tree Preservation Order  
 SSA SM4: SOUTH DAGENHAM EAST

**Possible Future Use Options**

The site has the potential for housing, health, education use, car parking facilities and light industrial (on the western side fronting Ford), as well as temporary uses.

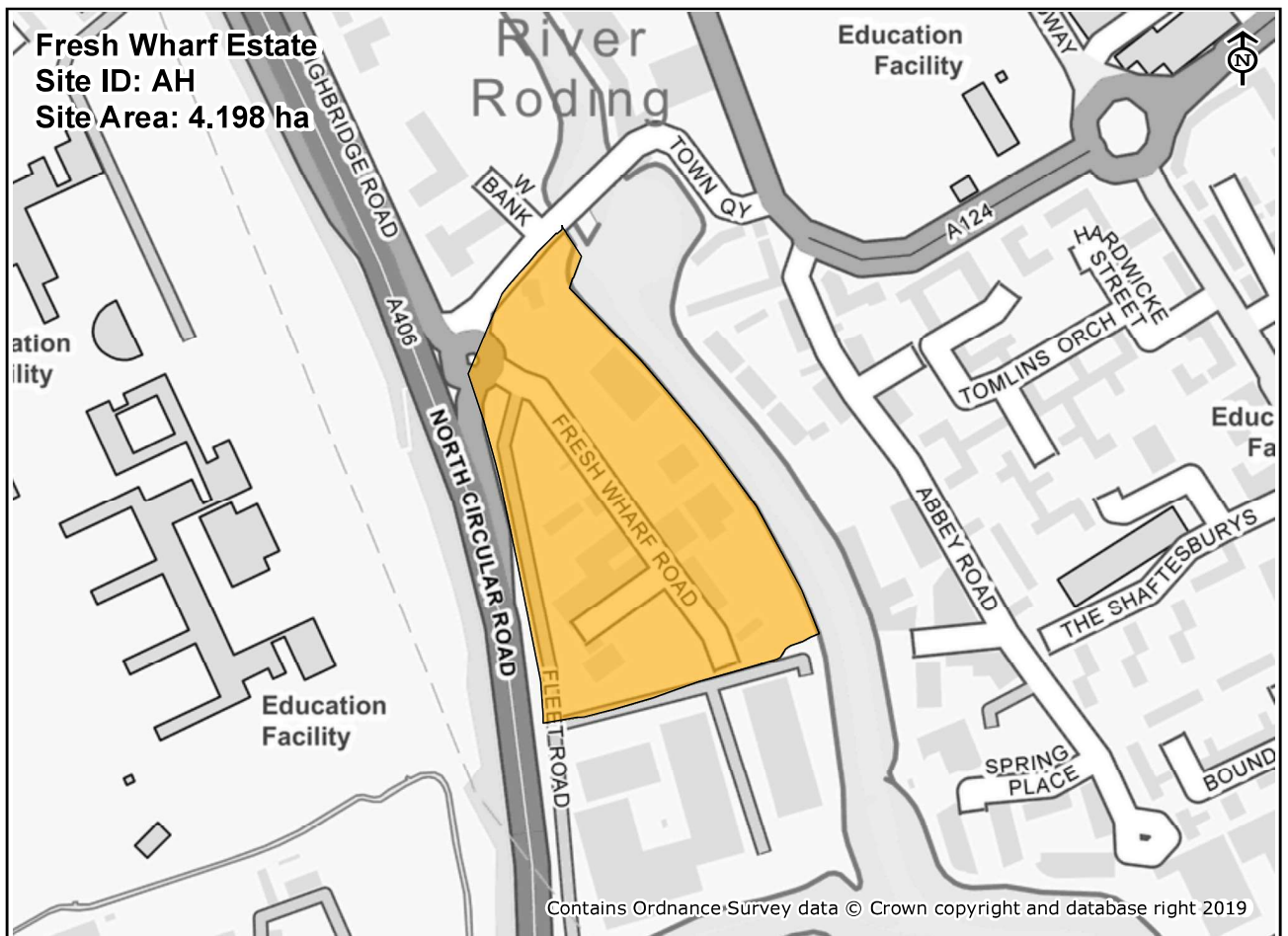
**PTAL**

1a, 1b and 2

**Comment**

The site owned by the Greater London Authority who are planning on developing the site. The new development will require public transport improvements, new schools and other community facilities as well as green and sustainable infrastructure.

The site is contaminated and requires remediation prior to development.



**Existing Use**

Various light manufacturing and storage

BTCSSA2 - Fresh Wharf Estate

**Policy Designations**

**Possible Future Use Options**

Residential led mixed use development

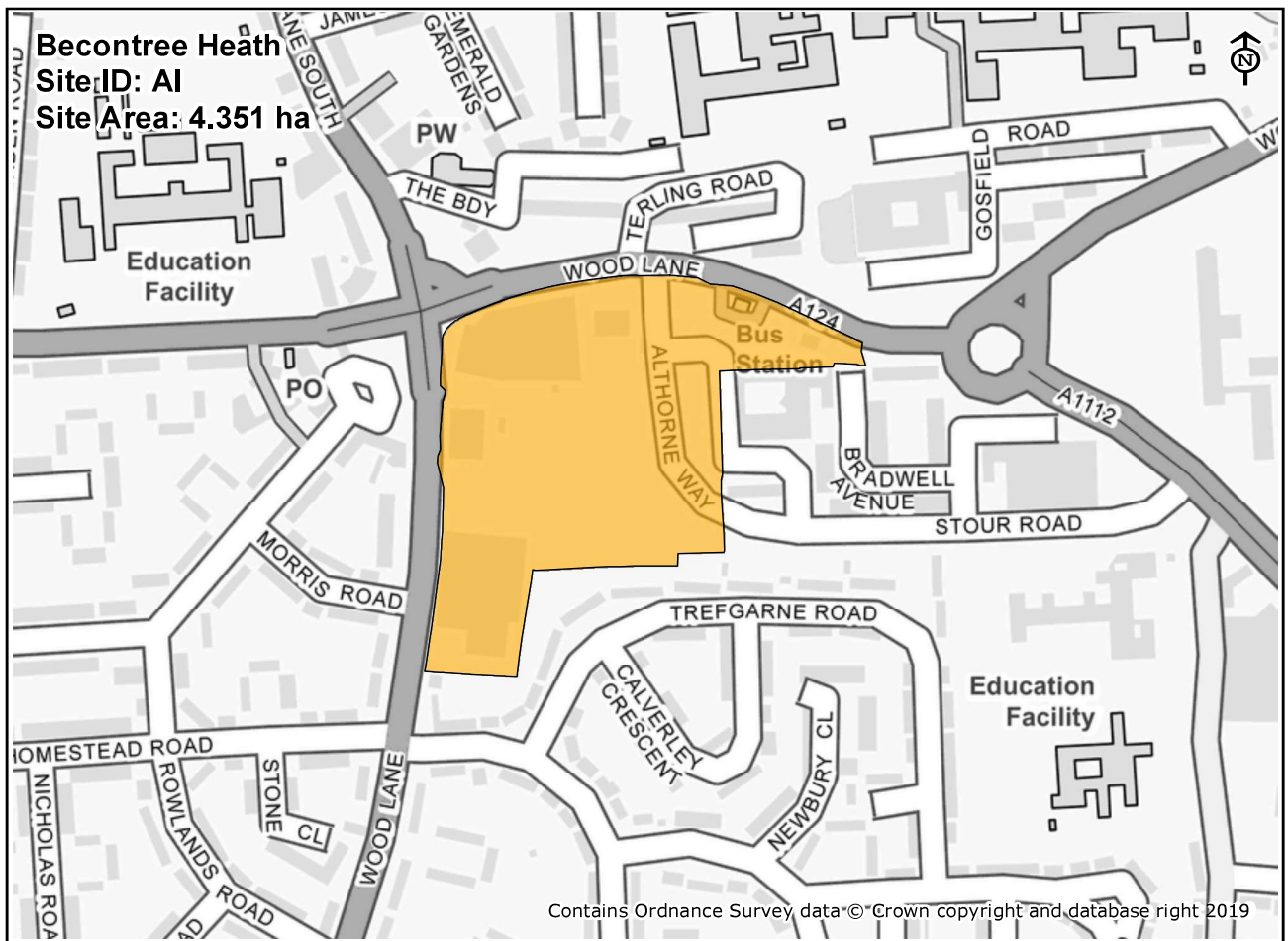
**PTAL**

1b and 2

**Comment**

The site owners have intention to build the site out in alignment with their outline permission (14/01196/OUT) followed by Section 73 application &17/01736/REM and 19/01511/REM (911 residential units).





**Existing Use**

Leisure and commercial units

**Policy Designations**

District Centre  
Neighbourhood Centre  
SSA SM10: Becontree Heath

**Possible Future Use Options**

Residential led redevelopment

**PTAL**

3

**Comment**

The Council intends to develop the site for housing as part of a comprehensive estate renewal scheme. (14/00703/OUT).



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

Residential led mixed use development

**PTAL**

1b and 2

**Comment**

The Council intend to develop the site for housing as part of a comprehensive estate renewal scheme. (14/00703/OUT - 1,575 units) amended by 15/01084/FUL ( 421 units - 381 completed) and 19/01321/REM (1,154 units - 526 net, decision pending).



**Existing Use**

Shopping units

**Policy Designations**

Tree Preservation Order  
 Barking Town Centre Boundary  
 Primary Shopping Area  
 BTCSSA10 - Vicarage Field

**Possible Future Use Options**

Residential led development

**PTAL**

6a and 6b

**Comment**

The site had planning permission for 900 residential units (16/01325/OUT). Planning decision on new planning application for 26 residential units (19/01450/REM) is pending.



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

Residential led mixed use development

**PTAL**

1b, 2, 3 and 6a

**Comment**

The site falls within the Council plan for a comprehensive estate renewal programme. The site forms part of Barking Town Centre Housing Zone.



**Existing Use**

Office with ancillary car park

**Policy Designations**

BP2 - Conservation Area, Barking Town Centre Boundary  
 BTCSSA3 - Barking station master plan area  
 Barking Town Centre Area Action Plan Boundary

**Possible Future Use Options**

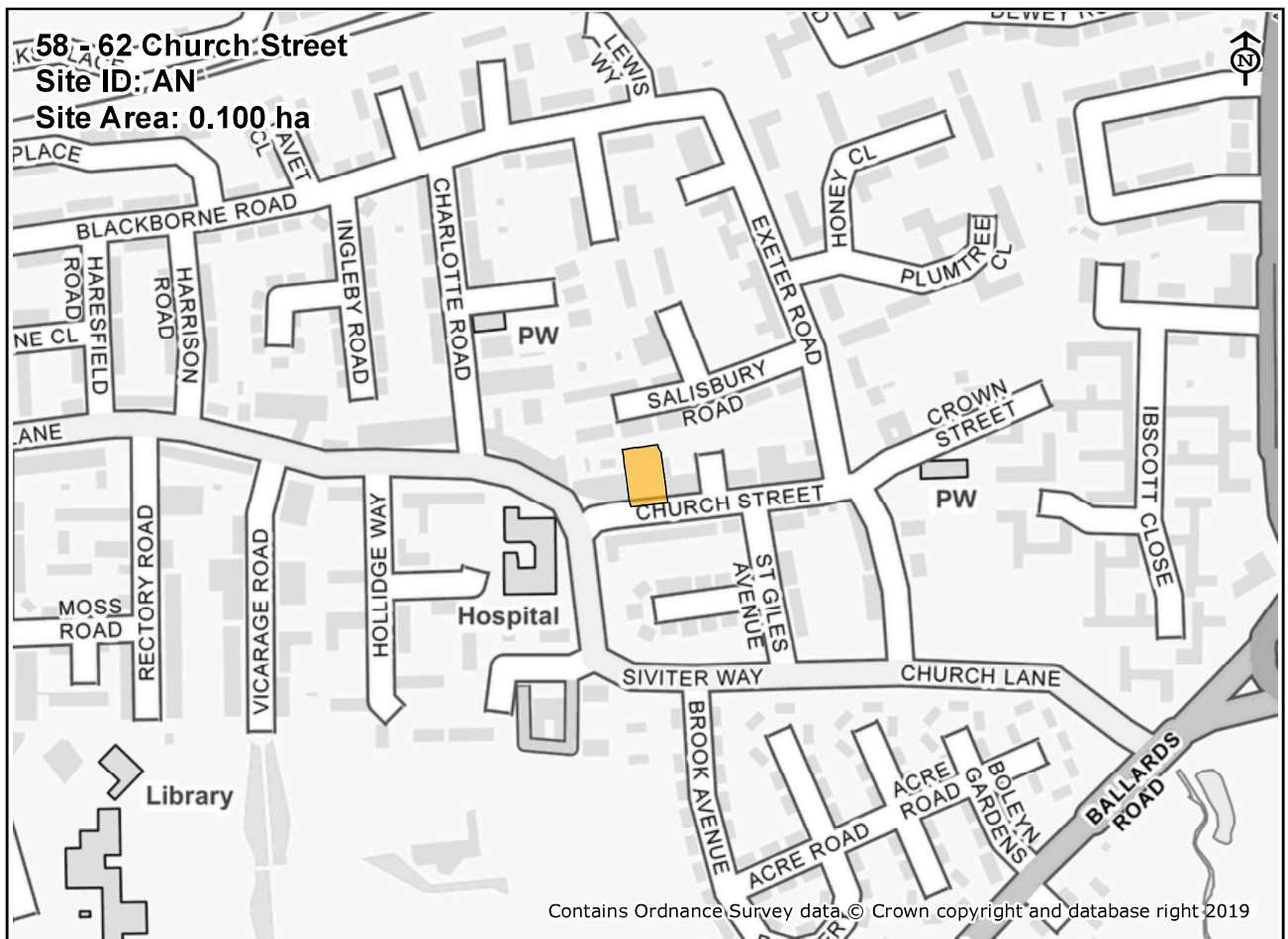
Residential led mixed use development

**PTAL**

6a

**Comment**

The site is included in the Barking Town Centre Housing Zone. A decision for 396 residential units and 430sqm flexible commercial floorspace under planning application reference: 18/01972/FUL (GLA Ref: PP-07314434) is pending.



**Existing Use**

Vacant site

**Policy Designations**

Neighbourhood Centre: Royal Parade/Church Street  
 SSA SM27

**Possible Future Use Options**

Residential led development

**PTAL**

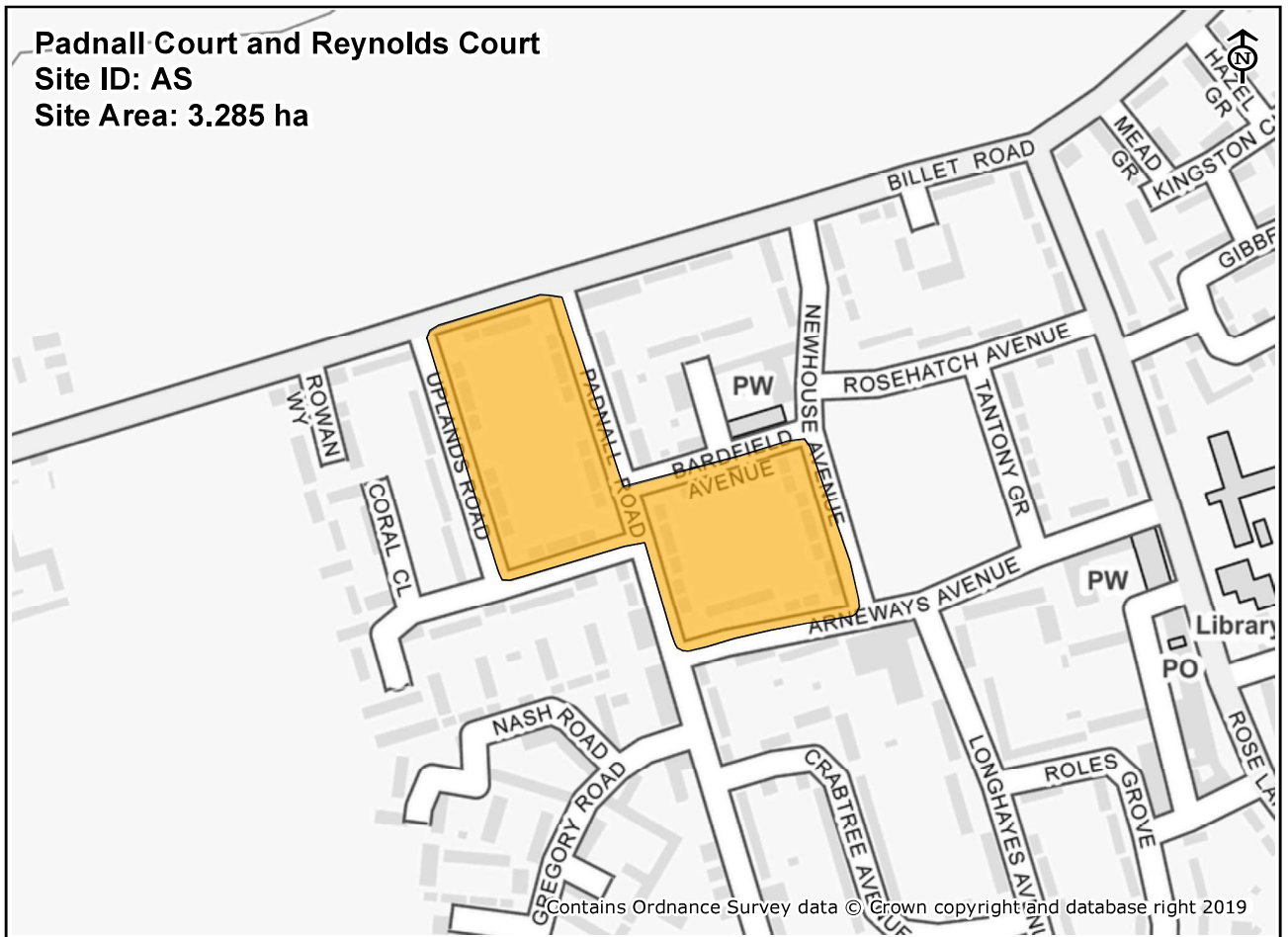
1b

**Comment**

**Padnall Court and Reynolds Court**

**Site ID: AS**

**Site Area: 3.285 ha**



**Existing Use**

Residential

Part of SSA SM14: Mark's Gate Regeneration Sites

**Policy Designations**

**Possible Future Use Options**

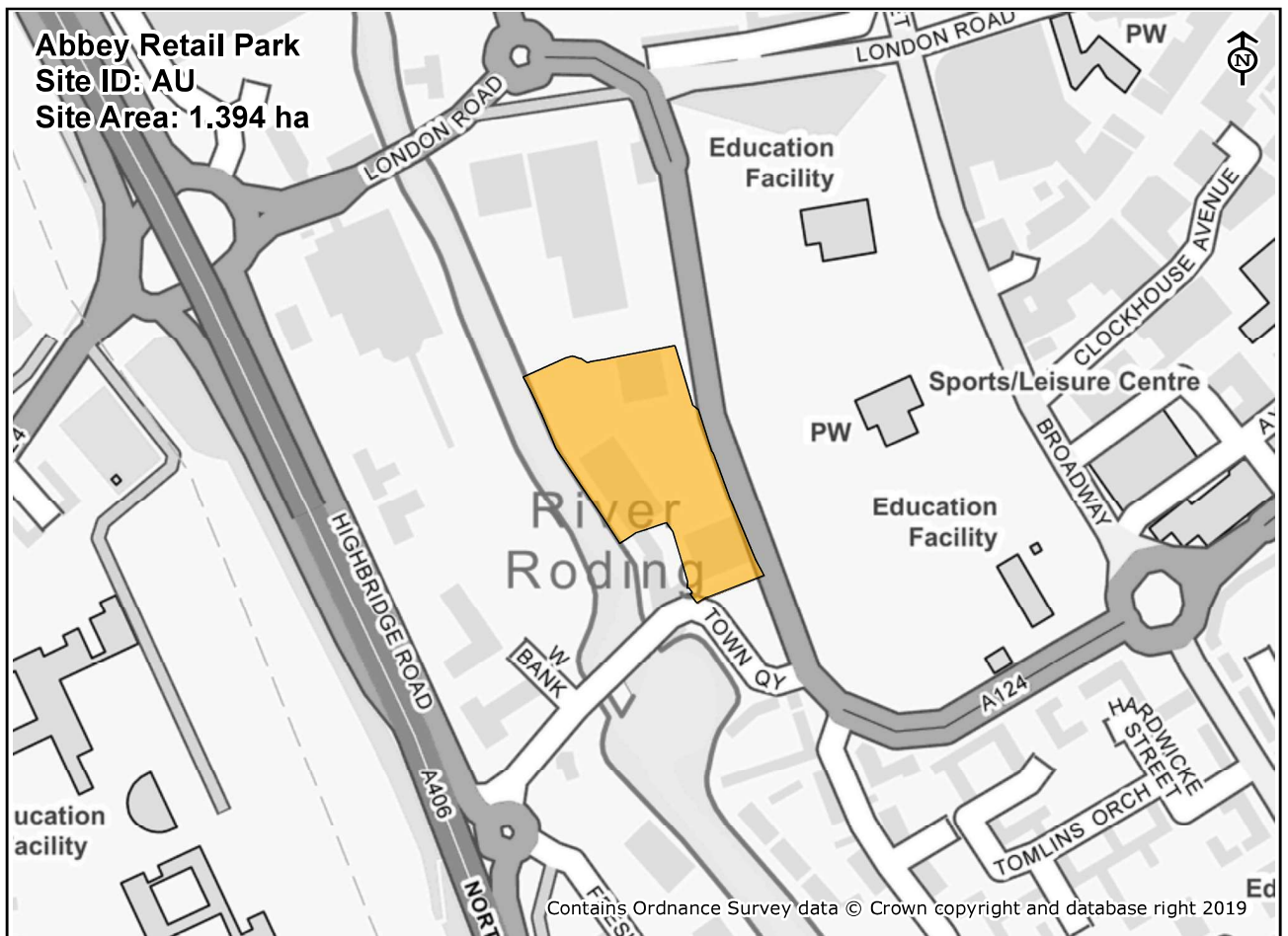
Residential led development

**PTAL**

1b

**Comment**

The Council have intention to develop this site over the emerging plan period. A Masterplan will be prepared for the whole Marks Gate Estate.



**Existing Use**

Retail units in the process of demolition

**Policy Designations**

Barking Town Centre Area Action Plan Boundary  
 BTCSSA7

**Possible Future Use Options**

Residential-led mixed use development (phased)

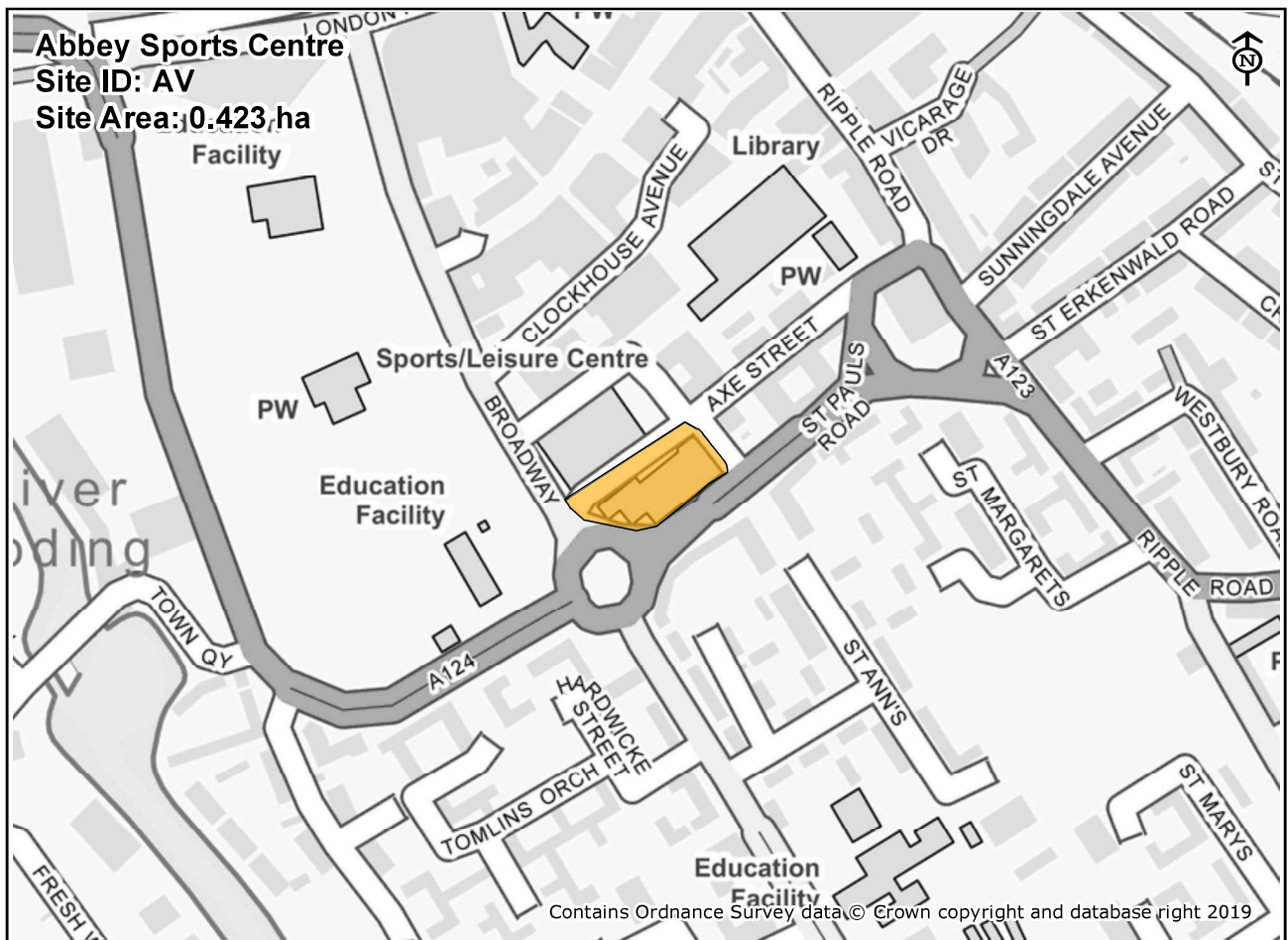
**PTAL**

2

**Comment**

The planning decision for 1,089 residential units together with 2,070 sqm flexible commercial floorspace and 470 sqm community facility etc. under planning reference: 18/02013/FUL (GLA Ref: PP-07028401) is pending.





**Existing Use**

Sports centre building

**Policy Designations**

Barking Town Centre Boundary  
 Barking Town Centre Area Action Plan Boundary  
 BTCSSA5

**Possible Future Use Options**

Residential led mixed use development

**PTAL**

6a

**Comment**

The Council now intend to develop the site for housing. This site forms part of the Barking Town Centre housing zone. A planning application was submitted for 170 units under planning ref: 18/00331/FUL (170 units), together with a cinema, flexible commercial floorspace and office accommodation



<b>Existing Use</b>	Cleared site
<b>Policy Designations</b>	Barking Town Centre Boundary Barking Town Centre Area Action Plan Barking Station Master Plan Area: BTCSSA3
<b>Possible Future Use Options</b>	Residential led mixed use development.
<b>PTAL</b>	6a
<b>Comment</b>	The site (15/01252/FUL) has been commenced and is expected to be completed by year 2018/19.



**Existing Use**

Offices and Community Services

**Policy Designations**

Barking Town Centre Boundary, Barking Town Centre Area Action Plan Boundary, Barking Station Master Plan Area BTCSSA3

**Possible Future Use Options**

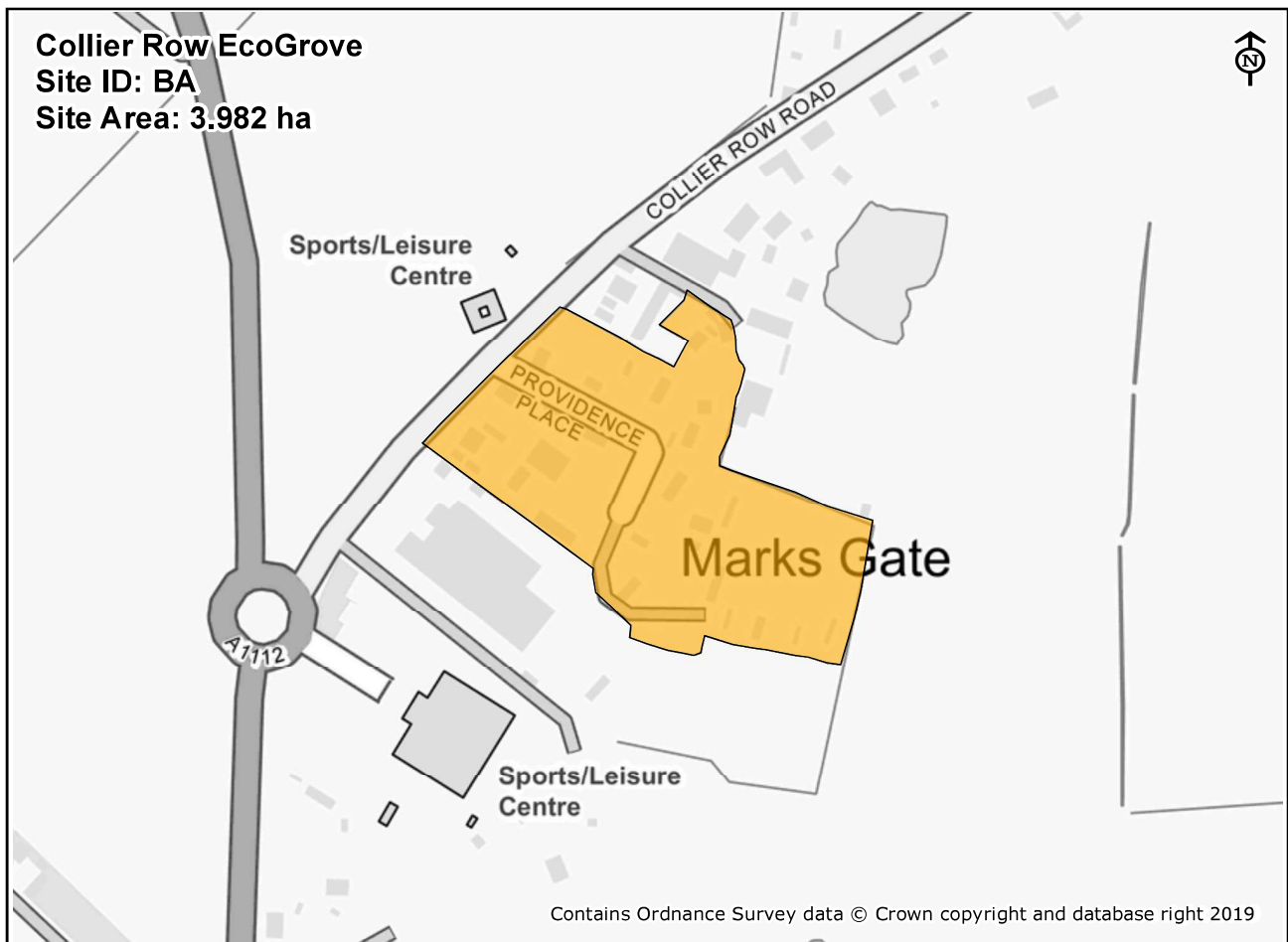
Residential

**PTAL**

6b

**Comment**

The Council granted prior approval for change of use from offices to 71 residential units.



<b>Existing Use</b>	Light industrial/ car repair/ stoarge
<b>Policy Designations</b>	Green Belt SINC
<b>Possible Future Use Options</b>	Residential led development
<b>PTAL</b>	2
<b>Comment</b>	The site benefits from planning permission (11/01015/FUL). Developers Ecogrove Homes Limited has intention to develop the site for housing.



**Existing Use**

Car park ancillary to the supermarket operation

Barking Town Centre Boundary, Part of Extent of Tesco Site - BTC1 & BTCSSA7

**Policy Designations**

**Possible Future Use Options**

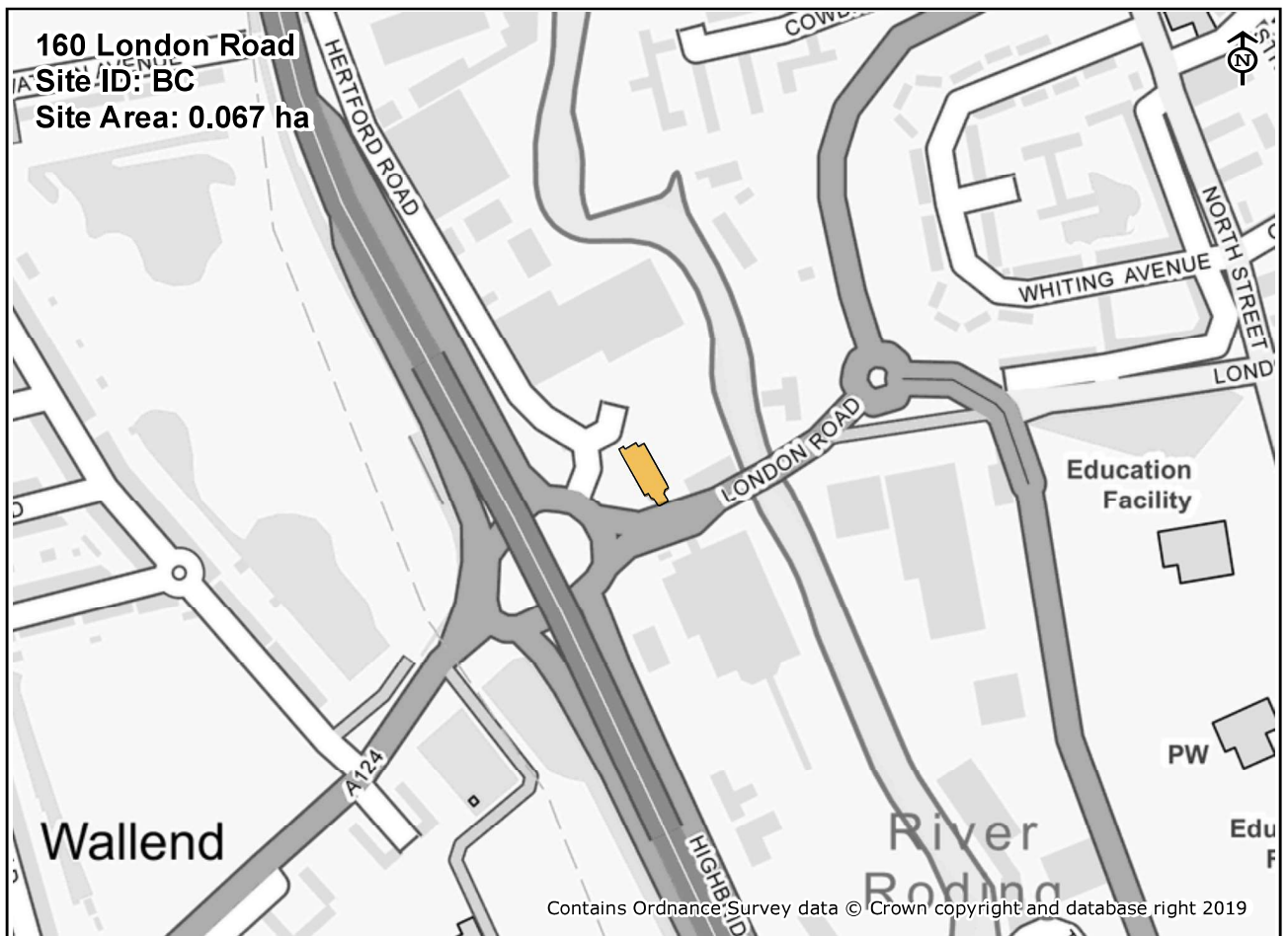
Residential led mixed use development

**PTAL**

2

**Comment**

The Council is currently considering the planning application (ref: 18/02131/FUL) for 514 residential units together with 90 sqm flexible commercial floorspace etc.



**Existing Use**

Office Building

Barking Town Centre Area Action Plan Boundary

**Policy Designations**

**Possible Future Use Options**

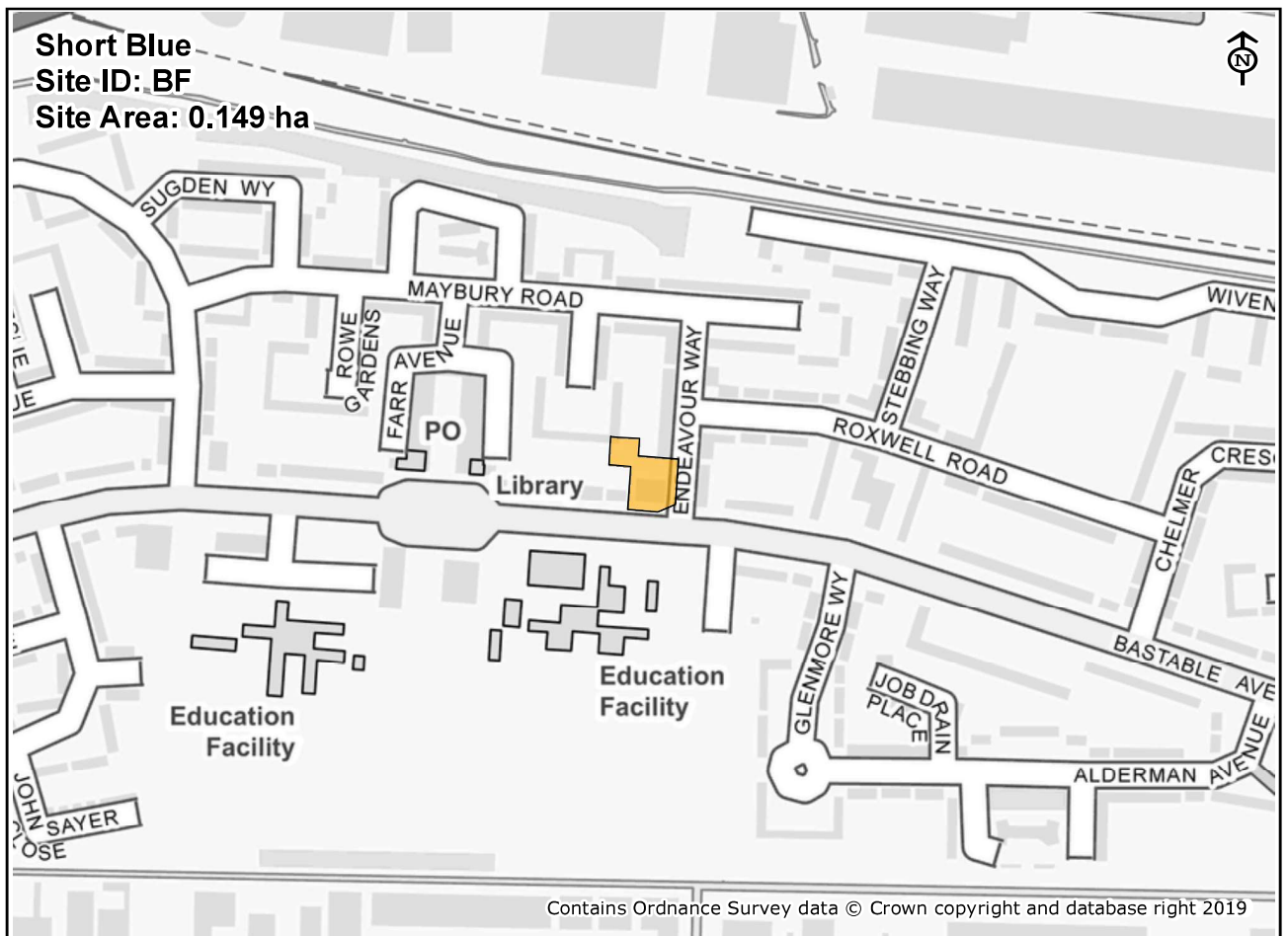
Residential/office

**PTAL**

3

**Comment**

The owners intend to convert part of the site for housing in alignment with the approved prior approval consent (13/01151/PRIOR - elapsed.)



**Existing Use**

Public house that has been demolished and the site is clear

None

**Policy Designations**

**Possible Future Use Options**

Residential

**PTAL**

1b

**Comment**

The site received planning permission under application ref: 16/02007/FUL (23 units) in December 2017.



**Existing Use**

Former Police Station

**Policy Designations**

Barking Town Centre Boundary  
 Barking Town Centre Area Action Plan Boundary: SSA SM36  
 Conservation Areas: Abbey and Barking Town Centre  
 East London Transit (CM4)& Improving Public Transport (BTC7)

**Possible Future Use Options**

Mixed use redevelopment of former police station, including residential units and commercial floorspace.

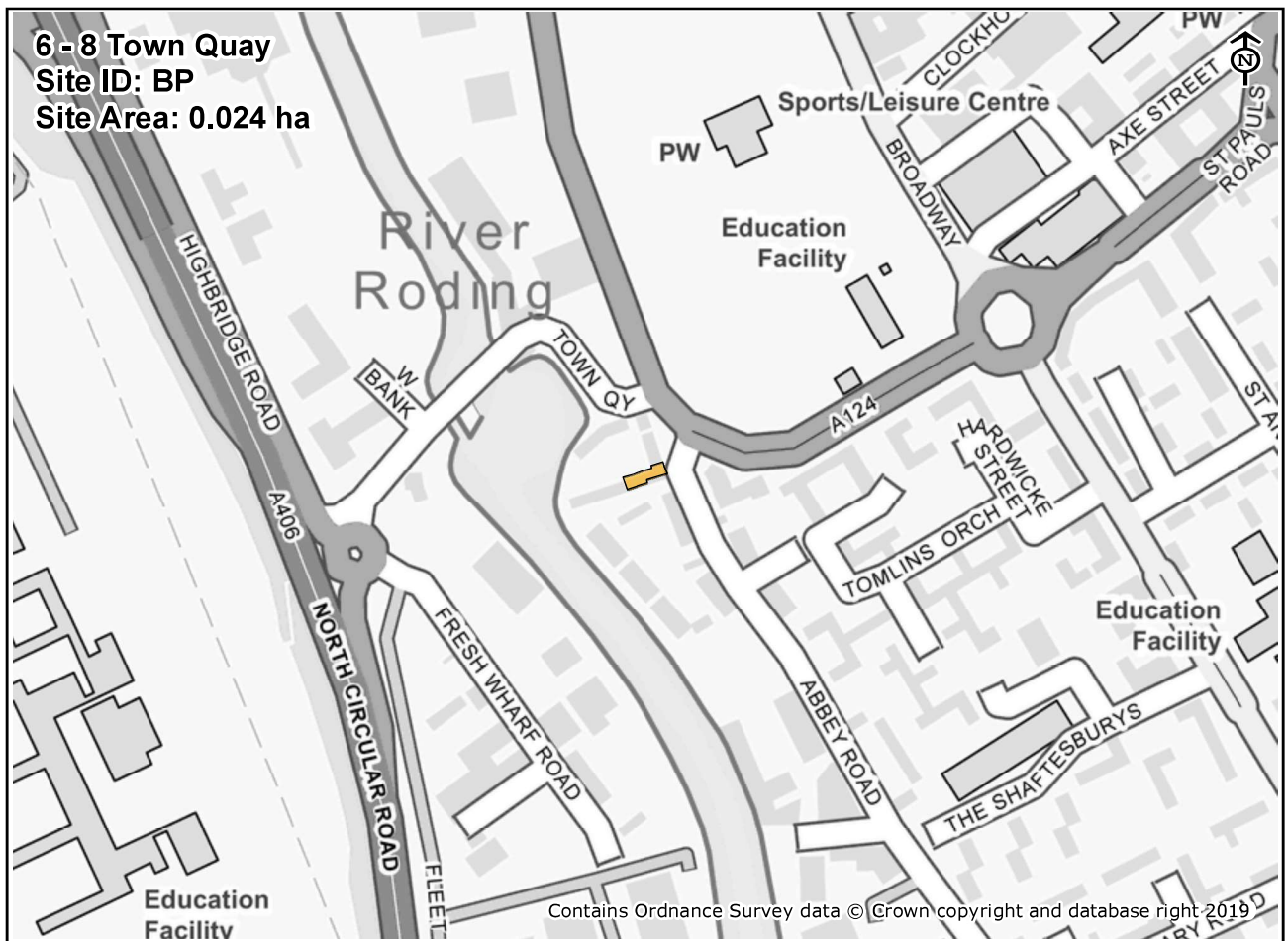
**PTAL**

6a

**Comment**

An appeal was allowed in respect of application ref:15/00658/FUL (24 residential units) in 2016.





**Existing Use**

Residential and commercial uses

Barking Town Centre Area Action Plan Boundary

**Policy Designations**

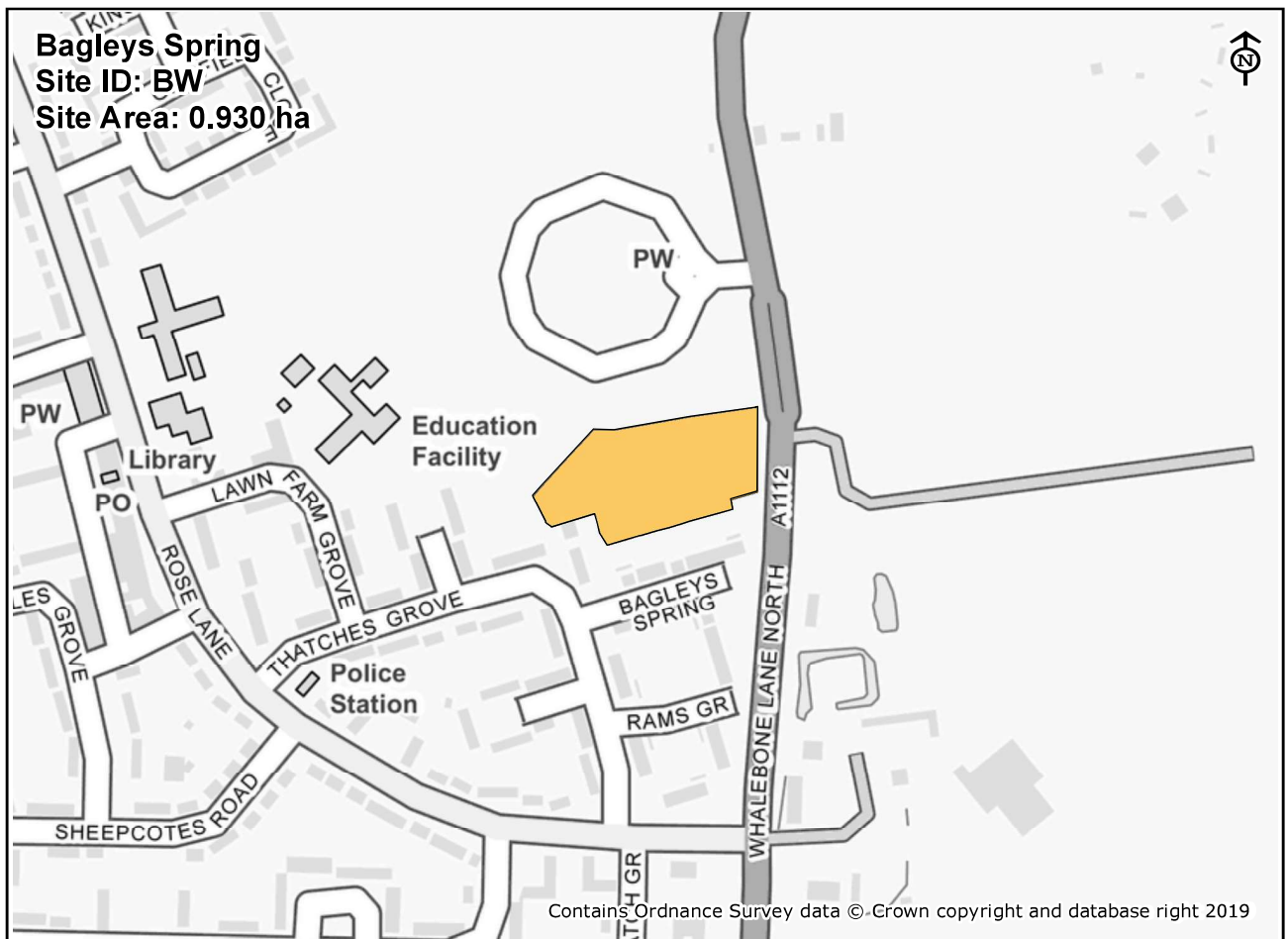
**Possible Future Use Options**

Residential development

**PTAL**

2

**Comment**



**Existing Use**

Vacant site

None

**Policy Designations**

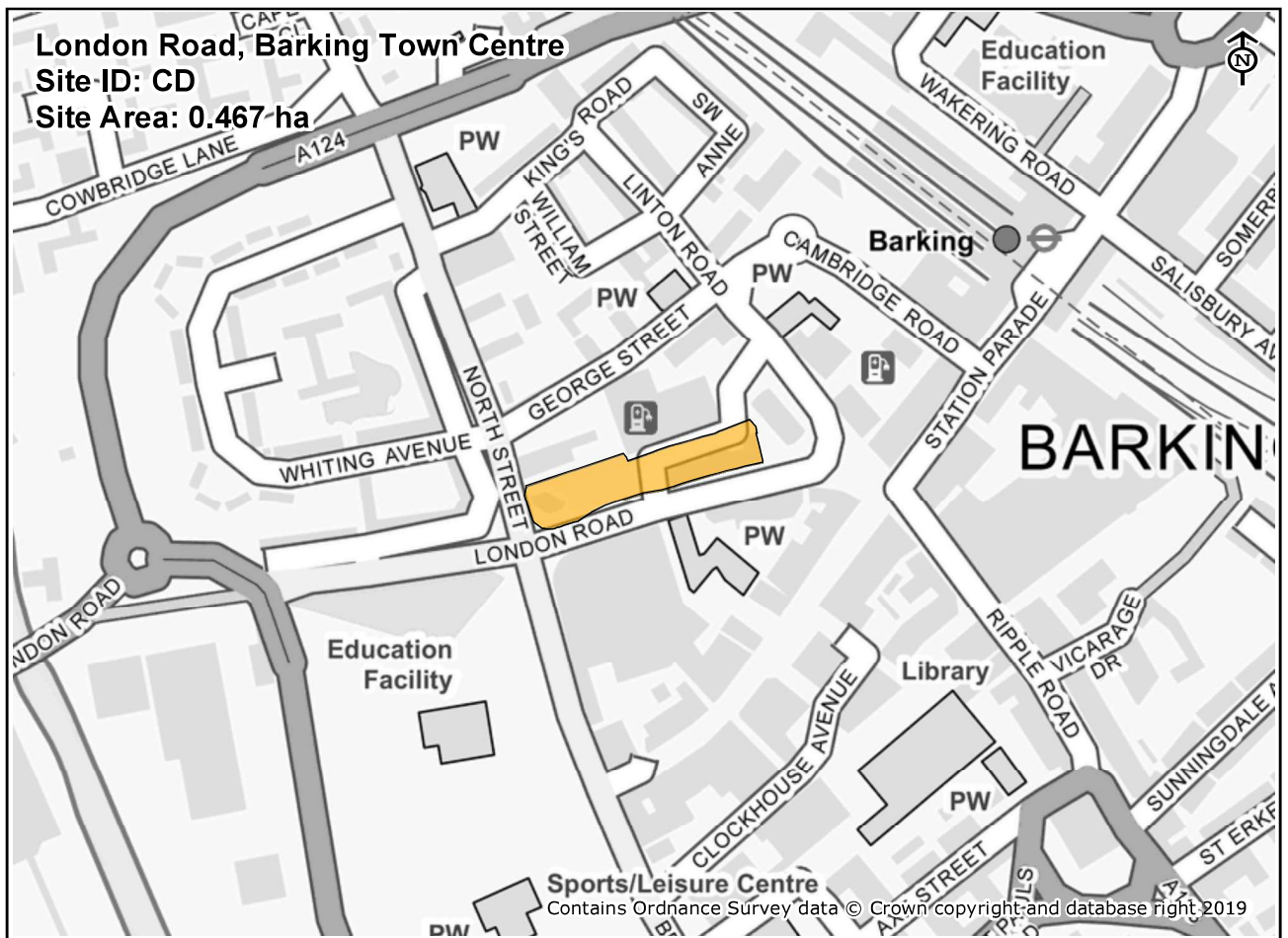
**Possible Future Use Options**

Residential led development

**PTAL**

1b and 2

**Comment**



**Existing Use**

Mixed use retail and leisure units, located on a retail parade

Barking Town Centre Boundary

**Policy Designations**

**Possible Future Use Options**

Residential-led mixed use development

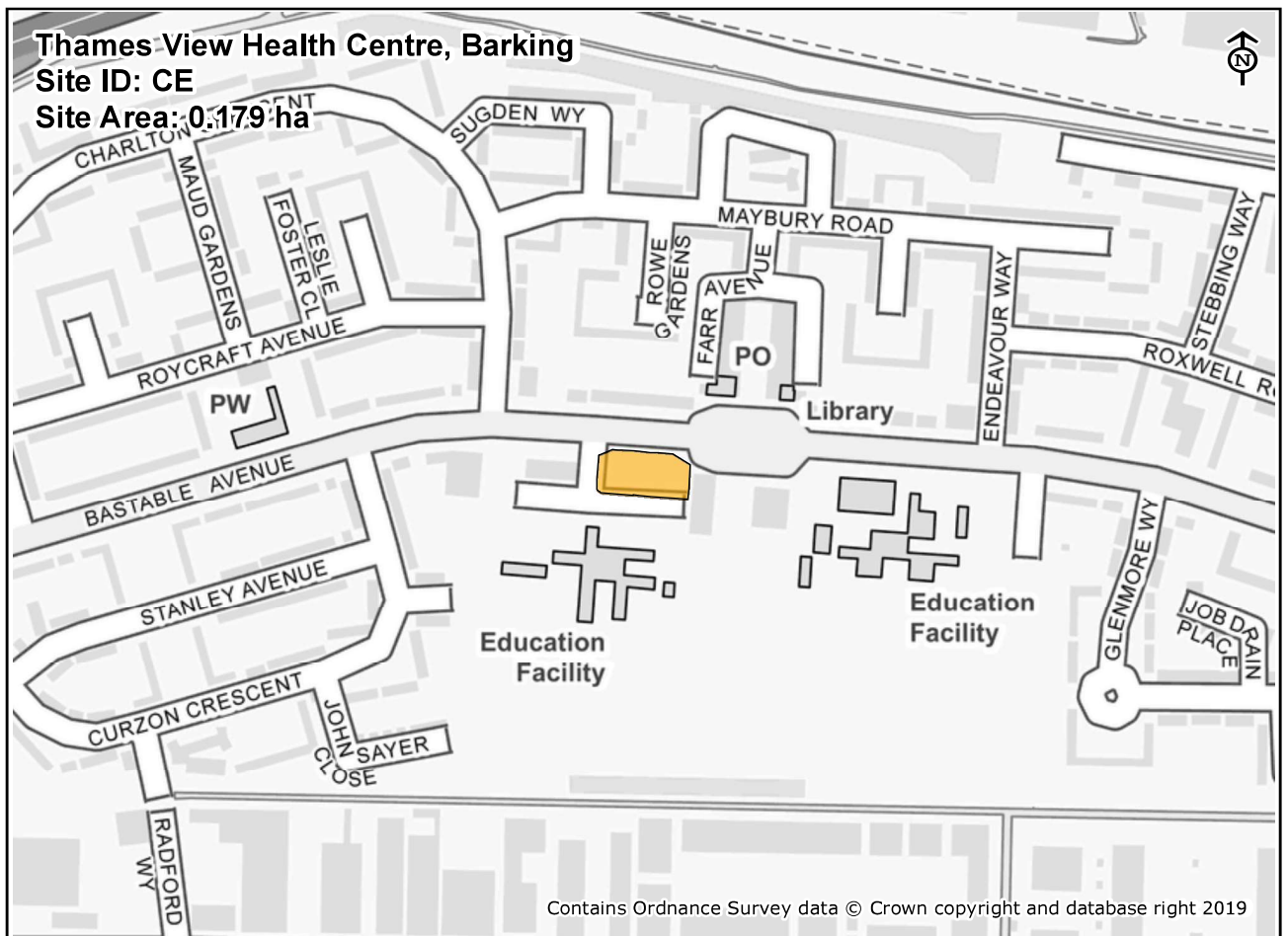
**PTAL**

6a

**Comment**

Proposal for new residential building with and associated private amenity space and 472 sqm of ground floor flexible commercial floorspace on former Site of White Horse Pub And Omnibus Park.

19/00855/FUL



**Existing Use**

Vacant site previously used by the NHS

None

**Policy Designations**

**Possible Future Use Options**

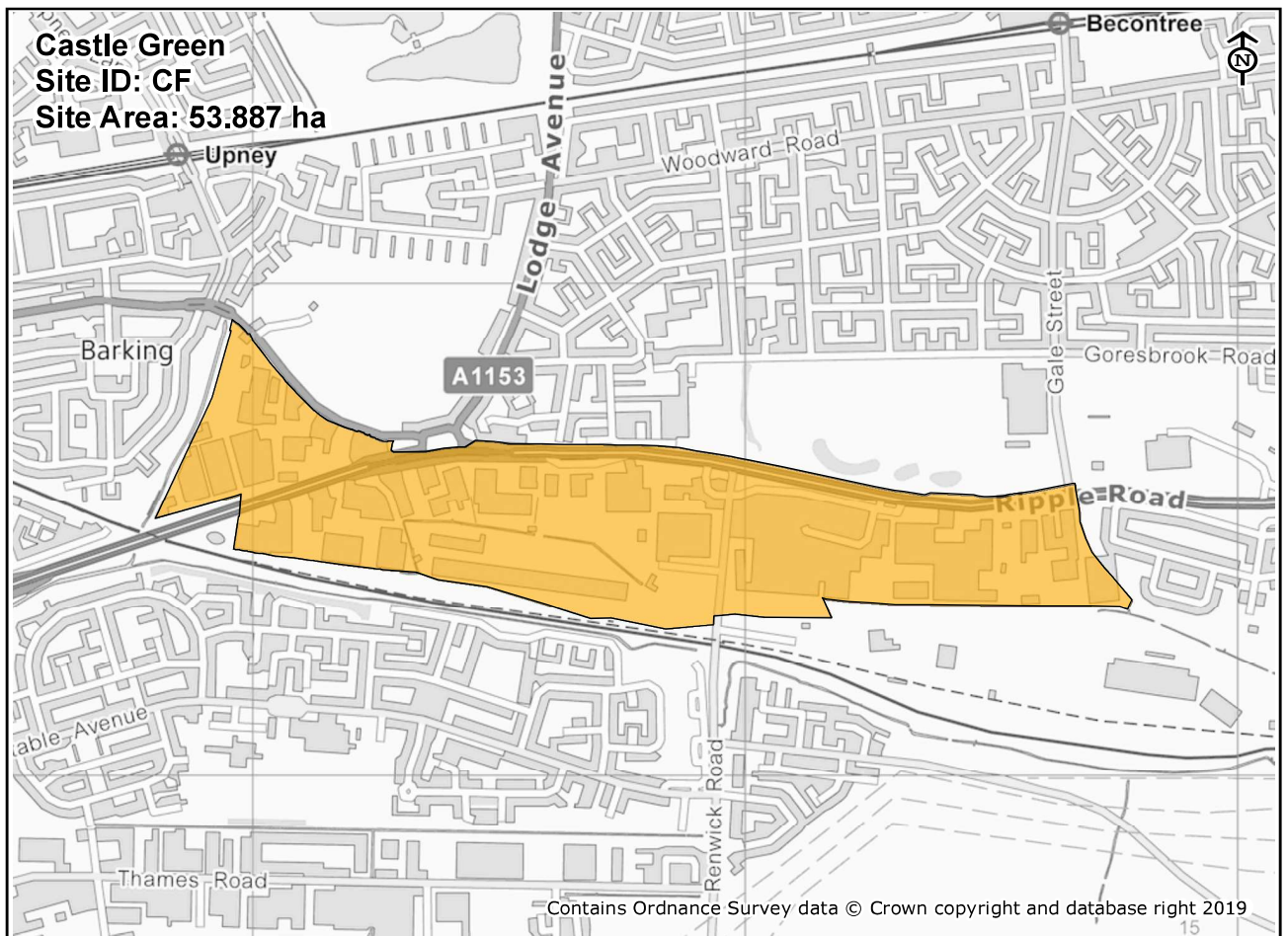
Residential development

**PTAL**

2

**Comment**

The NHS plan to dispose of this vacant site. The site is considered surplus to operational healthcare requirements by both the NHS and Barking and Dagenham CCG.



**Existing Use**

Industrial estate

**Policy Designations**

SINC  
Strategic Industrial Location

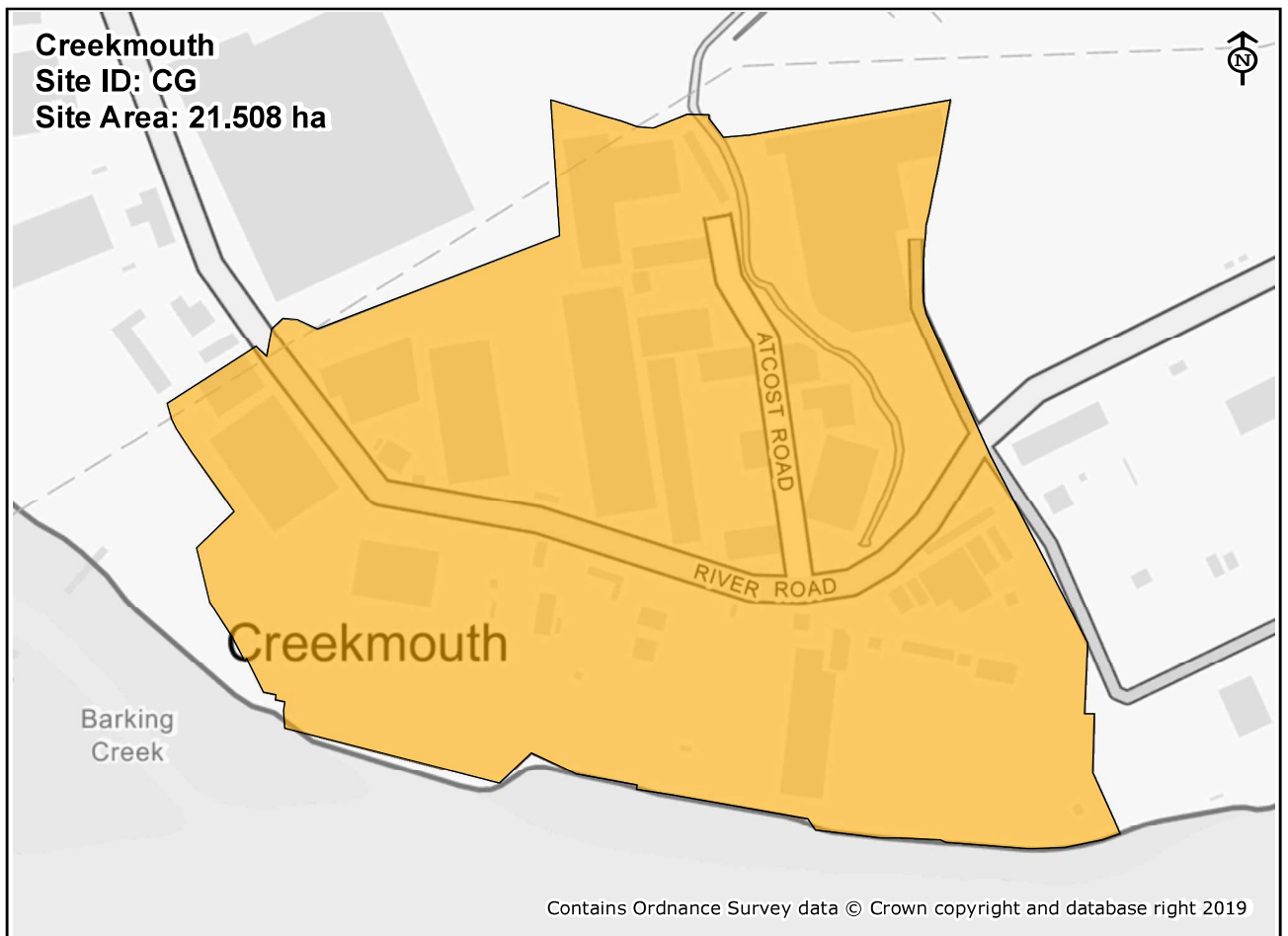
**Possible Future Use Options**

Residential-led mixed use development

**PTAL**

1b, 2 and 3

**Comment**



**Existing Use**

Active and vacant employment sites

**Policy Designations**

Strategic Industrial Location  
 Tree Preservation Order

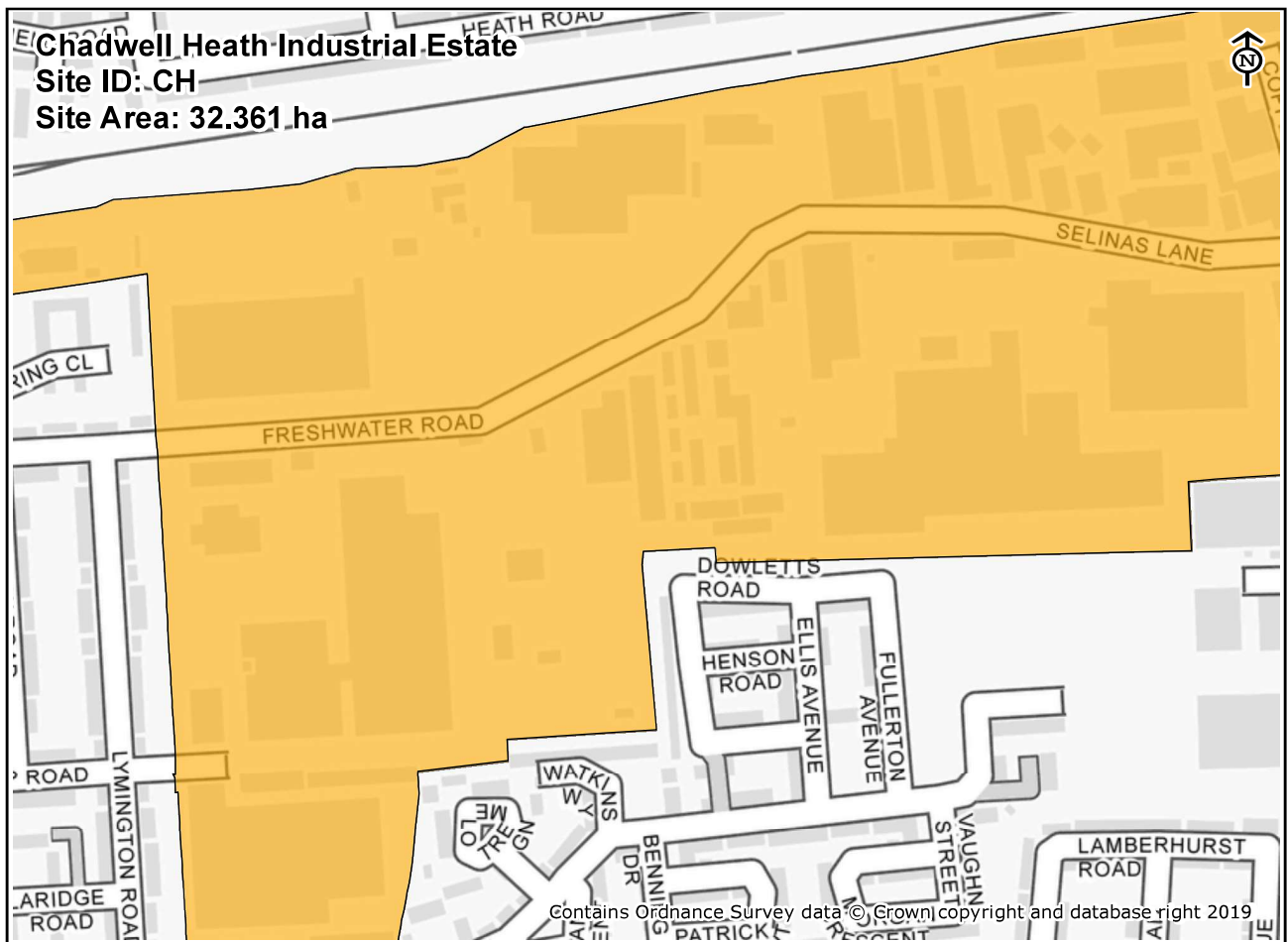
**Possible Future Use Options**

Residential-led mixed use development

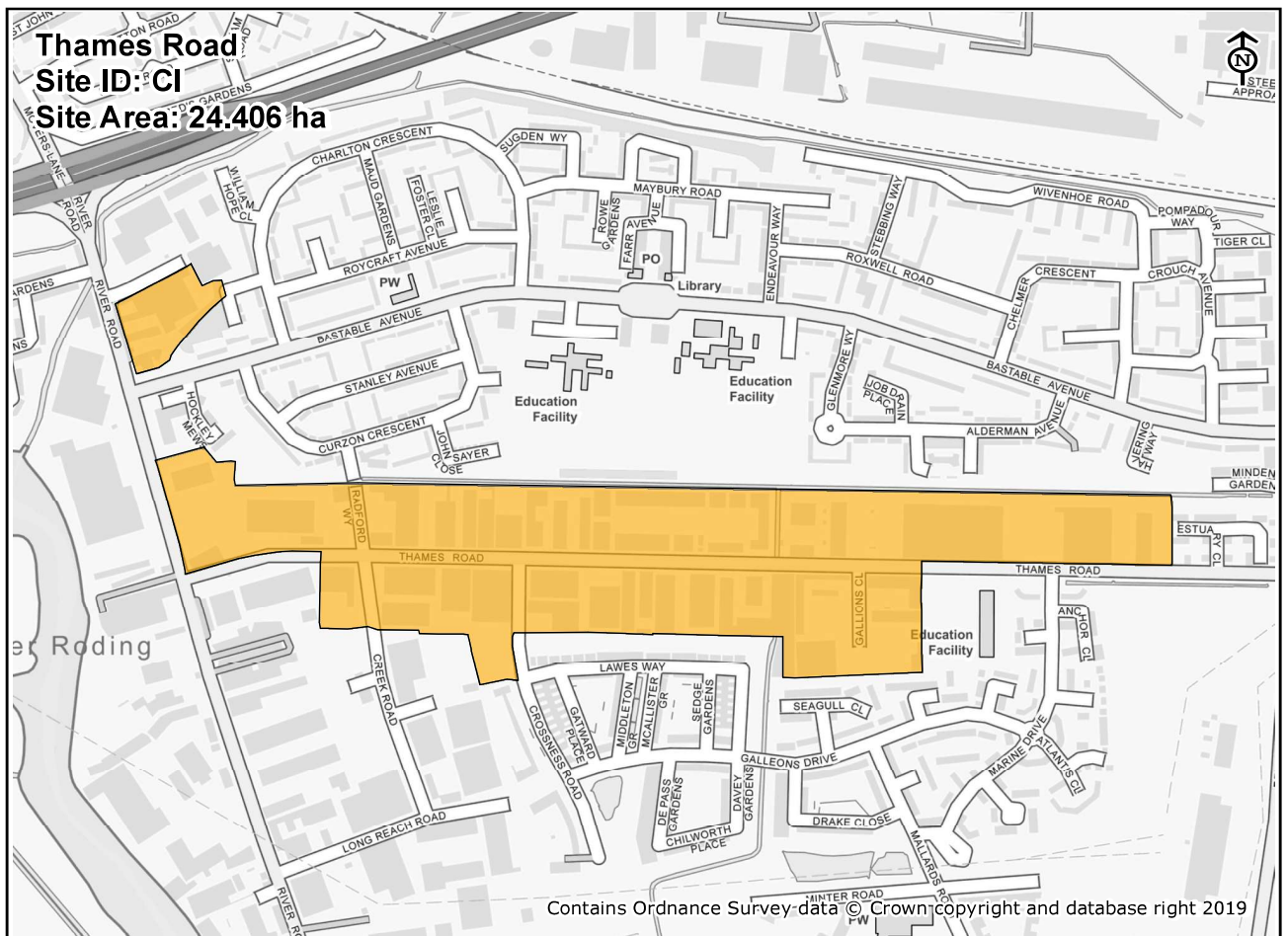
**PTAL**

0

**Comment**



<b>Existing Use</b>	Industrial, residential and community buildings
<b>Policy Designations</b>	Tree Preservation Order Locally Significant Industrial Site
<b>Possible Future Use Options</b>	Residential development
<b>PTAL</b>	0, 1b, 2 and 3
<b>Comment</b>	16/00368/FUL Planning permission granted for demolition of existing buildings in the rear yard and redevelopment of the site to provide 45 residential units in two 3/4/5 storey blocks and retention and refurbishment of two locally listed dwellings fronting High Road, together with parking, landscaping and ancillary works.



**Existing Use**

Light industrial

**Policy Designations**

Strategic Industrial Locations  
 Tree Preservation Order

**Possible Future Use Options**

Residential development

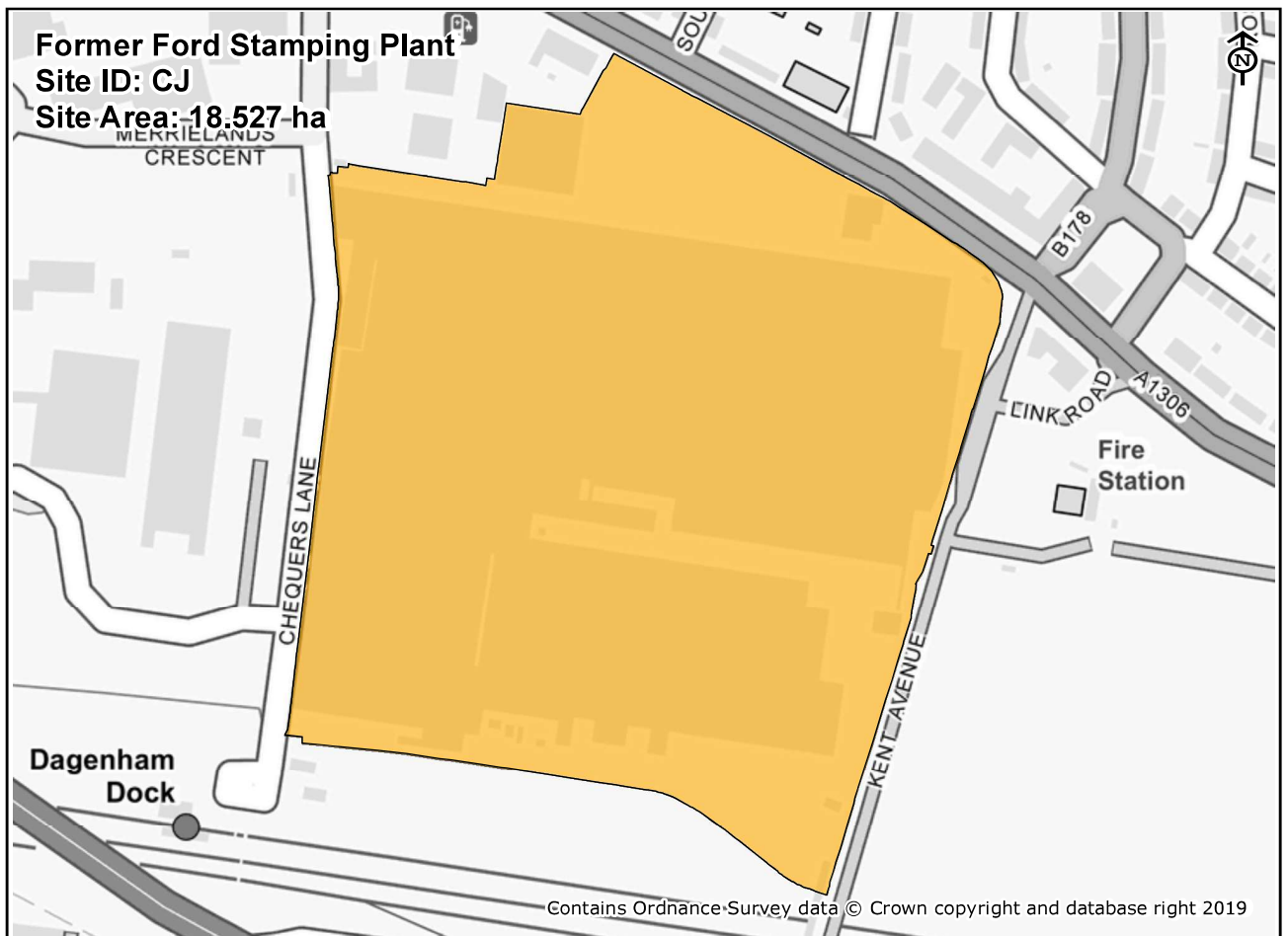
**PTAL**

1a, 1b and 2

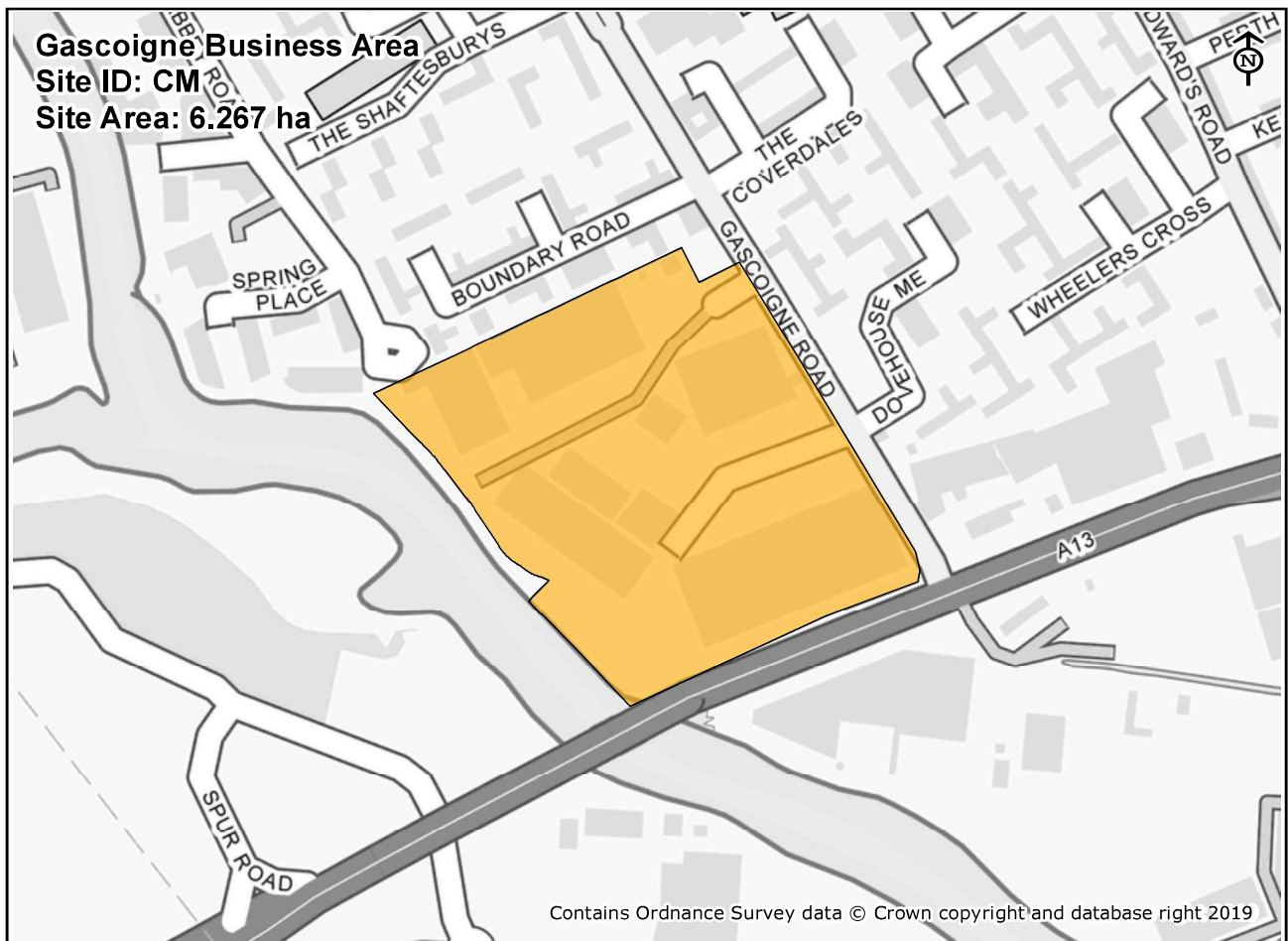
**Comment**

The site was awarded housing zone status in early 2016 and will benefit from funding to help enable the beginnings of the development. The Council are currently working on a framework to help deliver the site.





<b>Existing Use</b>	Light industrial
<b>Policy Designations</b>	Joint Waste Plan Strategic Industrial Location
<b>Possible Future Use Options</b>	Residential-led development
<b>PTAL</b>	0, 1a, 1b and 2
<b>Comment</b>	The owners' intended to develop the site for housing.



**Existing Use**

Active use/ vacant B8 building

**Policy Designations**

Locally Significant Industrial Sites  
 SINC  
 Tree Preservation Order

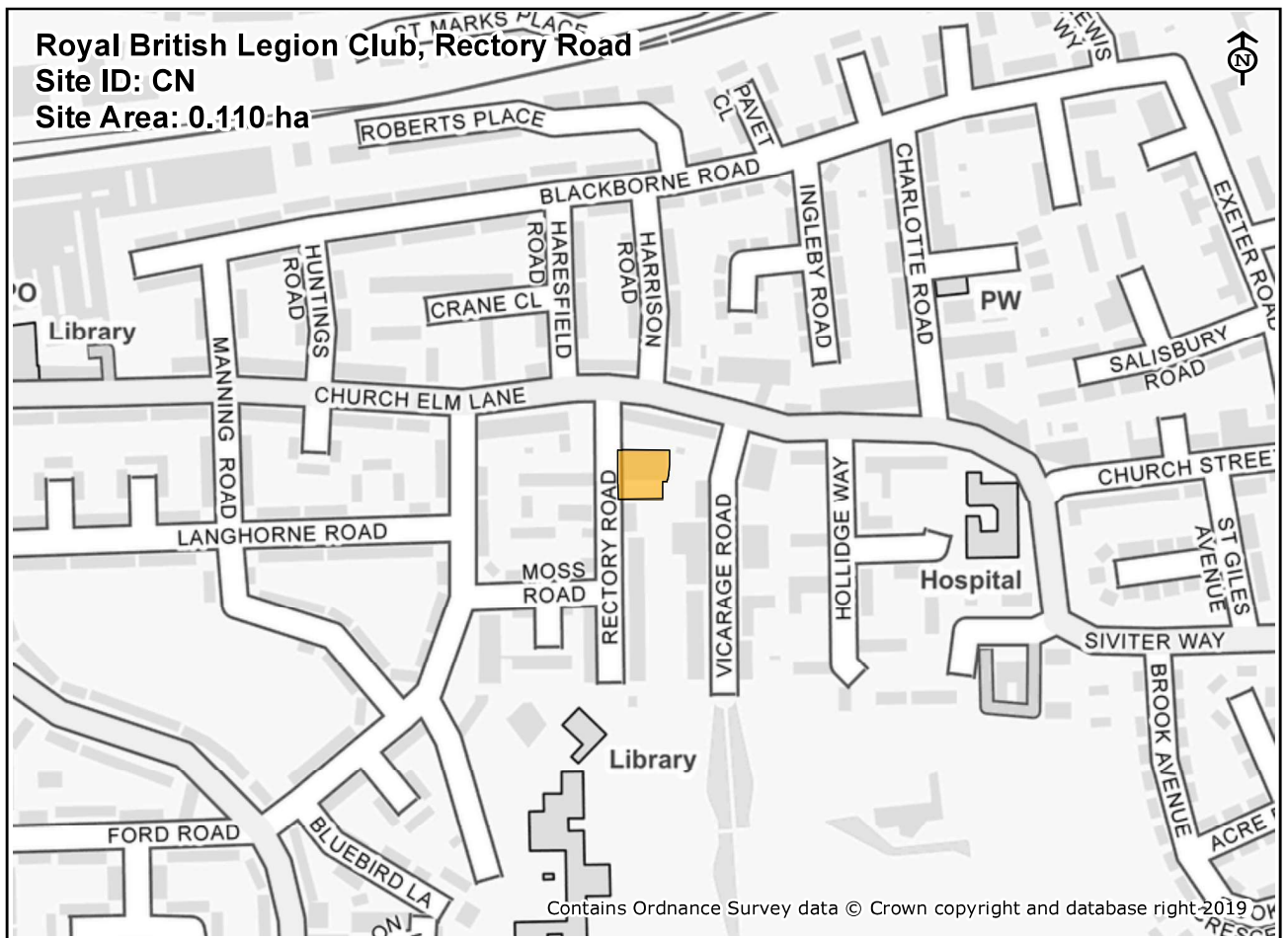
**Possible Future Use Options**

Residential-led development

**PTAL**

0, 1a, and 2

**Comment**



**Existing Use**

Club House for the Royal British Legion

None

**Policy Designations**

**Possible Future Use Options**

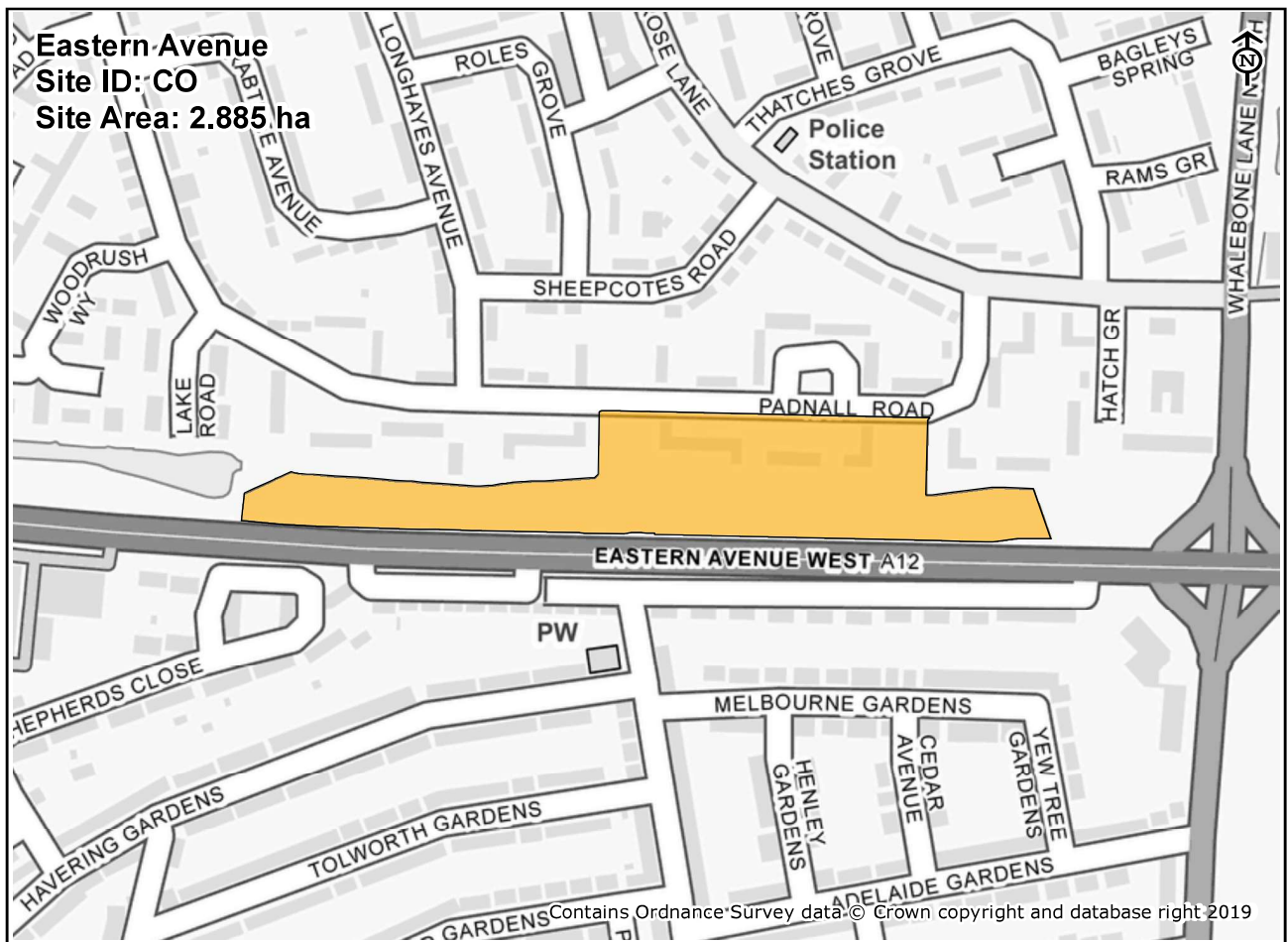
Residential development

**PTAL**

3

**Comment**

Potential housing development



**Existing Use**

Public Open Space at Padnell Lake

**Policy Designations**

SINC  
Public Open Space

**Possible Future Use Options**

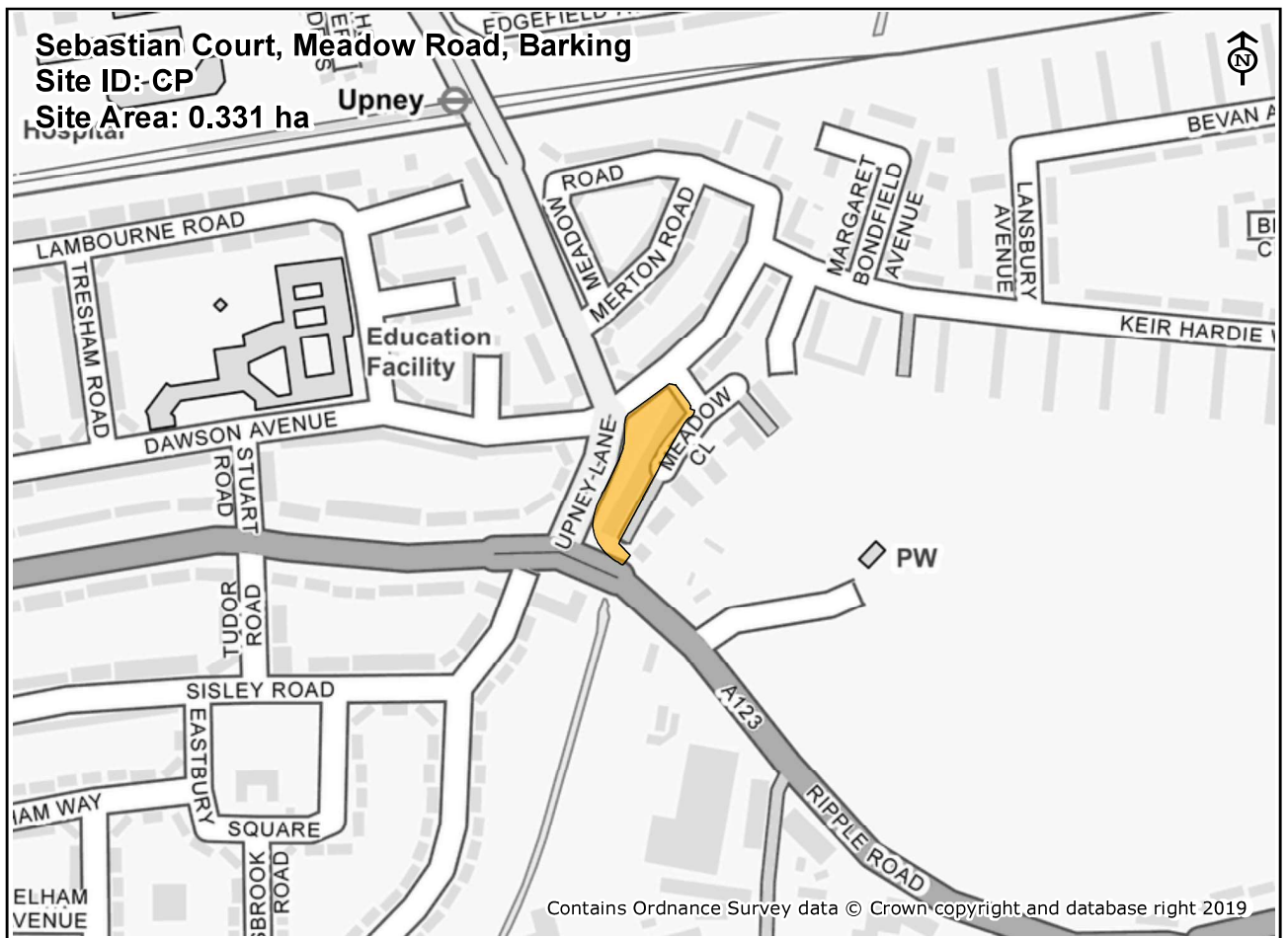
Residential development

**PTAL**

1b and 2

**Comment**

Long term ambitions to develop the site for housing.



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

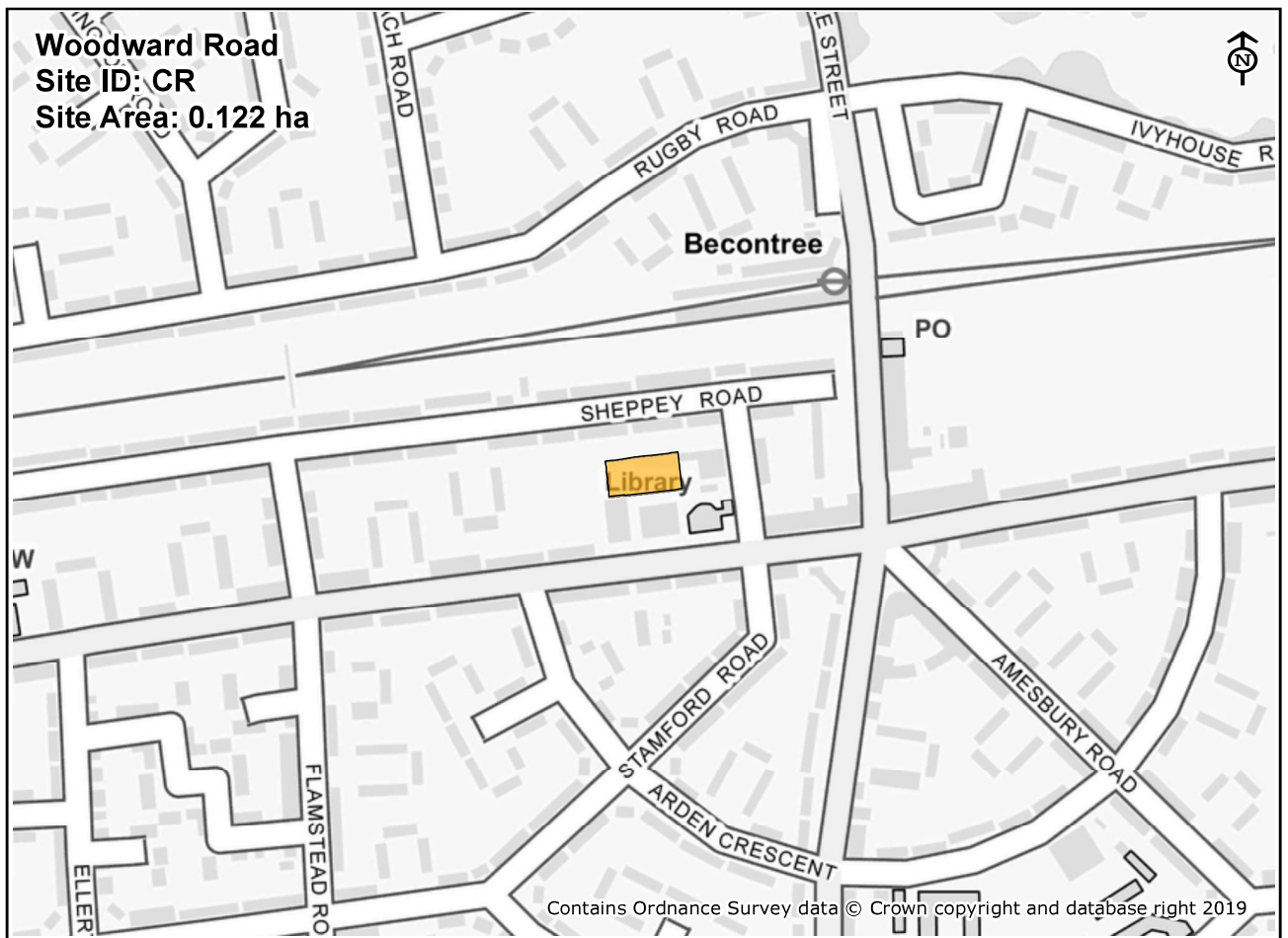
Residential development

**PTAL**

3

**Comment**

The Council plan to redevelop the site over the emerging plan period.



**Existing Use**

Vacant garage site

None

**Policy Designations**

**Possible Future Use Options**

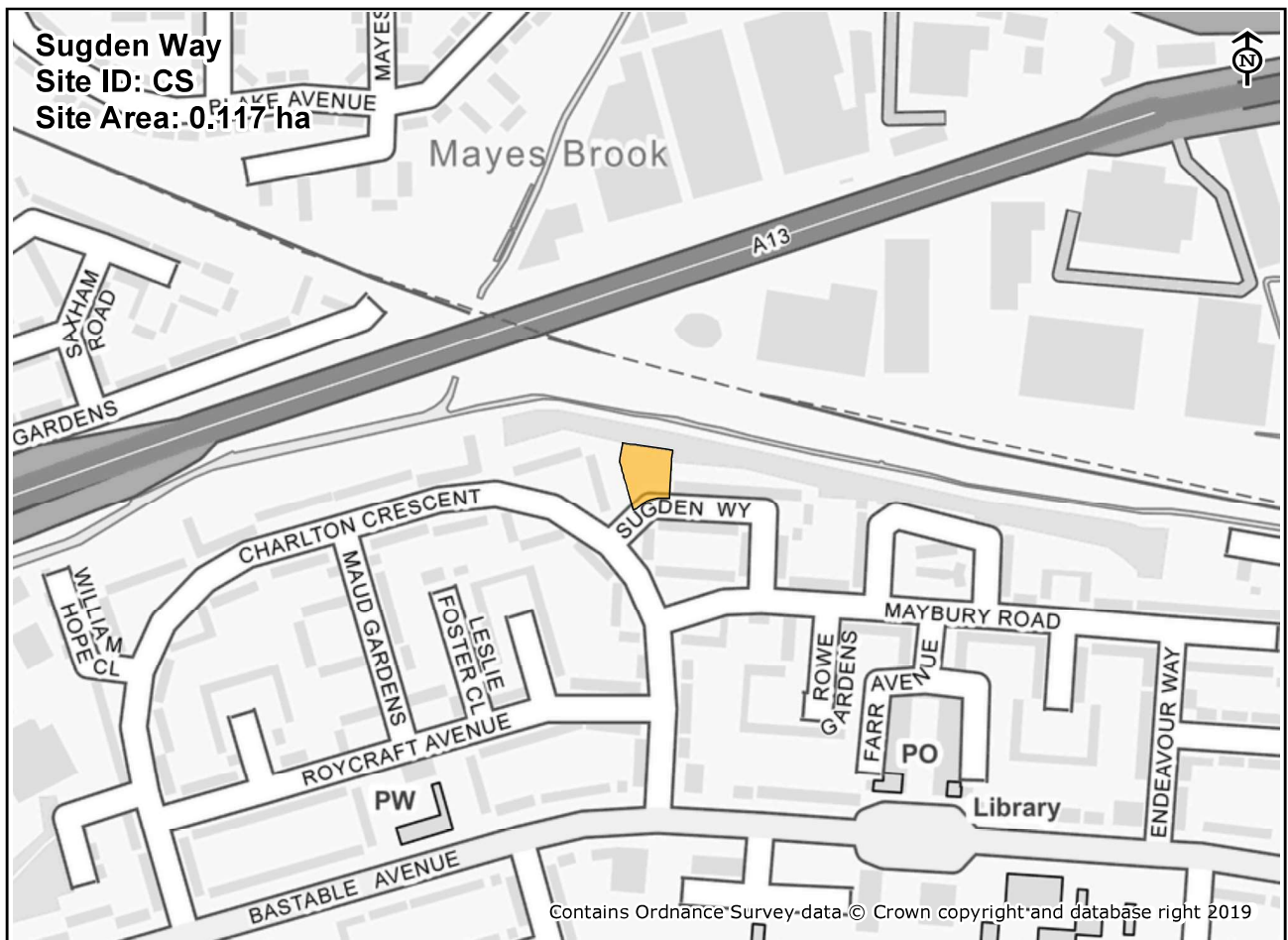
Residential development

**PTAL**

3

**Comment**

The Council have established this as an estate renewal site, for development.



**Existing Use**

Vacant garage site

None

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

1b

**Comment**

Planning permission granted for erection of part 3/part 4 storey building providing 13 dwellings (Class C3) of modular (pre-fabrication) design with associated access, landscaping and ancillary works



**Existing Use**

Former Council depot site

None

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

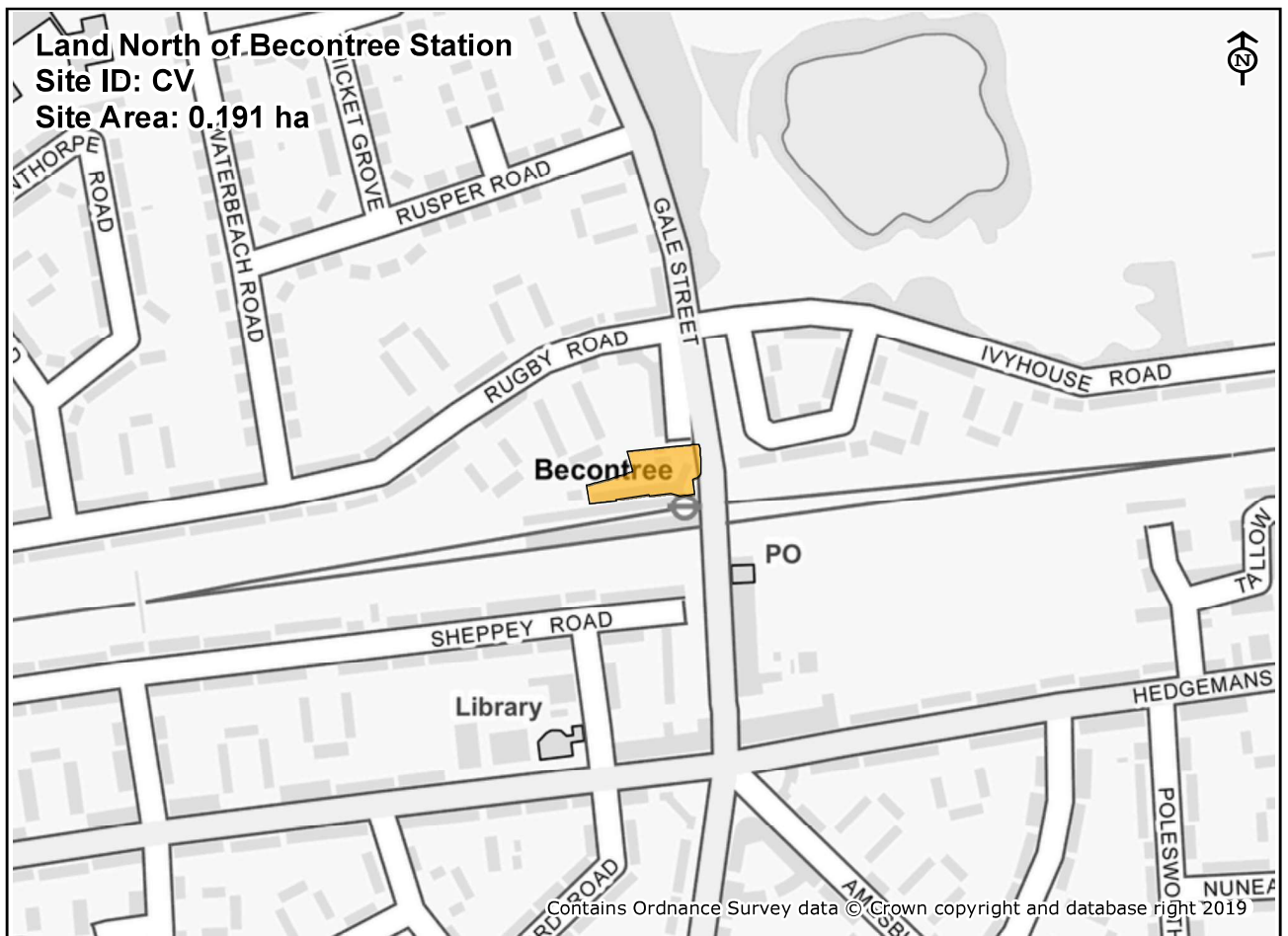
1b

**Comment**

Planning permission granted for demolition of existing structures associated with former Weighbridge use and redevelopment of the site to provide 92 units to provide temporary accommodation (Sui Generis) and associated works.

18/02046/FUL





**Existing Use**

Former Council depot site

None

**Policy Designations**

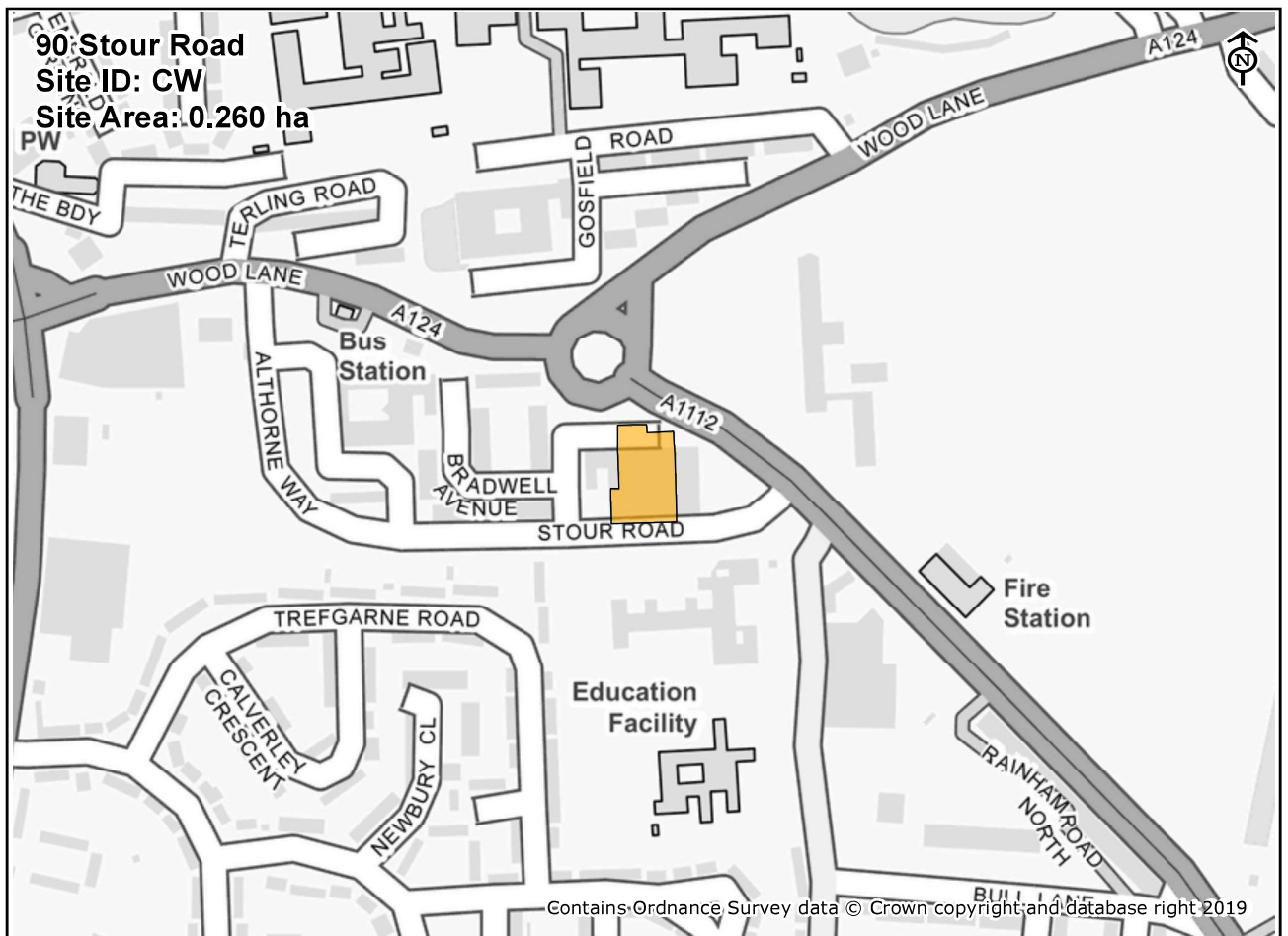
**Possible Future Use Options**

Residential development

**PTAL**

3 and 4

**Comment**



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

2

**Comment**

The Council have established this as an estate renewal site, for development.



**Existing Use**

Vacant/ cleared site

Barking Town Centre Area Action Plan

**Policy Designations**

**Possible Future Use Options**

Residential-led mixed use development

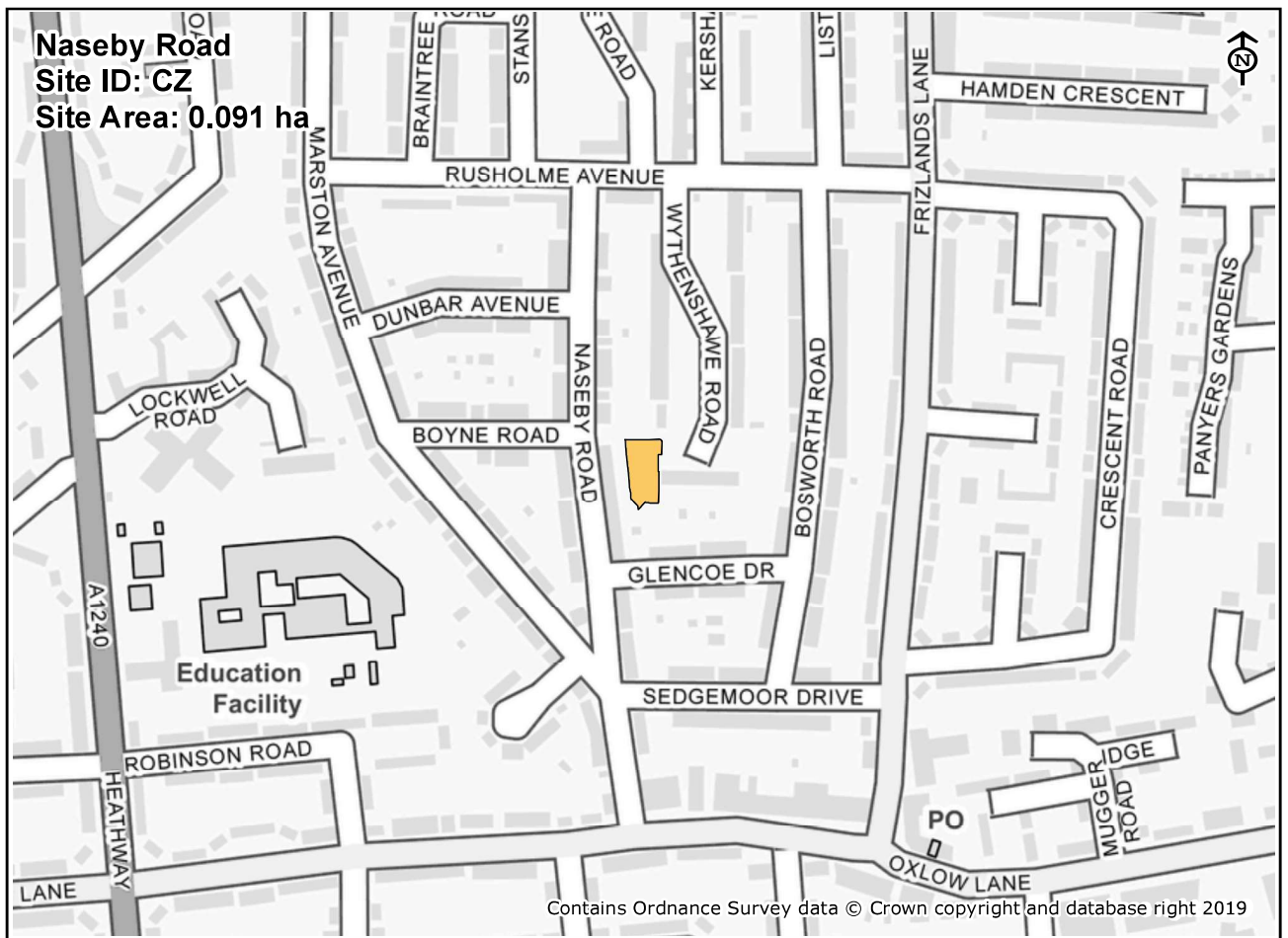
**PTAL**

6a

**Comment**

Planning permission granted for 5 storey building to provide ground floor community space and artists workspace and 12 dwellings above dedicated for artists (18/00555/FUL)

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020)



**Existing Use**

Car Parking

None

**Policy Designations**

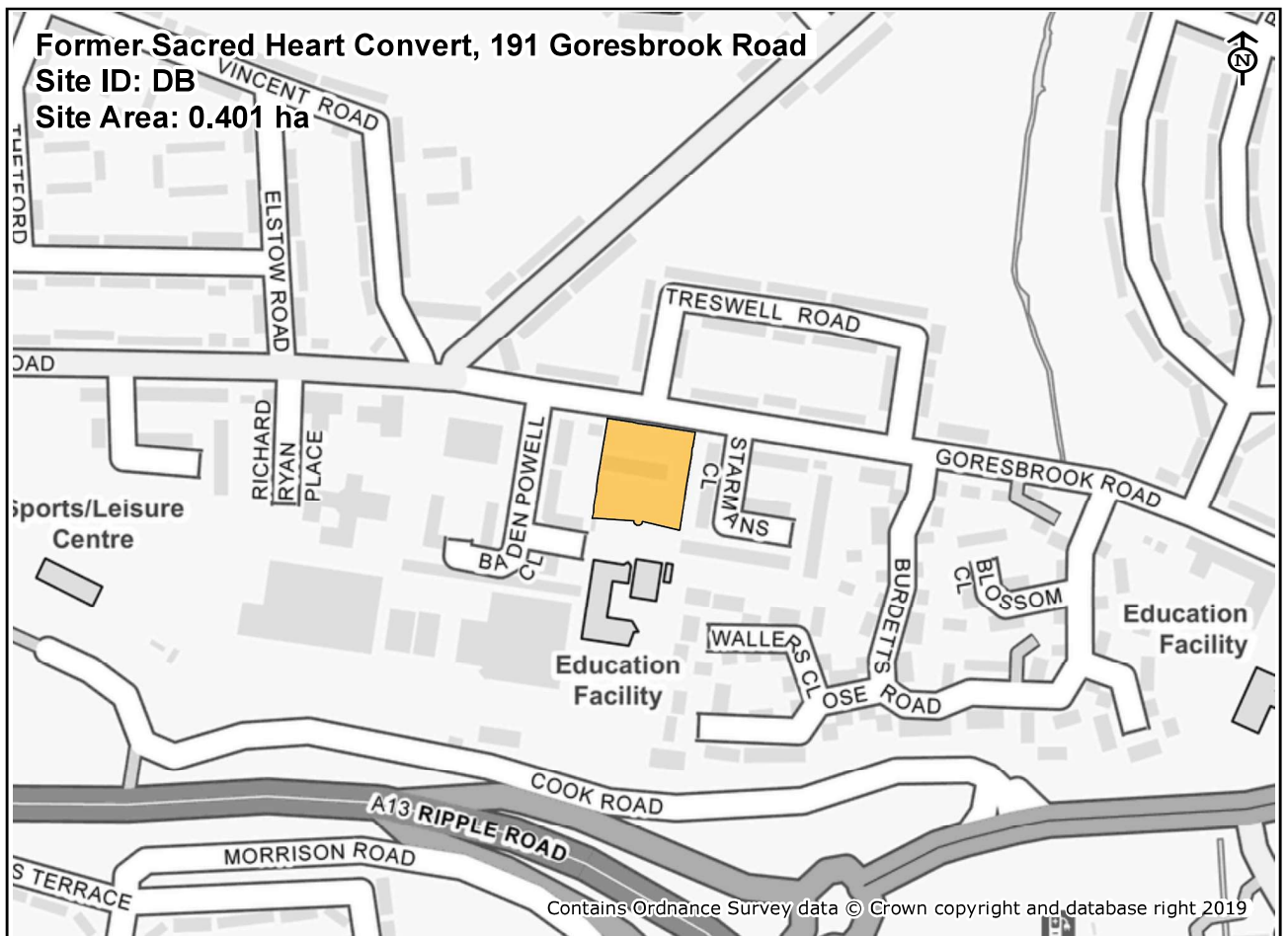
**Possible Future Use Options**

Residential development

**PTAL**

1b

**Comment**



**Existing Use**

Disused Convent

Tree Preservation Order

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

1b

**Comment**

Planning permission granted for change of use of former Sacred Heart Convent to 9 residential units, and demolition of ancillary buildings and construction of 20 residential units (18/01689/FUL)



**Existing Use**

Undesignated green area, mainly shrubs

None

**Policy Designations**

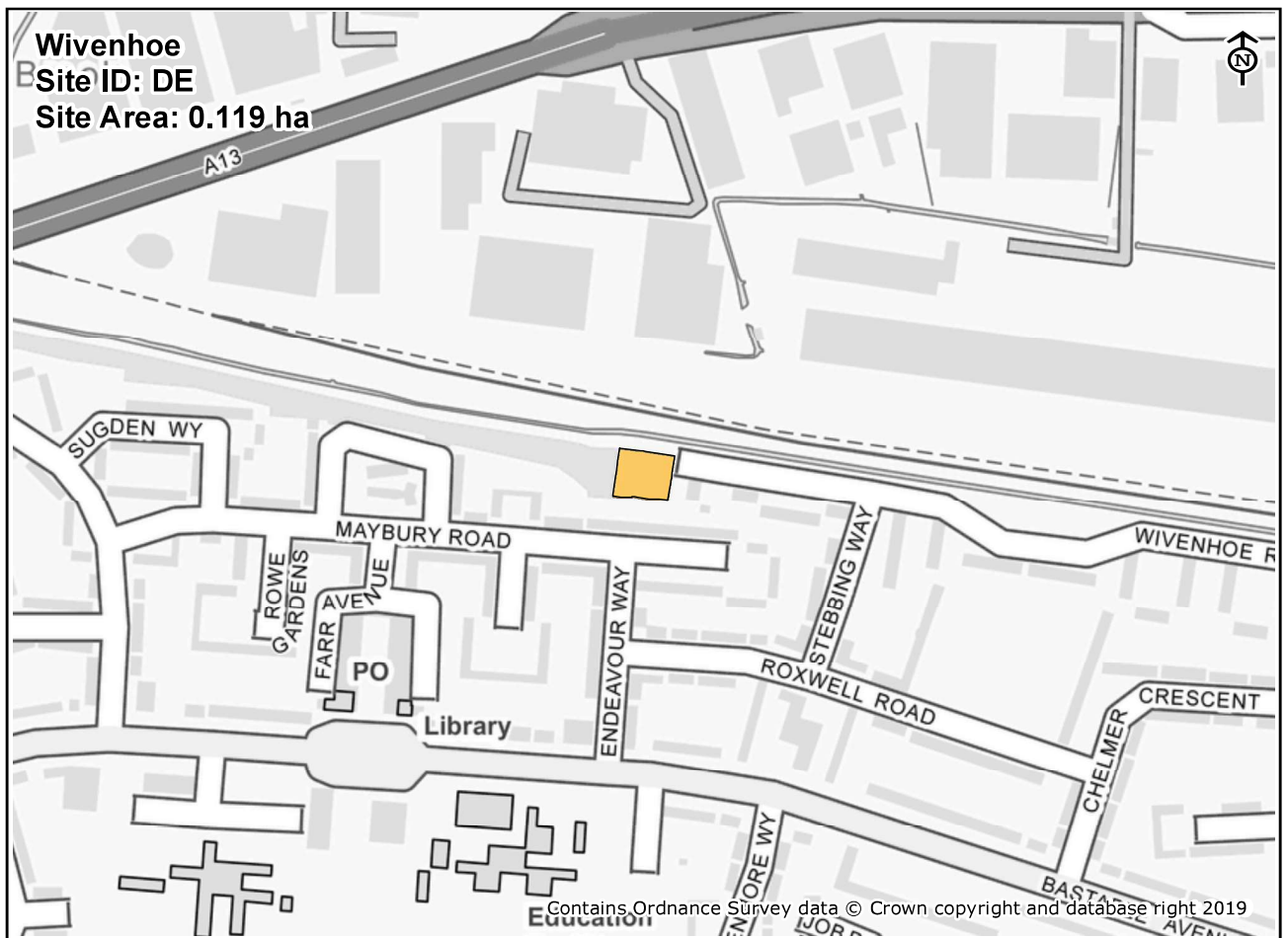
**Possible Future Use Options**

Residential development

**PTAL**

1b and 2

**Comment**



**Existing Use**

Green area

None

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

0

**Comment**

Planning permission granted for erection of 20 two bedroom dwellings to provide temporary accommodation (18/00650/FUL).



**Existing Use**

Employment uses (car repair, place of worship and self storage)

Locally Significant Industrial Site

**Policy Designations**

**Possible Future Use Options**

Residential-led mixed use development

**PTAL**

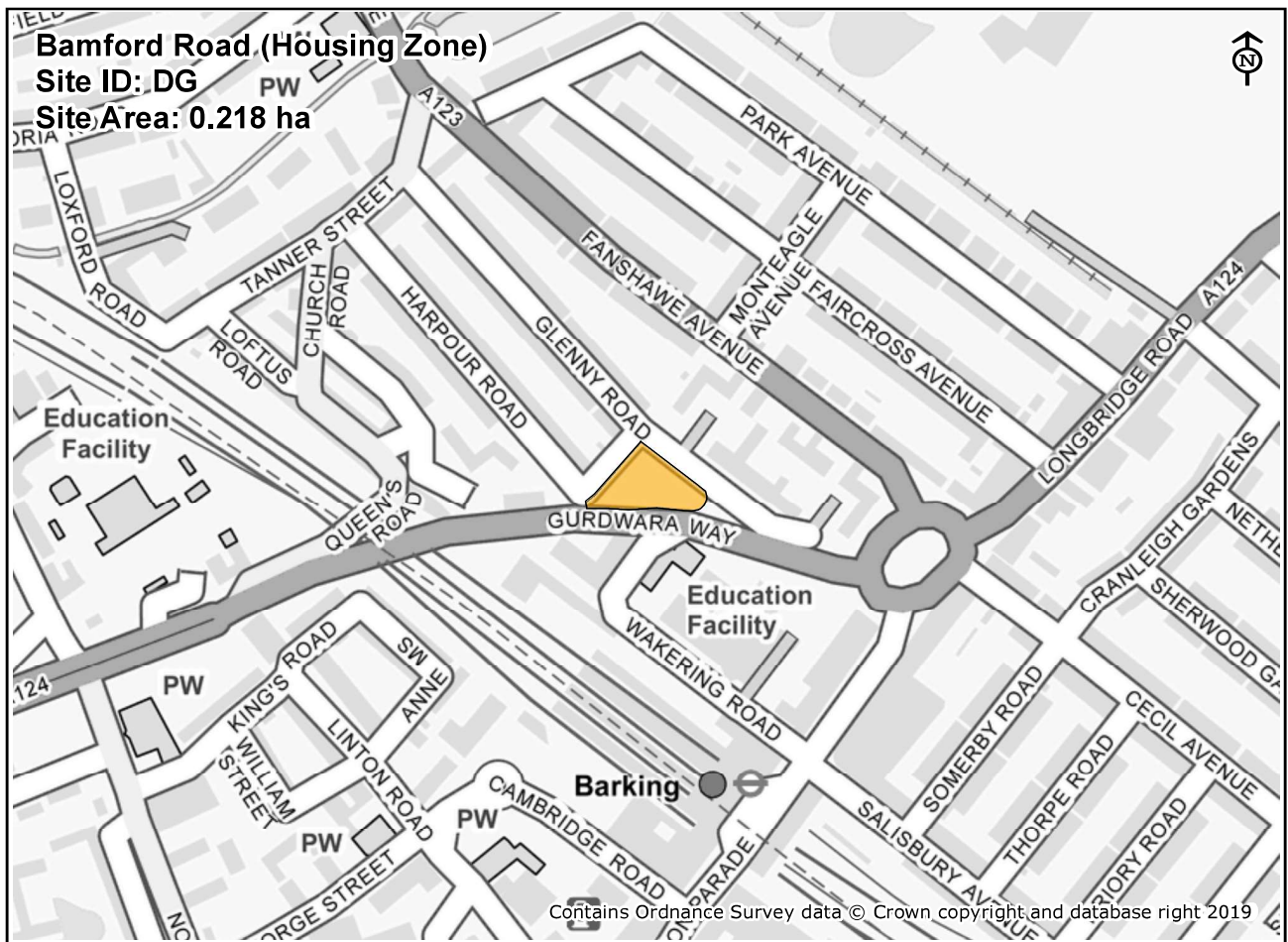
1b and 2

**Comment**

Planning application granted for demolition of existing warehouse and redevelopment of site to provide part 4/part 5 storey building comprising 63 residential units and 353 sqm mixed commercial space plus car parking

16/00981/FUL





**Existing Use**

Vacant site

Barking Town Centre Area Action Plan

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

6a

**Comment**

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020)



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

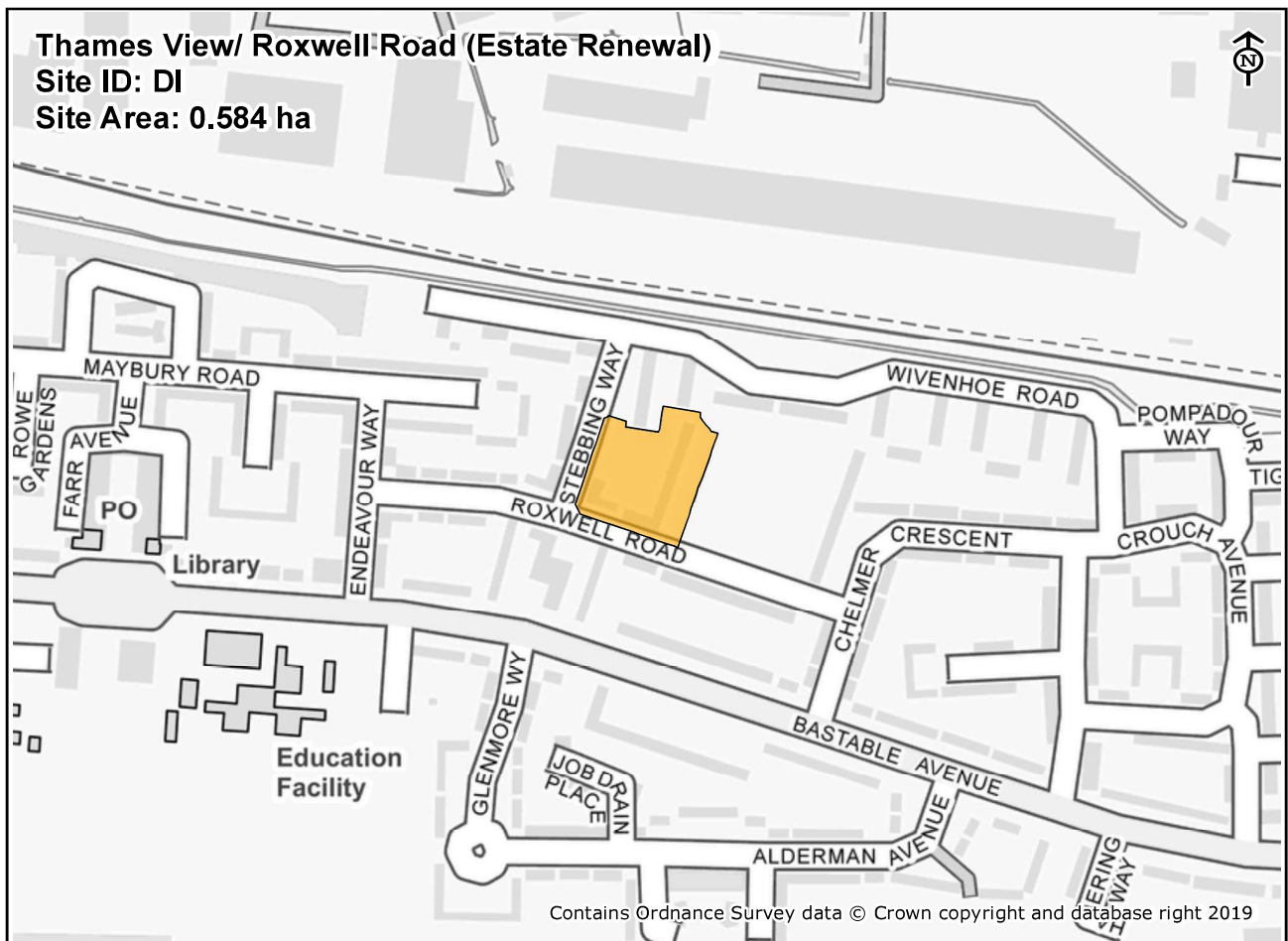
Residential development

**PTAL**

1b and 2

**Comment**

Council-owned site with long term ambitions to redevelop the site.



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

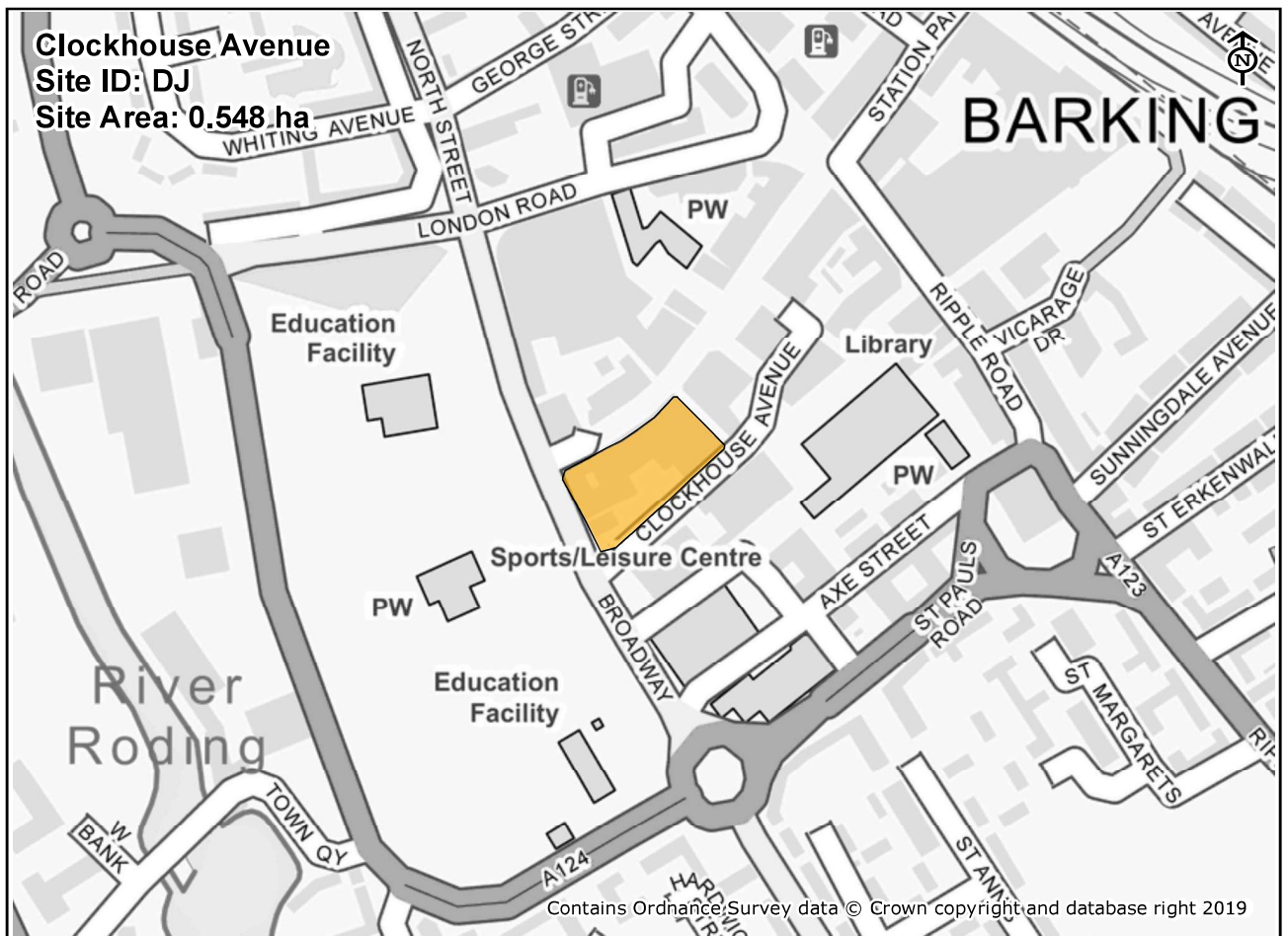
Residential development

**PTAL**

1b

**Comment**

Council-owned site with long term ambitions to redevelop.



**Existing Use**

Retail (Primary Frontage)

**Policy Designations**

BP2 - Conservation Area  
Barking Town Centre Area Action Plan

**Possible Future Use Options**

Residential development

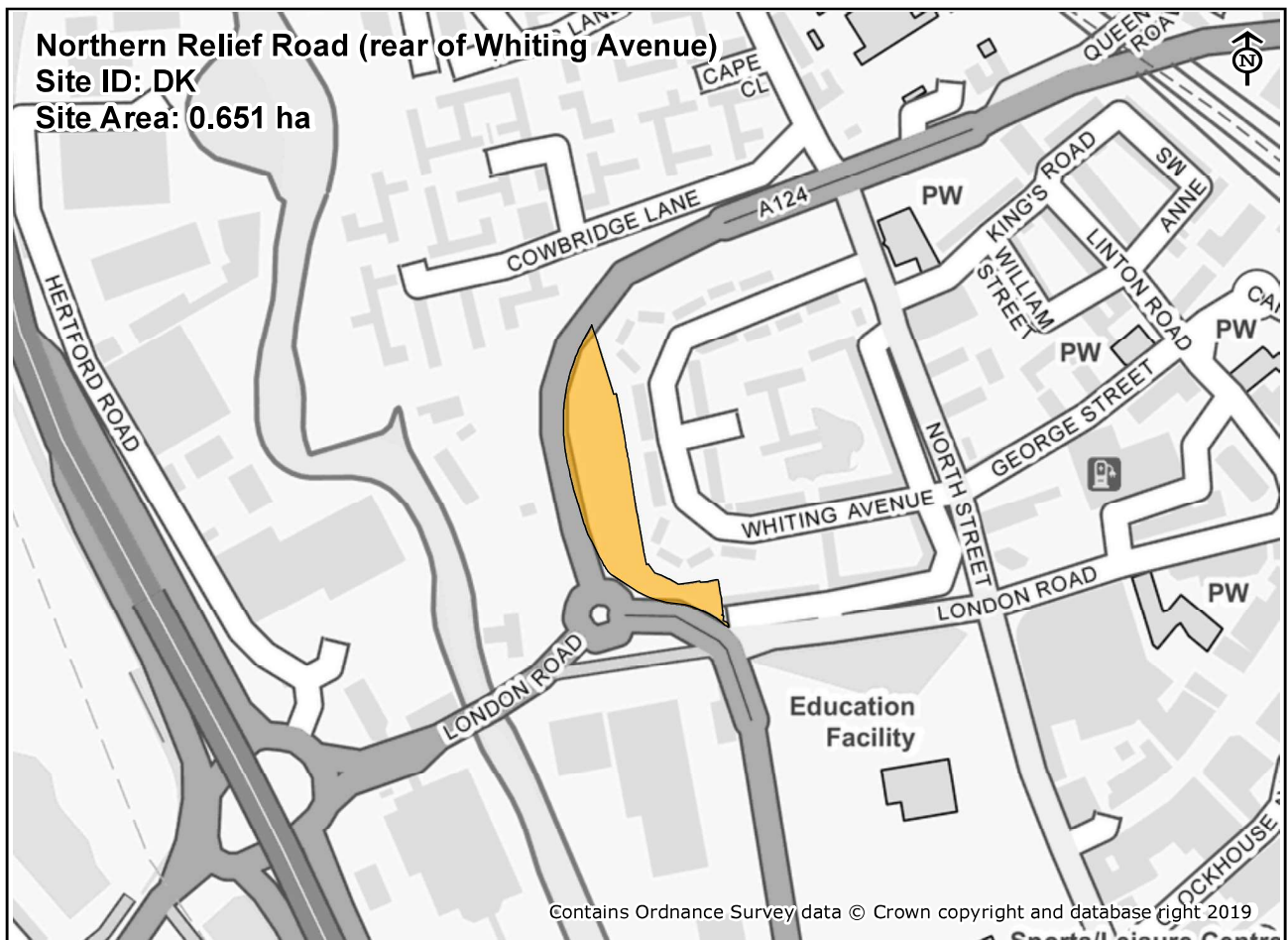
**PTAL**

6a

**Comment**

The Council, who own the freehold to the site, intend to develop the site for a residential led scheme. There are currently no comprehensive plans for redevelopment of the site, but it is likely that the site will be redeveloped over the emerging plan period.

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020)



**Existing Use**

Unprotected green strip

Barking Town Centre Area Action Plan

**Policy Designations**

**Possible Future Use Options**

Residential development

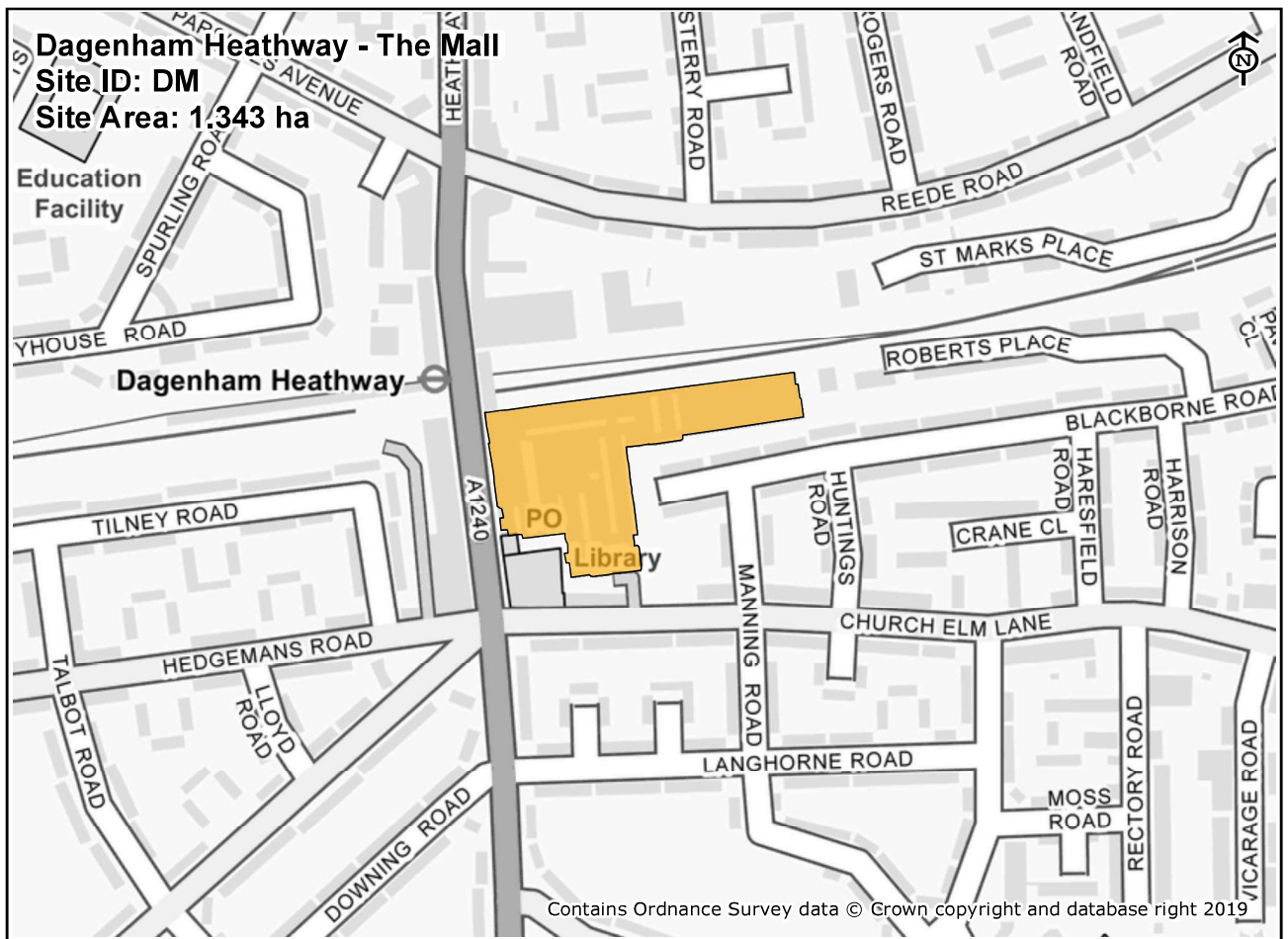
**PTAL**

6a

**Comment**

Planning permission granted for redevelopment of site comprising a car park, turning head and incidental open space for the erection of two new buildings to provide 78 one-bedroom flats (17/00698/FUL)

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020)



**Existing Use**

Shopping centre and flats above

District Centre

**Policy Designations**

**Possible Future Use Options**

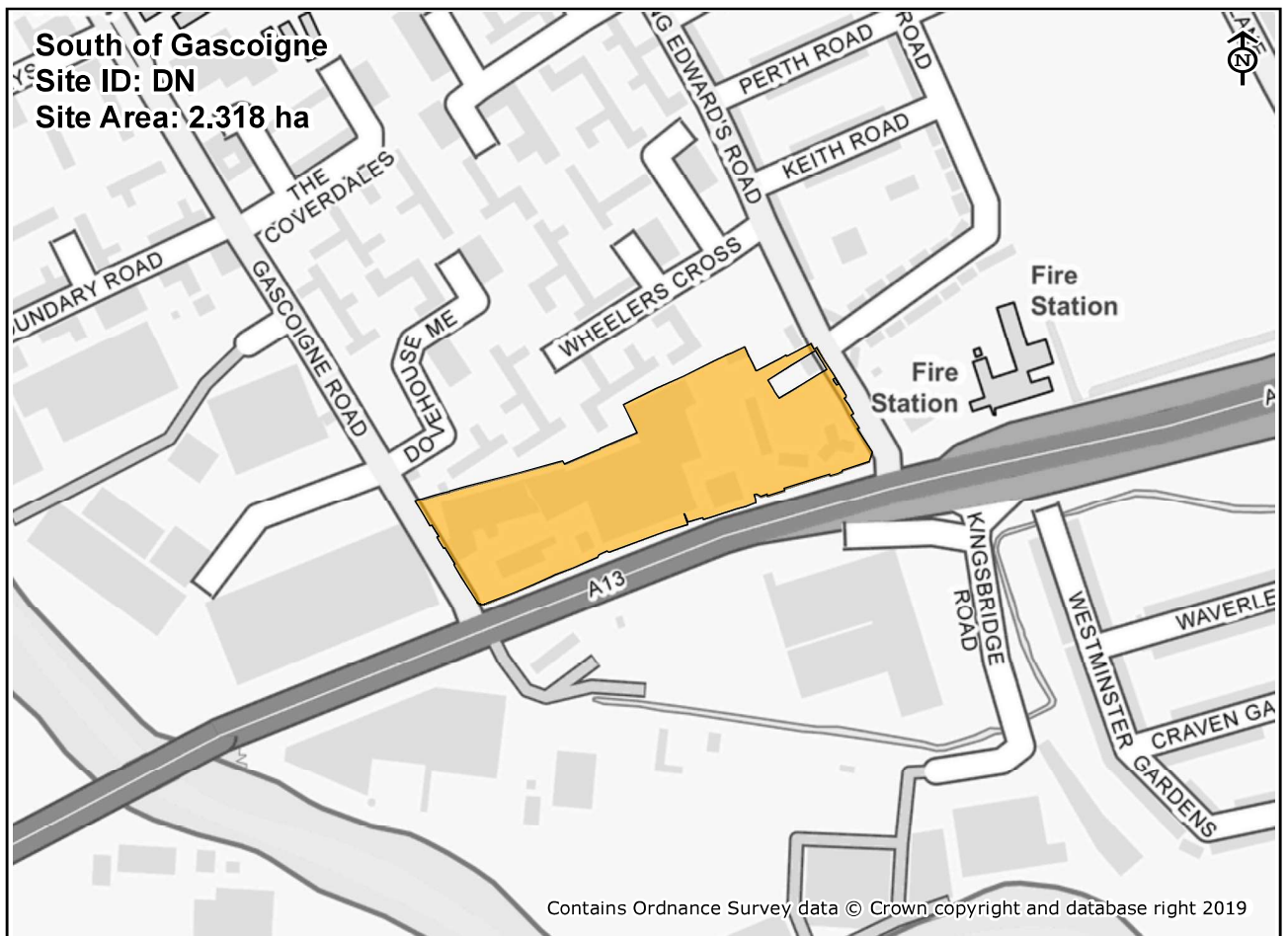
Residential-led mixed use development

**PTAL**

3 and 6a

**Comment**

The Council have established this as a redevelopment site. The Council own the freehold, with a long lease given on the shopping centre. The Council also manage and own the connecting residential development above the shopping centre. The Council intend to redevelop the site for mixed use retail and residential development.



**Existing Use**

Industrial Area

**Policy Designations**

Tree Preservation Order  
 Barking Town Centre Area Action Plan

**Possible Future Use Options**

Residential development

**PTAL**

1b, 2 and 3

**Comment**

The site is being taken forward by developers who intend to develop the site for a housing scheme.

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020)



**Existing Use**

Residential and commercial development

Barking Town Centre Area Action Plan

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

2

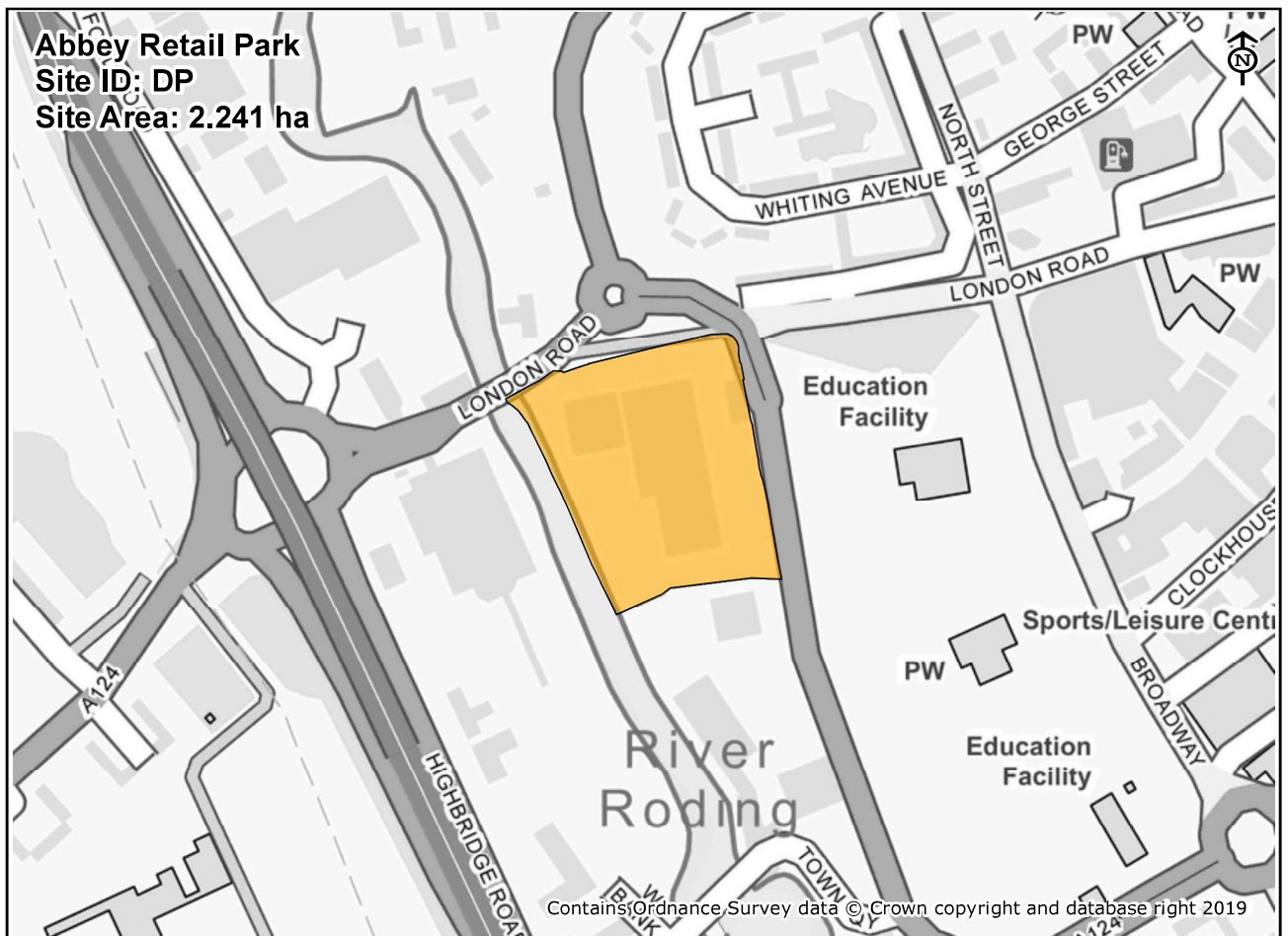
**Comment**

The site is being taken forward by developers who intend to develop the site for a housing scheme.

17/00718/PRIOFF

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020)





**Existing Use**

Former industrial site now cleared

Barking Town Centre Area Action Plan

**Policy Designations**

**Possible Future Use Options**

Residential development

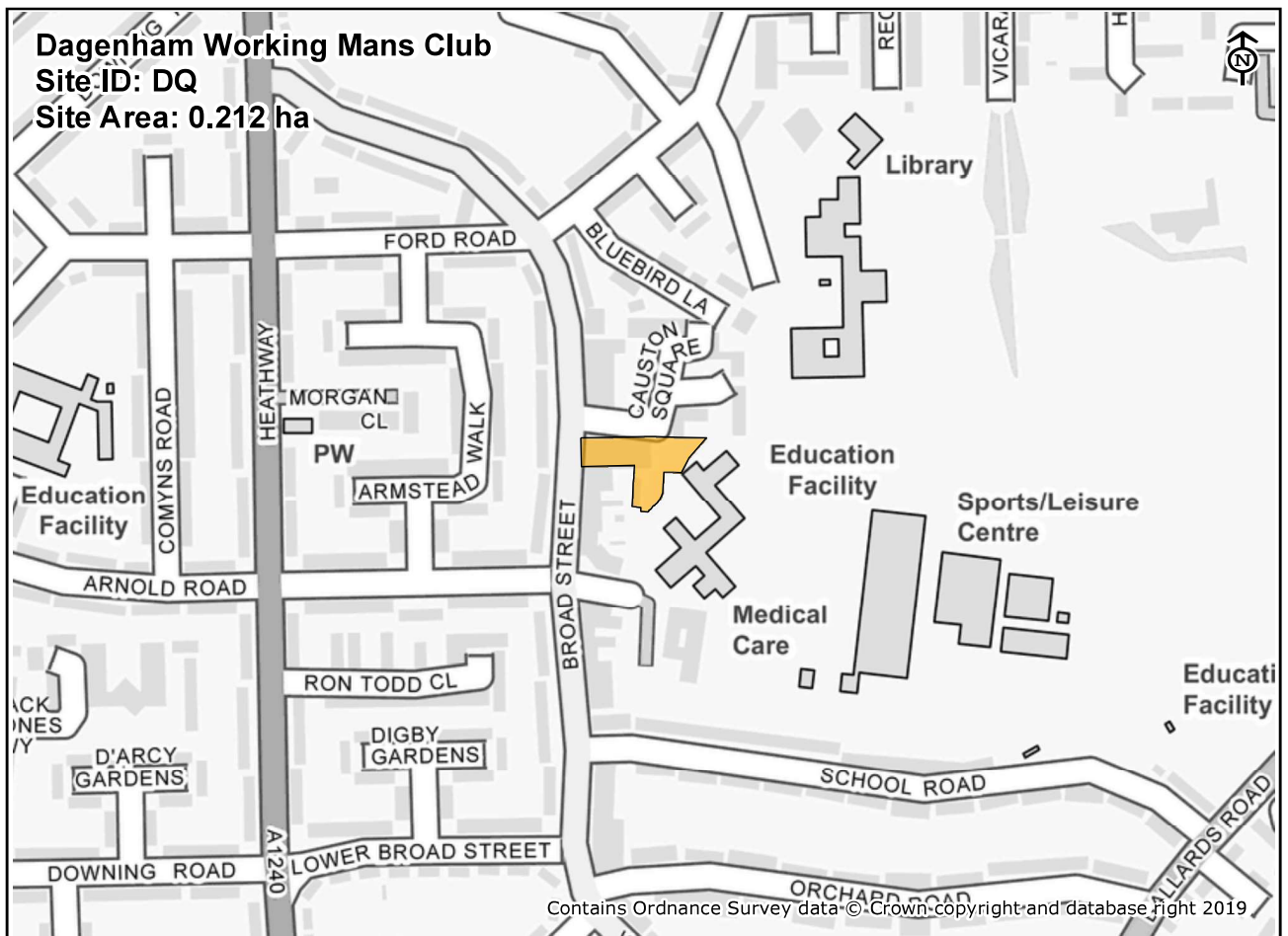
**PTAL**

6a

**Comment**

The site is likely to gain the interest of developers given its location in Barking Town Centre adjacent to the River Roding.

BTC Area Action Plan subject to possible change due to emerging Barking Town Centre Master Plan (anticipated 1st quarter 2020).



**Existing Use**

'The Club' members club

None

**Policy Designations**

**Possible Future Use Options**

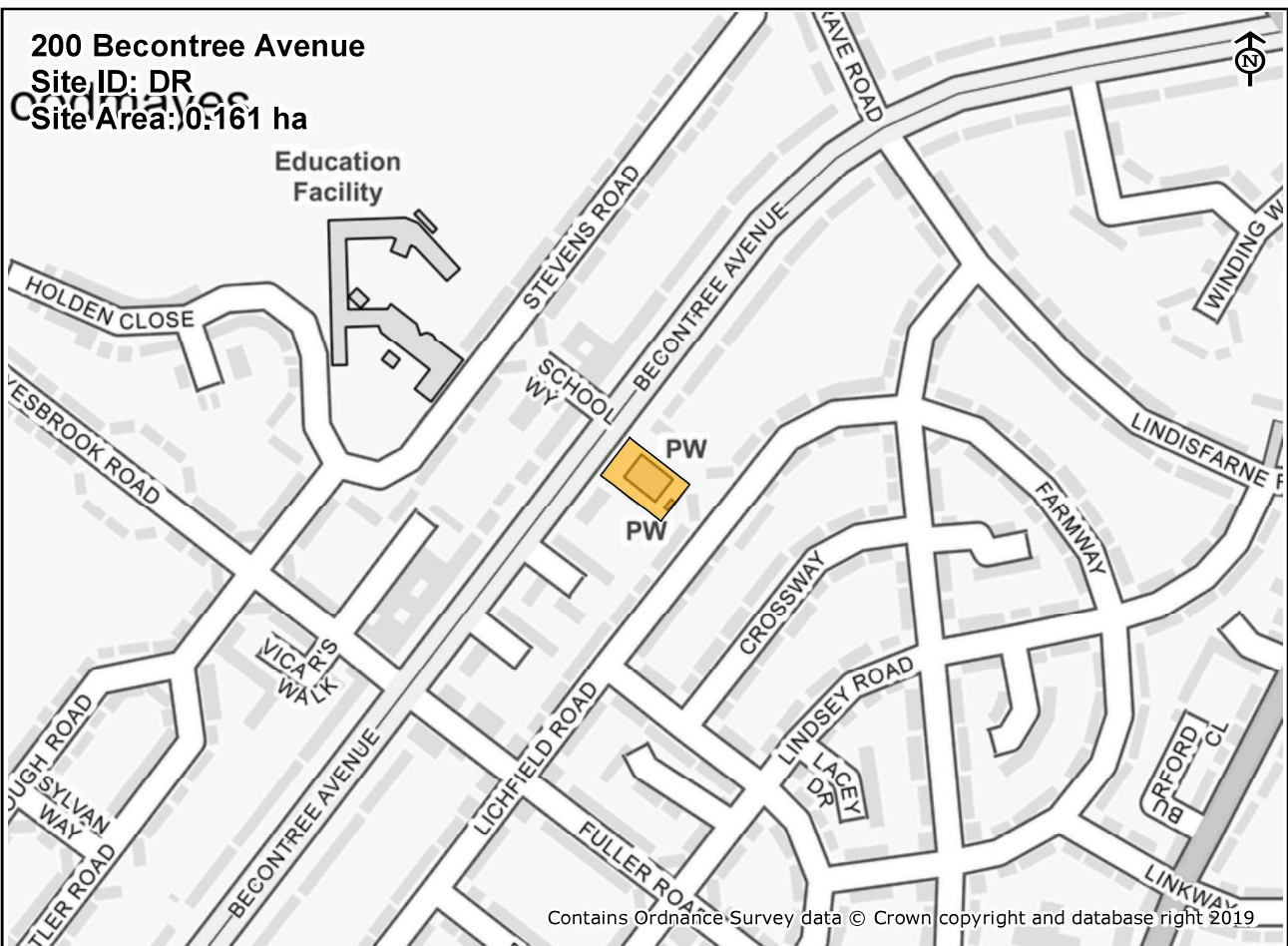
Residential-led mixed use development

**PTAL**

3

**Comment**

Planning permission granted for demolition of existing building and erection of two 4 storey blocks to provide community space, 6 one bedroom flats and 14 two bedroom flats (17/00786/FUL).



**Existing Use**

Church

None

**Policy Designations**

**Possible Future Use Options**

Residential-led mixed use development

**PTAL**

1b

**Comment**

Planning permission granted for construction of two new buildings accommodating 19 residential units and 169 sqm community space (18/02154/FUL).



**Existing Use**

Residential dwellings

None

**Policy Designations**

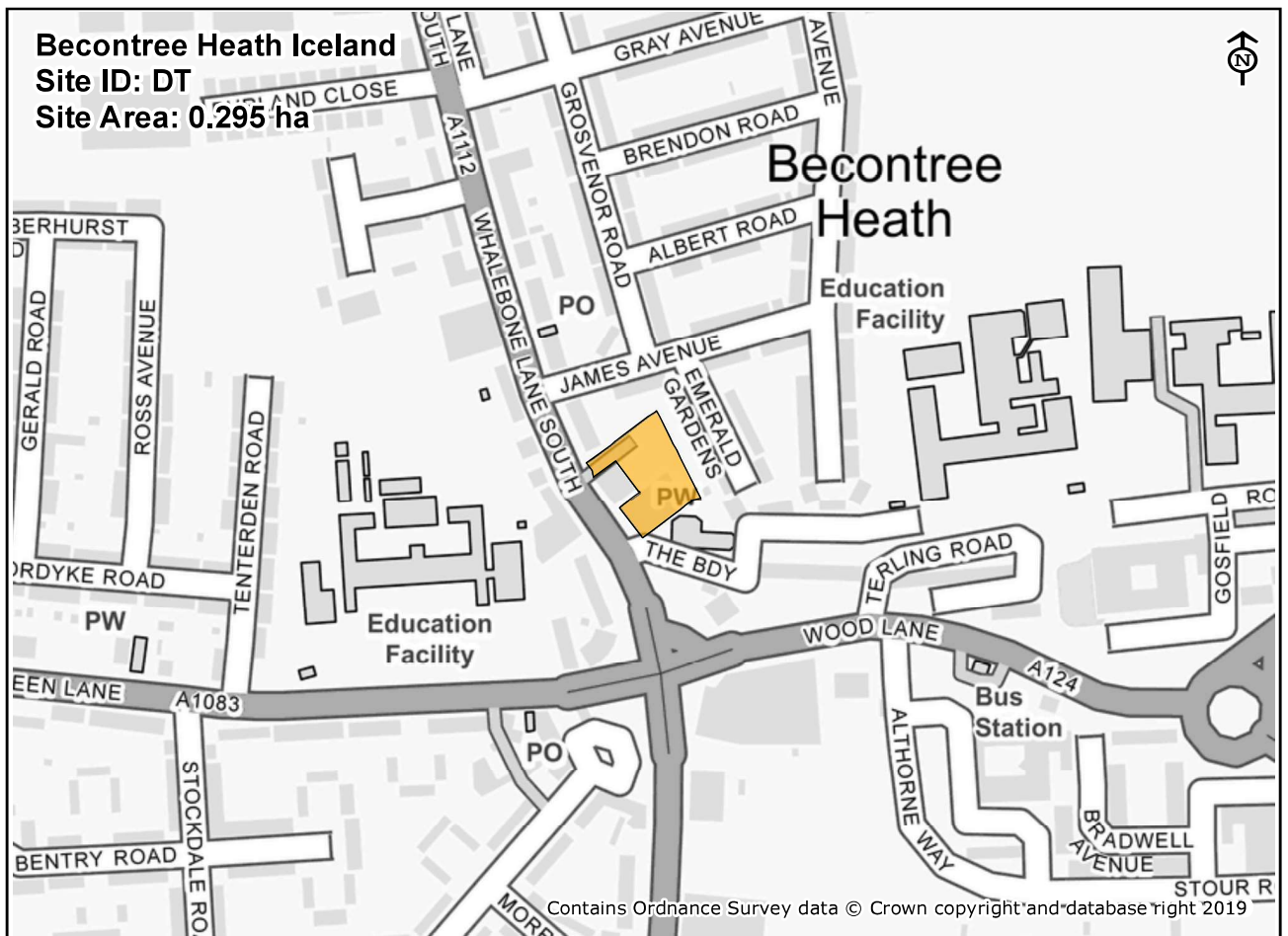
**Possible Future Use Options**

Residential development

**PTAL**

2 and 3

**Comment**



**Existing Use**

Supermarket, church and car park

Neighbourhood Centre

**Policy Designations**

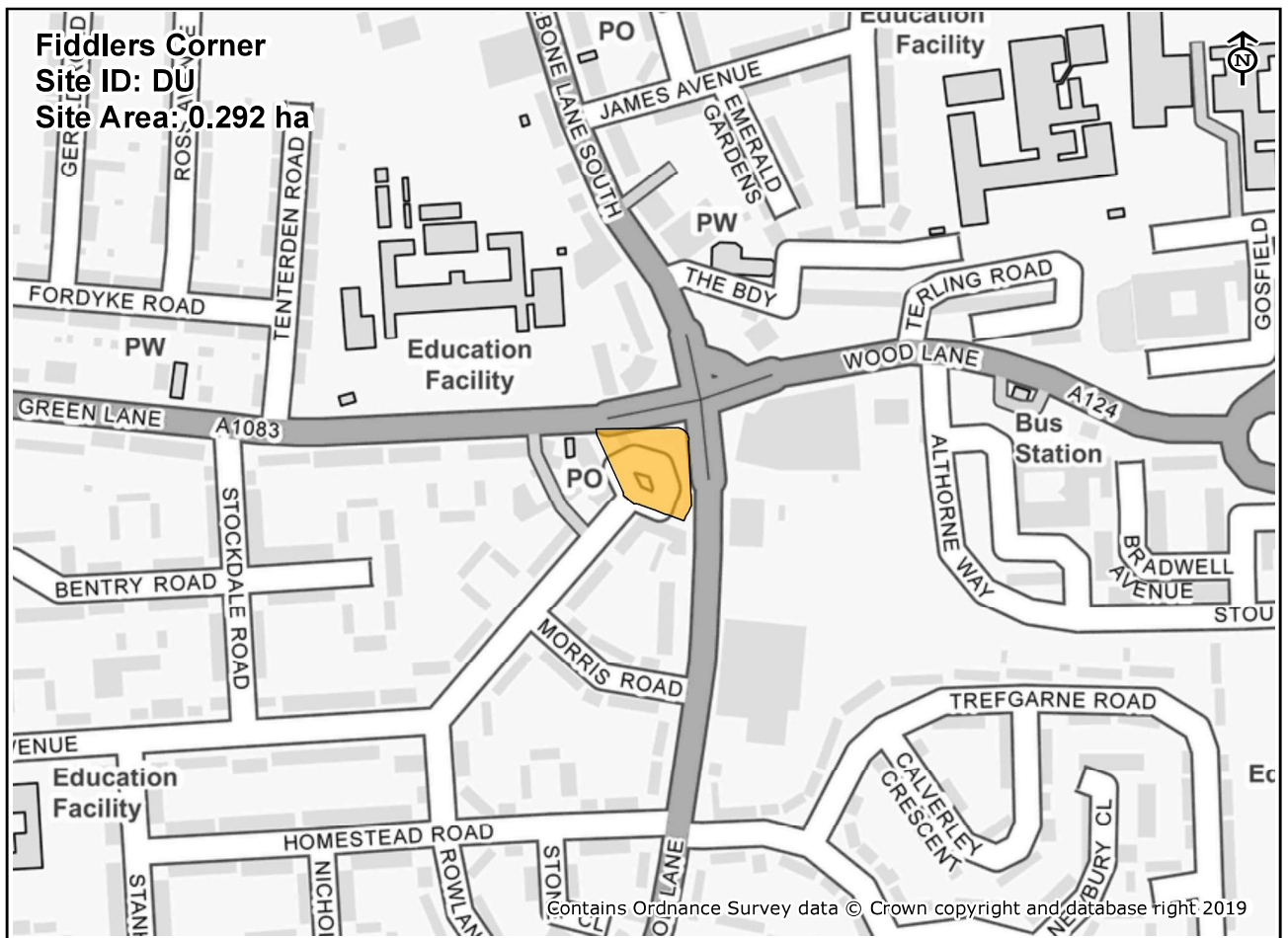
**Possible Future Use Options**

Residential development

**PTAL**

2

**Comment**



**Existing Use**

Taxi office, parking and open space

None

**Policy Designations**

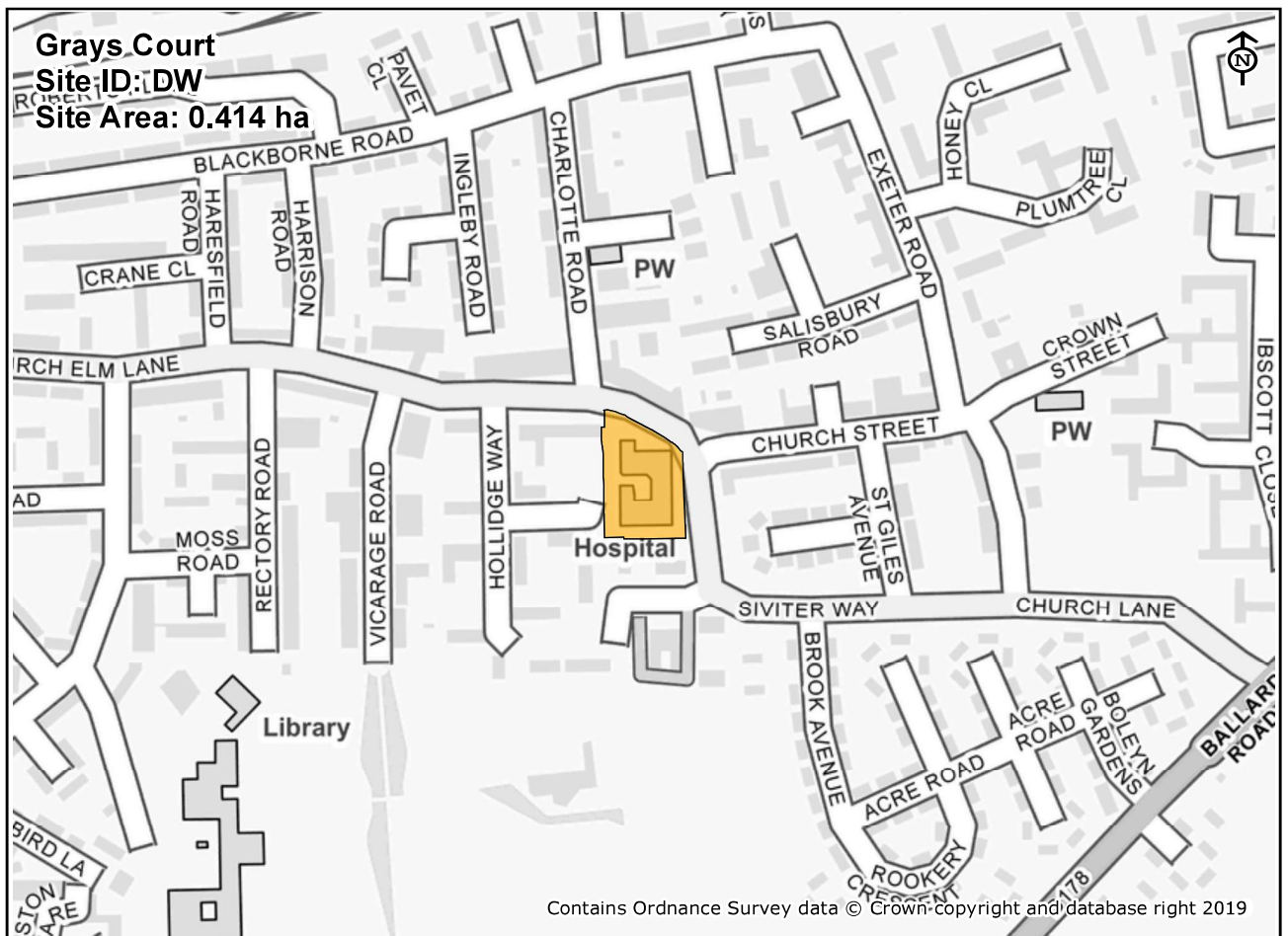
**Possible Future Use Options**

Residential development

**PTAL**

3

**Comment**



**Existing Use**

Community Hospital

None

**Policy Designations**

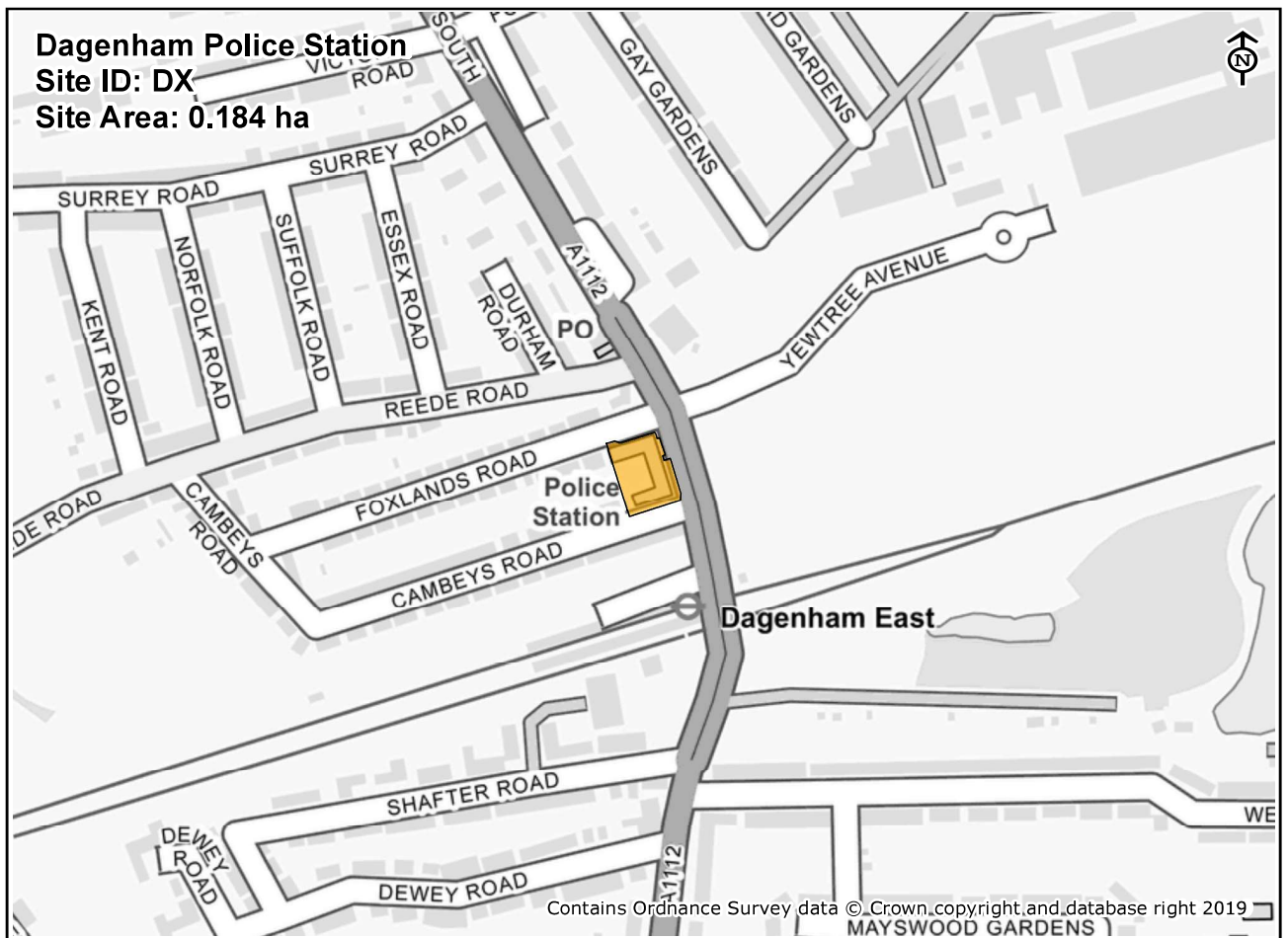
**Possible Future Use Options**

Residential development

**PTAL**

2

**Comment**



**Existing Use**

Police Station

None

**Policy Designations**

**Possible Future Use Options**

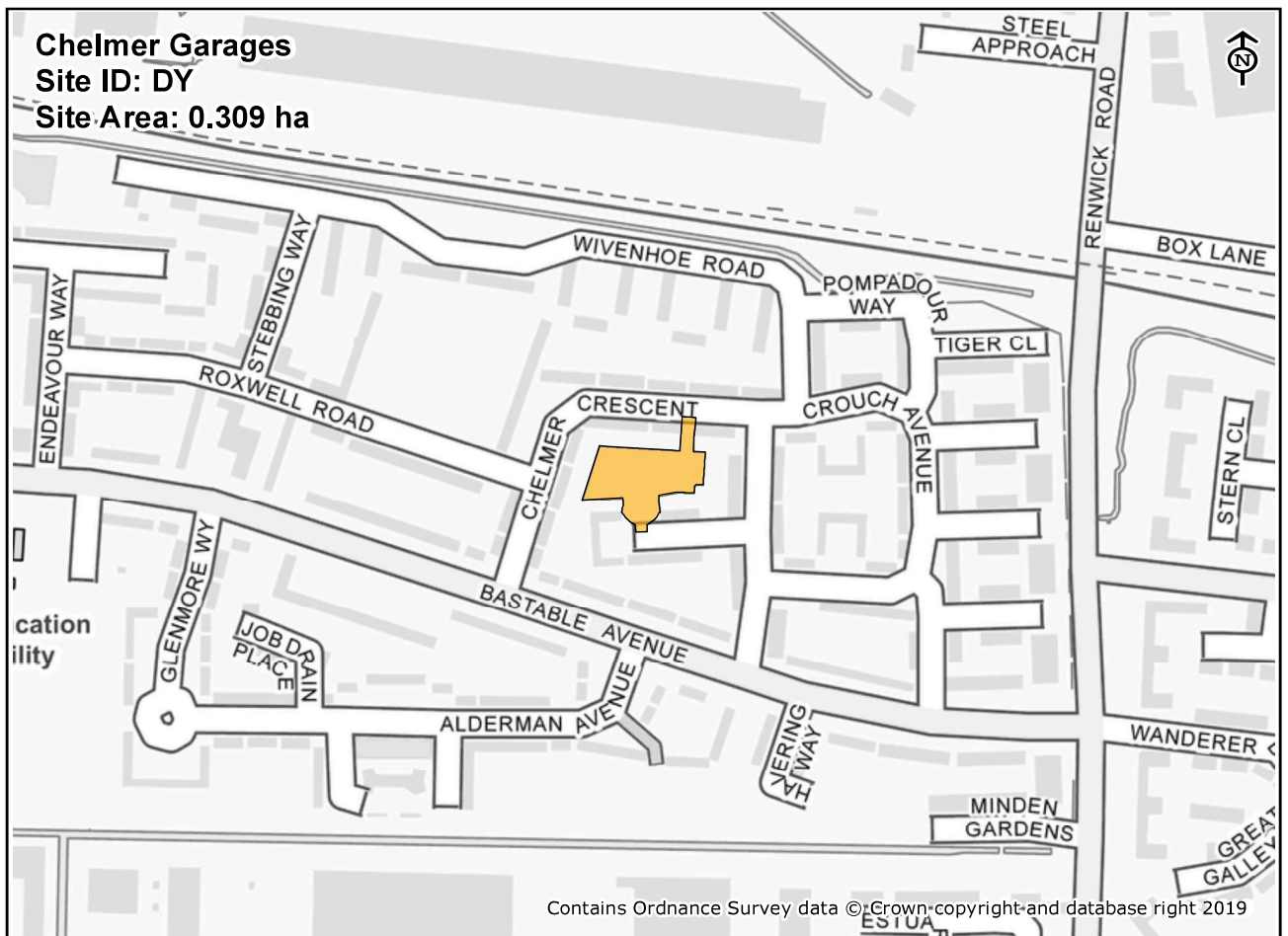
Residential development

**PTAL**

3

**Comment**





**Existing Use**

Car parking, garages and overgrown vacant land

None

**Policy Designations**

**Possible Future Use Options**

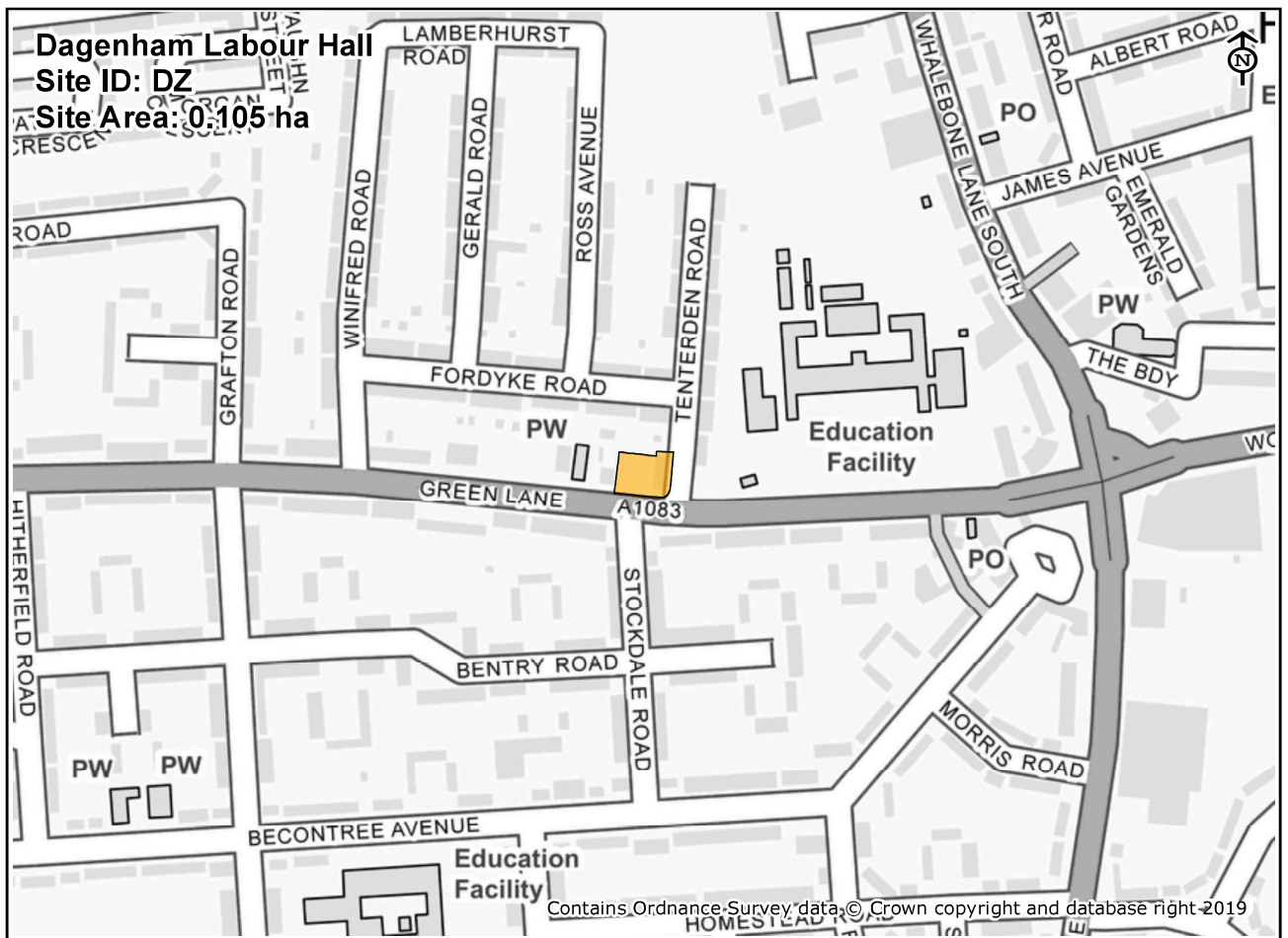
Residential development

**PTAL**

1b and 2

**Comment**

Site was allocated in 2010 site allocations DPD (SSA SM13) but has not yet come forward.



**Existing Use**

Disused labour hall and adjoining vacant land

None

**Policy Designations**

**Possible Future Use Options**

Residential development

**PTAL**

2

**Comment**



**Existing Use**

Railway station and railway lines, retail and offices

**Policy Designations**

Barking Town Centre Boundary, Barking Town Centre Area Action Plan Boundary  
 Barking Station Master Plan Area - BTCSSA3

**Possible Future Use Options**

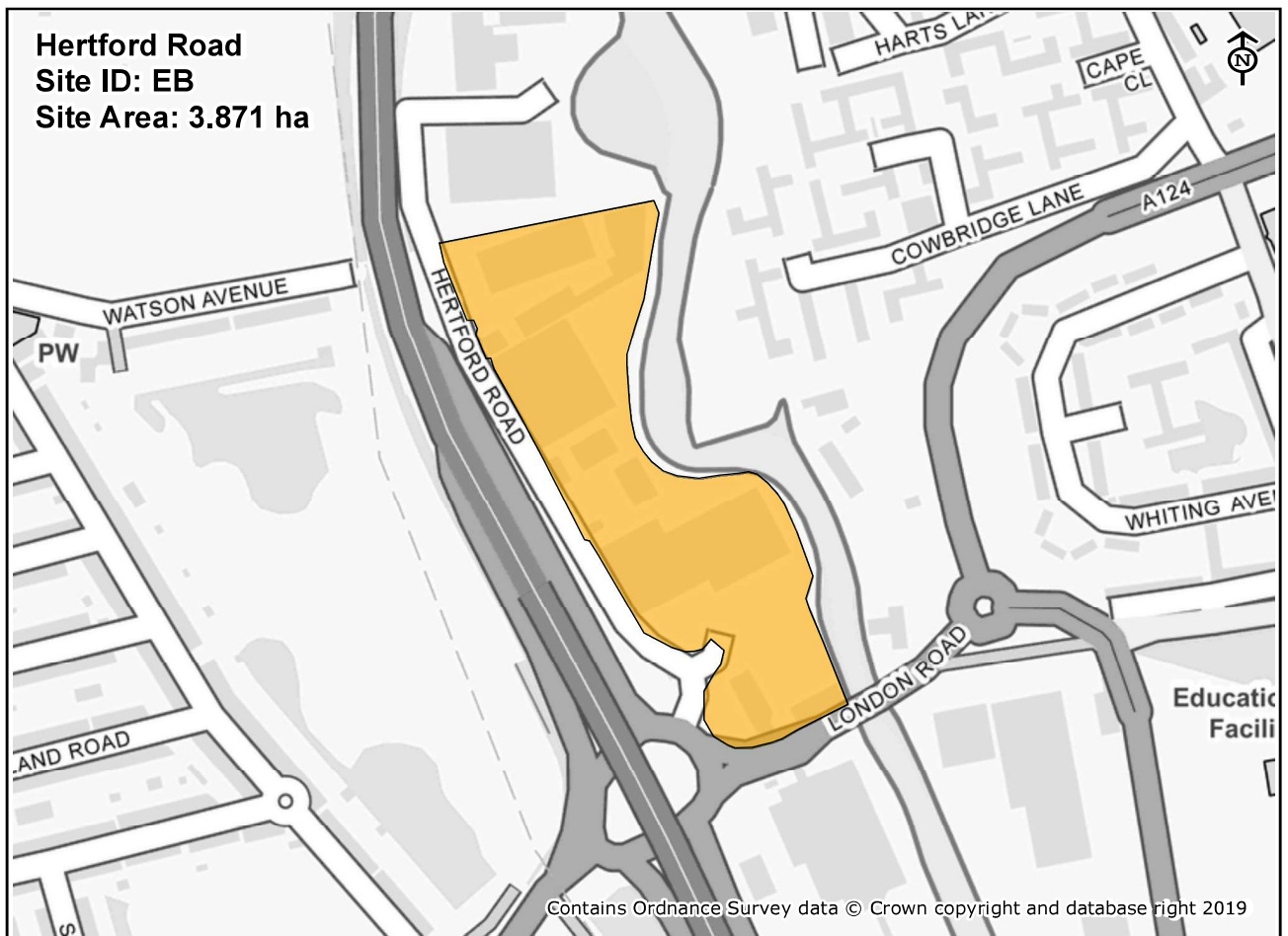
Mixed use development

**PTAL**

6a and 6b

**Comment**

A new Barking Town Centre Masterplan is anticipated for public consultation in Q1 2020.



**Existing Use**

Industrial estate with retail and associated car park

**Policy Designations**

CE3 - Locally Significant Industrial Sites  
 Barking Town Centre Area Action Plan Boundary

**Possible Future Use Options**

Mixed use development

**PTAL**

1a, 1b, 2 and 3 and 6a

**Comment**



**Existing Use**

Farm Yard

**Policy Designations**

Requirement of planning permission for change of use from C3 (Dwellings) to C4 (Houses in multiple occupation).

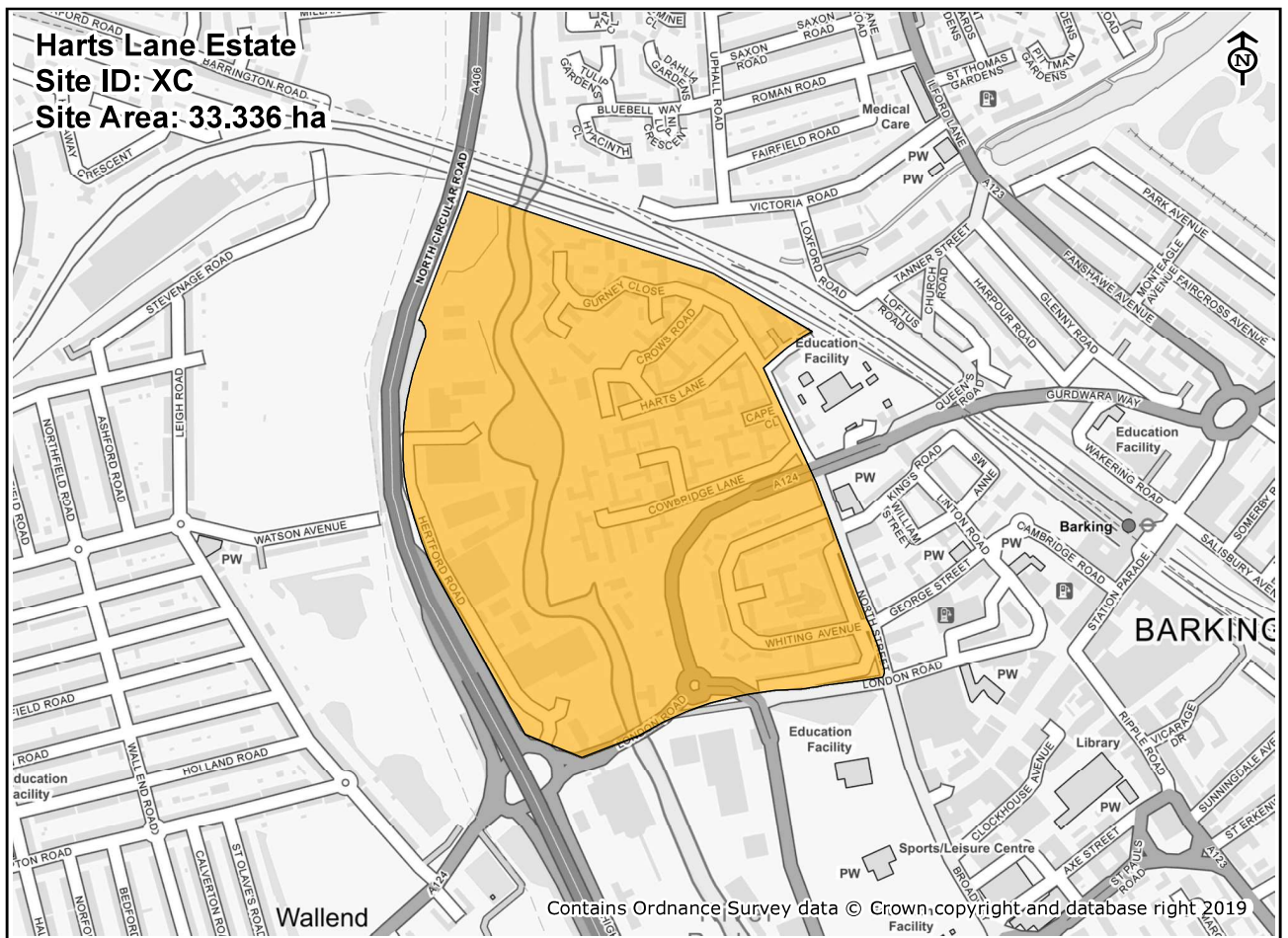
**Possible Future Use Options**

Residential development

**PTAL**

1b

**Comment**



**Existing Use**

Residential Estate

**Policy Designations**

Barking Town Centre Area Action Plan Boundary  
 Locally Significant Industrial Sites, SINC  
 Tree Preservation Order

**Possible Future Use Options**

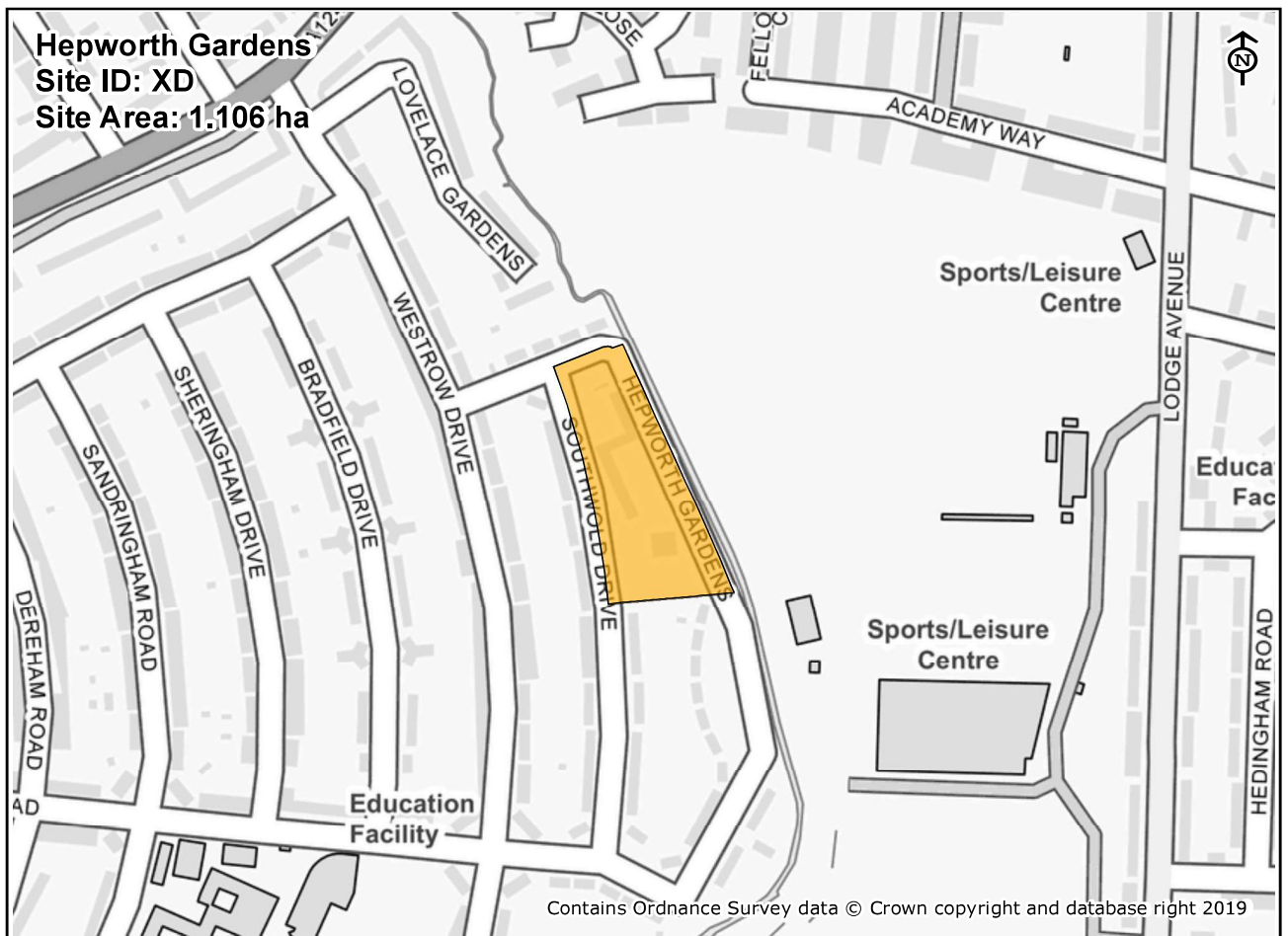
Residential led mixed use development

**PTAL**

1a, 1b, 2, 3, 4, 5, 6a

**Comment**

A new masterplan for Barking Town Centre is anticipated to be consulted on in Q1 2020.



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

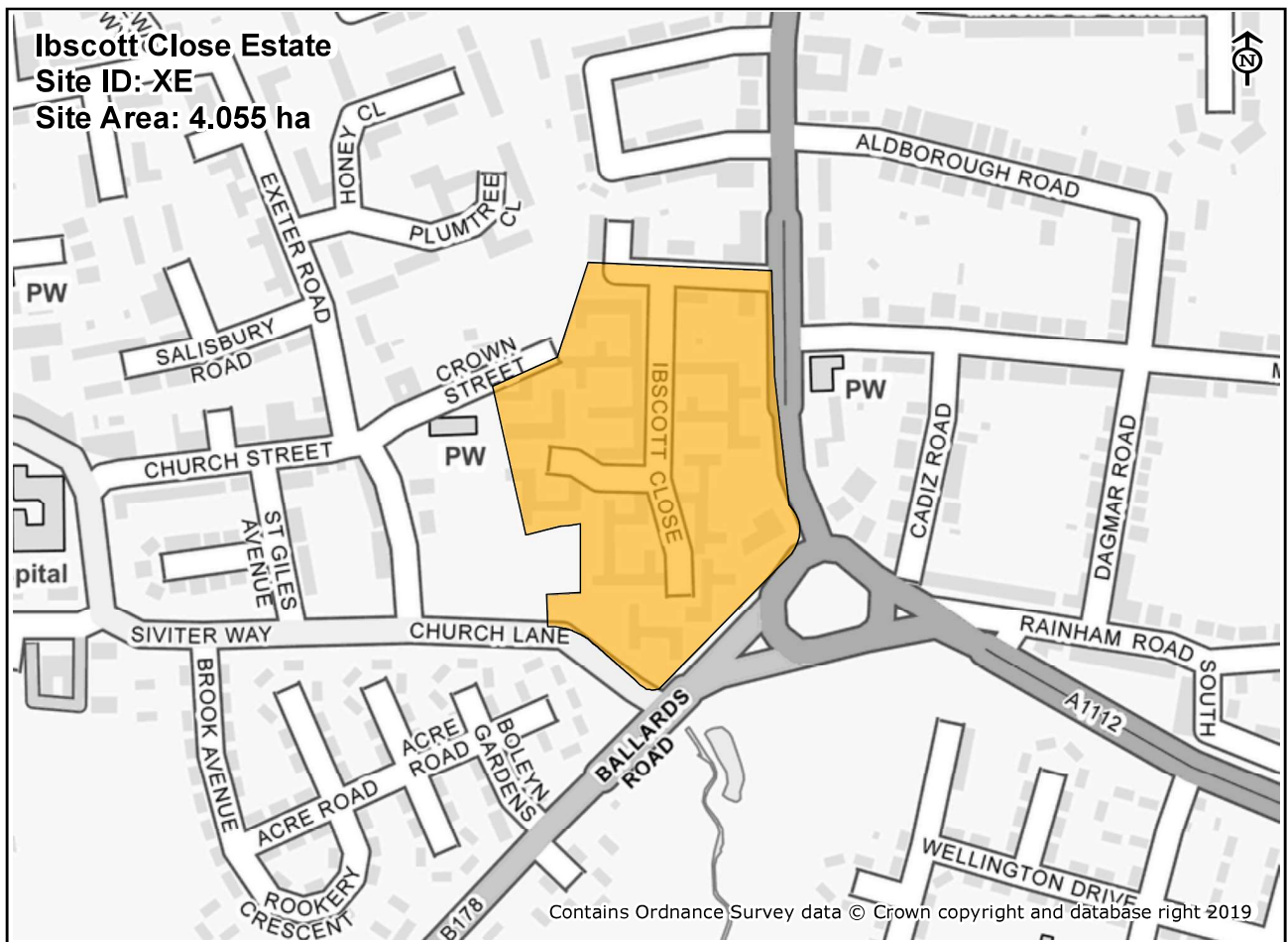
Residential led development

**PTAL**

1b and 2

**Comment**

The site has been identified for potential infill development.



**Existing Use**

Residential

None

**Policy Designations**

**Possible Future Use Options**

Residential led development

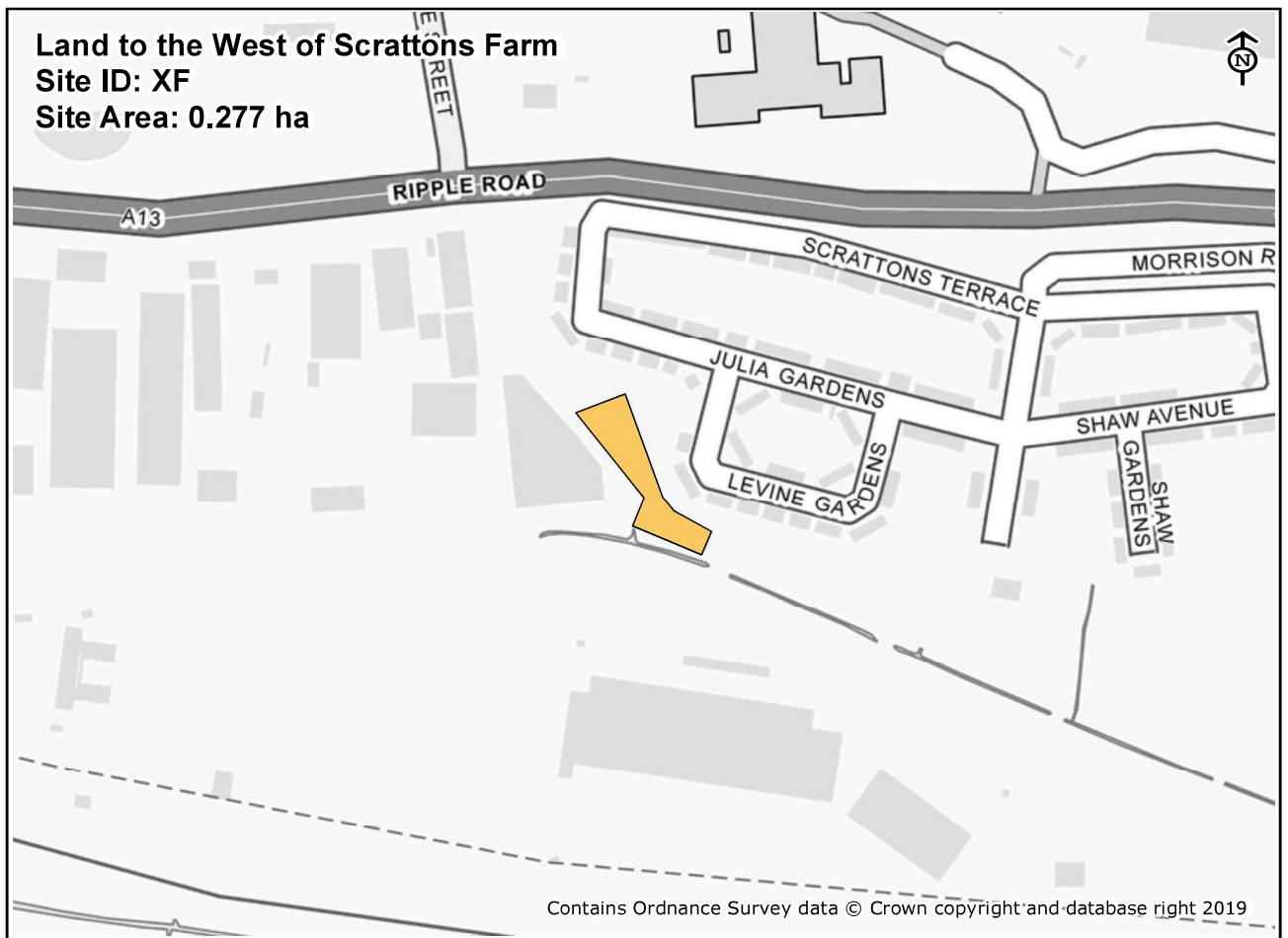
**PTAL**

2 and 3

**Comment**

The site has been identified for potential phased regeneration of estate, link to older person's housing strategy with improvements of local character of Dagenham Village and transformation of street junction.





**Existing Use**

Green area

SINC:Scratton's Farm Ecopark

**Policy Designations**

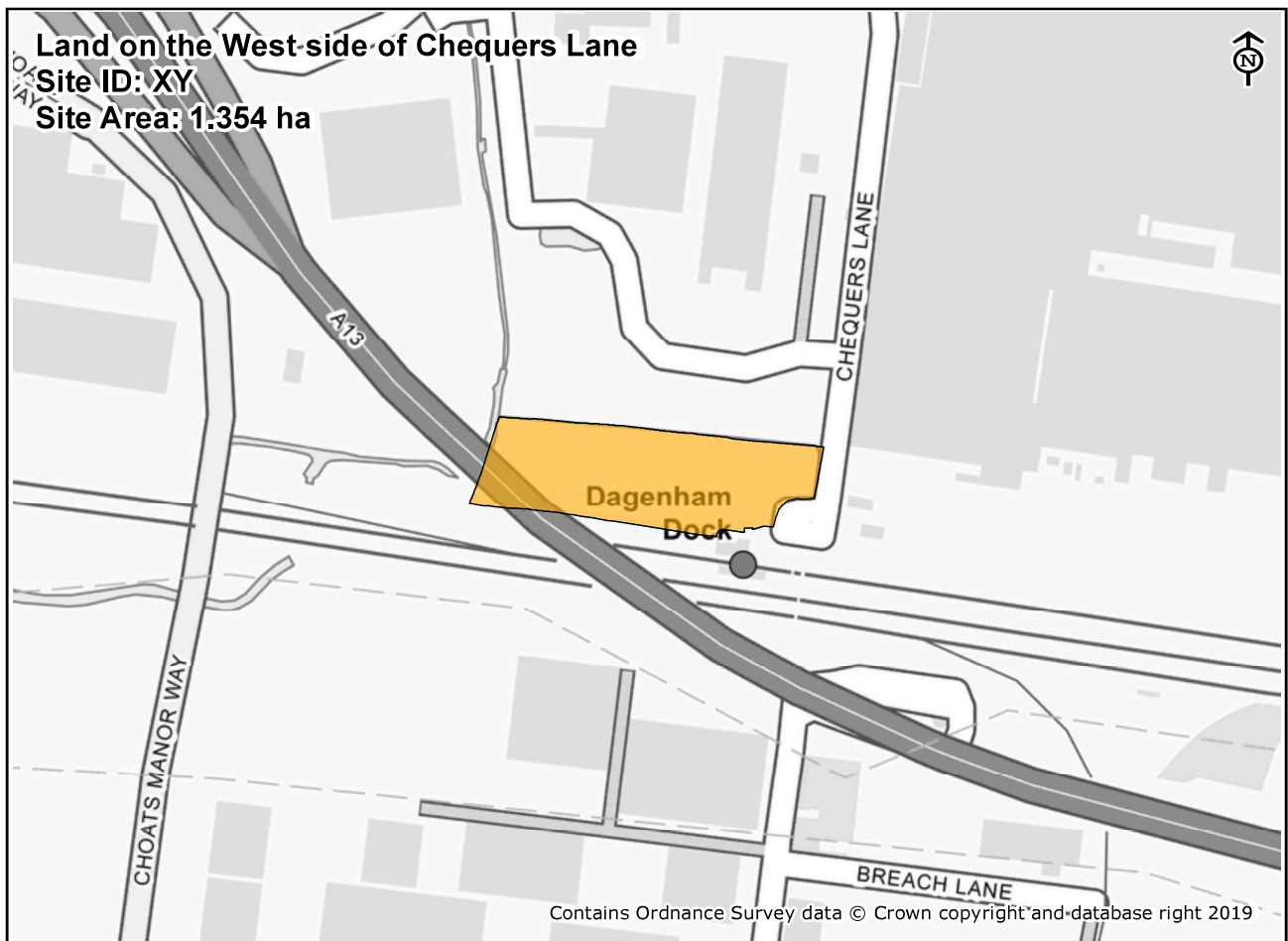
**Possible Future Use Options**

Residential

**PTAL**

1b

**Comment**



**Existing Use**

Cleared industrial site

**Policy Designations**

Key Regeneration Areas: South Dagenham West and Chequers Corner  
 Part of SSA SM2: South Dagenham West (as one site)

**Possible Future Use Options**

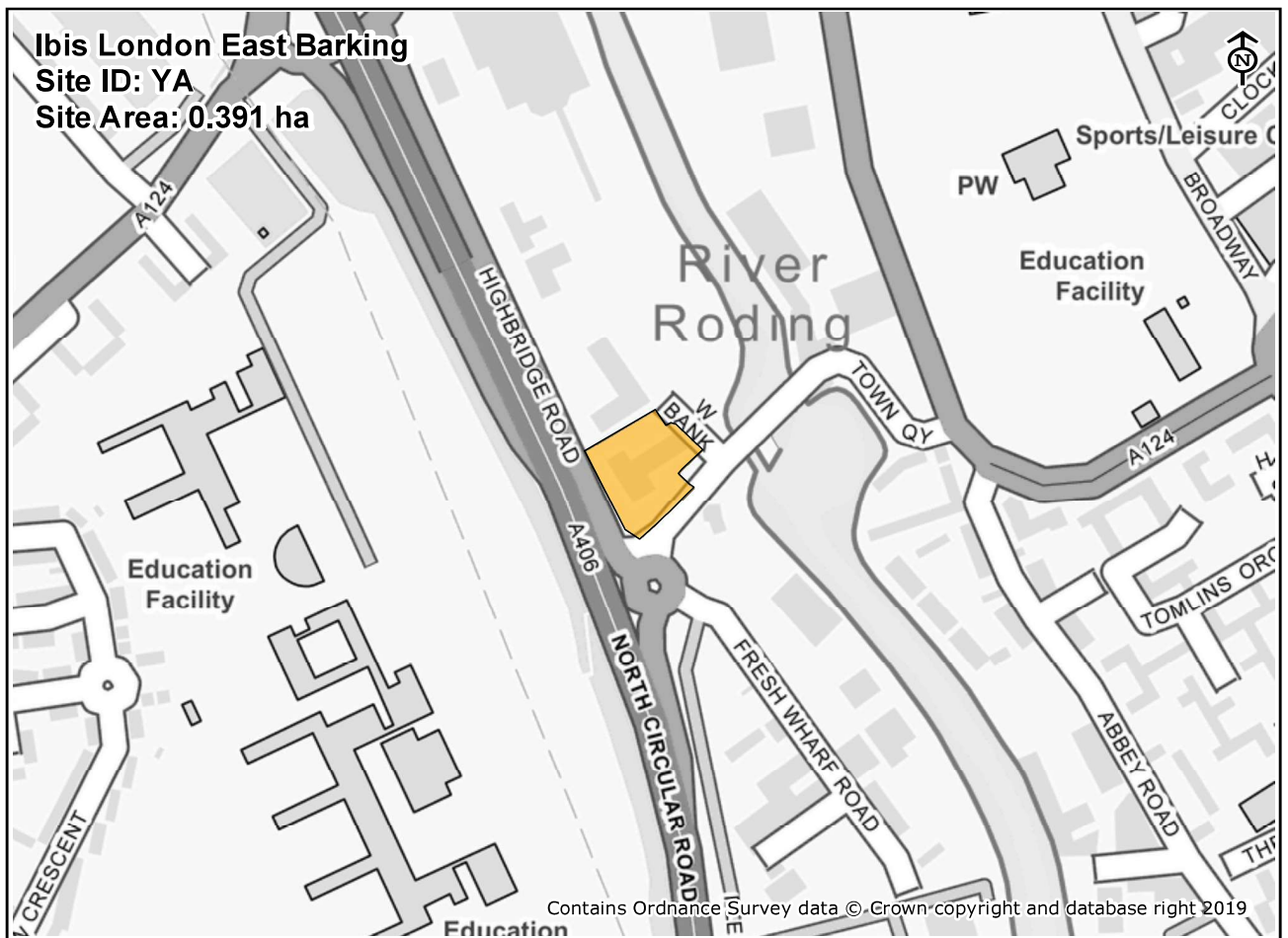
Residential led mixed use development

**PTAL**

2

**Comment**

The redevelopment of this site is largely dependent on public transport investment in the area.



**Existing Use**

Hotel

**Policy Designations**

Barking Town Centre Area Action Plan Boundary  
 Hotel Development on A406

**Possible Future Use Options**

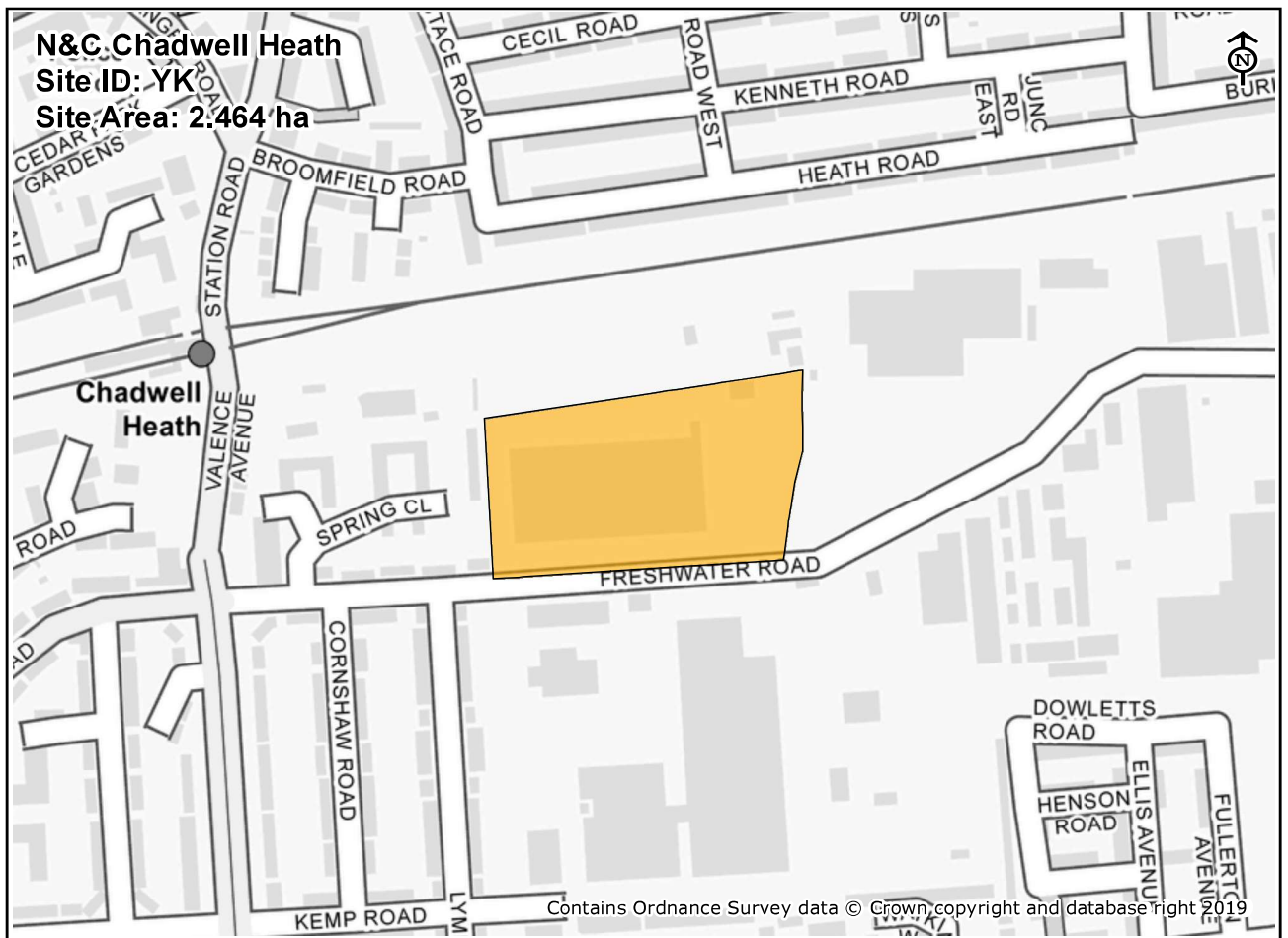
Mixed use development, including residential

**PTAL**

1b and 2

**Comment**

A new Barking Town Centre Masterplan is anticipated for public consultation in Q1 2020.



**Existing Use**

Retail

Locally Significant Industrial Sites: Freshwater Road

**Policy Designations**

**Possible Future Use Options**

Mixed use development, including residential units.

**PTAL**

2 and 3

**Comment**

The site is currently owned by an owner occupier who operates a successful wholesale business from the site as part of a national network.



**Existing Use**

Offices

**Policy Designations**

Barking Town Centre Area Action Plan Boundary  
Barking Town Centre Boundary

**Possible Future Use Options**

Mixed use development, including residential units.

**PTAL**

6a and 6b

**Comment**

A new Barking Town Centre Masterplan is anticipated for public consultation in Q1 2020.



**Existing Use**

Clinic, community centre and library

SSASC6: Julia Engwell Clinic

**Policy Designations**

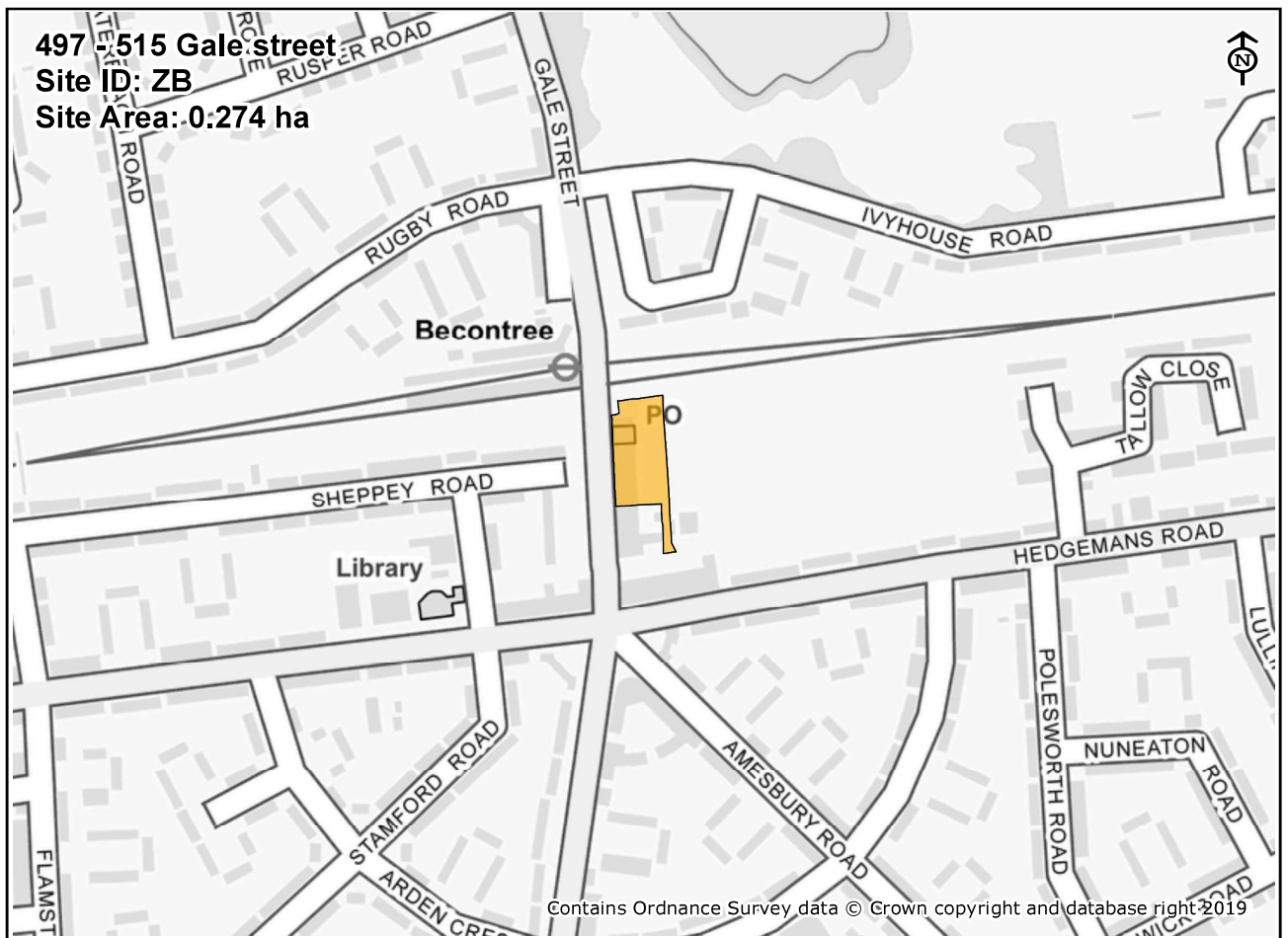
**Possible Future Use Options**

Mixed use development, including residential units and community facilities

**PTAL**

3

**Comment**



**Existing Use**

Retail and residential

Neighbourhood Centre

**Policy Designations**

**Possible Future Use Options**

Mixed use development, including residential units and commercial floorspace

**PTAL**

3

**Comment**



**Existing Use**

Residential

**Policy Designations**

Tree Preservation Order  
SSA SC7

**Possible Future Use Options**

Mixed use development, including residential units and health care

**PTAL**

2

**Comment**





**Existing Use**

Residential

Neighbourhood Centre: Royal Parade/Church Street

**Policy Designations**

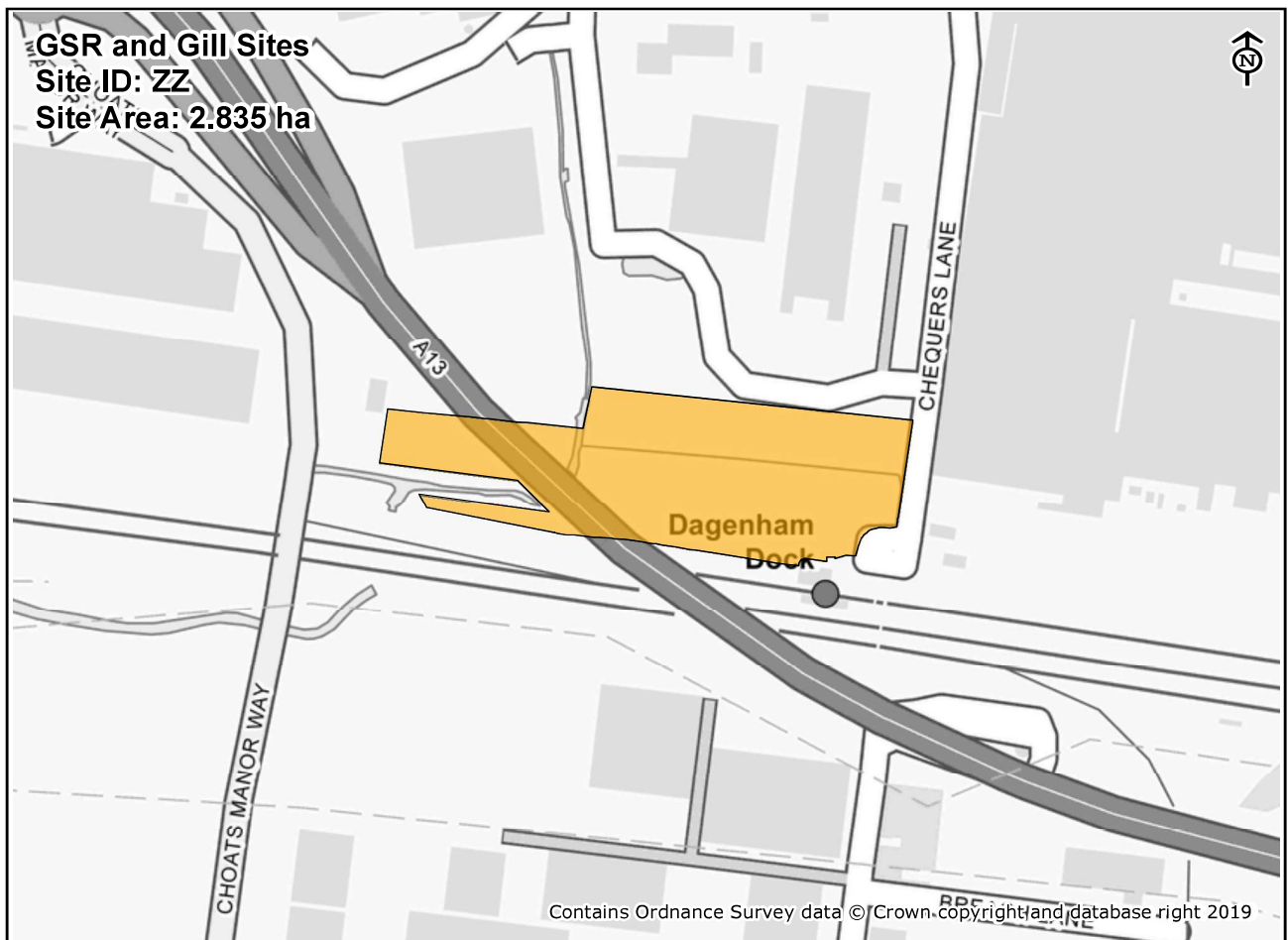
**Possible Future Use Options**

Residential led development

**PTAL**

1b

**Comment**



**Existing Use**

Retail

**Policy Designations**

Part of SSA SM2: South Dagenham West  
 Part of the Key Regeneration Areas: South Dagenham West and Chequers Corner

**Possible Future Use Options**

Mixed use development

**PTAL**

2

**Comment**

A new Dagenham Dock Masterplan is anticipated for public consultation in Q1 2020.

## CABINET

12 November 2019

<b>Title:</b> Contract for the Continuation of the East London Women's Project	
<b>Report of the Cabinet Member:</b> Cabinet Member for Regeneration and Social Housing	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> All	<b>Key Decision:</b> No
<b>Report Author:</b> Dawn Eckersley, East London Housing Partnership Manager	<b>Contact Details:</b> Tel: 07813 355350 E-mail: <a href="mailto:dawn.eckersley@lbbd.gov.uk">dawn.eckersley@lbbd.gov.uk</a>
<b>Accountable Director:</b> Mark Fowler - Director, Community Solutions	
<b>Accountable Strategic Leadership Director:</b> Elaine Allegretti – Director, People and Resilience	
<b>Summary</b>	
<p>The East London Women's Project has operated since 2014 from a St. Mungo's building in the London Borough of Newham and accommodates previously homeless women with complex needs including a history of domestic abuse and issues such as substance misuse, mental health and a history of sex work.</p> <p>The East London Housing Partnership has been awarded a grant of £597,000 from MHCLG to continue the existing ELWP and provide an enhanced level of service allowing the project to accept referrals with higher support needs than at present. Funding is allocated over 2018/19 (£308,174) and 2019/20 (£388,826)</p> <p>St. Mungo's are the only provider able to deliver this service and this will provide continuity for existing residents of the project. MHCLG have confirmed this arrangement is compliant with the conditions of the grant funding.</p> <p>MHCLG have awarded this grant on the understanding that the East London Women's Project will continue to operate from the same premises and will continue to be delivered by the incumbent provider. The project offers a very specialist service to homeless female survivors of domestic abuse who also have additional high support needs connected to issues such as mental health problems, substance misuse, offending behaviour and sex work. The project has existed since 2014 and St. Mungo's have developed considerable expertise working with this very vulnerable client group and have a team of appropriately skilled and experienced staff. The project currently operates at full occupancy and it would not be helpful to move the service to another location or a different provider as continuity of support planning would inevitably be affected. The ELWP is a unique project and there are no other providers operating within the sub-region who currently deliver this specific and intensive accommodation-based support service for this very vulnerable client group.</p>	
A report requesting a tender waiver was approved by Main Procurement Board on 21 October 2019	

## **Recommendation(s)**

The Cabinet is recommended to agree:

- (i) To waive the Council's contract rules and not go out to formal tender and, on behalf of the East London Housing Partnership, direct award the East London Women's Project contract to St. Mungo's in accordance with the strategy set out in this report with effect from 1 January 2019 until 31 March 2020; and
- (ii) Authorise the Director of Law and Governance, or an authorised delegate on their behalf, to execute all the legal agreements, contracts and other documents on behalf of the Council.

## **Reason(s)**

This report relates to the Council's priority of empowering people and the objectives to enable greater independence whilst protecting the most vulnerable and strengthen our services for all.

### **1. Introduction and Background**

- 1.1 The East London Housing Partnership has funded the East London Women's Project since 2014 through grant applications.
- 1.2 Most recently, the project operated under a Grant Agreement (27 June 2017 – 24 June 2018) and a subsequent extension of this agreement (July 2017 – December 2018). Cabinet approval was not required for this Agreement as the value was below the £500,000 threshold.
- 1.3 Recent advice from LB Barking and Dagenham Law and Governance has indicated that a Contract for Services is more appropriate than a Grant Agreement to allow more detailed performance monitoring of the project going forward.
- 1.4 The project is a collaboration between the 8 East London boroughs and the third sector to deliver a refuge providing shared, supported accommodation for single female survivors of domestic abuse with multiple disadvantage. This group of women often struggle to access mainstream refuge provision due to their complex support needs.
- 1.5 The main project building provides 9 bed spaces for residents with support needs including substance use, rough sleeping, sex working, mental health issues and offending behaviour.
- 1.6 With the recent MHCLG grant staff cover on this project will be extended from current cover of 12 hours a day 7 days a week, to 24 hours a day, 7 days a week (providing overnight waking staff cover) – the ELWP will be able to support survivors with higher support needs requiring staff on site 24 hours a day.
- 1.7 Bed spaces will also be increased by 6, using an additional building as second stage accommodation for women who are ready to move to lower supported accommodation.

- 1.8 ELWP provides one funded (rent, subsistence, specialist support) bed space for single female survivors of domestic abuse without recourse to public funds.
- 1.9 ELWP will provide a worker to deliver floating support to female LGBT survivors of domestic abuse.
- 1.10 ELHP provides a rent deposit up to £1,800 for women ready to move out who do not fall within a local authority duty for accommodation.

## **2. Proposed Procurement Strategy**

To waive the requirement to undertake a formal tender in accordance with the Council's Contract Rules 28.7. The grounds upon which this waiver is required are:

Contract Rule 6.6 (c): That there is only one supplier in the market capable of providing the service, goods or works e.g. a specific artist with intellectual property rights in a work of art, such that there is no benefit to be gained from competition;

Contract Rule 6.6 (g): The nature of the market for the works to be carried out or the goods or services to be provided has been investigated and is such that a departure from the requirements of Contract Rules is justifiable;

Contract Rule 6.6.(h): There are other circumstances which are genuinely exceptional.

### **2.1 Outline specification of the works, goods or services being procured**

#### **2.1.1**

- Continued delivery of the East London Women's Project (ELWP) to a revised specification including 24-hour waking staff cover so that the project can accept survivors with higher support needs.
- 15 bed spaces to include second stage bed spaces to prepare women for move on out of the refuge.
- A funded bed space for survivors without recourse to public funds.
- A floating support to self-defining female LGBT domestic abuse survivors in East London.

### **2.2 Estimated Contract Value, including the value of any uplift or extension period**

- 2.2.1 £597,000 in total over 2 financial years (2018/19 and 2019/20).

### **2.3 Duration of the contract, including any options for extension**

- 2.3.1 2018/19 and 2019/20 (to end 31<sup>st</sup> March 2020).

**2.4 Is the contract subject to (a) the (EU) Public Contracts Regulations 2015 or (b) Concession Contracts Regulations 2016? If Yes to (a) and contract is for services, are the services for social, health, education or other services subject to the Light Touch Regime?**

2.4.1 This service is subject to the light touch regime as defined in the Public Contracts Regulations 2015 and so is not subject to the full EU public procurement regime.

2.4.2 The service is, however, subject to the requirements of LBBD's constitution and specifically its contract rules.

**2.5 Recommended procurement procedure and reasons for the recommendation**

2.5.1 Approval is sought for a direct award to the incumbent provider St. Mungo's.

**2.6 The contract delivery methodology and documentation to be adopted**

2.6.1 The Council's standard terms and conditions to be used.

**2.7 Outcomes, savings and efficiencies expected as a consequence of awarding the proposed contract**

2.7.1 The outcomes expected as a consequence of this contract are to continue to provide a high level of support to vulnerable and disadvantaged women in the sub-region. This will help to ensure that those women are provided with safe accommodation, who have been victims of domestic violence and who also have additional high support needs connected to issues such as mental health problems, substance misuse, offending behaviour and sex work. This project aims to support women with moving on out of the refuge into independent accommodation.

**2.8 Criteria against which the tenderers are to be selected and contract is to be awarded**

2.8.1 The East London Womens Project is funded by MHCLG grant and MHCLG have confirmed their intention that the contract is awarded again to the incumbent provider St. Mungo's as the only provider in the market able to provide this specialist service. The ELWP provides a service which is unique in the sub-region and provides a very high level of support to vulnerable women with high support needs. No other provider delivers this type of specialist support to the very specific client group.

**2.9 How the procurement will address and implement the Council's Social Value policies**

2.9.1 The East London Women's Project is a unique service providing support to some of the most vulnerable and disadvantaged women in the sub-region. The project offers safe accommodation and an intensive support service to help women address issues such as sex work, mental health issues, offending behaviour and substance misuse and equip them with the skills and confidence to move on into independent accommodation.

## 2.10 Contract Management methodology to be adopted

2.10.1 Dawn Eckersley (East London Housing Partnership Manager) will be the officer responsible for monitoring this contract – project reporting meetings will be held with senior personnel from St. Mungo's and payments made quarterly and in arrears subject to acceptable performance and delivery against targets.

## 3. Options Appraisal

3.1.1 **Option 1: Do Nothing:** This option is not viable because the East London Housing Partnership have been awarded £597,000 grant funding to continue the operation of the ELWP – the 2018/19 allocation of this funding has been received and the intention is to backdate the contract to January 2019 when the previous contract with ELHP ended.

**Option 2: Undertake a formal tender process in accordance with the Council's Contract Rules:** This option is not viable because the East London Women's Project has operated since 2014 from the same building which is owned by St. Mungo's – St. Mungo's are the only organisation able to provide this service and provide continuity of service to existing residents. The MHCLG have confirmed their expectation that the grant will be used to recommission the service provided by St. Mungo's from their building in LB Newham.

## 4. Waiver

4.1 Procurement Board approval has been obtained to waive the requirement to undertake a formal tender in accordance with the Council's Contract Rules 28.7 and allow a direct award to St. Mungo's. The grounds upon which this waiver is required are:

1. Contract Rule 6.6 (c): That there is only one supplier in the market capable of providing the service, goods or works e.g. a specific artist with intellectual property rights in a work of art, such that there is no benefit to be gained from competition – this Rule applies as St. Mungo's provide an intensive specialised support service which is unique within the sub-region and no other provider has the necessary level of experience, expertise or appropriately skilled staff team.
2. Contract Rule 6.6 (g): The nature of the market for the works to be carried out or the goods or services to be provided has been investigated and is such that a departure from the requirements of Contract Rules is justifiable;
3. Contract Rule 6.6 (h): There are other circumstances which are genuinely exceptional.

Justification for the above waiver grounds was that the project has existed since 2014 and St. Mungo's have developed considerable expertise working with this very vulnerable client group and have a team of appropriately skilled and experienced staff. The project currently operates at full occupancy and it would not be helpful to

move the service to another location or a different provider as continuity of support planning would inevitably be affected.

## **5. Consultation**

- 5.1 The bid to secure the £597,000 grant was collated in consultation with the membership of the East London Housing Partnership East London Delivery Board and the final draft agreed by the ELHP Chief Officers Group.
- 5.2 The proposed contract was considered by Procurement Board on 21<sup>st</sup> October 2019 and a Tender Waiver was approved.

## **6. Corporate Procurement**

- 6.1 Implications completed by: Francis Parker – Senior Procurement Manager
- 6.2 Corporate procurement has supported this procurement strategy and request for waiver.
- 6.3 The unique funding mechanism means that LBBB cannot influence how this money is allocated and therefore cannot tender this work
- 6.4 The value is below the LTR threshold, so the procurement route is compliant with the EU directives.

## **7. Financial Implications**

- 7.1 Implications completed by: Lance Porteous, Finance Business Partner
- 7.2 There is a Budget Provision of £597,000 available for the proposed contract with St. Mungo's. This is grant funded from MHCLG under section 31 conditions and has already been received; £308,174 for 2018/19 and £288,826 for 2019/20. The project has slipped by a year.

## **8. Legal Implications**

- 8.1 Implications completed by: Graham Marlow, Contracts and Procurement Solicitor.
- 8.2 This service is subject to the light touch regime as defined in the Public Contracts Regulations 2015 and so is not subject to the full EU public procurement regime.
- 8.3 The service is however subject to the requirements of LBBB's constitution and specifically its contract rules.
- 8.4 LBBB's contract rules allow a contract of this nature and value to be awarded without a competitive tender process if a waiver from the contract rules is granted by Cabinet.
- 8.5 The Contract Rules authorise Cabinet to grant a waiver if it is satisfied that, amongst other things and as set out in section 2 above:



Contract Rule 6.6 (c): That there is only one supplier in the market capable of providing the service, goods or works e.g. a specific artist with intellectual property rights in a work of art, such that there is no benefit to be gained from competition;

Contract Rule 6.6 (g): The nature of the market for the works to be carried out or the goods or services to be provided has been investigated and is such that a departure from the requirements of Contract Rules is justifiable;

Contract Rule 6.6.8(h): There are other circumstances which are genuinely exceptional.

8.6 As long as Cabinet is satisfied that one or more of these exceptions apply, then it may authorise a waiver from the requirement for a competitive tender exercise.

## **9. Other Implications**

9.1 **Risk and Risk Management** - The project will be managed through a Contract for Services and performance monitoring and management processes will be in place overseen by the East London Housing Partnership Manager.

9.2 **TUPE, other staffing and trade union implications** - None - additional staff required to deliver this service will be employed by St. Mungo's on fixed-term contracts.

9.3 **Corporate Policy and Equality Impact** - The ELWP will support participating boroughs to promote community cohesion by providing accommodation for vulnerable, homeless women with complex needs. One element of the project is aimed at assisting LGBT women will have a positive impact on borough obligations relating to sexuality and equality.

9.4 **Safeguarding Adults and Children** - The East London Women's Project supports vulnerable single women without parental responsibility.

9.5 **Health Issues** - The East London Women's Project supports women with complex needs including domestic abuse, substance misuse, offending behaviour, sex work, a history of rough sleeping and mental health. Project residents are supported to engage with relevant support provided by specialist agencies to address issues relevant to their homelessness and facilitate their progress towards independent living.

9.6 **Crime and Disorder Issues** - The East London Women's Project supports women who have experienced domestic abuse but also exhibit high support needs due to additional factors such as substance misuse, sex work and offending behaviour and it is intended that the ELWP will assist in reduction of crime and disorder issues relating to these needs and behaviour.

9.7 **Property / Asset Issues** - None – the East London Women's Project operates from a building leased by St. Mungo's from L and Q.

**Public Background Papers Used in the Preparation of the Report:** None.

**List of appendices:** None.

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**CABINET****12 November 2019**

<b>Title:</b> Annual Education Performance Review 2018/19	
<b>Report of the Cabinet Member for Educational Attainment and School Improvement</b>	
<b>Open Report</b>	<b>For Decision:</b> Yes
<b>Wards Affected:</b> None	<b>Key Decision:</b> No
<b>Report Authors:</b> Natasha Cock, Policy & Projects Manager, & Jane Hargreaves, Commissioning Director Education	<b>Contact Details:</b> Tel: 020 8227 2463 Email: <a href="mailto:natasha.cock@lbbd.gov.uk">natasha.cock@lbbd.gov.uk</a>
<b>Accountable Director:</b> Jane Hargreaves, Commissioning Director Education, People and Resilience	
<b>Accountable Strategic Leadership Director:</b> Elaine Allegretti, Director of Children's Services and Director of People and Resilience	
<b>Summary</b>	
<p>The purpose of this report is to review educational and participation performance in Barking and Dagenham in 2018/19 in relation to the five priorities of the Education &amp; Participation Strategy 2018-22 (available at <a href="https://www.lbbd.gov.uk/education-and-participation-strategy">https://www.lbbd.gov.uk/education-and-participation-strategy</a>). These priorities are:</p> <ul style="list-style-type: none"> <li>• A place in a 'Good' or 'Outstanding' school, college or early years setting for every child and young person;</li> <li>• Exceeding national standards and then London standards across all headline performance areas. This includes A level where performance has traditionally been weaker;</li> <li>• Supporting greater numbers of young people, including those with Special Educational Needs and/or Disabilities (SEND), to progress at ages 16 and 18 to high quality, appropriate destinations; and to reduce numbers of young people not in education, training or employment;</li> <li>• Working collaboratively to strengthen the wellbeing and resilience of all children, young people and the wider school community which nurtures them; and</li> <li>• Maximising the Council's wide range of influences and levers so that the Council can play an even stronger role in raising aspirations and increasing opportunity for the children and young people who live and learn here.</li> </ul>	
<b>Performance headlines</b>	
<p>Progress towards these five priorities has been achieved in the broader context of the Council's long-established commitment to continue to raise education and participation standards in the borough and the first year of operation of Barking and Dagenham School Improvement Partnership (BDSIP). BDSIP is a non-profit company jointly owned by schools and the Council. BDSIP was created to further raise education standards by sharing proven best practice and enabling schools to design and purchase services with the greatest impact.</p>	

The academic year 2018/19 has yielded a mixed picture of successes and dips for Barking and Dagenham. All 2019 results and performance quartiles are provisional.

In summary:

- The proportion of schools judged by Ofsted as 'Good' or 'Outstanding' has improved from 88% at August 2018 to 91.7%<sup>1</sup> at August 2019. Barking and Dagenham continues to perform better than the national benchmark (85% at March 2019) and is almost at the London average (92% at March 2019).
- Early years provisional test results were solid, and primary results, mixed. At the Early Years Foundation Stage, following a dip last year, the borough's average 'Good Level of Development' (GLD) has risen to 72.4%, now above the national benchmark (71.8%) and narrowing the gap with London (74.1%). At Key Stage 2, the overall combined figure for Reading, Writing and Mathematics, at 65.5%, has fallen by 1.1% compared to the previous year. The national benchmark (64.8%) also declined although the borough remains at 0.7% above this. At the Higher Standard on this measure, Barking and Dagenham has improved to above the national average. This is important as attainment at the Higher Levels has been an area of longstanding challenge and priority. Key Stage 2 outcomes in all areas except Maths have declined at the Expected Standard compared to 2018. Maths and Grammar, Punctuation and Spelling (GPS) remain areas of strength and are both above the national average at the Expected Standard and Higher Standard.
- At GCSE, the borough has seen improvements from 2018 on all published headline measures. Barking and Dagenham's provisional grade 9-5 and above in English and Maths, at 42.5%, shows a 2.1% rise on the previous year and is now only slightly below the 2019 national benchmark of 43.2%. This measure constitutes the government's view of a good GCSE pass. The borough's provisional grade 5 and above in English has shown a 3.2% increase to 60.5%, with Maths at grade 5 and above improving by 2.2% to 47.7%. Barking and Dagenham's Attainment 8 score remained at 46.1 compared to last year and is fractionally below the 2019 national benchmark (46.7). The borough's 2019 Progress 8 score fell by 0.02 to 0.15 but remains significantly above the national benchmark and is provisionally in the top performance quartile A nationally.
- At A level, the picture is mixed. This continues to be a longstanding area of challenge for the borough. The new exams are proving tough, with drops in all four headline measures in Barking and Dagenham and nationally. Despite this, five of the borough's schools saw an improvement in the percentage of pupils achieving A\*-A. These highest grades enable more students to gain entry to the most competitive universities. Schools have fed back increasing success with young people getting into their chosen post 16 destinations including Oxford and Cambridge, prestigious employers and degree level apprenticeships. Headteachers have reported that most students have achieved the grades required to progress onto their intended destinations.
- On exclusions, the borough has generally performed well in comparison to the latest benchmarks. Provisional 2019 data for total permanent exclusions for Barking and Dagenham is 0.06%, better than 2017/18 London and national averages, in line with the local target and in the top performance quartile A nationally.
- Barking and Dagenham's Looked After Children (LAC) studying at the Virtual School

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<sup>1</sup> This figure is for all inspections during the 2018/19 academic year including one inspection result published in September 2019. It equates to 55 schools rated 'Good' or better out of a total of 60 schools with inspection results.

have performed strongly in 2019, outperforming looked after students nationally in most subject areas at Key Stage 1 and 2 (unvalidated results). For 2017/18, validated data at Key Stage 4 shows that Barking and Dagenham's LAC students performed better than LAC nationally in 'Attainment 8', 'Progress 8' and 'grade 4/C and above in English and Maths' - the government's headline performance measures at age 16.

- Barking and Dagenham has seen the largest growth in resident young people progressing to university of any London borough between 2007/8 to 2016/17. There has been a 5.2% increase in young people going to university from the borough's schools and a 17% increase in young people from the borough's schools going to top third universities, compared to the previous year.
- The proportion of young people in Barking and Dagenham who are not in Education, Employment or Training (NEET) or who are 'Unknown' is 3.5% (the December 18 - Feb 19 average). This proportion is better than London and national averages, with an improvement rate stronger than the national benchmark for the past 4 consecutive years.
- The borough's registration for the Artsmark award, a key programme of activities through which children and young people access their entitlement to cultural education, is the highest in London.
- Barking and Dagenham schools continue to outperform their peers in the achievement of the London Healthy Schools Award. With 100% of schools registered – one of only a handful of boroughs to achieve this - Barking and Dagenham has the third best performance in London at Silver (67%) and Gold (28%) level.
- The Council is participating in a range of work with key partners. This includes: the Early Years Transformation Academy which aims to reshape how early years services work together to identify language delay and strengthen interventions and support from practitioners and parents; the Cultural Education Partnership which promotes access and opportunity to cultural creative education; the Colin Pond awards to support top achieving GCSE students to continue to study in the borough; bursaries with CU London; and partnership work with Barking & Dagenham College to support routes into employment and training for young people with SEND.

### **Recommendation(s)**

The Cabinet is recommended to:

- (i) Renew the Council's commitment to continuing to strengthen and develop partnerships with Barking and Dagenham's family of schools, BDSIP, Barking & Dagenham College, CU London and other key partners to achieve the best possible outcomes and opportunities for the borough's children and young people, which is essential as delivery of the Education & Participation Strategy 2018-22 is collectively shared by these partners and the Council;
- (ii) Note performance against the five priorities of the Education & Participation Strategy 2018-22, as set out in section 2 of this report;
- (iii) Note the performance of schools in national tests and examinations as set out in Appendix 1 to this report; and
- (iv) Note the further achievements and progress of BDSIP in its first year of operation in Appendix 2 to this report.

## **Reason(s)**

Achieving the best possible outcomes and opportunities for children and young people, including the most vulnerable, is central to the Council's priorities in the Corporate Plan 2018-22 'No One Left Behind' - including 'Empowering People' and 'Inclusive Growth' - and to the vision in the Borough Manifesto. In particular, the Borough Manifesto sets out that Barking and Dagenham will be a place with high quality education and sustained attainment for all; access to lifelong learning, employment and opportunity for everyone; great arts and culture which leads change in the borough; and which supports residents to lead independent, healthy, safe and fulfilling lives.

Continuing to support the development of BDSIP, and working in close collaboration with the borough's family of schools and education partners to deliver shared priorities and actions, will make best use of the borough's collective resources to improve outcomes.

## **1. Introduction and Background**

### **Education & Participation Strategy 2018-22**

- 1.1 In November 2018, Barking and Dagenham's Education & Participation Strategy 2018-22, developed in partnership with the borough's schools, BDSIP, Barking & Dagenham College and CU London and young people, was agreed by Cabinet.
- 1.2 The Strategy's five priorities are:
  - 1) A place in a 'Good' or 'Outstanding' school, college or early years setting for every child and young person;
  - 2) Exceeding national standards and then London standards across all headline performance areas. This includes A level where performance has traditionally been weaker;
  - 3) Supporting greater numbers of young people, including those with SEND, to progress at ages 16 and 18 to high quality, appropriate destinations; and to reduce numbers of young people not in education, training or employment;
  - 4) Working collaboratively to strengthen the wellbeing and resilience of all children, young people and the wider school community which nurtures them; and
  - 5) Maximising the Council's wide range of influences and levers so that the Council can play an even stronger role in raising aspirations and increasing opportunity for the children and young people who live and learn here.
- 1.3 This report reviews performance in relation to the five priorities above and updates Cabinet on key developments in the national and local context over the past year.
- 1.4 The direction towards a school led education system, with accompanying reductions in central funding without corresponding reductions in Local Authority (LA) statutory duties, broadly remains. There continues to be increasing acknowledgement of the role of LAs within a place-based approach for school support and school improvement i.e. an acknowledgement of the need for locally based approaches. There has been some recognition recently by the government of the financial pressures faced by schools, particularly in relation to the High Needs Block.

- 1.5 Alongside this, ensuring that vulnerable children and young people are kept safe, included in education and supported to achieve good educational outcomes is a key area that has rightly received growing national and local attention.
- 1.6 For Barking and Dagenham, a key focus in 2018/19 has been working closely with BDSIP through the LA's commissioning and shareholder functions to help the company gain the best possible start in its support of the borough's schools. Launched in April 2019, BDSIP was created to provide Barking and Dagenham schools with support to raise education standards through sharing proven best practice and enabling schools to design and purchase services with the greatest impact. With 93% of the borough's schools signed up to the company at September 2019, BDSIP's contribution to delivery of the priorities in the Education & Participation Strategy 2018-22 is expected to be an important driver of success.
- 1.7 Performance is reviewed annually by headteachers at their Summer conference and priorities are agreed for the coming year. This is in the context of:
- A growing borough, with continued rapid expansion in secondary places. In 2018/19, the borough received an additional 1847 in year applications across reception to year 11, a 70% increase on the previous year. Seven secondary schools are growing year on year and have increased their intake. In 2018/19 Barking and Dagenham successfully secured investment of £5,339,400 to meet basic need. This has contributed to the secondary school expansion programme at barking abbey and Robert Clack.
  - Continued rapid growth in numbers of pupils with high needs. This is placing pressure on the borough's high needs block funding which, due to lagged central government funding arrangements, is not designed to match need. As an example of this rapid growth, in 2018/19, 181 new education, health and care plans were issued. Further, 68 pupils with EHC plans moved into the local area or arrived from other countries and required an EHC needs assessment and 40 pupils moved out of the local area. This resulted in a net increase of 28 new pupils with an EHC plan in the borough.
  - Reductions in schools' funding and significant cuts to the Council's dedicated education funding from government.

## 2. Performance

- 2.1 This section sets out performance in relation to the five priorities of the Education & Participation Strategy 2018-22. All 2019 results and performance quartiles are provisional.

### **Priority 1 - a place in a 'Good' or 'Outstanding' school, college or early years setting for every child and young person**

- 2.2 At 31 August 2019, the proportion of schools rated 'Good' or 'Outstanding' by Ofsted was 91.7%<sup>2</sup>. This is up from 88% in August 2018 and is fractionally below the borough's local target (92%) and the latest London average (92% at March 2019). The national average for this measure is 85% at March 2019.

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<sup>2</sup> This figure is for all inspections during the 2018/19 academic year including one inspection result published in September 2019. It equates to 55 schools rated 'Good' or better out of a total of 60 schools with inspection results.

- 2.3 The borough has an ultimate, longer term aspiration of 100% of schools rated 'Good' or better by Ofsted. At September 2019, there are 5 schools in the borough that are not yet 'Good' excluding the new Pathways school which will be inspected within 3 years of opening.
- 2.4 Ofsted carried out 18 inspections or visits in 2018/19 - a lower number than the previous year but still just under a third of the borough's schools.
- 2.5 Table 1 below shows schools which were inspected between September 2018 and July 2019 and the outcomes. Overall, 2018/19 has largely seen good improvements in Ofsted inspection outcomes. This has included Greatfields' first inspection result of 'Good' in July and Grafton Primary moving from a 'Good' to an 'Outstanding' judgement in May. Mayesbrook Park – the borough's Alternative Provision - Eastbury Primary, Marks Gate Infants and Goresbrook have improved from 'Requires Improvement' to 'Good'.
- 2.6 Riverside Bridge special school, rated 'Inadequate' by Ofsted in September 2018, has progressed steadily, with Ofsted judging in its inspection report that leadership at Riverside Bridge had the capacity to improve the school. An Ofsted monitoring visit to Riverside Bridge in March 2019 stated that effective action was taking place and that the school has been ably supported by LA advisers. Elutec – a standalone academy - improved from 'Inadequate' to 'Requires Improvement' in July.
- 2.7 Currently 7 schools with inspection judgements are rated 'Outstanding', up from 6 schools in 2017/18. Whilst inspectors are recognising and giving credit for outstanding leadership, it is proving challenging with the increasingly tougher inspection framework to raise the proportion of the borough's schools rated Grade 1 – 'Outstanding' overall.

**Table 1: Ofsted inspection outcomes**

School	Previous grade	Latest grade	Comment
Marks Gate Junior	2	2	These schools have amalgamated from 1 September 2019.
Marks Gate Infants	3	2	
Mayesbrook Park (Alternative Provision)	3	2	
Thomas Arnold	2	2	
Rush Green	2	2	
William Bellamy	2	2	
John Perry	2	2	
Eastbrook	3	3	
Valence	2	2	
Furze Infants	2	2	
Riverside Secondary	2	2	
St Joseph's	2	2	
Elutec	4	3	
Eastbury Primary	3	2	
Grafton	2	1	
Greatfields	0	2	First inspection since opening.



Goresbrook	3	2	
Southwood	2	3	Inspection published in September 2019.

#### Key

1 = Outstanding

2 = Good

3 = Requires Improvement

4 = Inadequate

### **Priority 2 - Exceeding national standards and then London standards across all headline performance areas.**

#### Primary

- *Early Years Foundation Stage:* After a dip last year, the provisional average 'GLD' for Barking and Dagenham has improved to 72.4%, now above national (71.8%). The borough has narrowed the gap with London (74.1%). Table 2 below shows early years 'Good Level of Development' performance.
- *Key Stage 1* – the percentage of pupils achieving the Expected Standard and working at Greater Depth has, broadly, dipped in all subjects for the borough compared to 2018 apart from Greater Depth in Maths. Writing at Greater Depth and Maths at the Expected Standard and Greater Depth remain above the national benchmarks. The gap to London has widened in all areas. Since the introduction of new assessments in 2016/17, a number of schools have seen a decline in all subject areas with the exception of Maths. Table 3 below shows Key Stage 1 performance.
- *Key Stage 2* – The overall combined figure for Reading, Writing and Mathematics, at 65.5%, has fallen by 1.1% compared to 2018 but remains 0.7% above the national benchmark (64.8%) which also declined. At the Higher Standard, Reading, Writing and Maths (combined) improved to above the national average. This is positive as attainment at the Higher Levels has been a longstanding challenge and priority. It also suggests that attainment in the borough is becoming more spread. Results have dipped from 2018 in all subject areas apart from Maths at the Expected Standard and Higher Standard and GPS at the Higher Standard. Maths and GPS remain areas of strength and above national benchmarks at the Expected Standard and Higher Standard. Table 4 below shows Key Stage 2 performance.
- Going forward, the Council will carry out a detailed analysis of primary outcomes in partnership with schools and BDSIP. Together, work will be undertaken to develop a targeted approach to supporting the performance of schools who are furthest from London standards, including through school to school support.

**Table 2: Early years 'Good Level of Development' performance**

<b>Good Level of Development</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
LBBB	71.6	71.3	72.4
London	73.0	73.8	74.1
England	70.7	71.5	71.8

**Table 3: Key Stage 1 performance**

The gap to the national benchmark is shown in brackets.

	<b>B &amp; D 2017</b>	<b>B &amp; D 2018</b>	<b>B &amp; D 2019</b>	<b>London 2019</b>	<b>National 2019</b>
Reading, Writing & Maths combined					
Expected Standard	65 (+1)	65 (=)	64.2 (-0.7)	68.9	64.9
Working at greater Depth	13 (+2)	13 (+1)	11.2 (=)	14.0	11.2
Reading					
Expected Standard	77 (+1)	75 (=)	73.3 (-1.6)	77.5	74.9
Working at greater Depth	27 (+2)	27 (+1)	23.9 (-1.1)	27.6	25.0
Writing					
Expected Standard	69 (+1)	70 (=)	68.8 (-0.4)	72.7	69.2
Working at greater Depth	18 (+2)	18 (+2)	15.1 (+0.3)	17.8	14.8
Maths					
Expected Standard	77 (+2)	76 (=)	75.7 (+0.1)	78.5	75.6
Working at greater Depth	24 (+3)	24 (+2)	23.8 (+2.1)	25.3	21.7

**Table 4: Key Stage 2 performance<sup>3</sup>**

The gap to the national benchmark is shown in brackets.

		<b>B &amp; D 2017</b>	<b>B &amp; D 2018</b>	<b>B &amp; D 2019</b>	<b>London 2019</b>	<b>National 2019</b>
Combined Reading, Writing and Maths	Expected Standard	62.9 (+0.9)	66.6 (+1.6)	65.5 (+0.7)	70.0	64.8
	Higher Standard	8.4 (- 0.6)	9.3 (-0.7)	11.2 (+0.7)	13.8	10.5
Reading	Expected Standard	72.5 (+0.5)	75.3 (-0.7)	72.9 (-0.3)	76.9	73.2
	Higher Standard	21.3 (-3.7)	26.6 (-1.4)	26.3 (-0.6)	30.7	26.9
	Average Scaled Score	103.5 (-0.5)	104.8 (-0.2)	104.3 (-0.1)	105.4	104.4
Writing	Expected Standard	76.4(+ 0.4)	79.3 (+0.3)	78.9 (+0.4)	81.8	78.5
	Higher Standard <i>Teacher assessment</i>	17.5 (- 0.5)	18.9 (-1.1)	17.9 (-2.3)	23.8	20.2
Maths	Expected Standard	80.7 (+5.7)	79.5 (+3.5)	80.3 (+1.6)	82.9	78.7
	Higher Standard	25.3 (+2.3)	25.5 (+1.5)	30.3 (+3.7)	33.8	26.6
	Average Scaled Score	105.2 (+1.2)	105.0 (+1.0)	105.7 (+0.7)	106.4	105.0
GPS	Expected Standard	81.5 (+3.5)	82.8 (+4.8)	82.6 (+4.6)	82.5	78.0
	Higher Standard	39.5 (+8.5)	42.7 (+7.7)	45.6 (+9.9)	45.0	35.7
	Average Scaled Score	107.5 (+1.5)	107.8 (+1.8)	108.2 (+1.9)	108.2	106.3

<sup>3</sup> Attainment in Reading, Writing and Maths (combined) for Key Stage 2 are directly comparable to 2018 but not to previous years due to changes to teacher assessment frameworks.

## Secondary

### Key Stage 4/GCSE results

- This is the third year of the new GCSEs and the second year where most subjects are examined according to the new, tougher examination system. Barking and Dagenham's results show that many secondary schools have successfully adapted to these changes. The borough has seen improvements in all published headline indicators.
- Two Barking and Dagenham schools reported around six students achieving a 'clean sweep' of seven grade 9s, with schools reporting that they have several students with six or seven grade 9s. A very small number of students - 837 nationally - achieved a 'clean sweep' in seven or more grade 9s in the exams.
- The borough's provisional combined grade 5 in English and Maths, at 42.5%, shows a 2.1% rise on the previous year and is slightly below the 2019 national benchmark (43.2%). This measure constitutes the government's view of a good GCSE pass.
- Barking and Dagenham's provisional combined grade 4 result in English and Maths, at 61.8%, shows a 1.8% increase on the previous year and is around 3% below the 2019 national benchmark (64.6%). A grade 4 is viewed favourably by many employers.
- The borough's provisional grade 5 and above in English has shown a 3.2% increase to 60.5%. The provisional grade 4 and above in English, at 75.6%, is 1.1% higher than the previous year. Maths has seen improvements at grade 4 and above of 2.4% to 67.1%, and at grade 5 and above, a 2.2% improvement to 47.7%.
- At the highest grades, Barking and Dagenham has improved by 1.8% at grade 7 and above in English to 23.1% and has seen a 3.5% increase in Maths at grade 7 and above to 20.7% compared to 2018.
- Despite the above improvements the borough's Attainment 8 score remained at 46.1, fractionally below the 2019 national benchmark (46.7%).
- Barking and Dagenham has generally scored highly on the government's headline Progress 8 score since its introduction 3 years ago. The borough's 2019 Progress 8 score fell by 0.02 to 0.15 but remains significantly above the national benchmark and is provisionally in the top performance quartile A nationally.
- Table 5 below shows Key Stage 4 GCSE performance.

**Table 5: Key Stage 4 GCSE performance**

		<b>B &amp; D 2018</b>	<b>B &amp; D 2019</b>	<b>London 2019</b>	<b>National 2019</b>
4 – 9 English & Maths		60.0	61.8	68.5	64.6
5 – 9 English & Maths		40.4	42.5	48.8	43.2
English	4 – 9	74.5	75.6	80.5	75.9
	5 - 9	57.3	60.5	67.2	60.6
	7 - 9	21.3	23.1	Not yet available	Not yet available
Maths	4 – 9	64.7	67.1	72.5	70.1
	5 - 9	45.5	47.7	53.7	49.0

7 - 9	17.2	20.7	Not yet available	Not yet available
EBacc. including 9-5 in English and Maths	13.4	14.9	23.8	17.1
Attainment 8	46.1	46.1	49.6	46.7
Progress 8	0.17	0.15	0.22	-0.03

### Key Stage 5/post 16 school results

- Nationally and locally, the new A level exams have proved challenging and all four headline A level performance measures saw decreases. These dips were greater for the borough.
- Performance at the very highest grades in Barking and Dagenham - A\* - A - declined by 1.8% compared to a national fall of 1.3%. Five of the borough's schools saw an improvement in the proportion of pupils achieving A\* - A. These highest grades enable more students to gain entry to the more competitive universities including Oxford and Cambridge. Nonetheless this performance measure remains the most challenging for Barking and Dagenham, with the gap to the national benchmark remaining at 10.9%.
- Barking and Dagenham's pass rates at A\*-C fell by 7.1% from 2018 to 67.4%, compared to a 1.7% fall nationally. Barking and Dagenham's A\*-E pass rate fell to 96.7% and is now below the national benchmark (97.5%).
- Despite this challenging context, schools have reported increasing success with young people getting into their chosen post 16 destinations including Russell Group universities, prestigious employers and degree level apprenticeships. There is also growing evidence that sixth form education in the borough is enabling more young people to gain access to the more competitive courses and careers.
- Entries in General Vocational and Technical qualifications have increased since 2018. In total there were 675.5 entries in the borough 2019 compared with 641 in 2018. On average, pupils achieved a High Merit (Merit+) for both qualification types with significant improvement in Vocational Technical subjects in particular.
- Table 6 below shows the performance for A levels and vocational qualifications.

**Table 6: A level and vocational qualifications performance**

A level only	B&D 2017	B&D 2018	B&D 2019	National 2019
A*-E	98.6	98.6	96.7	97.5
A*-C	75.9	74.5	67.4	75.6
A*-B	44.2	45.4	38.7	51.4
A*/A	16.1	16.4	14.6	25.5

<b>Academic qualifications</b>	<b>B&amp;D 2017</b>	<b>B&amp;D 2018</b>	<b>B&amp;D 2019</b>	<b>National 2019</b>
A Level APS <sup>4</sup> per entry (schools only)	29.32	30.75	29.37	32.90
Academic APS per entry (schools only)	29.40	30.98	29.66	33.07

<b>Vocational qualifications</b>	<b>B&amp;D 2017</b>	<b>B&amp;D 2018</b>	<b>B&amp;D 2019</b>	<b>National 2019</b>
Applied General APS per entry (schools only)	38.47	28.35	27.90	29.21
Tech Level APS per entry (schools only)	31.63	25.32	29.38	32.12

### **Performance of groups**

- Provisional 2019 results show that the borough's disadvantaged pupils (those receiving Free School Meals or Looked After Children) outperformed the same group nationally in Key Stage 1 for Reading, Writing and Maths (individual subjects) at the Expected Standard, and at Key Stage 2 in Reading, Writing and Maths combined, in these subjects individually at the Expected Standard and in Grammar, Punctuation and Spelling.
- Pupils with SEN at Key Stage 1, and pupils with English as an Additional Language at Key Stage 1 and 2, performed better than the same groups nationally.
- Pupils with SEN at Key Stage 2 performed above the national benchmark in Reading, Writing and Maths combined and in Grammar, Punctuation and Spelling but below the national benchmark in Reading and Writing.
- At Key Stages 1 and 2, White British pupils continue to perform below national benchmarks for this group.

### **Exclusions**

2.8 The borough has generally performed well on exclusions in comparison to the latest benchmarks. Provisional 2019 data for total permanent exclusions for Barking and Dagenham is 0.06%, better than 2017/18 London and national averages, in line with the local target and in the top performance quartile A nationally. This is in the context of increasing fixed term exclusions nationally and an apparent rise in

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<sup>4</sup> A level Average Point Score (APS) grade C=210 points. Each grade is worth +30 points so A\*=300 points, A=270, B=240, C=210, D=180 and E=150 points. Other qualifications such as a BTEC have equivalent points awarded for Pass, Merit and Distinction.

incidents of anti-social, and sometimes unsafe, activities involving young people across the London area.

- 2.9 In 2017/18, Barking and Dagenham was in the top performance quartile A nationally for total, permanent and fixed exclusions in both the primary and secondary phases.

### Looked After Children (LAC)

- 2.10 As Corporate Parent, the LA has a particular responsibility to support and promote the best possible outcomes for children and young people in its care. A key means through which the LA carries out this duty is through the Virtual School.
- 2.11 2018/19 results for LAC students are provisional until 31 March 2020 when cohort numbers are finalised.

### 2018/19 unvalidated data

#### 2018/19 Key Stage 1 and 2 results – unvalidated

- Provisional Key Stage 1 results show that the borough’s LAC students performed better than LAC students nationally in all subjects except Science, where the borough is 2% below this national benchmark.
- At Key Stage 2, Barking and Dagenham’s LAC students outperformed LAC students nationally in all subjects by a significant margin.
- Tables 7 and 8 below shows Key Stage 1 and Key Stage 2018/19 performance for LAC students.

**Table 7: Key Stage 1 performance for LAC students**

%>Expected Standard	2018/19 B&D LAC (7)	2018/19 B&D All	2018/19 National LAC
Reading	57	73	52
Writing	57	69	42
Maths	57	76	48
Science	57	81	59

**Table 8: Key Stage 2 performance for LAC students**

%>Expected Standard	2018/19 B&D LAC (20)	2018/19 B&D all	2018/19 National LAC
Reading	70	73	48
Grammar, Punctuation and	65	82	52

Spelling			
Maths	65	80	51
Writing TA	75	79	50
Reading, Writing and Maths	60	66	36

2.12 Unvalidated 2018/19 Key Stage 4 results for Barking and Dagenham's LAC students (including Attainment 8, average Progress 8 and Grade 4/C or above in English and Maths) will not be published until later in the academic year, with validated results available around April 2020.

**2017/18 validated data**

2.13 The final 2017/18 data is included as it was not published until after last year's annual report to Cabinet.

*Key Stages 1 and 2 – validated data for 2017/18*

- At Key Stage 1, the borough's LAC students matched or exceeded their non looked after peers in the borough in most (three out of four) subjects, with all of the borough's LAC students meeting the Expected Standards in Maths.
- At Key Stage 2, the borough's LAC students outperformed looked after children nationally in all subjects.
- Tables 9 and 10 below shows performance in 2017/18 for Key Stage 1 and Key Stage 2 for LAC students.

**Table 9: Key Stage 1 for LAC students**

%>Expected Standard	2017/18 B&D LAC (4)	2017/18 B&D All	2017/18 National LAC
Reading	75	75	51
Writing	75	70	42
Maths	100	76	49
Science	75	82	58

**Table 10: Key Stage 2 for LAC students**

% >Expected Standard	2017/18 B&D LAC (23)	2017/18 Quartile/Rank	2017/18 B&D all	2017/18 National LAC
Reading	61	N/A	74	51
Grammar, Punctuation and	61	A/11	82	50



Spelling				
Maths	57	N/A	79	47
Writing TA	70	N/A	78	49
Reading, Writing and Maths	44	B/20	66	35

#### Key Stage 4 – validated data for 2017/18

- At Key Stage 4, Barking and Dagenham’s LAC students performed better than looked after students nationally in ‘Attainment 8’, ‘Progress 8’ and ‘grade 4/C and above in English and Maths’. These are the government headline performance measures.
- Table 11 below shows Key Stage 4 performance for LAC students.

**Table 11: Key Stage 4 for LAC students**

	<b>2017/18 B&amp;D LAC (30)</b>	<b>2017/18 Quartile /Rank-</b>	<b>2017/18 B&amp;D all</b>	<b>2017/18 National LAC</b>
KS4 Average Attainment 8 Score	23.3	A/15	46.1	18.8
KS4 Average Progress 8 score	-1.07	B/40	0.17	-1.24
Grade 4/C or above in English and maths GCSEs	10%	-	60%	8%

**Priority 3 – to support greater numbers of young people, including those with SEND, to progress at ages 16 and 18 to high quality, appropriate destinations; and to reduce numbers of young people not in education, training or employment.**

#### Post 16 Participation

- Barking and Dagenham has seen the largest growth in resident young people – an increase of 65% - progressing to university of any London borough between 2007/8 to 2016/17. There has been a 5.2% increase in young people going to university from the borough’s schools and a 17% increase in young people from the borough’s schools going to top third universities, compared to the previous year.
- The borough's proportion of young people who are NEET or 'Unknown' is 3.5% (the December 2018 – February 2019 average and the headline performance measure). This equates to around 200 young people. This percentage is both better than London and national averages, with an improvement rate stronger than the national average for the past 4 years.
- The Council established a panel to help support Care Leavers into education, employment and training. This is impacting positively, with the borough’s NEET performance figures for Care Leavers now better than the national average.
- The Council has been working with Barking & Dagenham College to launch the college’s ‘Reach Programme’, a programme of supported internships for young people with SEND with the aim of moving them into sustained employment.

**Priority 4 – to work collaboratively to strengthen the wellbeing and resilience of all children, young people and the wider school community which nurtures them.**

- The Council is participating with key partners in the Early Years Transformation Academy. This programme aims to reshape how partners and services work together around early identification of language delay and to support parents and practitioners to improve children's outcomes through targeted interventions.
- The Cultural Education Partnership continues to progress in establishing the entitlement for all young people to benefit from high quality cultural education, including opportunities to work with major arts partners within hubs of schools. A successful bid for Challenge London funds has enabled full time focus on key priorities, with increased visibility and capacity to develop wide-ranging collaboration to benefit young people. This includes enabling all schools to achieve Artsmark status, with the borough's registration for the award already being the highest in London. Key priorities for the coming year include: the mapping of entitlement across each year and phase of education; and the direct engagement of young people as leaders and producers in the cultural decisions that affect them, so that young people as leaders will become the norm.
- Barking and Dagenham schools have continued to outperform their peers in the achievement of the London Healthy Schools Award. With 100% of schools registered - one of only a handful of boroughs to achieve this - the borough has the third best performance in London at Silver (67%) and Gold (28%) level, behind Ealing and Tower Hamlets. The number of schools achieving Bronze award in the borough is also well above average.
- The borough's School Games Organisers continue to organise and deliver a range of sporting activity across 17 sports. Barking and Dagenham finished 5/33 in the Schools Shield 2019, representing the combined the finishing position of the school team representing each borough for every sport. The borough's previous best position was 13<sup>th</sup>.
- The Council, in partnership with schools, hosted a conference on 'Fulfilling potential: Promoting resilience – Growth Mindset in Schools' in collaboration with the renowned 'Growth Mindset' leader Carol Dweck, in September 2019.
- The Local Transformation Partnership Board, chaired by the Clinical Commissioning Group, continues to work collaboratively towards the provision of a range of mental health and Children, Adolescent and Mental Health Services (CAMHS) to schools and young people, including Star Workers in schools, the More than Mentor programme, the online platform Kooth (with local uptake stronger than neighbouring boroughs) and an annual mental health conference for young people.
- There has been considerable work with partners over the past year to draw together approaches to help young people to keep themselves safe from exploitation. This is under the programme name known as 'Step Up, stay Safe' and includes a campaign to increase parents' awareness of potential risks to young people during the hours immediately after school (the 'lost hours'). The task over the coming year is to roll out the programme and increase the visibility of the offer for schools and young people.
- BDSIP and the Council have worked in partnership to broker the 'Votes for Schools' programme in a number of schools. This interactive programme has enabled Barking and Dagenham's children and young people to engage in

debate about topical issues which affect them, with key themes fed back to the LA.

**Priority 5 – to maximise the Council’s wide range of influences and levers so that the Council can play an even stronger role in raising aspirations and increasing opportunity for the children and young people who live and learn here.**

- The Colin Pond awards, in conjunction with the Council, is now in its third year of providing over 50 annual scholarships to the borough’s top achieving GCSE students who will remain in the borough to study A levels. Impact analysis has demonstrated that ‘staying on’ rates for the top 10 and 20 achievers in participating schools have increased by 5% and 10% respectively. Average Attainment 8 and Progress 8 scores of the top 10 and top 20 young people in these schools have increased markedly since the introduction of the Colin Pond Bursary in 2017.
- The Council has worked closely with CU London to provide a range of bursary opportunities that saw an extra £95,000 invested into Barking and Dagenham schools between 2018-19 and continues to broker partnerships with a range of Higher Education providers as part of the Aimhigher programme.
- Barking & Dagenham College and the Council continue to work in strong partnership. Educating around 3000 young learners and delivering 275 apprenticeships of which 251 students have High Needs, the college is working very positively to support routes into employment and training for some of these young people. In addition, Barking & Dagenham College hosts the borough’s annual Cultural Education Partnership conference. The college is one of 12 Institute of Technology centres in the UK and is a flagship government initiative set to improve the technical education of the boroughs’ residents. The borough will benefit from a £14.3 million brand new facility at the college held in partnership with Coventry University and global employers such as Saint Gobain, Huawei and TFL. Barking & Dagenham College are a large Apprenticeship provider and have the Mayors Construction Academy (MCA) Kite mark.
- The majority of the borough’s secondary schools now buy into a work experience programme delivered through BDSIP (despite work experience not being a statutory requirement) with around 2500 placements a year taking place across some 250-300 employers. 100% of LAC who are in a school that provides work experience undertake it. A range of additional work-related learning opportunities are also provided, working in partnership with large employers such as City Airport and the recently launched London East Enterprise Adviser Network which the Council manages as part of Local London.
- A small piece of work has been commissioned to better understand the borough’s A level performance which has not improved this year. This will include the examination of performance in particular subjects and whether the move away from Arts subjects (where performance has traditionally been strong) to increasingly popular Science, Technology, Engineering and Maths (STEM) subjects has had an impact. The recommendations will be acted upon with schools and BDSIP.

- The Council is coordinating research in partnership with Goldsmiths College, University of London, schools and education partners into what is working well and areas for development in careers Information, Advice and Guidance.

### **3. BDSIP**

#### *Services delivered on behalf of the Council*

3.1 BDSIP delivers a significant contract on behalf of the Council. This is focused on School Improvement and Inclusion activity, comprising a universal service and more targeted support to priority schools. During its first year of operation, the Council and BDSIP prioritised the development of a close partnership working relationship. Delivery highlights in BDSIP's first year of operation have included:

- Delivery of practical, hands on inclusion support to schools and individual pupils at greatest risk of exclusion, guiding schools to develop effective, tailored strategies for keeping young people in school wherever possible and appropriate.
- Delivery of strategic support to Inclusion, including convening and facilitating networks of Special Educational Needs Coordinators, and major SEND and speech and language conferences which were rated highly by delegates.
- Provision of curriculum support and training to schools in key areas including English as an Additional Language, English, Maths and Science.
- Delivery of additional, targeted improvement support to schools identified as vulnerable by the Council's Commissioning Director Education.
- Successful management of transition support for young people moving from primary to secondary school.
- Successful delivery of Key Stage 2 moderation which was rated as extremely strong practice by the Standards and Testing Agency.

#### *Other key services*

3.2 In addition to its important work in School Improvement and Inclusion, BDSIP delivers careers advice and work experience to the majority of the borough's secondary schools.

3.3 BDSIP has inherited a legacy of strong work in this area, evidenced by the growth in the number of young people successfully moving onto higher education courses. BDSIP continues to build on this work, delivering strong performance in both careers and work experience. For example, the work experience service consistently exceeded its targets – placing over 90% of young people in work experience placements, with over 75% receiving one of their first choice placements and 100% of LAC placed successfully. Similarly, in relation to careers advice, between 80% and 100% of young people in year 10 were seen for an individual careers interview in every school (with those schools nearer 80% choosing to spend some of their careers adviser time delivering group work sessions focused on different careers pathways).

3.4 Further detail about BDSIP's achievements and progress in 2018/19 is set out in Appendix 2.

## **Priorities for 2019/20 and beyond**

- 4.1 The focus for the 2019/20 academic year is to make firm progress on the five priorities in the Education & Participation Strategy 2018-22 highlighted above.
- 4.2 Supporting BDSIP in its second year of operation to support schools and flourish will form a significant part of this work. The Council's commissioning specifications and quality assurance arrangements for monitoring the performance of BDSIP have been strengthened for the 2019/20 academic year. Delivery of services commissioned by the Council and their contribution to the five priorities in the Education & Participation Strategy 2018-22 will continue to be reviewed monthly at monitoring meetings with BDSIP's Chief Executive and Senior Leadership Team.
- 4.3 The borough's drive for progress will take place in a challenging national and local context. Locally, there is continuing rapid growth in the number of children and young people with High Needs and in the complexity of the needs they present, including numbers of pupils with an EHC plan. This places pressure on the LA's and schools' budgets and resources. Effective management of the High Needs Block, which remains historically underfunded, with schools will be crucial. The challenging financial situation faced by schools and the LA will require ongoing monitoring.
- 4.4 Alongside this, ensuring there is sufficient specialist provision in the borough, including through the new Pathways school from September 2019, will be vital. A new special school is required in the next 3 years.
- 4.5 The new Ofsted inspection framework was introduced in September 2019. It is likely to be tougher for the small number of the borough's schools not yet rated 'Good' by Ofsted, and whose inspection window falls in 2019/20, to seek to move to a 'Good' rating this academic year. The LA will continue to provide high quality support to all LA maintained schools and challenge to academies.
- 4.6 A focus on the quality of provision for the most vulnerable children and young people will continue. An overarching review of the LA's ARPs is planned for the Spring term 2019/20. The Council commissions just under 400 places for children and young people in in ARPs. ARPs are attached to mainstream schools and provide a higher level of support for children with SEND. They are popular with parents and allow children to access mainstream activities and specialist support to meet their needs. The review will be led by an experienced former Her Majesty's Inspector and will include wider support for children and young people's health and wellbeing needs. It will focus on the key question: Are young people with SEND in the borough's ARPs receiving the right support, in the right place, at the right time?
- 4.7 The LA will continue to work determinedly with key partners to support all children to have the best start in life, to help keep children and young people safe, in education and in their families, and to promote children and young people's health, wellbeing and resilience. Particular attention will be given to Barking and Dagenham's most vulnerable children, young people and their families.

## 5. Financial Implications

- 5.1 This section has been completed by Kofi Adu, Group Finance Manager.
- 5.2 The total Dedicated School Grant (DSG) allocations for the year 2018/19 was £218,341k after recoupment adjustments in respect of academies of £46,568k. The overall final outturn position on the DSG was an overspend of £1,902. This is made up as shown in the table 12 below.

**Table 12: Financial outturn position for the DSG**

	<b>Budget</b>	<b>Period 14 Final Out-turn</b>	<b>Period 14 Variance</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Schools block	167,174	166,897	(276)
Early years block	21,319	20,663	(656)
High needs block	27,289	30,287	2,998
Central block	2,559	2,395	(164)
<b>Total</b>	<b>218,341</b>	220,243	1,902
Brought forward DSG balance (inc. growth fund)			3,548
Less: Growth fund			(500)
<b>DSG balance for 31st March 2019</b>			1,146

- 5.3 The overspend on the High Needs block is largely driven by demand. This was partially offset by a transfer of funds from the Schools Block and additional grant funding announced mid-year and some underspends in the other DSG blocks. There are approximately £4m of pressures that will need to be offset through a combination of actions including demand management and efficiency savings. The level of overspend on the demand/needs driven areas suggest that the pressures will continue into the next financial year.
- 5.4 The latest government announcements indicate that we are likely to receive between an 8-17% increase in High Needs funding from next year 2020/21. This increase will equate to around £2.4 -£5m before academy recoupment. This is a much needed boost in funding due to the increasing demand pressure we are currently facing. However, we welcome this announcement with caution since our census data may have an impact on the final allocation which cannot be confirmed with certainty at this stage.

5.5 The latest forecasts indicate that 2019/20 may be the most challenging year for the borough with High Needs pressures of around £4million against a DSG reserve of £2.6 million.

## 6. Legal Implications

6.1 Not applicable as confirmed by Lucinda Bell, Education Lawyer.

## 7. Other Implications

7.1 **Risk Management** – Principal risks are potential further national financial cuts affecting the Council’s ambition for improved outcomes for young people. Collective delivery of the new Education & Participation Strategy for 2018-22 by education partners and the Council and increasing collaborative working to grow capacity will help to mitigate this. Management action and monitoring are in place to control and review the borough’s transition to the National Funding Formula and the pressures on the High Needs Block.

7.2 **Contractual Issues** – None.

7.3 **Staffing Issues** – Following the launch of BDSIP on 1 April 2018, the LA’s Education Core has reshaped itself so that remaining resources and expertise are aligned with statutory responsibilities, maintaining a strategic outlook and approach, providing support to BDSIP and building relationships with partners. This will continue in 2019/20.

7.4 **Corporate Policy and Equality Impact** – The priorities set out in the Education & Participation Strategy 2018-22 represent a significant opportunity to improve outcomes for all children and young people, including the most vulnerable, in the face of a challenging financial context. This, in turn, should serve to further improve inclusive access to education and participation services, strengthen fairness and equality in education and participation for all – including groups with protected characteristics - and improve children’s, young people’s and their families experiences of education and participation in Barking and Dagenham.

7.5 The Education & Participation Strategy 2018-22 connects directly to the Borough Manifesto which sets out the long-term vision, aspirations and targets for the borough. The Education & Participation Strategy 2018-22 is informed by the themes and priorities set out in the Corporate Plan 2018-22 including ‘Empowering People’ and ‘Inclusive Growth’. The Council’s Equality and Diversity Strategy sets out the borough’s approach to equality and diversity. The strategy has specific actions to improve educational attainment and tackle inequality for specific groups where there are known issues or underachievement. The Joint Health and Wellbeing Strategy incorporates focusses on the best start in life for the youngest children and the wellbeing and resilience of children and young people, mirroring priorities and key elements of the Education & Participation Strategy 2018 22.

- 7.6 **Safeguarding Adults and Children** – The Education & Participation Strategy 2018 - 22 aims to improve the wellbeing of children and young people (where relevant including up to the age of 25 for those with SEND). This includes through supporting those most vulnerable and those at risk of exploitation through a joined up approach rooted in contextual safeguarding; reducing inequalities in educational attainment and opportunity; and supporting joined up working with key partners, including Social Care, Health and the Police.
- 7.7 **Health Issues** – A priority of the Education & Participation Strategy 2018-22 is building collective responsibility across key partners, including Health, and the community for children and young people’s wellbeing and resilience. Schools have demonstrated strong support by, for example, building sports networks, use of School Games Coordinators and by high levels of success in the Healthy Schools Programme. Work with key partners, including Health, through the Early Years Transformation Academy and in support of the provision of a range of mental health services for children and young people will support these objectives.
- 7.8 **Crime and Disorder Issues** – The Education & Participation Strategy 2018-22 emphasises a collective responsibility for children and young people. Relations with the police are generally positive. Schools highly value the community police officers based in their schools and have strongly expressed their concerns about reductions. The Education & Participation Strategy 2018-22 promotes increased collaborative working between education partners and the Council which will be key in helping to keep children and young people safe.
- 7.9 **Property / Asset Issues** – Trewern Outdoor Education Centre, owned by the Council, plays an important role in offering adventure and physical activities to school pupils in the borough, with particular benefits for emotional and physical wellbeing. Changes were made in 2018 to the financial and operational management of the centre to provide it with a more sustainable basis for the future.

#### **Public background papers used in the preparation of the report:**

##### ***Outlining data collected and processes involved***

Assessment and Reporting Arrangements EYFS:

<https://www.gov.uk/government/publications/2019-early-years-foundation-stage-assessment-and-reporting-arrangements-ara>

Assessment and Reporting Arrangements KS1:

<https://www.gov.uk/government/publications/2019-key-stage-1-assessment-and-reporting-arrangements-ara>

Assessment and Reporting Arrangements KS2:

<https://www.gov.uk/government/publications/2019-key-stage-2-assessment-and-reporting-arrangements-ara>

##### ***Providing comparative local authority, London and national data***

Statistical First Release EYFS: <https://www.gov.uk/government/statistics/early-years-foundation-stage-profile-results-2018-to-2019>

Statistical First Release KS1: <https://www.gov.uk/government/statistics/phonics-screening-check-and-key-stage-1-assessments-england-2019>



Statistical First Release KS2: <https://www.gov.uk/government/statistics/national-curriculum-assessments-key-stage-2-2019-provisional>

Statistical First Release KS4 / GCSE: <https://www.gov.uk/government/statistics/key-stage-4-performance-2019-provisional>

Statistical First Release KS5 / A Level: <https://www.gov.uk/government/statistics/a-level-and-other-16-to-18-results-2018-to-2019-provisional>

Statistical First Release Pupil Absence: <https://www.gov.uk/government/statistics/pupil-absence-in-schools-in-england-autumn-2018-and-spring-2019>

Statistical First Release Exclusions: <https://www.gov.uk/government/statistics/permanent-and-fixed-period-exclusions-in-england-2017-to-2018>

Statistical First Release LAC: <https://www.gov.uk/government/statistics/outcomes-for-children-looked-after-by-las-31-march-2018>

### ***Explaining measures included in official DfE tables***

School performance tables Statement of Intent:

<https://www.gov.uk/government/publications/school-and-college-performance-tables-statements-of-intent>

### **List of appendices:**

- **Appendix 1:** Education dataset
- **Appendix 2:** Further achievements and progress of BDSIP in its first year of operation.

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## Appendix 1 - Education Performance Dataset - 2019/20

**Key**

Data unavailable - due to reporting frequency; performance indicator being new for the period or no longer collected/published

.. Data unavailable as not yet due or published yet

Data missing and requires updating

Provisional/awaiting confirmation

INDICATOR DESCRIPTION		TIME PERIOD							BENCHMARKING			TARGETS	
Ref.	Title	2015	2016	2017	2018	2019	Q1 2019/20	DoT (on previous year)	Quartile Band A-D	England Average	SN Average	London Average	2019
<b>Early Years Foundation Stage (EYFS)</b>													
1	Good level of development	67.8%	69.8%	71.6%	71.3%	72.4%		↑	B	71.8%	71.2%	74.1%	72.5%
<b>KS2 Expected Standard or Above and Average Scaled Score (new headline measures from 2016)</b>													
6	Reading		65.0%	72.0%	75.0%	73.0%		↓	C	73.0%	72.0%	76.0%	76.0%
7	Writing		80.0%	76.0%	79.0%	79.0%		↔	B	78.0%	78.0%	81.0%	81.0%
8	Maths		77.0%	81.0%	80.0%	80.0%		↔	B	79.0%	80.0%	82.0%	In line with London
9	GPS		78.0%	81.0%	83.0%	83.0%		↔	A	78.0%	80.0%	82.0%	82.0%
10	RWM %		58.0%	63.0%	67.0%	66.0%		↓	C	65.0%	65.0%	69.0%	68.0%
11	Reading (average scaled score)		102.0	104.0	105.0	104.0		↓	B	104.0	104.0	105.0	106
12	Maths (average scaled score)		104.0	105.0	105.0	106.0		↑	A	105.0	106.0	106.0	106
13	GPS (average scaled score)		105.0	108.0	108.0	108.0		↔	A	106.0	107.0	108.0	108
<b>Comments:</b> KS2 2019 data is provisional. LA data is taken from Nexus and has been adjusted for known discounted pupils. 2019 comparator data is based on the Data Matrix and DfE SFR. England average is for state funded schools.													

INDICATOR DESCRIPTION		TIME PERIOD							BENCHMARKING			TARGETS	
Ref.	Title	2015	2016	2017	2018	2019	Q1 2019/20	DoT (on previous year)	Quartile Band A-D	England Average	SN Average	London Average	2019
<b>GCSE or equivalent</b>													
14	5+ A*-C inc Eng & Maths (discontinued)	54.0%	54.1%					↑	C	53.5%	54.7%	60.6%	
15	A*-C Eng & Maths* (discontinued)	55.7%	60.0%					↑	C	59.3%	60.5%	66.4%	
15a	% Pupils achieving 9-5 pass in English and Maths (new)			43.1%	40.4%	42.5%		↑	B	43.2%	41.1%	48.8%	45.0%
16	Average Progress 8 Score (new GCSE Headline Measure)		0.15	0.23	0.17	0.15		↓	A	-0.03	0.04	0.22	0.20
17	Average Attainment 8 Score (new GCSE Headline Measure)		49.7	46.7	46.1	46.1%		↔	B	46.7	45.7	49.6	48.0
18	% English Baccalaureate (Ebacc) (discontinued)	20.4	22.3					↑	C	23.1	24.0	..	
18a	% Pupils achieving Eng Bacc (inc 9-5 pass in E&M) (new)			18.9%	13.4%	14.9%		↑	C	17.1%	17.2%	23.8%	21.0%
18b	% Pupils entered Eng Bacc (new)			31.9%	37.8%	37.6%		↓	C	40.1%	45.8%	53.8%	43.0%
18c	Average Point Score Eng Bacc (new)				3.94	3.96		↑	C	4.08	4.03	4.46	4.00
<b>Comments:</b> The new education measures reported on from 2016 are A*-C English and maths and Attainment 8 and Progress 8. From 2017, the new measure for GCSE will be % of pupils achieving GCSEs grade 9-5. Target is to be in line with London average. England average is for state funded schools. Provisional quartiles based on Data Matrix.													
<b>GCE/A Level/Level 3 Qualifications</b>													
19	APS per pupil (all quals) - Discontinued	641.5						↓	D	717.8	682.5	694.0	
20	APS per entry (all quals) - Discontinued	212.8						↑	B	215.9	209.8	213.1	
21	Average point score per entry A Level Cohort (New)		28.8	29.3	30.8	29.4		↓	D	32.64	31.40	32.56	31.0%
22	Average point score per entry - Best 3 A Levels (New)		32.0	32.7	32.2	30.5		↓	C	32.17	30.60	32.66	32.5%

INDICATOR DESCRIPTION		TIME PERIOD							BENCHMARKING			TARGETS	
Ref.	Title	2015	2016	2017	2018	2019	Q1 2019/20	DoT (on previous year)	Quartile Band A-D	England Average	SN Average	London Average	2019
<b>Post-16 Participation in Education, Training &amp; Employment</b>													
23	% 16-18 yr olds Not in Education/ Employment/ Training (NEET) - Discontinued	5.8%	6.8%					↓	D	4.2%	4.6%	3.1%	-
23	% 16 to 17 year olds who are not in education, employment, or training (NEET) or who have Unknown Destinations (new measure)	7.9%	5.6%	4.2%	3.5%	..	3.8%	↓	B	5.4%	5.3%	4.4%	4.0%
23a	% 16 to 17 year olds who have Unknown Destinations	4.3%	2.1%	0.8%	0.4%	..	0.6%	↓	A	2.5%	2.2%	2.4%	0.6%
23b	% 16 to 17 year olds who are not in education, employment, or training (NEET)	3.6%	3.5%	3.4%	3.1%	..	3.2%	↓	A	2.9%	3.0%	2.0%	3.3%
24	% 16-17 year olds participating in education and training	90.4%	92.1%	94.1%	94.7%	..	94.6%	↔	A	92.2%	93.2%	94.7%	95.0%
24a	% of KS4 All Pupils going to, or remaining in education & employment/training	93.0%	94.0%	96.4%	96.7%	..	..	↑	B	95.5%	..	96.8%	97.0%
Comments: NEETs and Unknowns are reported and published as a joint figure for Year 12 and 13 (academic age 16 and 17). Annual published data for NEETs + Unknowns is the Dec-Feb average in each year i.e. Nov 2016, Dec 2016 and Jan 2017). Participation data will henceforth be March data only published in June (other quarterly data will no longer be published) Participation is equivalent provisional comparators. DOT is compared to a year previously. 24a is taken from the Moving On report on Activity survey. 2018 target relates to 18/19 year. Annual headline measure is below all comparators and is falling at a faster rate. Both NEETs and Unknowns fell for the 4th year running. Q1 19/20 figures (except NEET only) are better than all comparators													
<b>Attendance and Exclusions</b>													
25	Overall Absence - State-Funded Primary	4.3	4.0	4.0	4.1	3.6		↓	C	3.7	3.8	3.6	3.7
26	Overall Absence - State-Funded Secondary	5.2	5.0	5.0	5.2	4.7		↓	C	4.9	4.5	4.4	4.4
27	Total Permanent Exclusions (rounded)	0.05	0.05	0.07	0.04	0.06		↑	A	0.10	0.09	0.08	0.06
Comments: Absence - from 2012/13 based on 6 terms. 2018/19 is for Autumn term only. Exclusions - 2019 is provisional. Comparator data including quartile banding is for 2018 as 2019 is not yet available.													
<b>School Inspection Outcomes</b>													
28	% of schools rated as good or outstanding	77.0%	89.0%	91.0%	92.0%	91.7%		↑	A	85.0%	..	92.0%	92.0%
Comments: As at the end of August 2019, 91.7% of schools are rated 'Good' or 'Outstanding' in LBBB, comparable with previous termly positions. 2019 benchmark data relates to Ofsted DataView and position as at 31 March 2019.													

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## **Appendix 2: Further Information on Achievements and Progress in the First Year of BDSIP**

### **1. Background**

1.1 BDSIP launched on 1 April 2018 as a schools' owned services company delivering a range of services to schools across School Improvement, Inclusion, Governor Services, Careers and Work Experience. The majority of services are traded to schools and BDSIP also delivers services to schools on behalf of the Council. BDSIP is a private limited company, registered with Companies House, operating as a social enterprise on a not-for-profit basis. Any surplus is re-invested in education services and infrastructure for the borough.

### **2. Overview**

2.1 BDSIP has had a highly successful first year, engaging schools in a new relationship, clarifying and strengthening existing services, and introducing a number of new services in response to schools' priorities for additional support.

2.2 BDSIP's Chief Executive has undertaken approximately 40 1:1s with headteachers, the majority early in the year. These have explored headteachers' current experiences of the service and what they would like to see in future. Feedback from these discussions has driven the identification of year one priorities.

2.3 Priorities in BDSIP's first year have been:

- Preparing for launch and setting the business up;
- Defining the service offer and reviewing all pricing;
- Changing the culture of the organisation and developing expertise; and
- Introducing new and innovative services.

2.4 Fifty five of the fifty nine schools in the borough at September 2019 are members of BDSIP.

### **3. Launch and business set-up**

3.1 Around 30 staff TUPE'd to BDSIP on 1 April 2018. The council's focus in the run-up to launch was on stakeholder engagement, particularly of schools, and on getting the legal shape of the organisation right. In its first year, BDSIP has built on these foundations by putting in place all the infrastructure required to run a business – covering such issues as arrangements for invoicing clients, office accommodation, setting up separate accounts and banking facilities and arranging appropriate insurance. This work has required a significant amount of resource but has now been substantively completed successfully, meaning the company is well placed to operate as an independent organisation.

3.2 In October 2019, BDSIP became the first of the 20 council subsidiaries and independent trading companies to finalise and sign-off its accounts for 2018-19, doing so with an unqualified audit opinion. The accounts showed that BDSIP has made a modest surplus.

### **4. Defining the service offer and pricing**

4.1 Although many of the services BDSIP provides had been sold to schools for some time, there were several services where greater clarity was now needed around the elements of the service that schools paid for and elements that were provided free of charge by the council. There were also a number of services where the price charged for the service was lower than the cost of delivery, which had been appropriate in the council but was not sustainable for BDSIP.

4.2 A full review of all services and the pricing structure was undertaken immediately after launch in May and June 2018, with involvement of staff across BDSIP and of headteacher directors from the BDSIP Board. This led to the creation of a clearer and more transparently priced service offer, which was made available to schools in August 2018, articulating the service offer for 2019-20. The new offer, and the clarity of pricing, service the content and volume of the new offer and has been welcomed by schools.

4.3 Continuity of delivery of key services has also been maintained successfully. Since April 2018, there have been 29 Ofsted inspections of schools in the borough. All bar one of these have either maintained, or achieved for the first time, a 'Good' or 'Outstanding' judgement from Ofsted. The one school which received an adverse judgement (dropping from 'Good' to 'Requires improvement') had chosen to source school improvement support from an alternative provider and had not been receiving school improvement support from the council or BDSIP.

## **5. Changing the culture of the organisation and developing expertise**

5.1 One of the priorities for BDSIP in its first year, which was strongly identified by headteachers, was building a consistent customer service approach to ensure that all services were delivered to consistent quality and that each school's experience of the service was not dependant on a particular individual delivering it. New customer service standards setting out clear response times and BDSIP's approach to customer care were developed by staff and launched alongside the new service offer in summer 2018.

5.2 BDSIP has been successful in recruiting service specialists, all with recent experience of school leadership/and or inspection, to broaden the range of expertise it is able to bring to schools. A deeper pool of school improvement associates has been identified and new in-house expertise has been appointed to lead on the key areas of Inclusion and SEN. Some staff who did not want to make the journey towards a more customer focused organisation have also left the organisation.

## **6. Introducing new and innovative services**

6.1 A number of new and innovative services have been introduced by BDSIP in response to current unmet need which schools have identified. These include a cost-effective counselling service aimed at those who do not meet CAMHS thresholds but still require support, a Speech and Language Therapy Service, and a careers service for primary schools. Take up on these has been positive and continues to grow. At its meeting in October 2019, the BDSIP Board will consider the next wave of services to prioritise for development.

6.2 In addition, additional support has been made available in priority areas including secondary Maths and English.

## **7. Customer feedback**

7.1 Feedback from schools has been positive. BDSIP has introduced 6 monthly temperature check surveys for schools. These were undertaken in December 2018 and June 2019.

<b>Service quality has:</b>	<b>December 2018</b>	<b>June 2019</b>
Improved	50%	62%
Been maintained	39%	35%
Got worse	11%	3%



## CABINET

12 November 2019

<b>Title:</b> Fees and Charges 2020/21	
<b>Report of the Cabinet Member for Finance, Performance and Core Services</b>	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> All	<b>Key Decision:</b> Yes
<b>Report Author:</b> Katherine Heffernan, Group Manager, Service Finance	<b>Contact Details:</b> Tel: 0208 227 3262 E-mail: katherine.heffernan@lbbd.gov.uk
<b>Accountable Director:</b> Helen Seechurn, Interim Finance Director	
<b>Accountable Strategic Director:</b> Claire Symonds, Chief Operating Officer	
<p><b>Summary</b></p> <p>The Council provides a wide range of services to residents, visitors, local businesses and others. Some services are provided free of charge at the point of need, for others it is fairer and more appropriate that the service user should pay for the services received. The ability to charge for some services has always been a key funding source to Councils and will continue to be so.</p> <p>This report recommends the appropriate level of fees and charges across all directorates, to take effect from 1 January 2020 unless otherwise stated.</p> <p>In preparing the proposed fees and charges, services have worked within the framework of the agreed Charging Policy. Each service has been reviewed and the charges are set at a fair and reasonable level which, wherever possible, is in line with competitive market rates for the service.</p> <p>The full list of proposed charges is detailed in Appendix A to this report.</p>	
<p><b>Recommendation(s)</b></p> <p>Cabinet is recommended to:</p> <ul style="list-style-type: none"> <li>(i) Agree the proposed fees and charges as set out in Appendix A to the report, to be effective from 1 January 2020 unless otherwise stated;</li> <li>(ii) Note the fees and charges no longer applicable from 1 January 2020, as set out in Appendix B to the report; and</li> <li>(iii) Delegate authority to the Director of People and Resilience, in consultation with the Chief Operating Officer and the relevant Cabinet Members, to set fees and charges to be applied from September for schools and academic year based activities.</li> </ul>	

## **Reason(s)**

The setting of appropriate fees and charges will enable the Council to generate essential income for the funding of Council services.

The approval of reviewed fees and charges to ensure that the Council is competitive with other service providers and neighbouring councils.

## **1. Introduction and Background**

- 1.1 Local Authorities provide a wide range of services to their residents and others and the ability to charge for some of these services has always been a key funding source.
- 1.2 Fee charging or income generating services are generally those services which are not provided on a universal basis but are specific to an individual or an organisation. For this reason, it is fair and appropriate to make a charge to the service user. Fee charging services include both statutory and discretionary services. Where fees and charges apply to mandatory services, these are often set nationally, for example planning fees.
- 1.3 The remaining income services where the Council levies fees and charges are of a discretionary nature. These cover a whole range of services such as Libraries, Licensing, Pest Control, Commercial Waste, Drainage, Markets, Leisure and Recreation facilities, Parking and the Registrar service. This report concerns itself with recommending the appropriate level of fees and charges from 1 January 2020 for these types of services.
- 1.4 In addition to those traditional income services, the Council also has the power under the Local Government Act 2003 to charge for other discretionary services that it may already provide or may wish to provide in the future.
- 1.5 There is no definitive list as to which discretionary services are covered by the powers provided in the Act although the Government has provided limited examples of what could be included, such as maintenance of older/disabled peoples' gardens, arboriculture work in private gardens, operating consumer protection approved lists, pre-application planning and development advice, highway services to private industrial estates, home energy advice, home security services and use of excess capacity in local authority services.
- 1.6 To date, in keeping with most other local authorities, the Council has not expanded use of these powers but will continue to review the potential to do so when there is a sound business case for doing so.

## **2. Charging Policy**

- 2.1 The Council has an agreed Charging Policy which requires that all charges are reviewed annually as part of the budget setting process.
- 2.2 The Charging Policy has three fundamental principles:
  - Services should raise income wherever there is a power or duty to do so;

- Wherever possible, the income raised should cover the full costs of providing the service including all overheads;
- Any departures from this policy must be justified in a transparent manner with reference to the Council's priorities and policies.

2.3 In practice, the presumption is that the Council will use inflation as an indicator of how much fees and charges should rise and this is the default position. The most recently published inflation figure, which is July, is used. The July RPI figure was 2.9% and this has been applied in most instances to the current charge. This is then rounded to the nearest appropriate figure.

### **Proposed Fees and Charges 2020**

2.4 Attached to this report at Appendix A are the proposed fees and charges for 2020 which will be effective from 1 January 2020 unless otherwise stated. The Appendices detail the following information:

- Description of service provided;
- Current 2019/20 charge;
- Proposed charges from 1 January 2020;
- Proposed increase in pounds and in percentage terms;
- The rationale for a given increase (other than uplift by inflation), as well as any other comments.

2.5 In most cases fees and charges have been increased by the Retail Price Index (RPI) as at July 2019 of 2.9% rounded up to the nearest sensible figure.

2.6 A summary of the services that Appendix A relates to is presented within the following sections. The reference numbers quoted below relate to the line reference numbers on Appendix A.

2.7 It should be noted that some charges that were previously set by the Cabinet are no longer within the Council's direct control. These include the charges for leisure centres which are now the decision of our commercial provider and discretionary charges for planning and capital delivery which are now the responsibility of Be First. Also, charges for cooking, cleaning and some home maintenance services are the responsibility of the Barking and Dagenham Trading Partnership, although all changes will be in consultation with the Council.

2.8 There are a number of special considerations for some services which are outlined below.

## **3. Service by Service Review**

### **Care and Support Services – lines 1 to 5**

3.1 The Care Act 2014 gives local authorities the power to charge service users and carers for care and support within a set framework. All Councils with Social Care responsibilities are required to have a charging policy that complies with this framework. London Borough of Barking and Dagenham's charging policy was most recently approved by the Cabinet in July 2019.

- 3.2 Under this policy, charges levied to service users are means tested to ensure no individual is required to pay more than they can reasonably afford and no more than the cost of the care provided. In practice this limits the additional income that is received as a result of fees and charges. The Council is required to set the charges for its own provision. These charges have been uplifted in line with inflation except for the weekly charge for the Kullar Lodge elderly residential home which has been held at the 2019-20 price which is already competitive. In all cases the cost charged will be subject to these means tests.

### **Community Solutions – Lines 6 to 100**

- 3.3 The Council runs the Abbey Early Years Day Nursery and fees are set at three levels: full time weekly rate, a daily rate for a morning session and a daily rate for an afternoon session. Fees are to remain at 2019-20 levels which ensures sustainability of running the site and to ensure that fees cover the required staffing ratio while remaining affordable.
- 3.4 Room hire charges have increased in line with competition. Two new charges are proposed to be introduced for 2020/21. They are caretaker and hotdesking charges and are again set in line with charges being levied by neighbouring boroughs. Charges for the Dagenham library service are being proposed to increase in line with charges being set by neighbouring boroughs.

### **Education, Youth and Childcare - lines 101 to 124**

- 3.5 The main charges in this area are for room hire. The rates have remained the same for 2020/21 and takes into reference pricing of other similar venues in the area.

### **Policy and Participation – lines 125 to 272**

- 3.6 The Heritage service has set its charges in order to cover costs and to remain competitive with other local heritage attractions. It is intended to introduce a new wedding package service at Eastbury Manor House to include such options as a drinks reception, evening buffet and wedding breakfast. The pricing structure for this is being worked up and has not been included in the proposed fees and charges schedule but will be submitted at a later date.
- 3.7 There is an improved visitor offer at Eastbury Manor and admission prices for non-LBBD visitors have been uplifted to reflect this. New charges for room hire have been introduced at Valence House in line with the charging model at Eastbury. New charges have been introduced by the Archives service for photographic reproduction. Heritage education fees have been increased to reflect the cost of the service provided.
- 3.8 The cost of room hire at Barking Park Centre and the Millennium Centre have been increased above inflation to reflect improved facilities.

### **Housing (non HRA) – lines 273 to 297**

- 3.9 The charges for the Eastbrookend Travellers caravan site and the Heathway supported accommodation scheme and the admin costs for Right to Buy/Right to Invest have been uplifted by 2.9%.

## **Law, Governance and HR – lines 298 to 329**

- 3.10 Legal Services currently make charges for a limited range of services to external bodies. Legal Services fees are proposed to increase by inflation, other than the sale of land fee, which will not increase.

## **Enforcement – lines 330 to 537**

- 3.11 Many fees within Enforcement are set by statute, for example, alcohol licenses. Various other fees, although discretionary were either adjusted or introduced earlier this year in line with the Enforcement Fees and Charges review which was agreed at May 2019 Cabinet. In addition to increasing FPN fees for fly-tipping and littering, a new charge was introduced for food premises re-inspections, and various licencing fees were amended in order to comply with recent case law. It is proposed that for all (discretionary) fees that were the subject of the May Cabinet report, inflation is applied from 1 April 2020, rather than 1 January 2020. This would apply to special treatments, sex shops and scrap metal licence fees.
- 3.12 Mandatory HMO Licencing fees were also amended in the May 2019 Cabinet report, and these fees will apply for the 5-year licence period. A new 5 year selective licencing scheme commenced on 1 September 2019, and fees applicable for the duration of the scheme are set out in Appendix A.
- 3.13 New fees for animal licencing to 31 March 2020 were set out in the budget monitoring report to December Cabinet. These have been uplifted by inflation from 1 April 2020.
- 3.14 Market charges are frozen at the same charge as last year to ensure the ongoing viability and competitiveness of the market. It should be noted that increases in these charges are subject to statutory consultation.

## **Parking – lines 538 to 650 (subset of Enforcement)**

- 3.15 It is proposed that no inflation is applied to parking fees other than bay suspensions and traffic management orders which will be lifted by inflation.
- 3.16 Controlled Parking Zones are being introduced across the borough in line with the programme set out in the May 2019 Cabinet report. The consultation with residents on the introduction of the new CPZs set out the cost of permits, and to increase permit prices at this stage is not justifiable.

## **My Place – lines 782 to 876**

- 3.17 The fees for football and rugby and bowling green hire have been reduced significantly in order to remain competitive.
- 3.18 A new simplified fee structure has been introduced for pest control services.
- 3.19 A new simplified fee structure has been introduced for trade waste.
- 3.20 Bulky waste fees have been increased by inflation.

3.21 Some cemeteries fees have been increased by more than inflation in order to cover costs and in line with benchmarking data.

**Core Services – lines 877 to 914**

3.22 Some Registrars fees have been increased to reflect an increase in statutory fees set by the General Register Office, and some new fees have been introduced.

3.23 Subject Access Requests are no longer chargeable, so this fee has been removed

3.24 Charges for Court costs have remained the same due to competitive pricing.

3.25 Charges for the Social Alarm service are unchanged at £260.

**Contracted Services – lines 915 to 923**

3.26 There are no planned increases for court fees as well as for the social alarm service.

**4. Financial Implications**

4.1 All directorates have undertaken a review of their fees and charges as part of the annual budget setting process. In general, fees and charges recover some or all of the costs of providing services from users. This generates income which reduces the cost of service borne by Council tax payers, and can also be used to achieve other strategic objectives, such as encouraging the use of particular services.

4.2 In general it is proposed that discretionary fees and charges are increased by a minimum of CPI (2.9% in July 2019) rounded up to the nearest 5p, 10p etc unless there is a compelling reason for not increasing at all or increasing by a greater amount.

4.3 The total amount of income generated through fees and charges will depend on price as well as volume/service take up. The Medium Term Financial Strategy assumes that any additional general fund income will contribute towards individual service budgets and for 2020/21 there is currently no savings aligned with fees & charges.

4.4 The Council has a net General Fund budget of £25m for fees and charges – however this includes £7m for Care Contributions and £8m for Parking including Penalty Charges – neither of which will be increased by this report and the impact of changes in these areas have already been taken into account. If all other fees and charges were uplifted by 2.9% and there was no impact on take up then the total increase would be in the region of £300k full year effect.

4.5 Any changes to fees and charges specified in this report are applicable from 1<sup>st</sup> Jan 2020 unless otherwise stated.

**5. Legal Implications**

Implications completed by: Dr. Paul Feild Senior Governance Lawyer

5.1 The report seeks Cabinet approval to the fees and charges set out in Appendix A and the basis for the charging (pursuant to statutory duties or discretionary powers)

and rationale are set out in the report body. To the extent that Appendix A proposes increases to charges or the imposition of new charges, the legal powers and considerations detailed below are relevant. Officers have ensured the charges proposed in Appendix A are in line with its Charging Policy, benchmarked against other similar authorities and in many cases the increases are linked to the rise in Retail Prices Index (RPI) as an indicator of the rising cost of provision of services or where there is an environmental impact.

- 5.2 The Council is required under the Local Government Finance Act 1992 to produce a 'balanced budget'. Income generated from fees and charges contributes to the Council's finances. Local authorities are under an explicit duty to ensure that their financial management is adequate and effective, and that they have a sound system of internal control and management of financial risk. The annual review of fees and charges contributes to this requirement.
- 5.3 Local authorities have wide ranging powers to charge for specific statutory services as stipulated in relevant statutory provisions.
- 5.4 By virtue of Section 93 of the Local Government Act 2003, the Council has powers to trade and to charge for discretionary services. The latter are services which the Council is not statute bound to provide, but has a 'discretionary power' to provide on a costs recovery basis. The discretionary power to charge for services is applicable where:
- no statutory duty exists to provide the service/s
  - there are no specific powers to charge for the particular service/s
  - there are no prohibitions on charging for the particular service/s
- 5.5 Further, under the Localism Act 2011, the Council has a general power of competence conferring a power to charge for services on a cost recovery basis and subject to similar conditions and limitations under the Local Government Act 2003. Thus, the Council may only charge for a service under the general power of competence if: -
- it is a discretionary service
  - the service user agrees to the service being provided, and
  - there are no other power/s to charge for the service, including under section 93 of the Local Government Act 2003.
- 5.6 Where authorities have a duty to provide a statutory service to specified standards free of charge, a charge cannot be made for delivery of the service to the specified standard. Delivery, to a standard above and beyond that which is specified may constitute a discretionary service for which a charge can be made on the basis outlined above.
- 5.7 Some of the charges proposed in Appendix A arise from specific statutory powers (i.e. where the general powers in section 93 of the Local Government Act 2003 or section 1 of the Localism Act 2011 are not applicable).
- 5.8 The Council has a power under section 32 of the London Local Authorities Act 1990 to recover its reasonable administrative or other costs in connection with its street trading functions under Part 3 of the Act, such as the grant, renewal or variation of

licences, collection or removal of refuse connected with licence holders, street cleansing and reasonable costs of administration and enforcement associated with street trading. In this instance, there is no significant change to the nature or type of charges proposed. These have merely been brought in line with RPI to ensure reasonable recovery and continued service provision.

- 5.9 The Care Act 2014 introduced a single legal framework for charging for care and support including discretion as to whether or not to charge this is informed by statutory Guidance. The Council may charge adults in circumstances where it arranges care and support to meet a service user's needs, except where the Council is statutorily required to arrange care and support free of charge. Officers deem the Council's charging policy to be Care Act compliant. The policy is regularly reviewed and the charges are means tested to ensure that service users pay no more than they can reasonably afford.

## **6. Other Implications**

- 6.1 **Risk Management** - In proposing these revised fees and charges officers have considered the potential of increases to adversely affect demand for or access to the services specified by end users, as well as the achievement of community priorities for particular service areas and the Council's overall budget to deliver such services
- 6.2 **Customer Impact** – Officers have amended fees and charges in a manner designed to mitigate, wherever possible, the impact on customers and service users while having regard to the need for the Council to achieve a balanced budget. The proposals are also in line with the policy to achieve full cost recovery and the continued provision of services, both statutory and discretionary, which it has historically provided, or considers it should provide to enable the Council to meet its corporate and community priorities. In some instances, fees and charges have been reduced in order to deliver better value for money for residents, to encourage increased take up of services or to ensure certain vulnerable groups are not impeded from accessing services. Charges may be set differentially according to classes of users.

The charges proposed in Appendix A are deemed justified in accordance with the specific charging powers or discretionary powers detailed in this report. The responsible officers have taken reasonable steps to ensure the charges are reasonable and proportionate based on a cost recovery basis. The effectiveness of the proposed charges will be the subject of monitoring through the Council's various performance indicators, its service scorecards and the budget monitoring processes.

**Public Background Papers Used in the Preparation of the Report:** None.

### **List of appendices:**

- Appendix A: Full list of fees and charges 2020/21
- Appendix B: Fees and charges to be deleted from the 2020/21 schedule



APPENDIX A - Full list of Fees and Charges 2020/21

Not VATable

includes VAT \*\*

RPI 0.029 2.9%  
 Vat 0.20 20%  
 0.10 0.30

Ref	Description of Service	Current 2019/20 Charge			Proposed Increase / (Decrease)			Proposed 2020/21 Charge			Rationale for fee change
		Net (£)	VAT (£)	Gross (£)	Net (£)	Gross (£)	%	Net (£)	VAT (£)	Gross (£)	
<b>Care &amp; Support</b>											
<b>Social Care</b>											
1	Residential - Kallar Lodge Elderly Residential Home (Charge to Other Local Authorities and full cost payers) per week	884.00	0.00	884.00	0.00	0.00	0.00%	884.00	0.00	884.00	
2	Residential - 80 Gascoigne Road High dependency residential home (Charge to Other Local Authorities & full cost payers) per week	1,662.00	0.00	1,662.00	48.00	48.00	2.89%	1,710.00	0.00	1,710.00	
3	Day Centre - Heathlands (High Needs)	195.00	0.00	195.00	5.00	5.00	2.56%	200.00	0.00	200.00	
4	Day Centre - Heathlands (Other Local Authorities)	170.00	0.00	170.00	5.00	5.00	2.94%	175.00	0.00	175.00	
5	Day Centre - Heathlands (Borough Residents)	124.00	0.00	124.00	4.00	4.00	3.23%	128.00	0.00	128.00	
<b>Community Solutions</b>											
<b>Childcare Services</b>											
6	Early Years - Day Nurseries and Children's Centres - full time weekly rate	245.00	0.00	245.00	0.00	0.00	0.00%	245.00	0.00	245.00	
7	Early Years - Day Nurseries and Children's Centres - daily rate - morning session	33.00	0.00	33.00	0.00	0.00	0.00%	33.00	0.00	33.00	
8	Early Years - Day Nurseries and Children's Centres - daily rate - afternoon session	33.00	0.00	33.00	0.00	0.00	0.00%	33.00	0.00	33.00	
9	Early Years - Day Nurseries and Children's Centres - daily rate - whole day	55.00	0.00	55.00	0.00	0.00	0.00%	55.00	0.00	55.00	
<b>Children Centre Room Hire</b>											
10	Main Hall - Saturday (additional hours - per hour)	42.00	0.00	42.00	0.00	0.00	0.00%	42.00	0.00	42.00	
11	Main Hall - Sunday per hour	32.00	0.00	32.00	0.00	0.00	0.00%	32.00	0.00	32.00	
12	Main Hall - Weekdays and Evenings per hour	18.00	0.00	18.00	0.00	0.00	0.00%	18.00	0.00	18.00	
13	Medium Room - Saturday (only available with Main hall) per hour	30.00	0.00	30.00	0.00	0.00	0.00%	30.00	0.00	30.00	
14	Medium Room - Sunday per hour	19.00	0.00	19.00	0.00	0.00	0.00%	19.00	0.00	19.00	
15	Medium Room - Weekdays and Evenings per hour	13.00	0.00	13.00	0.00	0.00	0.00%	13.00	0.00	13.00	
16	Caretaker Charges(Evenings & Weekends) where applicable							12.00	0.00	12.00	
17	Hotdesking Charges monthly (incl utility costs)							80.00	0.00	80.00	
<b>Library Service</b>											
18	Libraries - Adult Fines per day	0.36	0.00	0.36	0.00	0.00	0.00%	0.36	0.00	0.36	
19	Libraries - Maximum fine per item	11.00	0.00	11.00	0.00	0.00	0.00%	11.00	0.00	11.00	
20	Libraries- Hire of video/DVD children's/NF- per week	1.40	0.00	1.40	0.00	0.00	0.00%	1.40	0.00	1.40	
21	Libraries- Hire of video/DVD adults- per week	2.40	0.00	2.40	0.00	0.00	0.00%	2.40	0.00	2.40	
22	Libraries - Language courses - 3 weeks	2.00	0.00	2.00	0.00	0.00	0.00%	2.00	0.00	2.00	
23	Libraries - Language courses - fines per day	0.36	0.00	0.36	0.00	0.00	0.00%	0.36	0.00	0.36	
24	Libraries - Hire of CD singles	1.25	0.00	1.25	0.00	0.00	0.00%	1.25	0.00	1.25	
25	Libraries - Hire of CD box sets	2.25	0.00	2.25	0.00	0.00	0.00%	2.25	0.00	2.25	
26	Libraries - Hire of CD fines per day	0.36	0.00	0.36	0.00	0.00	0.00%	0.36	0.00	0.36	
27	Libraries - Reservations-non stock items	3.40	0.00	3.40	0.00	0.00	0.00%	3.40	0.00	3.40	
28	Libraries - Reservation - British Library item	14.50	0.00	14.50	0.00	0.00	0.00%	14.50	0.00	14.50	
29	Libraries - Photocopying/Printing/Wi-Fi printing A4 black and white	0.17	0.03	0.20	0.00	0.00	0.00%	0.17	0.03	0.20	
30	Libraries - Photocopying/Printing/Wi-Fi Printing A4 colour	0.42	0.08	0.50	0.00	0.00	0.00%	0.42	0.08	0.50	
31	Libraries - Photocopying/Printing/Wi-Fi Printing A3 black and white	0.33	0.07	0.40	0.00	0.00	0.00%	0.33	0.07	0.40	
32	Libraries - Photocopying/Printing/Wi-Fi Printing A3 colour (where available)	0.83	0.17	1.00	0.00	0.00	0.00%	0.83	0.17	1.00	
33	Libraries - replacement membership card - Adult	3.35	0.00	3.35	0.00	0.00	0.00%	3.35	0.00	3.35	
34	Libraries - replacement membership card - Child	2.35	0.00	2.35	0.00	0.00	0.00%	2.35	0.00	2.35	
35	Libraries- Hire of books on tape fines per day	0.36	0.00	0.36	0.00	0.00	0.00%	0.36	0.00	0.36	
36	Internet Non-members / Guest passes - 1 hour	1.67	0.33	2.00	0.00	0.00	0.00%	1.67	0.33	2.00	
37	Internet Non-members / Guest passes - 30 minutes	0.83	0.17	1.00	0.00	0.00	0.00%	0.83	0.17	1.00	
38	Libraries - Adult Fines per day - over 60	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	
39	Libraries- Overdue of video/DVD for Children/Factual -	1.40	0.00	1.40	0.00	0.00	0.00%	1.40	0.00	1.40	
40	Libraries- Overdue of video/DVD for Adults -	2.40	0.00	2.40	0.00	0.00	0.00%	2.40	0.00	2.40	
41	Libraries - replacement membership card - Older People, over 60	2.35	0.00	2.35	0.00	0.05	0.00%	2.35	0.00	2.35	
42	Libraries - events - tickets to adult events ages 16+	2.00	0.40	2.40	0.00	0.00	0.00%	2.00	0.40	2.40	
43	Additional hour PC usage for all library card holders and subscription holders	1.08	0.22	1.30	0.00	0.00	0.00%	1.08	0.22	1.30	
44	Libraries- Managed room hire per hour- minimum charge	18.00	0.00	18.00	0.00	0.00	0.00%	18.00	0.00	18.00	
45	Libraries- Managed room hire per hour- maximum charge	44.00	0.00	44.00	0.00	0.00	0.00%	44.00	0.00	44.00	
46	Dagenham Library - Small meeting room (2-10people)- hourly hire rate- Council/ Commercial/ Voluntary & Community sector	23.00	0.00	23.00	0.00	0.00	0.00%	23.00	0.00	23.00	
47	Dagenham Library -Small meeting room (2-10 people) - full day hire rate - Council/ Commercial / Voluntary & Community sector	112.00	0.00	112.00	0.00	0.00	0.00%	112.00	0.00	112.00	
48	Dagenham Library -Small meeting room (2-10 people)- half day hire rate - Council/ Commercial/ Voluntary & Community sector	72.00	0.00	72.00	0.00	0.00	0.00%	72.00	0.00	72.00	
49	Dagenham Library -Large meeting room (16-28 people)- hourly hire rate- Council/ Commercial/ Voluntary & Community sector	43.00	0.00	43.00	0.00	0.00	0.00%	43.00	0.00	43.00	
50	Dagenham Library -Large meeting room (16-28 people) - full day hire rate - Council/ Commercial/ Voluntary & Community sector	215.00	0.00	215.00	0.00	0.00	0.00%	215.00	0.00	215.00	
51	Dagenham Library -Large meeting room (16-28 people) - half day hire rate - Council/ Commercial/ Voluntary & Community sector	135.00	0.00	135.00	0.00	0.00	0.00%	135.00	0.00	135.00	
<b>Barking Learning Centre</b>											
52	Small meeting room (2-15 people)- hourly hire rate- Public Sector	36.67	7.33	44.00	0.00	0.00	0.00%	36.67	7.33	44.00	
53	Small meeting room (2-15 people)- full day hire rate- Public Sector	208.33	41.67	250.00	0.00	0.00	0.00%	208.33	41.67	250.00	
54	Small meeting room (2-15 people)- half day hire rate- Public Sector	108.33	21.67	130.00	0.00	0.00	0.00%	108.33	21.67	130.00	
55	Small meeting room (2-15 people)- hourly hire rate - Council hire	38.00	0.00	38.00	0.00	0.00	0.00%	38.00	0.00	38.00	
56	Small meeting room (2-15 people)- hourly hire rate- Voluntary and Community sector	30.83	6.17	37.00	0.00	0.00	0.00%	30.83	6.17	37.00	
57	Small meeting room (2-15 people)- full day hire rate - Voluntary and Community sector	143.33	28.67	172.00	0.00	0.00	0.00%	143.33	28.67	172.00	
58	Small meeting room (2-15 people) - half day hire rate - Voluntary and Community sector	81.67	16.33	98.00	0.00	0.00	0.00%	81.67	16.33	98.00	
59	Small meeting room (2-15 people)- hourly hire rate- Commercial	44.17	8.83	53.00	0.00	0.00	0.00%	44.17	8.83	53.00	
60	Small meeting room (2-15 people) - full day hire rate - Commercial	248.33	49.67	298.00	0.00	0.00	0.00%	248.33	49.67	298.00	
61	Small meeting room (2-15 people) - half day hire rate - Commercial	137.50	27.50	165.00	0.00	0.00	0.00%	137.50	27.50	165.00	
62	Large meeting room (16-28 people)- hourly hire rate- Public Sector	51.67	10.33	62.00	0.00	0.00	0.00%	51.67	10.33	62.00	
63	Large meeting room (16-28 people) - full day hire rate - Public Sector	304.17	60.83	365.00	0.00	0.00	0.00%	304.17	60.83	365.00	
64	Large meeting room (16-28 people) - half day hire rate - Public Sector	158.33	31.67	190.00	0.00	0.00	0.00%	158.33	31.67	190.00	
65	Large meeting room (16-28 people)- hourly hire rate - Council hire	52.00	0.00	52.00	0.00	0.00	0.00%	52.00	0.00	52.00	
66	Large meeting room (16-28 people)- hourly hire rate- Voluntary and Community sector	43.33	8.67	52.00	0.00	0.00	0.00%	43.33	8.67	52.00	
67	Large meeting room (16-28 people) - full day hire rate - Voluntary and Community sector	233.33	46.67	280.00	0.00	0.00	0.00%	233.33	46.67	280.00	
68	Large meeting room (16-28 people) - half day rate - Voluntary and Community sector	123.33	24.67	148.00	0.00	0.00	0.00%	123.33	24.67	148.00	
69	Large meeting room (16-28 people)- hourly hire rate- Commercial	65.00	13.00	78.00	0.00	0.00	0.00%	65.00	13.00	78.00	
70	Large meeting room (16-28 people) - full day hire rate - Commercial	375.00	75.00	450.00	0.00	0.00	0.00%	375.00	75.00	450.00	
71	Large meeting room (16-28 people) - half day hire rate - Commercial	200.00	40.00	240.00	0.00	0.00	0.00%	200.00	40.00	240.00	

	Description of Service		Current 2019/20 Charge			Proposed Increase / (Decrease)			Proposed 2020/21 Charge			Rationale for fee change
72	Conference centre (28-120 people)-hourly hire rate- Public Sector	**	62.50	12.50	75.00	0.00	0.00	0.00%	62.50	12.50	75.00	
73	Conference centre (28-120 people)-full day hire rate- Public Sector	**	375.00	75.00	444.00	0.00	6.00	0.00%	375.00	75.00	450.00	
74	Conference centre (28-120 people)-half day hire rate- Public Sector	**	200.00	40.00	240.00	0.00	0.00	0.00%	200.00	40.00	240.00	
75	Conference centre (28-120 people)-hourly hire rate - Council hire	*	67.00	0.00	67.00	0.00	0.00	0.00%	67.00	0.00	67.00	
76	Conference centre (28-120 people)-hourly hire rate- Voluntary and Community sector	**	54.17	10.83	65.00	0.00	0.00	0.00%	54.17	10.83	65.00	
77	Conference centre (28-120 people)-full day hire rate- Voluntary and Community sector	**	308.33	61.67	370.00	0.00	0.00	0.00%	308.33	61.67	370.00	
78	Conference centre (28-120 people)-half day hire rate- Voluntary and Community sector	**	158.33	31.67	190.00	0.00	0.00	0.00%	158.33	31.67	190.00	
79	Conference centre (28-120 people)-hourly hire rate- Commercial	**	75.00	15.00	90.00	0.00	0.00	0.00%	75.00	15.00	90.00	
80	Conference centre (28-120 people)-full day hire rate- Commercial	**	458.33	91.67	550.00	0.00	0.00	0.00%	458.33	91.67	550.00	
81	Conference centre (28-120 people)-half day hire rate- Commercial	**	233.33	46.67	280.00	0.00	0.00	0.00%	233.33	46.67	280.00	
82	IT Room (22 people) - hourly hire rate - Council hire	*	53.00	0.00	53.00	0.00	0.00	0.00%	53.00	0.00	53.00	
83	IT Room (22 people) - hourly hire rate - Public Sector	**	51.67	10.33	62.00	0.00	0.00	0.00%	51.67	10.33	62.00	
84	IT Room (22 people) -full day hire rate - Public Sector	**	300.00	60.00	360.00	0.00	0.00	0.00%	300.00	60.00	360.00	
85	IT Room (22 people) - half day hire rate - Public Sector	**	158.33	31.67	190.00	0.00	0.00	0.00%	158.33	31.67	190.00	
86	IT Room (22 people) - hourly hire rate - Voluntary and Community sector	**	43.33	8.67	52.00	0.00	0.00	0.00%	43.33	8.67	52.00	
87	IT Room (22 people) - Full day hire rate - Voluntary and community sector	**	233.33	46.67	280.00	0.00	0.00	0.00%	233.33	46.67	280.00	
88	IT Room (22 people) - Half day hire rate - Voluntary and Community	**	123.33	24.67	148.00	0.00	0.00	0.00%	123.33	24.67	148.00	
89	IT Room (22 people) - hourly hire rate - Commercial	**	65.00	13.00	78.00	0.00	0.00	0.00%	65.00	13.00	78.00	
90	IT Room (22 people) - Full day hire rate - Commercial	**	395.83	79.17	475.00	0.00	0.00	0.00%	395.83	79.17	475.00	
91	IT Room (22 people) - half day hire rate - Commercial hire	**	200.00	40.00	240.00	0.00	0.00	0.00%	200.00	40.00	240.00	
92	Barking Learning Centre Gallery hire - full day facilities charge Voluntary and Community	**	66.67	13.33	80.00	0.00	0.00	0.00%	66.67	13.33	80.00	
93	Barking Learning Centre Gallery hire - half day facilities charge Voluntary and Community	**	35.83	7.17	43.00	0.00	0.00	0.00%	35.83	7.17	43.00	
94	Barking Learning Centre Gallery hire - full day facilities charge public sector	**	83.33	16.67	100.00	0.00	0.00	0.00%	83.33	16.67	100.00	
95	Barking Learning Centre Gallery hire - half day facilities charge public sector	**	41.67	8.33	50.00	0.00	0.00	0.00%	41.67	8.33	50.00	
96	Barking Learning Centre Gallery hire - full day facilities charge Commercial	**	95.83	19.17	115.00	0.00	0.00	0.00%	95.83	19.17	115.00	
97	Barking Learning Centre Gallery hire - half day facilities charge Commercial	**	63.33	12.67	76.00	0.00	0.00	0.00%	63.33	12.67	76.00	
98	Town Hall Square full day Voluntary and Community	*	103.00	0.00	103.00	0.00	0.00	0.00%	103.00	0.00	103.00	
99	Town Hall Square full day Public sector	**	108.33	21.67	130.00	0.00	0.00	0.00%	108.33	21.67	130.00	
100	Town Hall Square full day Commercial	**	129.17	25.83	155.00	0.00	0.00	0.00%	129.17	25.83	155.00	
<b>Education, Youth and Childcare</b>												
<b>Youth Centres Room Hire</b>												
<b>Gascoigne</b>												
101	Hall including kitchen and café - weekdays 9 a.m. to 5 p.m. (per hour)	*	45.00	0.00	45.00	0.00	0.00	0.00%	45.00	0.00	45.00	
102	Hall including kitchen and café - all weekend on weekdays after 5 p.m. (per hour)	*	60.00	0.00	60.00	0.00	0.00	0.00%	60.00	0.00	60.00	
103	Hall including kitchen and café - bank holidays. (per hour)	*	75.00	0.00	75.00	0.00	0.00	0.00%	75.00	0.00	75.00	
104	Training - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays	*	25.00	0.00	25.00	0.00	0.00	0.00%	25.00	0.00	25.00	
105	Training - all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays	*	30.00	0.00	30.00	0.00	0.00	0.00%	30.00	0.00	30.00	
106	IT Suite - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays	*	25.00	0.00	25.00	0.00	0.00	0.00%	25.00	0.00	25.00	
107	IT Suite - all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays	*	35.00	0.00	35.00	0.00	0.00	0.00%	35.00	0.00	35.00	
<b>Vibe</b>												
108	Atrium including activity -all weekend and weekdays after 5 p.m. (per hour).	*	50.00	0.00	50.00	0.00	0.00	0.00%	50.00	0.00	50.00	
109	Atrium including activity - Bank Holidays (per hour)	**	65.00	0.00	65.00	0.00	0.00	0.00%	65.00	0.00	65.00	
110	Studio - weekdays 9 a.m. to 5 p.m. (per hour).	**	40.00	0.00	40.00	0.00	0.00	0.00%	40.00	0.00	40.00	
111	Studio -all weekend and weekdays after 5 p.m. (per hour).	**	50.00	0.00	50.00	0.00	0.00	0.00%	50.00	0.00	50.00	
112	Studio - Bank Holidays (per hour)	**	65.00	0.00	65.00	0.00	0.00	0.00%	65.00	0.00	65.00	
113	Activity - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays	*	20.00	0.00	20.00	0.00	0.00	0.00%	20.00	0.00	20.00	
114	Activity -all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays.	*	35.00	0.00	35.00	0.00	0.00	0.00%	35.00	0.00	35.00	
115	Training - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays	*	20.00	0.00	20.00	0.00	0.00	0.00%	20.00	0.00	20.00	
116	Training -all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays.	*	35.00	0.00	35.00	0.00	0.00	0.00%	35.00	0.00	35.00	
117	Meeting - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays	*	15.00	0.00	15.00	0.00	0.00	0.00%	15.00	0.00	15.00	
118	Meeting - all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays.	*	25.00	0.00	25.00	0.00	0.00	0.00%	25.00	0.00	25.00	
119	121 - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays	*	10.00	0.00	10.00	0.00	0.00	0.00%	10.00	0.00	10.00	
120	121 - all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays.	*	20.00	0.00	20.00	0.00	0.00	0.00%	20.00	0.00	20.00	
121	IT Suite - weekdays 9 a.m. to 5 p.m. (per hour). Not available on Bank Holidays.	*	25.00	0.00	25.00	0.00	0.00	0.00%	25.00	0.00	25.00	
122	IT Suite - all weekend and weekdays after 5 p.m. (per hour). Not available on Bank Holidays.	*	35.00	0.00	35.00	0.00	0.00	0.00%	35.00	0.00	35.00	
<b>Sue Bramley</b>												
123	Hall - all weekend and weekdays after 5 p.m. Per Hour	*	40.00	0.00	40.00	0.00	0.00	0.00%	40.00	0.00	40.00	
124	Hall - Bank Holidays. Per Hour	*	55.00	0.00	55.00	0.00	0.00	0.00%	55.00	0.00	55.00	
<b>Policy &amp; Participation</b>												
<b>Heritage Services - Eastbury Manor House</b>												
125	Eastbury Manor House - Commercial - Standard Room Hire - Mon to Fri (8am to 4pm) 25% discount Bulk Booking for 12 days plus per hour	**	30.96	6.19	37.15	1.54	1.85	4.97%	32.50	6.50	39.00	
126	Eastbury Manor House - Commercial - Standard Room Hire - Mon to Thurs (4pm to 11pm) per hour	**	33.02	6.60	39.63	1.98	2.37	5.98%	35.00	7.00	42.00	Rounded figures
127	Eastbury Manor House - Commercial - Standard Room Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) per hour	**	34.57	6.91	41.49	2.13	2.51	6.16%	36.70	7.34	44.00	Rounded figures
128	Eastbury Manor House - Commercial - Walled Garden Hire - Mon to Fri (8am to 4pm) per hour	**	30.96	6.19	37.15	1.54	1.85	4.97%	32.50	6.50	39.00	Rounded figures
129	Eastbury Manor House - Commercial - Walled Garden Hire - Mon to Thurs (4pm to 11pm) per hour	**	33.02	6.60	39.63	1.95	2.37	5.89%	34.97	6.99	42.00	Rounded figures
130	Eastbury Manor House - Commercial - Walled Garden Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) per hour	**	34.57	6.91	41.49	2.13	2.51	6.16%	36.70	7.34	44.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
131	Eastbury Manor House - Commercial - Old Hall Hire - Mon to Fri (8am to 4pm) per hour	**	38.70	7.74	46.44	1.30	1.56	3.36%	40.00	8.00	48.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
132	Eastbury Manor House - Commercial - Old Hall Hire - Mon to Thurs (4pm to 11pm) per hour	**	41.28	8.26	49.54	2.02	2.46	4.89%	43.30	8.66	52.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
133	Eastbury Manor House - Commercial - Old Hall Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) per hour	**	53.66	10.73	64.40	3.04	3.60	5.66%	56.70	11.34	68.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
134	Eastbury Manor House - Commercial - East Chamber Hire - Mon to Fri (8am to 4pm) per hour	**	65.53	13.11	78.64	4.47	5.36	6.82%	70.00	14.00	84.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
135	Eastbury Manor House - Commercial - East Chamber Hire - Mon to Thurs (4pm to 11pm) per hour	**	67.08	13.42	80.50	4.62	5.50	6.89%	71.70	14.34	86.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
136	Eastbury Manor House - Commercial - East Chamber Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) per hour	**	77.40	15.48	92.88	4.30	5.12	5.56%	81.70	16.34	98.00	To ensure venue hire is covering its costs: staff, admin, utilities and repairs of Grade I listed building.
137	Eastbury Manor House - LBBB Internal - Standard Room Hire per hour - Mon to Fri (8am to 4pm) per hour (25% discount)	*	27.86	0.00	27.86	1.44	1.44	5.15%	29.30	0.00	29.30	
138	Eastbury Manor House - LBBB Internal - Standard Room Hire per hour - Mon to Thurs (4pm to 11pm) per hour (25% discount)	*	29.41	0.00	29.41	2.09	2.09	7.10%	31.50	0.00	31.50	
139	Eastbury Manor House - LBBB Internal - Old Hall Hire - Mon to Fri (8am to 4pm) per hour (25% discount)	*	35.09	0.00	35.09	0.91	0.91	2.60%	36.00	0.00	36.00	

	Description of Service	Current 2019/20 Charge		Proposed Increase / (Decrease)			Proposed 2020/21 Charge			Rationale for fee change	
141	Eastbury Manor House - LBBB Internal - Old Hall Hire - Mon to Thurs (4pm to 11pm) per hour (25% discount)	37.15	0.00	37.15	1.85	1.85	4.97%	39.00	0.00	39.00	
142	Eastbury Manor House - LBBB Internal - East Chamber hire - Mon to Fri (8am to 4pm) per hour (25% discount)	62.95	0.00	62.95	0.05	0.05	0.08%	63.00	0.00	63.00	
143	Eastbury Manor House - LBBB Internal - East Chamber hire - Mon to Thurs (4pm to 11pm) per hour (25% discount)	60.37	0.00	60.37	4.13	4.13	6.84%	64.50	0.00	64.50	
144	Eastbury Manor House - LBBB residents - Civil marriage and partnership ceremony Mon-Fri all year 1-hour ceremony 70 guests	163.57	32.71	196.29	(0.24)	(0.29)	-0.15%	163.33	32.67	196.00	Need to keep under the £200 threshold in order to limit the imposed uncompetitiveness with Woodlands
145	Eastbury Manor House - Non-residents - Civil marriage and partnership ceremony Mon-Fri all year 1-hour ceremony 70 guests	198.14	39.63	237.77	6.03	7.23	3.04%	204.17	40.83	245.00	
146	Eastbury Manor House - LBBB residents - Civil marriage and partnership ceremony - Weekend All Year (1-hour ceremony) 70 guests	193.50	38.70	232.20	2.33	2.80	1.20%	195.83	39.17	235.00	Need to keep cost down in order to limit the imposed uncompetitiveness with Woodlands
147	Eastbury Manor House - Non-residents - Civil marriage and partnership ceremony - Weekend All Year 1-hour ceremony 70 guests	232.20	46.44	278.64	12.80	15.36	5.51%	245.00	49.00	294.00	
150	Eastbury Manor House - LBBB residents - Civil marriage ceremony or civil partnership ceremony Mon-Thurs Fri 4pm to 10pm All Year (1-hour ceremony) 100 guests							241.70	48.34	290.00	
151	Eastbury Manor House - LBBB residents - Civil marriage ceremony and civil partnership ceremony Friday 9am to 3pm All Year (1-hour ceremony) 100 guests							66.67	13.33	80.00	
152	Eastbury Manor House - Non-residents - Civil marriage and partnership ceremony Mon-Fri all year 1-hour ceremony 100 guests	283.80	56.76	340.56	7.85	9.44	2.77%	291.65	58.33	350.00	
153	Eastbury Manor House - LBBB residents - Civil marriage and partnership ceremony - Weekend All Year (1-hour ceremony) 100 guests	275.54	55.11	330.65	7.81	9.35	2.83%	283.35	56.67	340.00	
154	Eastbury Manor House - Non-residents - Civil marriage and partnership ceremony - Weekend All Year 1-hour ceremony 100 guests	332.30	66.46	398.76	9.33	11.24	2.81%	341.63	68.33	410.00	
155	Eastbury Manor House - Wedding Reception package - The Sir Thomas Vyner - drinks reception (x70 guests), wedding breakfast (sit-down dinner by external caterer x70 guests), evening buffet (x100 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
156	Eastbury Manor House - Wedding Reception package - The Lady Margaret Allington - drinks reception (x40 guests), wedding breakfast (sit-down dinner by external caterer x40 guests), evening buffet (x70 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
157	Eastbury Manor House - Wedding Reception package - The Maria Perez - drinks reception (x70 guests), wedding breakfast (sit-down dinner by external caterer x70 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
158	Eastbury Manor House - Wedding Reception package - The Anne Argall - drinks reception (x40 guests), wedding breakfast (sharing platters for x40 guests), evening cold buffet (x70 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
159	Eastbury Manor House - Wedding Reception package - The Rebecca Newman - drinks reception with canapes (x70 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
160	Eastbury Manor House - Wedding Reception package - The Eliza Whitbread - drinks reception with canapes (x100 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
161	Eastbury Manor House - Wedding Reception package - The Augustine Steward - drinks reception (x100 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
162	Eastbury Manor House - Wedding Reception package - The Clement Sisley - drinks reception (x70 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
163	Eastbury Manor House - Wedding Reception package - The Frederick Whitbread - drinks reception (x40 guests)							TBC			The timescale has not allowed for accurate costings to be sought for these new packages. EMH will submit this separately for agreement by 30.11.19
164	Eastbury Manor House - Civil Marriage Ceremony or Civil Partnership Ceremony PROMOTIONAL RATE 25% discount from agreed prices							TBC			This is used at EMH discretion as an incentive to drive business. Principle of up to 25% needs be agreed.
165	Tudor feast package (min. 15 people) per person	56.24	11.25	67.49	2.06	2.51	3.66%	58.30	11.66	70.00	
166	Eastbury Manor House - Community/Charity - Standard Room Hire - Mon (2-5pm), Weds (7-9.30pm) and Thurs (7pm to 9.30pm) - 50% discount - per hour	15.48	3.10	18.58	0.77	0.92	4.97%	16.25	3.25	19.50	
167	Eastbury Manor House - Community/Charity - Standard Room Hire - Tues to Fri (8am to 4pm) - 25% discount - per hour	23.22	4.64	27.86	1.20	1.44	5.17%	24.42	4.88	29.30	
168	Eastbury Manor House - Community/Charity - Old Hall Hire - Tues to Fri (8am to 4pm) - 25% discount - per hour	29.41	5.88	35.29	0.59	0.71	2.00%	30.00	6.00	36.00	
169	Eastbury Manor House - Community/Charity - East Chamber Hire - Tues to Fri (8am to 4pm) - 25% discount - per hour	49.02	9.80	58.82	3.48	4.18	7.10%	52.50	10.50	63.00	
170	Eastbury Manor House - Admission charges NT/SPAB member	0.00		0.00	0.00	0.00	0.00%			0.00	
171	Eastbury Manor House - Admission charges Adult	5.16		5.16	0.64	0.64	12.40%	5.80		5.80	NIL
172	Eastbury Manor House - Admission charges LBBB Adult	0.00		0.00	0.00	0.00	0.00%	0.00		0.00	NIL
173	Eastbury Manor House - Admission charges Adult (Group)	4.13		4.13	0.87	0.87	21.12%	5.00		5.00	
174	Eastbury Manor House - Admission charges LBBB Adult (Group)	0.00		0.00	0.00	0.00	0.00%	0.00		0.00	NIL
175	Eastbury Manor House - Admission charges concessions	2.58		2.58	0.92	0.92	35.66%	3.50		3.50	Half adult price.
176	Eastbury Manor House - Admission charges LBBB Concessions	0.00		0.00	0.00	0.00	0.00%	0.00		0.00	NIL
177	Eastbury Manor House - Admission charges Child aged 5-15	2.58		2.58	0.92	0.92	35.66%	3.50		3.50	Half adult price.
178	Eastbury Manor House - Admission charges LBBB Child aged 5-15	0.00		0.00	0.00	0.00	0.00%	0.00		0.00	NIL
179	Eastbury Manor House - Admission charges family (2 adults with up to 2 children)	9.29		9.29	7.21	7.21	77.65%	16.50		16.50	Rainham Hall charges £22; EMH has an improved visitor offer with more for families
180	Eastbury Manor House - Admission charges LBBB Family (2 adults with up to 4 children)	0.00		0.00	0.00	0.00	0.00%	0.00		0.00	NIL
181	Eastbury Manor House - Admission charges special events - minimum	3.10		3.10	(0.60)	(0.60)	-19.25%	2.50		2.50	
182	Eastbury Manor House - Admission charges special events - maximum	69.14		69.14	(9.14)	(9.14)	-13.22%	60.00		60.00	
<b>Heritage Services - Valence House</b>											
183	Valence House - Commercial - Education Room (half room) per hour	23.68	4.74	28.41	3.40	4.09	14.38%	27.08	5.42	32.50	
184	Valence House - Commercial - Education Room (half room) per hour (Mon - Thurs 5.30pm-11pm)							31.25	6.25	37.50	New charges introduced following the Eastbury Model
185	Valence House - Commercial - Education Room (half room) per hour (Fri 5.30pm-11pm)							33.75	6.75	40.50	New charges introduced following the Eastbury Model
186	Valence House - Commercial - Education Room (whole room) per hour	47.36	9.47	56.83	1.39	1.67	2.93%	48.75	9.75	58.50	
187	Valence House - Commercial - Function Room per hour (Mon - Thur 5.30pm to 11pm)							51.25	10.25	61.50	New charges introduced following the Eastbury Model
188	Valence House - Commercial - Function Room per hour (Fri 5.30pm to 11pm)							53.75	10.75	64.50	New charges introduced following the Eastbury Model
189	Valence House - Commercial - Function Room per hour (Sat/Sun 8am to 11pm)							56.60	11.32	67.90	New charges introduced following the Eastbury Model
190	Valence House - Commercial - Function Room per hour	23.68	4.74	28.41	2.57	3.09	10.88%	26.25	5.25	31.50	
191	Valence House - Commercial - Function Room per hour (Mon - Thur 5.30pm to 11pm)							30.45	6.09	36.50	New charges introduced following the Eastbury Model
192	Valence House - Commercial - Function Room per hour (Fri 5.30pm to 11pm)							32.90	6.58	39.50	New charges introduced following the Eastbury Model
193	Valence House - Commercial - Function Room per hour (Sat/Sun 8am to 11pm)							35.75	7.15	42.90	New charges introduced following the Eastbury Model
194	Valence House - LBBB Internal - Education Room (half room) per hour	24.13		24.13	5.87	5.87	24.35%	30.00		30.00	
195	Valence House - LBBB Internal - Education Room (half room) per hour (Mon - Thur 5.30pm to 11pm)							34.50		34.50	New charges introduced following the Eastbury Model
196	Valence House - LBBB Internal - Education Room (whole room) per hour	48.25		48.25	1.75	1.75	3.62%	50.00		50.00	
197	Valence House - LBBB Internal - Education Room (whole room) per hour (mon - thur 5.30pm - 11pm)							56.50		56.50	New charges introduced following the Eastbury Model
198	Valence House - LBBB Internal - Function Room per hour	16.08		16.08	4.82	4.82	29.95%	20.90		20.90	
199	Valence House - LBBB Internal - Function Room per hour (Mon - Thur 5pm to 11pm)							29.50		29.50	New charges introduced following the Eastbury Model
200	Valence House - Charity/Community - Education Room (half room) per hour (Mon - Fri 8am to 5pm)							27.75		27.80	New charges introduced following the Eastbury Model
201	Valence House - Charity/Community - Education Room (half room) per hour (Mon - Thur 5pm to 11pm)							32.50		32.50	New charges introduced following the Eastbury Model
202	Valence House - Charity/Community - Education Room (half room) per hour (Fri 5pm to 11pm)							35.50		35.50	New charges introduced following the Eastbury Model
203	Valence House - Charity/Community - Education Room (half room) per hour (Sat/Sun 8am to 11pm)							38.90		38.90	New charges introduced following the Eastbury Model

	Description of Service	Current 2019/20 Charge			Proposed Increase / (Decrease)			Proposed 2020/21 Charge			Rationale for fee change
204	Valence House - Charity/Community - Education Room (whole room) per hour (Mon to Fri 8am to 5pm)							49.00	49.00	New charges introduced following the Eastbury Model	
205	Valence House - Charity/Community - Education Room (whole room) per hour (Mon to Thu 5.30pm to 11pm)							54.00	54.00	New charges introduced following the Eastbury Model	
206	Valence House - Charity/Community - Education Room (whole room) per hour (Fri 5.30pm to 11pm)							57.50	57.50	New charges introduced following the Eastbury Model	
207	Valence House - Charity/Community - Education Room (whole room) per hour (Sat/Sun 8am to 11pm)							59.50	59.50	New charges introduced following the Eastbury Model	
208	Valence House - Charity/Community - Function Suite per hour (Mon to Fri 8am to 5pm)							19.50	19.50	New charges introduced following the Eastbury Model	
209	Valence House - Charity/Community - Function Suite per hour (Mon to Thu 5.30pm to 11pm)							30.00	30.00	New charges introduced following the Eastbury Model	
210	Valence House - Charity/Community - Function Suite per hour (Fri 5.30pm to 11pm)							33.00	33.00	New charges introduced following the Eastbury Model	
211	Valence House - Charity/Community - Function Suite per hour (Sat/Sun 8am to 11pm)							36.00	36.00	New charges introduced following the Eastbury Model	
212	Valence House - Paranormal investigations - whole site hire per hour - Commercial groups							70.00	70.00	New charge	
213	Valence House - Paranormal investigations - whole site hire per hour - Member groups							50.00	50.00	New charge	
214	Valence House - Education loan box per week	22.70		22.70	6.80	6.80	29.93%	29.50	29.50		
215	Archives & Local Studies Pre-printed 4x6 glossy photographs on photographic paper of at least 210gsm							1.75	0.35	2.10	New charge
216	Archives & Local Studies. To order 4x6 glossy photographs on photographic paper of at least 210gsm							5.83	1.17	7.00	New charge
217	Archives & Local Studies. To order 5x7 glossy photographs on photographic paper of at least 210gsm							7.08	1.42	8.50	New charge
218	Archives & Local Studies. To order A4 glossy photographs on photographic paper of at least 210gsm							10.00	2.00	12.00	New charge
219	Archives & Local Studies. To order A3 glossy photographs on photographic paper of at least 210gsm							13.33	2.67	16.00	New charge
220	Archives & Local Studies Reprographics- Digital scan not for publication sent via e-mail or WeTransfer	5.00	1.00	6.00	0.15	0.20	3%	5.15	1.03	6.20	
221	Photography day license	5.00	1.00	6.00	0.00	0.00	0.00%	5.00	1.00	6.00	
222	Archives & Local Studies Reprographics- Recorded post and packing	2.50	0.50	3.00	0.00	0.00	0.00%	2.50	0.50	3.00	Royal mail letter signed for 2nd class = 1.81
223	Archives & Local Studies Reprographics - Photocopies A4	0.17	0.03	0.20	0.00	0.00	0.00%	0.17	0.03	0.20	
224	Archives & Local Studies Reprographics - Photocopies A3	0.33	0.07	0.40	(0.00)	(0.00)	-1.00%	0.33	0.07	0.40	
225	Archives & Local Studies Reprographics - remote users max 30 minute look up.	9.00	1.80	10.80	1.00	1.20	11.11%	10.00	2.00	12.00	Removal of printout and postage offer
226	Archives & Local Studies Reproduction fees for publications-books/ periodicals one country one language	81.00	16.20	97.20	(31.00)	(37.20)	-38.27%	50.00	10.00	60.00	All publication charges have been assessed based on fees charged by other services and on recent charges made by the archive service for commercial publication and understanding of what people are willing/able to pay
227	Archives & Local Studies Reproduction fees for publications-books/ periodicals world one language	102.50	20.50	123.00	(12.50)	(15.00)	-12.20%	90.00	18.00	108.00	
228	Archives & Local Studies Reproduction fees for publications-book jackets, CD video cases one country one language	91.50	18.30	109.80	8.50	10.20	9.29%	100.00	20.00	120.00	
229	Archives & Local Studies Reproduction fees for publications-book jackets, CD video cases world multi language	161.50	32.30	193.80	13.50	16.20	8.36%	175.00	35.00	210.00	
230	Archives & Local Studies Reproduction fees for stills for TV/films and exhibitions - One programme, 5 year unlimited licence	322.00	64.40	386.40	(247.00)	(296.40)	-76.71%	75.00	15.00	90.00	
231	Archives & Local Studies Reproduction fees for stills for TV/films and exhibitions - One programme, 5 year licence, worldwide, multi-language	161.50	32.30	193.80	38.50	46.20	23.84%	200.00	40.00	240.00	
232	Archives & Local Studies Reproduction fees for moving images for TV/films and exhibitions - One programme, 5 year licence, one country, one language							208.33	41.67	250.00	New charge
233	Archives & Local Studies Reproduction fees for moving images for TV/films and exhibitions - One programme, 5 year licence, worldwide, multi-language							350.00	70.00	420.00	New charge
234	Archives & Local Studies Reproduction fees for stills for TV/films and exhibitions - commercial web pages	81.00	16.20	97.20	2.35	2.80	3%	83.35	16.67	100.00	
235	Archives & Local Studies Reproduction fees for stills for TV/films and exhibitions - Personal (non commercial)/charity web pages	38.00	7.60	45.60	(0.50)	(0.60)	-1.32%	37.50	7.50	45.00	
236	Archive Day Workshop	195.00	39.00	234.00	13.33	16.00	6.84%	208.33	41.67	250.00	In line with costs quoted for recent externally funded projects.
<b>Heritage Education</b>											
237	Heritage education & Outreach - non-LBBD School visit to heritage venue with facilitator (min charge 30 children) cost per child	8.50		8.50	0.00	0.00	0.00%	8.50		8.50	
238	Heritage education & Outreach - LBBD School visit to heritage venue (min charge 30 children) cost per child	6.00		6.00	0.00	0.00	0.00%	6.00		6.00	
239	Heritage education & Outreach - LBBD School outreach session (min 2 sessions delivered)	51.00		51.00	0.00	0.00	0.00%	51.00		51.00	
240	Heritage education & Outreach - community outreach/talk	36.50		36.50	8.50	8.50	23.29%	45.00		45.00	Hourly rate for professional time - Borough Archivist or Interpretation & Outreach Officer
241	Heritage education - rate per day for development of specific schemes (externally funded)	191.67	38.33	230.00	16.66	20.00	8.69%	208.33	41.67	250.00	Increase day rate in line with archive workshop costs - standardised cost for professional services/time
242	Hire of Temporary Exhibition Gallery per day (Tuesday to Saturday)							8.30	1.66	10.00	New charge
<b>Events</b>											
243	Public liability cover for non commercial park use - up to £2 million	21.67		21.67	0.63	0.33	2.9%	22.30	0.00	22.00	
244	Park use (Non-animal Circus) - Small - up to 500 seats per performance day	266.26		266.26	7.72	7.74	2.9%	273.98	0.00	274.00	
245	Park use (Non-animal Circus) - Large - over 500 seats per performance day	452.02		452.02	12.98	12.98	2.9%	465.00	0.00	465.00	
246	All Event Organisers incl. Fairs & Circuses - Non performance day - per day	130.03		130.03	4.97	4.97	3.8%	135.00	0.00	135.00	
247	Park use by Fairs - Small Fair per day (6 or less adult rides)	402.48		402.48	12.52	12.52	3.1%	415.00	0.00	415.00	
248	Park use by Fairs - Large Fair per day (7 or more adult rides)	514.97		514.97	15.03	15.03	2.9%	530.00	0.00	530.00	
249	Park use - Events (non commercial and commercial) - Negotiable i.e. POA										
250	Park use - Event application fee - Non commercial	25.80		25.80							
251	Park use - Event application fee - Commercial	103.20		103.20							
252	Event - Deposit - Non commercial - Attendance up to 4,999	103.20		103.20							
253	Event - Deposit - Non commercial - Attendance 5,000 plus	516.00		516.00							
254	Event - Deposit - Commercial - Attendance up to 4,999	516.00		516.00							
255	Event - Deposit - Commercial - Attendance 5,000 plus	1,032.00		1,032.00							
<b>Ranger Services</b>											
256	Education charges: School groups (half day)	90.00		90.00	2.61	3.00	2.9%	92.61	0.00	93.00	Inflation of 2.9%
257	Education charges: School groups (full day)	147.00		147.00	4.26	4.00	2.9%	151.26	0.00	151.00	Inflation of 2.9%
258	Education: Community groups (per person per 2 hours session) (minimum group size 10)	3.00		3.00	0.09	0.00	2.9%	3.09	0.00	3.00	Inflation of 2.9%
259	Education: Other (per person)	40.00		40.00	1.16	1.00	2.9%	41.16	0.00	41.00	Inflation of 2.9%
260	Barking Park: Visitor Centre Room Hire: Main Hall per hour (min charge 1.5 hrs)	22.70		22.70	2.30	2.30	10%	25.00		25.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
261	Barking Park: Visitor Centre Room Hire: Seminar room per hour (min charge 1.5 hrs)	15.48		15.48	2.52	2.52	16%	18.00		18.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
262	Barking Park: Visitor Centre Kids Parties (Ranger managed per person per hr) (min charge 10 people) (min charge 1.5 hrs)	7.22		7.22	0.78	0.78	11%	8.00		8.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
263	Millennium Centre - Hire of Classroom (min charge 1.5 hrs)	22.70		22.70	2.30	2.30	10%	25.00		25.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
264	Millennium Centre/Barking Park Centre - Out of Hours Hire (per hr)	46.44	0.00	46.44	3.56	3.56	8%	50.00	0.00	50.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
265	Education charges: School groups (full day)	147.00	0.00	147.00	4.26	4.00	2.9%	151.26	0.00	151.00	Inflation of 2.9%
266	Education: Community groups (per person per 2 hours session) (minimum group size 10)	3.00	0.00	3.00	0.09	0.00	2.9%	3.09	0.00	3.00	Inflation of 2.9%
267	Education: Other (per person)	40.00	0.00	40.00	1.16	1.00	2.9%	41.16	0.00	41.00	Inflation of 2.9%
268	Barking Park: Visitor Centre Room Hire: Main Hall per hour (min charge 1.5 hrs)	22.70	0.00	22.70	2.30	2.30	10.13%	25.00	0.00	25.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
269	Barking Park: Visitor Centre Room Hire: Seminar room per hour (min charge 1.5 hrs)	15.48	0.00	15.48	2.52	2.52	16.28%	18.00	0.00	18.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
270	Barking Park: Visitor Centre Kids Parties (Ranger managed per person per hr) (min charge 10 people) (min charge 1.5 hrs)	7.22	0.00	7.22	0.78	0.78	10.80%	8.00	0.00	8.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.

Description of Service		Current 2019/20 Charge		Proposed Increase / (Decrease)			Proposed 2020/21 Charge		Rationale for fee change		
271	Millennium Centre - Hire of Classroom (min charge 1.5 hrs)	22.70	0.00	22.70	2.30	2.30	10.13%	25.00	0.00	25.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
272	Millennium Centre/Barking Park Centre - Out of Hours Hire (per hr)	46.44	0.00	46.44	3.56	3.56	7.67%	50.00	0.00	50.00	With decoration and improvements to the facilities, the increase is justified. There will be more facilities available.
<b>General Housing</b>											
273	Eastbrookend - Travellers caravan site Weekly Licence Charge - Single Pitch	77.40	0.00	77.40	2.24	2.24	2.90%	79.64	0.00	80.00	
274	Eastbrookend - Travellers caravan site Weekly Licence Charge - Double Pitch	198.40	0.00	198.40	5.75	5.75	2.90%	204.15	0.00	204.00	
275	338 Heathway - Heathway Supported Accommodation Scheme	154.78	0.00	154.78	4.49	4.49	2.90%	159.27	0.00	159.00	
<b>Right To Buy (RTB)/Right to Invest (RTI)</b>											
276	Repayment of Discount	204.00	0.00	204.00	5.92	5.92	2.90%	209.92	0.00	210.00	
277	Deeds of Covenant/Rectification/Variation/Enforcement	1,083.00	0.00	1,083.00	31.41	31.41	2.90%	1,114.41	0.00	1,114.00	
278	Licences	1,083.00	0.00	1,083.00	31.41	31.41	2.90%	1,114.41	0.00	1,114.00	
279	Licences for Garden Land	509.00	0.00	509.00	14.78	14.78	2.90%	523.78	0.00	524.00	
280	Sale of Garden Land	1,083.00	0.00	1,083.00	31.41	31.41	2.90%	1,114.41	0.00	1,114.00	
281	Duplicate DS1/Replacement form 53	77.00	0.00	77.00	2.23	2.23	2.90%	79.23	0.00	79.00	
282	Deed of Release	1,405.00	0.00	1,405.00	40.75	40.75	2.90%	1,445.75	0.00	1,446.00	
283	Copy Transfer	140.00	0.00	140.00	4.06	4.06	2.90%	144.06	0.00	144.00	
284	Notice of Assignment	194.00	0.00	194.00	5.63	5.63	2.90%	199.63	0.00	200.00	
285	Notice of Mortgage	194.00	0.00	194.00	5.63	5.63	2.90%	199.63	0.00	200.00	
286	Notice of Sub-let (excludes RTI)	194.00	0.00	194.00	5.63	5.63	2.90%	199.63	0.00	200.00	
287	Postponements	167.00	0.00	167.00	4.84	4.84	2.90%	171.84	0.00	172.00	
288	Retrieval of file	39.00	0.00	39.00	1.13	1.13	2.90%	40.13	0.00	40.00	
289	Duplicate Transfer/Lease (Unsealed)	91.00	0.00	91.00	2.64	2.64	2.90%	93.64	0.00	94.00	
289	Duplicate Papers (Flats)	91.00	0.00	91.00	2.64	2.64	2.90%	93.64	0.00	94.00	
290	Duplicate Papers (House)	65.00	0.00	65.00	1.89	1.89	2.90%	66.89	0.00	67.00	
291	General Photocopy (Per sheet)	4.00	0.00	4.00	0.12	0.12	2.90%	4.12	0.00	4.00	
292	Copy of S.125 (Landlord's Offer Notice)	39.00	0.00	39.00	1.13	1.13	2.90%	40.13	0.00	40.00	
293	Certificate Of Compliance	97.00	0.00	97.00	2.81	2.81	2.90%	99.81	0.00	100.00	
294	Buy Back of Council Lease	574.00	0.00	574.00	16.65	16.65	2.90%	590.65	0.00	591.00	
295	Deed of Release - Front Garden Parking -	574.00	0.00	574.00	16.65	16.65	2.90%	590.65	0.00	591.00	
296	Retrospective Consent (charged by Housing including VAT) -	384.22	76.84	461.00	11.14	13.37	2.90%	395.36	79.07	474.00	
297	Lease holders Enquiries (including VAT)	384.22	76.84	461.00	11.14	13.37	2.90%	395.36	79.07	474.00	
<b>LAW, GOVERNANCE &amp; HR</b>											
<b>Legal Services -</b>											
<b>Contracts &amp; Procurement - Engrossment/Sealing of Contracts Fees - Discretionary / No VAT</b>											
298	Contract Value £100,000 - £250,000 -	185.00	0.00	185.00	5.00	5.00	2.70%	190.00	0.00	190.00	Increased by Inflation
299	Contract Value £250,000 - £750,000 -	310.00	0.00	310.00	9.00	9.00	2.90%	319.00	0.00	319.00	Increased by Inflation
300	Contract Value £750,000 - £1,500,000 -	430.00	0.00	430.00	12.00	12.00	2.79%	442.00	0.00	442.00	Increased by Inflation
301	Contract Value £1,500,000 - 2,500,000 -	680.00	0.00	680.00	20.00	20.00	2.94%	700.00	0.00	700.00	Increased by Inflation
302	Contract Value £2,500,000 - £5,000,000 -	810.00	0.00	810.00	23.00	23.00	2.84%	833.00	0.00	833.00	Increased by Inflation
303	Contract Value exceeding £5,000,000 -	1,050.00	0.00	1,050.00	30.00	30.00	2.86%	1,080.00	0.00	1,080.00	Increased by Inflation
304	Variations / Novations (where original contract value exceeds £250,000) -	310.00	0.00	310.00	9.00	9.00	2.90%	319.00	0.00	319.00	Increased by Inflation
	£150										
305	Licence to Assign & Rent Deposit Deed	1,450.00		1,450.00	42.00	42.00	2.90%	1,492.00		1,492.00	Increased by Inflation
306	New Shop Leases	1,032.00		1,032.00	30.00	30.00	2.91%	1,062.00		1,062.00	Increased by Inflation
307	Renewal of shop leases	1,032.00		1,032.00	30.00	30.00	2.91%	1,062.00		1,062.00	Increased by Inflation
308	Registration of notice of Assignment	77.40		77.40	2.20	2.60	2.84%	79.60		80.00	Increased by Inflation
309	Preparation/Service of Schedule of dilapidations	413.00		413.00	12.00	12.00	2.91%	425.00		425.00	Increased by Inflation
310	Licence to occupy/ carry out works	620-820		620-820	0.00	0.00	0.00%	638.00		638.00	Increased by Inflation
311	Deed of Surrender	774.00		774.00	69.00	69.00	8.91%	843.00		843.00	Increased by Inflation
312	Rent Deposit Deed	774.00		774.00	22.00	22.00	2.84%	796.00		796.00	Increased by Inflation
313	Deed of Grant (relative to complexity)	775-975		775-975	0.00	0.00	0.00%	795-1000		#VALUE!	Increased by Inflation
314	Deed of Variation	775-975		775-975	0.00	0.00	0.00%	795-1000		#VALUE!	Increased by Inflation
315	Licence to Assign	774.00		774.00	22.00	22.00	2.84%	796.00		796.00	Increased by Inflation
316	Substation lease	1,032.00		1,032.00	30.00	30.00	2.91%	1,062.00		1,062.00	Increased by Inflation
317	Wayleave Agreements	774.00		774.00	22.00	22.00	2.84%	796.00		796.00	Increased by Inflation
318	Licence to Assign and Deed of Variation	930.00		930.00	27.00	27.00	2.90%	957.00		957.00	Increased by Inflation
319	Licence to Assign with AGA and Change of Use	930.00		930.00	27.00	27.00	2.90%	957.00		957.00	Increased by Inflation
320	Licence to underlet	980.00		980.00	28.00	28.00	2.86%	1,008.00		1,008.00	Increased by Inflation
321	Telecom Licence	1,032.00		1,032.00	30.00	30.00	2.91%	1,062.00		1,062.00	Increased by Inflation
322	Authorised Guarantee Agreement	774.00		774.00	22.00	22.00	2.84%	796.00		796.00	Increased by Inflation
323	Sale of Land	1500 or 1 % of purchase price which ever is higher		1500 or 1 % of purchase price which ever is higher	0.00	0.00	0.00%			1500 or 1 % of purchase price which ever is higher	No Increase
324	Sale of Garden	775.00		775.00	22.00	22.00	2.84%	797.00		797.00	Increased by Inflation
325	Copy of lease	77.50		77.50	2.20	2.50	2.84%	79.70		80.00	Increased by Inflation
326	Landlord Licence	774.00		774.00	22.00	22.00	2.84%	796.00		796.00	Increased by Inflation
327	Licence for Alterations	774.00		774.00	22.00	22.00	2.84%	796.00		796.00	Increased by Inflation
328	Notice of Charge	77.50		77.50	2.20	2.50	2.84%	79.70		80.00	Increased by Inflation
329	Retrospective Consent by Letter (e.g. alterations, extensions etc)	258.00		258.00	7.00	7.00	2.71%	265.00		265.00	Increased by Inflation
<b>REGULATORY SERVICES</b>											
<b>Licences</b>											
330	Alcohol Licence - New Application - Band A	100.00	0.00	100.00	0.00	0.00	0.00%	100.00	0.00	100.00	No Increase Statutory fees
331	Alcohol Licence - Annual Charge - Band A	70.00	0.00	70.00	0.00	0.00	0.00%	70.00	0.00	70.00	No Increase Statutory fees
332	Alcohol Licence - New Application - Band B	190.00	0.00	190.00	0.00	0.00	0.00%	190.00	0.00	190.00	No Increase Statutory fees
333	Alcohol Licence - Annual Charge - Band B	180.00	0.00	180.00	0.00	0.00	0.00%	180.00	0.00	180.00	No Increase Statutory fees
334	Alcohol Licence - New Application - Band C	315.00	0.00	315.00	0.00	0.00	0.00%	315.00	0.00	315.00	No Increase Statutory fees
335	Alcohol Licence - Annual Charge - Band C	295.00	0.00	295.00	0.00	0.00	0.00%	295.00	0.00	295.00	No Increase Statutory fees
336	Alcohol Licence - New Application - Band D	450.00	0.00	450.00	0.00	0.00	0.00%	450.00	0.00	450.00	No Increase Statutory fees
337	Alcohol Licence - Annual Charge - Band D	320.00	0.00	320.00	0.00	0.00	0.00%	320.00	0.00	320.00	No Increase Statutory fees
338	Alcohol Licence - New Application - Band E	635.00	0.00	635.00	0.00	0.00	0.00%	635.00	0.00	635.00	No Increase Statutory fees
339	Alcohol Licence - Annual Charge - Band E	350.00	0.00	350.00	0.00	0.00	0.00%	350.00	0.00	350.00	No Increase Statutory fees
340	Additional Licence - 5,000 to 9,999	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
341	Additional Licence - 10,000 to 14,999	2,000.00	0.00	2,000.00	0.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
342	Additional Licence - 15,000 to 19,999	4,000.00	0.00	4,000.00	0.00	0.00	0.00%	4,000.00	0.00	4,000.00	No Increase Statutory fees
343	Additional Licence - 20,000 to 29,999	8,000.00	0.00	8,000.00	0.00	0.00	0.00%	8,000.00	0.00	8,000.00	No Increase Statutory fees
344	Additional Licence - 30,000 to 39,999	16,000.00	0.00	16,000.00	0.00	0.00	0.00%	16,000.00	0.00	16,000.00	No Increase Statutory fees
345	Additional Licence - 40,000 to 49,999	24,000.00	0.00	24,000.00	0.00	0.00	0.00%	24,000.00	0.00	24,000.00	No Increase Statutory fees
346	Additional Licence - 50,000 to 59,999	32,000.00	0.00	32,000.00	0.00	0.00	0.00%	32,000.00	0.00	32,000.00	No Increase Statutory fees
347	Additional Licence - 60,000 to 69,999	40,000.00	0.00	40,000.00	0.00	0.00	0.00%	40,000.00	0.00	40,000.00	No Increase Statutory fees
348	Additional Licence - 70,000 to 79,999	48,000.00	0.00	48,000.00	0.00	0.00	0.00%	48,000.00	0.00	48,000.00	No Increase Statutory fees
349	Additional Licence - 80,000 to 89,999	56,000.00	0.00	56,000.00	0.00	0.00	0.00%	56,000.00	0.00	56,000.00	No Increase Statutory fees
350	Additional Licence - 90,000 and over	64,000.00	0.00	64,000.00	0.00	0.00	0.00%	64,000.00	0.00	64,000.00	No Increase Statutory fees
351	Additional Licence - 5,000 to 9,999 - Annual Fee	500.00	0.00	500.00	0.00	0.00	0.00%	500.00	0.00	500.00	No Increase Statutory fees
352	Additional Licence - 10,000 to 14,999 - Annual Fee	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
353	Additional Licence - 15,000 to 19,999 - Annual Fee	2,000.00	0.00	2,000.00	0.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
354	Additional Licence - 20,000 to 29,999 - Annual Fee	4,000.00	0.00	4,000.00	0.00	0.00	0.00%	4,000.00	0.00	4,000.00	No Increase Statutory fees

Description of Service		Current 2019/20 Charge		Proposed Increase / (Decrease)			Proposed 2020/21 Charge		Rationale for fee change		
355	Additional License - 30,000 to 39,999 - Annual Fee	8,000.00	0.00	8,000.00	0.00	0.00	0.00%	8,000.00	0.00	8,000.00	No Increase Statutory fees
356	Additional License - 40,000 to 49,999 - Annual Fee	12,000.00	0.00	12,000.00	0.00	0.00	0.00%	12,000.00	0.00	12,000.00	No Increase Statutory fees
357	Additional License - 50,000 to 59,999 - Annual Fee	16,000.00	0.00	16,000.00	0.00	0.00	0.00%	16,000.00	0.00	16,000.00	No Increase Statutory fees
358	Additional License - 60,000 to 69,999 - Annual Fee	20,000.00	0.00	20,000.00	0.00	0.00	0.00%	20,000.00	0.00	20,000.00	No Increase Statutory fees
359	Additional License - 70,000 to 79,999 - Annual Fee	24,000.00	0.00	24,000.00	0.00	0.00	0.00%	24,000.00	0.00	24,000.00	No Increase Statutory fees
360	Additional License - 80,000 to 89,999 - Annual Fee	28,000.00	0.00	28,000.00	0.00	0.00	0.00%	28,000.00	0.00	28,000.00	No Increase Statutory fees
361	Additional License - 90,000 and over - Annual Fee	32,000.00	0.00	32,000.00	0.00	0.00	0.00%	32,000.00	0.00	32,000.00	No Increase Statutory fees
362	Application for the grant or renewal of a personal licence	37.00	0.00	37.00	0.00	0.00	0.00%	37.00	0.00	37.00	No Increase Statutory fees
363	Temporary event notice	21.00	0.00	21.00	0.00	0.00	0.00%	21.00	0.00	21.00	No Increase Statutory fees
364	Theft, loss, etc of premises licence or summary	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
365	Application for a provisional statement where premises being built etc	315.00	0.00	315.00	0.00	0.00	0.00%	315.00	0.00	315.00	No Increase Statutory fees
366	Notification of change of name or address	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
367	Application to vary licence to specify individual as premises supervisor	23.00	0.00	23.00	0.00	0.00	0.00%	23.00	0.00	23.00	No Increase Statutory fees
368	Application for transfer of premises licence	23.00	0.00	23.00	0.00	0.00	0.00%	23.00	0.00	23.00	No Increase Statutory fees
369	Interim authority notice following death etc of licence holder	23.00	0.00	23.00	0.00	0.00	0.00%	23.00	0.00	23.00	No Increase Statutory fees
370	Theft, loss etc of certificate or summary	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
371	Notification of change of name or alteration of rules of club	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
372	Change of relevant registered address of club	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
373	Theft, loss etc of temporary event notice	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
374	Theft, loss etc of personal licence	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
375	Duty to notify change of name or address	10.50	0.00	10.50	0.00	0.00	0.00%	10.50	0.00	10.50	No Increase Statutory fees
376	Right of freeholder etc to be notified of licensing matters	21.00	0.00	21.00	0.00	0.00	0.00%	21.00	0.00	21.00	No Increase Statutory fees
377	Application to vary premises licence at community premises to include alternative licence condition	23.00	0.00	23.00	0.00	0.00	0.00%	23.00	0.00	23.00	No Increase Statutory fees
378	Application for minor variation	89.00	0.00	89.00	0.00	0.00	0.00%	89.00	0.00	89.00	No Increase Statutory fees
<b>Storage of Explosives</b>											
<i>Premises where separation distances are not prescribed (250kg or less)</i>											
379	Renewal of registration up to 250kg (1 Year)	54.00	0.00	54.00	0.00	0.00	0.00%	54.00	0.00	54.00	Statutory
380	Renewal of registration up to 250kg (2 Years)	86.00	0.00	86.00	0.00	0.00	0.00%	86.00	0.00	86.00	Statutory
381	Licence (1 Year)	109.00	0.00	109.00	0.00	0.00	0.00%	109.00	0.00	109.00	Statutory
382	Licence (2 Year)	141.00	0.00	141.00	0.00	0.00	0.00%	141.00	0.00	141.00	Statutory
383	Licence (3 Year)	173.00	0.00	173.00	0.00	0.00	0.00%	173.00	0.00	173.00	Statutory
<i>Premises where separation distances are prescribed (250kg to 2000kg)</i>											
384	Licence (1 Year)	185.00	0.00	185.00	0.00	0.00	0.00%	185.00	0.00	185.00	Statutory
385	Licence (2 Year)	243.00	0.00	243.00	0.00	0.00	0.00%	243.00	0.00	243.00	Statutory
386	Licence (3 Year)	304.00	0.00	304.00	0.00	0.00	0.00%	304.00	0.00	304.00	Statutory
<i>All Premises</i>											
387	Variation of licence (legal name of licensee or address of premises)	36.00	0.00	36.00	0.00	0.00	0.00%	36.00	0.00	36.00	Statutory
388	Variation of licence (other)	Min £35	0.00	Min £35	0.00	0.00	0.00%	Min £35	0.00	Min £35	Statutory
389	Transfer of licence	36.00	0.00	36.00	0.00	0.00	0.00%	36.00	0.00	36.00	Statutory
390	Copy/replacement licence	36.00	0.00	36.00	0.00	0.00	0.00%	36.00	0.00	36.00	Statutory
<b>Sale of Fireworks</b>											
391	Application to sell outside of permitted periods	500.00	0.00	500.00	0.00	0.00	0.00%	500.00	0.00	500.00	Statutory
<b>Hypnotism Fees and Charges</b>											
392	Single Performance License	188.00	0.00	188.00	5.45	5.00	2.66%	193.45	0.00	193.00	Increase by Inflation
393	Multiple Performances License	279.00	0.00	279.00	8.09	8.00	2.87%	287.09	0.00	287.00	Increase by Inflation
<b>Special Treatment Licence Fees</b>											
394	Category 1 New Licence Part A	549.00	0.00	549.00	15.92	16.00	2.91%	564.92	0.00	565.00	Increase from April 2020
395	Category 1 New Licence Part B	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
396	Category 2 New Licence Part A	392.00	0.00	392.00	11.37	11.00	2.81%	403.37	0.00	403.00	Increase from April 2020
397	Category 2 New Licence Part B	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
398	Category 3 New Licence Part A	275.00	0.00	275.00	7.97	8.00	2.91%	282.97	0.00	283.00	Increase from April 2020
399	Category 3 New Licence Part B	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
400	Category 4 New Licence Part A	117.50	0.00	117.50	3.41	3.50	2.98%	120.91	0.00	121.00	Increase from April 2020
401	Category 4 New Licence Part B	90.00	0.00	90.00	2.61	3.00	3.33%	92.61	0.00	93.00	Increase from April 2020
402	Category 1 Renewal Part A	549.00	0.00	549.00	15.92	16.00	2.91%	564.92	0.00	565.00	Increase from April 2020
403	Category 1 Renewal Part B	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
404	Category 2 Renewal Part A	392.00	0.00	392.00	11.37	11.00	2.81%	403.37	0.00	403.00	Increase from April 2020
405	Category 2 Renewal Part B	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
406	Category 3 Renewal Part A	275.00	0.00	275.00	7.97	8.00	2.91%	282.97	0.00	283.00	Increase from April 2020
407	Category 3 Renewal Part B	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
408	Category 4 Renewal Part A	117.50	0.00	117.50	3.41	3.50	2.98%	120.91	0.00	121.00	Increase from April 2020
409	Category 4 Renewal Part B	90.00	0.00	90.00	2.61	3.00	3.33%	92.61	0.00	93.00	Increase from April 2020
410	Transfer to a different licence holder with minor changes	150.00	0.00	150.00	4.35	4.00	2.67%	154.35	0.00	154.00	Increase from April 2020
411	Variations Categories 1, 2 and 3	120.00	0.00	120.00	3.48	3.00	2.50%	123.48	0.00	123.00	Increase from April 2020
416	Variations Category 4	90.00	0.00	90.00	2.61	3.00	3.33%	92.61	0.00	93.00	Increase from April 2020
<b>Animal Licences</b>											
417	Dog Breeders-Application Fee Part A	299.00	0.00	299.00	8.67	8.67	2.90%	307.67	0.00	308.00	Increase by Inflation
418	Dog Breeders- Licence Fee Part B	244.00	0.00	244.00	7.08	7.08	2.90%	251.08	0.00	251.00	Increase by Inflation
419	Riding Establishments- Application Fee Part A	394.00	0.00	394.00	11.43	11.43	2.90%	405.43	0.00	405.00	Increase by Inflation
420	Riding Establishments- Licence Fee Part B	449.00	0.00	449.00	13.02	13.02	2.90%	462.02	0.00	462.00	Increase by Inflation
421	Boarding-Application Fee Part A	299.00	0.00	299.00	8.67	8.67	2.90%	307.67	0.00	308.00	Increase by Inflation
422	Boarding- Licence Fee Part B	244.00	0.00	244.00	7.08	7.08	2.90%	251.08	0.00	251.00	Increase by Inflation
423	Pet Shop-Application Fee Part A	299.00	0.00	299.00	8.67	8.67	2.90%	307.67	0.00	308.00	Increase by Inflation
424	Pet Shop- Licence Fee part B	244.00	0.00	244.00	7.08	7.08	2.90%	251.08	0.00	251.00	Increase by Inflation
425	Dangerous Wild Animals- new Application fees	390.00	0.00	390.00	11.31	11.31	2.90%	401.31	0.00	401.00	Increase by Inflation
426	Dangerous Wild Animals- Licence Fees	244.00	0.00	244.00	7.08	7.08	2.90%	251.08	0.00	251.00	Increase by Inflation
427	Performing animals- Application Fee part A	135.00	0.00	135.00	3.91	3.91	2.90%	138.91	0.00	139.00	Increase by Inflation
428	Performing animals- Licence Fee part B	290.00	0.00	290.00	8.41	8.41	2.90%	298.41	0.00	298.00	Increase by Inflation
429	Home Dog Boarding- Application Fee part A	155.00	0.00	155.00	4.49	4.49	2.90%	159.49	0.00	159.00	Increase by Inflation
430	Home Dog Boarding - Licence Fee part A	210.00	0.00	210.00	6.09	6.09	2.90%	216.09	0.00	216.00	Increase by Inflation
431	Dog day care (up to 6) Application fee Part A	155.00	0.00	155.00	4.49	4.49	2.90%	159.49	0.00	159.00	Increase by Inflation
432	Dog day care (up to 6) Licence Fee part B	210.00	0.00	210.00	6.09	6.09	2.90%	216.09	0.00	216.00	Increase by Inflation
433	Part A - New Sex Shop Licence - Application Fee	2,502.00	0.00	2,502.00	72.56	73.00	2.92%	2,574.56	0.00	2,575.00	Increase from April 2020
434	Part B - New Sex Shop Licence - Licence Fee	1,500.00	0.00	1,500.00	43.50	44.00	2.93%	1,543.50	0.00	1,544.00	Increase from April 2020
435	Part A - New Sex Shop Licence Renewal	1,599.00	0.00	1,599.00	46.37	46.00	2.88%	1,645.37	0.00	1,645.00	Increase from April 2020
436	Part B - New Sex Shop Licence Renewal	1,229.12	0.00	1,229.12	35.64	35.88	2.92%	1,264.76	0.00	1,265.00	Increase from April 2020
<b>Licences - Safety at sports ground Act- fees charged on officer time spent processing application (Inc Explosives)</b>											
437	Food Safety Reinspection Fee	240.00	0.00	240.00	6.96	7.00	2.92%	246.96	0.00	247.00	Increase from April 2020
439	Licences - Auction Rooms Registration	587.50	0.00	587.50	17.04	17.50	2.98%	604.54	0.00	605.00	Increase by inflation
440	Licences - Occasional Sales- up to 50 stalls/vehicles/pitches	125.72	0.00	125.72	3.65	3.28	2.61%	129.37	0.00	129.00	Increase by inflation
441	Licences - Occasional Sales- 51-150 stalls/vehicles/pitches	199.50	0.00	199.50	5.79	5.50	2.76%	205.29	0.00	205.00	Increase by inflation
442	Licences - Occasional Sales- over 150 stalls/vehicles/pitches	344.95	0.00	344.95	10.00	10.05	2.91%	354.95	0.00	355.00	Increase by inflation
443	Scrap metal Site Licence - New (Part A)	340.00	0.00	340.00	9.86	10.00	2.94%	349.86	0.00	350.00	Increase from April 2020
444	Scrap metal Site Licence - New (Part B)	170.00	0.00	170.00	4.93	5.00	2.94%	174.93	0.00	175.00	Increase from April 2020
445	Scrap metal Site Licence - Renewal (Part A)	340.00	0.00								

Description of Service	Current 2019/20 Charge	Proposed Increase / (Decrease)	Proposed 2020/21 Charge	Rationale for fee change					
474 Notification of change of details	38.50	0.00	38.50	0.00%	38.50	0.00	39.00	No Increase Statutory fees	
<b>New Small Casino premises licence</b>									
475 Application for a provisional statement	8,000.00	0.00	8,000.00	0.00	0.00%	8,000.00	0.00	8,000.00	No Increase Statutory fees
476 Application for a new premises licence	8,000.00	0.00	8,000.00	0.00	0.00%	8,000.00	0.00	8,000.00	No Increase Statutory fees
477 Application to vary a new premises licence	4,000.00	0.00	4,000.00	0.00	0.00%	4,000.00	0.00	4,000.00	No Increase Statutory fees
478 Application to transfer a premises licence	1,800.00	0.00	1,800.00	0.00	0.00%	1,800.00	0.00	1,800.00	No Increase Statutory fees
479 Application for a new premises licence with Provisional Statement	3,000.00	0.00	3,000.00	0.00	0.00%	3,000.00	0.00	3,000.00	No Increase Statutory fees
480 Annual fee	5,000.00	0.00	5,000.00	0.00	0.00%	5,000.00	0.00	5,000.00	No Increase Statutory fees
481 Reinstatement of a licence	1,800.00	0.00	1,800.00	0.00	0.00%	1,800.00	0.00	1,800.00	No Increase Statutory fees
482 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
483 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Converted Casino premises licence</b>									
484 Fast track conversion application	300.00	0.00	300.00	0.00	0.00%	300.00	0.00	300.00	No Increase Statutory fees
485 Non-Fast track conversion application	2,000.00	0.00	2,000.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
486 Application to vary a new premises licence	2,000.00	0.00	2,000.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
487 Application to transfer a premises licence	1,350.00	0.00	1,350.00	0.00	0.00%	1,350.00	0.00	1,350.00	No Increase Statutory fees
488 Annual fee	3,000.00	0.00	3,000.00	0.00	0.00%	3,000.00	0.00	3,000.00	No Increase Statutory fees
489 Reinstatement of a licence	1,350.00	0.00	1,350.00	0.00	0.00%	1,350.00	0.00	1,350.00	No Increase Statutory fees
490 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
491 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Bingo premises licence</b>									
492 Fast track conversion application	300.00	0.00	300.00	0.00	0.00%	300.00	0.00	300.00	No Increase Statutory fees
493 Non-Fast track conversion application	1,750.00	0.00	1,750.00	0.00	0.00%	1,750.00	0.00	1,750.00	No Increase Statutory fees
494 Application for a provisional statement	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
495 Application for a new premises licence	3,500.00	0.00	3,500.00	0.00	0.00%	3,500.00	0.00	3,500.00	No Increase Statutory fees
496 Application to vary a new premises licence	1,750.00	0.00	1,750.00	0.00	0.00%	1,750.00	0.00	1,750.00	No Increase Statutory fees
497 Application to transfer a premises licence	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
498 Application for a new premises licence with Provisional Statement	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
499 Annual fee	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
500 Reinstatement of a licence	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
501 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
502 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Betting premises (other) licence</b>									
503 Fast track conversion application	300.00	0.00	300.00	0.00	0.00%	300.00	0.00	300.00	No Increase Statutory fees
504 Non-Fast track conversion application	1,750.00	0.00	1,750.00	0.00	0.00%	1,750.00	0.00	1,750.00	No Increase Statutory fees
505 Application for a provisional statement	3,000.00	0.00	3,000.00	0.00	0.00%	3,000.00	0.00	3,000.00	No Increase Statutory fees
506 Application for a new premises licence	3,000.00	0.00	3,000.00	0.00	0.00%	3,000.00	0.00	3,000.00	No Increase Statutory fees
507 Application to vary a new premises licence	1,500.00	0.00	1,500.00	0.00	0.00%	1,500.00	0.00	1,500.00	No Increase Statutory fees
508 Application to transfer a premises licence	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
509 Application for a new premises licence with Provisional Statement	1,500.00	0.00	1,500.00	0.00	0.00%	1,500.00	0.00	1,500.00	No Increase Statutory fees
510 Annual fee	600.00	0.00	600.00	0.00	0.00%	600.00	0.00	600.00	No Increase Statutory fees
511 Reinstatement of a licence	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
512 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
513 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Betting premises (track) licence</b>									
514 Fast track conversion application	300.00	0.00	300.00	0.00	0.00%	300.00	0.00	300.00	No Increase Statutory fees
515 Non-Fast track conversion application	1,250.00	0.00	1,250.00	0.00	0.00%	1,250.00	0.00	1,250.00	No Increase Statutory fees
516 Application for a provisional statement	2,500.00	0.00	2,500.00	0.00	0.00%	2,500.00	0.00	2,500.00	No Increase Statutory fees
517 Application for a new premises licence	2,500.00	0.00	2,500.00	0.00	0.00%	2,500.00	0.00	2,500.00	No Increase Statutory fees
518 Application to vary a new premises licence	1,250.00	0.00	1,250.00	0.00	0.00%	1,250.00	0.00	1,250.00	No Increase Statutory fees
519 Application to transfer a premises licence	950.00	0.00	950.00	0.00	0.00%	950.00	0.00	950.00	No Increase Statutory fees
520 Application for a new premises licence with Provisional Statement	950.00	0.00	950.00	0.00	0.00%	950.00	0.00	950.00	No Increase Statutory fees
521 Annual fee	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
522 Reinstatement of a licence	950.00	0.00	950.00	0.00	0.00%	950.00	0.00	950.00	No Increase Statutory fees
523 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
524 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Adult Gaming Centre premises licence</b>									
525 Fast track conversion application	300.00	0.00	300.00	0.00	0.00%	300.00	0.00	300.00	No Increase Statutory fees
526 Non-Fast track conversion application	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
527 Application for a provisional statement	2,000.00	0.00	2,000.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
528 Application for a new premises licence	2,000.00	0.00	2,000.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
529 Application to vary a new premises licence	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
530 Application to transfer a premises licence	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
531 Application for a new premises licence with Provisional Statement	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
532 Annual fee	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
533 Reinstatement of a licence	1,200.00	0.00	1,200.00	0.00	0.00%	1,200.00	0.00	1,200.00	No Increase Statutory fees
534 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
535 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Family entertainment centre premises licence</b>									
536 Fast track conversion application	300.00	0.00	300.00	0.00	0.00%	300.00	0.00	300.00	No Increase Statutory fees
537 Non-Fast track conversion application	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
538 Application for a provisional statement	2,000.00	0.00	2,000.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
539 Application for a new premises licence	2,000.00	0.00	2,000.00	0.00	0.00%	2,000.00	0.00	2,000.00	No Increase Statutory fees
540 Application to vary a new premises licence	1,000.00	0.00	1,000.00	0.00	0.00%	1,000.00	0.00	1,000.00	No Increase Statutory fees
541 Application to transfer a premises licence	950.00	0.00	950.00	0.00	0.00%	950.00	0.00	950.00	No Increase Statutory fees
542 Application for a new premises licence with Provisional Statement	950.00	0.00	950.00	0.00	0.00%	950.00	0.00	950.00	No Increase Statutory fees
543 Annual fee	750.00	0.00	750.00	0.00	0.00%	750.00	0.00	750.00	No Increase Statutory fees
544 Reinstatement of a licence	950.00	0.00	950.00	0.00	0.00%	950.00	0.00	950.00	No Increase Statutory fees
545 Copy of licence	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	No Increase Statutory fees
546 Notification of change of details	38.50	0.00	38.50	0.00	0.00%	38.50	0.00	39.00	No Increase Statutory fees
<b>Other Licences</b>									
547 Other income - Pollution - Seizure of Equipment by Noise Patrol - Fee for reclamation of property (NON-BUSINESS)	258.00	0.00	258.00	7.48	2.90%	265.48	0.00	265.00	Inflation of 2.9%
548 Dog Warden Service - Stray Dog Collection	87.00	0.00	87.00	2.52	2.90%	89.52	0.00	90.00	
549 Dog Warden Service - Administration Fee	25.00	0.00	25.00	0.00	0.00%	25.00	0.00	25.00	
550 Dog Warden Service - Cost Per Night in Kennel	33.00	0.00	33.00	0.96	2.90%	33.96	0.00	34.00	
<b>PARKING</b>									
<b>On Street Parking Services</b>									
551 Resident Permits Tariff Band 1 - Emission (CO2)g/km 0 to 50- Up to 2 Vehicles	0.00	0.00	0.00			0.00	0.00	0.00	No increase
552 Resident Permits Tariff Band 1 - Emission (CO2)g/km 0 to 50- 3rd vehicle	45.00	0.00	45.00			45.00	0.00	45.00	No increase
553 Resident Permits Tariff Band 1 - Emission (CO2)g/km 0 to 50- 4th vehicle	45.00	0.00	45.00			45.00	0.00	45.00	No increase
554 Resident Permits Tariff Band 1 - Emission (CO2)g/km 0 to 50- 5th vehicle	45.00	0.00	45.00			45.00	0.00	45.00	No increase
555 Resident Permits Tariff Band 2 - Emission (CO2)g/km 51 to 100- Up to 2 Vehicles	18.00	0.00	18.00			18.00	0.00	18.00	No increase
556 Resident Permits Tariff Band 2 - Emission (CO2)g/km 51 to 100- 3rd vehicle	45.00	0.00	45.00			45.00	0.00	45.00	No increase
557 Resident Permits Tariff Band 2 - Emission (CO2)g/km 51 to 100- 4th vehicle	45.00	0.00	45.00			45.00	0.00	45.00	No increase
558 Resident Permits Tariff Band 2 - Emission (CO2)g/km 51 to 100- 5th vehicle	45.00	0.00	45.00			45.00	0.00	45.00	No increase
559 Resident Permits Tariff Band 3 - Emission (CO2)g/km 101 to 140- Up to 2 Vehicles	36.00	0.00	36.00			36.00	0.00	36.00	No increase
560 Resident Permits Tariff Band 3 - Emission (CO2)g/km 101 to 140- 3rd	45.00	0.00	45.00			45.00	0.00	45.00	No increase
561 Resident Permits Tariff Band 3 - Emission (CO2)g/km 101 to 140- 4th	54.00	0.00	54.00			54.00	0.00	54.00	No increase
562 Resident Permits Tariff Band 3 - Emission (CO2)g/km 101 to 140- 5th	63.00	0.00	63.00			63.00	0.00	63.00	No increase
563 Resident Permits Tariff Band 4 - Emission (CO2)g/km 141 to 160- Up to 2 Vehicles	45.00	0.00	45.00			45.00	0.00	45.00	No increase
564 Resident Permits Tariff Band 4 - Emission (CO2)g/km 141 to 160-3rd	56.25	0.00	56.25			56.25	0.00	56.00	No increase
565 Resident Permits Tariff Band 4 - Emission (CO2)g/km 141 to 160-4th	67.50	0.00	67.50			67.50	0.00	68.00	No increase
566 Resident Permits Tariff Band 4 - Emission (CO2)g/km 141 to 160-5th	78.75	0.00	78.75			78.75	0.00	79.00	No increase
567 Resident Permits Tariff Band 5 - Emission (CO2)g/km 161 to 180 - Up to 2 Vehicles	51.00	0.00	51.00			51.00	0.00	51.00	No increase
568 Resident Permits Tariff Band 5 - Emission (CO2)g/km 161 to 180 - 3rd Vehicles	63.75	0.00	63.75			63.75	0.00	64.00	No increase
569 Resident Permits Tariff Band 5 - Emission (CO2)g/km 161 to 180 - 4th Vehicles	76.50	0.00	76.50			76.50	0.00	77.00	No increase
570 Resident Permits Tariff Band 5 - Emission (CO2)g/km 161 to 180 - 5th Vehicles	89.25	0.00	89.25			89.25	0.00		

Description of Service		Current 2019/20 Charge		Proposed Increase / (Decrease)			Proposed 2020/21 Charge			Rationale for fee change
574	Resident Permits Tariff Band 6 - Emission (CO2)g/km 181 to 255-5th	140.00	0.00	140.00			140.00	0.00	140.00	No increase
575	Resident Permits Tariff Band 7 - Emission (CO2)g/km over 256- Up to 2 Vehicles	140.00	0.00	140.00			140.00	0.00	140.00	No increase
576	Resident Permits Tariff Band 7 - Emission (CO2)g/km over 256- 3rd	175.00	0.00	175.00			175.00	0.00	175.00	No increase
577	Resident Permits Tariff Band 7 - Emission (CO2)g/km over 256- 4th	210.00	0.00	210.00			210.00	0.00	210.00	No increase
578	Resident Permits Tariff Band 7 - Emission (CO2)g/km over 256- 5th	245.00	0.00	245.00			245.00	0.00	245.00	No increase
579	Diesel Surcharge for resident and business parking permits	75.00	0.00	75.00			75.00	0.00	75.00	No increase
<b>Traffic Management orders On street</b>										
580	Change to traffic management order	2,250.00	0.00	2,250.00	65.25	65.00	2,315.25	0.00	2,315.00	Increase by inflation
581	Traffic Management order revoke	2,250.00	0.00	2,250.00	65.25	65.00	2,315.25	0.00	2,315.00	Increase by inflation
582	Traffic Management order: Temporary	5,250.00	0.00	5,250.00	152.25	152.00	5,402.25	0.00	5,402.00	Increase by inflation
583	Traffic Management order: Experimental	5,250.00	0.00	5,250.00	152.25	152.00	5,402.25	0.00	5,402.00	Increase by inflation
584	Traffic Management order: Permanent	6,000.00	0.00	6,000.00	174.00	174.00	6,174.00	0.00	6,174.00	Increase by inflation
585	Signs and Lines infrastructure implementation per metre	825.00	0.00	825.00	23.93	24.00	848.93	0.00	849.00	Increase by inflation
586	New parking post / plate	225.00	0.00	225.00	6.52	7.00	231.53	0.00	232.00	Increase by inflation
587	Implementation / Removal of new bay markings	225.00	0.00	225.00	6.52	7.00	231.53	0.00	232.00	Increase by inflation
588	Implementation of personalised Disabled Bay	525.00	0.00	525.00	15.22	15.00	540.23	0.00	540.00	Increase by inflation
<b>Parking Other Permits</b>										
589	Domestic carer permit - Year	125.00	0.00	125.00	0.00	0.00	125.00	0.00	125.00	No increase
590	Domestic carer permit - 6 months	83.50	0.00	83.50	0.00	0.00	83.50	0.00	83.50	No increase
591	Commercial carer permit: Yearly - Maximum 4 hours per parking session( park anywhere in the Borough	280.00	0.00	280.00	0.00	0.00	280.00	0.00	280.00	No increase
592	Visitor Session- 4 Hours	0.75	0.00	0.75	0.00	0.00	0.75	0.00	0.75	No increase
593	Visitor Session- 1 day	1.38	0.00	1.38	0.00	0.00	1.38	0.00	1.38	No increase
594	Parking Waiver - Daily	31.00	0.00	31.00	0.00	0.00	31.00	0.00	31.00	No increase
595	Parking Waiver - Weekly	104.00	0.00	104.00	0.00	0.00	104.00	0.00	104.00	No increase
596	Vehicle release from locked car park location	156.00	0.00	156.00	0.00	0.00	156.00	0.00	156.00	No increase
597	Car Club annual permit	1,039.00	0.00	1,039.00	0.00	0.00	1,039.00	0.00	1,039.00	No increase
598	Operational Permit - 4 Hours	462.00	0.00	462.00	0.00	0.00	462.00	0.00	462.00	No increase
599	Staff Permits - Standard (Monthly)	23.33	4.67	28.00	0.00	0.00	23.33	4.67	28.00	No increase
600	Staff Permits - Standard (Annual)	280.00	56.00	336.00	0.00	0.00	280.00	56.00	336.00	No increase
601	Staff Permits - Priority (Monthly)	39.65	7.93	47.58	0.00	0.00	39.65	7.93	47.58	No increase
602	Staff Permits - Priority (Annual)	475.83	95.17	571.00	(0.00)	(0.00)	475.83	95.17	571.00	No increase
603	Red / Police Permit (Monthly)	51.94	10.39	62.33	0.00	0.00	51.94	10.39	62.33	No increase
604	Red / Police Permit (Annual)	623.33	124.67	748.00	(0.00)	(0.00)	623.33	124.67	748.00	No increase
605	Staff Permits - Daily charge	2.50	0.53	3.00	0.00	0.00	2.50	0.53	3.00	No increase
606	Staff Permits - Half a day -4.5 Hours	1.33	0.27	1.50	0.00	0.00	1.33	0.27	1.50	No increase
607	Temporary permit	31.00	0.00	31.00	0.00	0.00	31.00	0.00	31.00	No increase
608	Business / Trade Permit	470.00	0.00	470.00	0.00	0.00	470.00	0.00	470.00	No increase
609	Doctors Permit	481.00	0.00	481.00	0.00	0.00	481.00	0.00	481.00	No increase
610	Teachers Permit	336.00	0.00	336.00	0.00	0.00	336.00	0.00	336.00	No increase
611	Administration Charge - Permit services, including permit refunds and changes of vehicle registration on a permit	30.00	0.00	30.00	0.00	0.00	30.00	0.00	30.00	No increase
<b>Major (London Road Multi-Storey) ( no free 30 minutes) _</b>										
<b>Off street</b>										
612	Upto 1 hr	1.25	0.25	1.50	0.00	0.00	1.25	0.25	1.50	No increase
613	Up to 2 hrs	2.50	0.50	3.00	0.00	0.00	2.50	0.50	3.00	No increase
614	Up to 4 hrs	4.38	0.88	5.25	0.00	0.00	4.38	0.88	5.25	No increase
615	Up to 6 hours	6.88	1.38	8.25	0.00	0.00	6.88	1.38	8.25	No increase
616	Up to 8 hours	11.25	2.25	13.50	0.00	0.00	11.25	2.25	13.50	No increase
617	Up to 12 hours	20.00	4.00	24.00	0.00	0.00	20.00	4.00	24.00	No increase
618	Overnight (8pm - 8am)	6.88	1.38	8.25	0.00	0.00	6.88	1.38	8.25	No increase
<b>Major Off street</b>										
619	30 min	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No increase
620	up to 1 hr	1.25	0.25	1.50	0.00	0.00	1.25	0.25	1.50	No increase
621	up to 2 hrs	3.75	0.75	4.50	0.00	0.00	3.75	0.75	4.50	No increase
622	up to 4 hrs	8.75	1.75	10.50	0.00	0.00	8.75	1.75	10.50	No increase
<b>Major On Street</b>										
623	30 min	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No increase
624	up to 1 hr	1.50	0.00	1.50	0.00	0.00	1.50	0.00	1.50	No increase
625	up to 2 hrs	4.50	0.00	4.50	0.00	0.00	4.50	0.00	4.50	No increase
626	up to 4 hrs	10.50	0.00	10.50	0.00	0.00	10.50	0.00	10.50	No increase
<b>District (The Mall Multi-Storey) ( no free 30 minutes) Off Street</b>										
627	Upto 1 hr	0.63	0.13	0.75	0.00	0.00	0.63	0.13	0.75	No increase
628	Up to 2 hrs	1.25	0.25	1.50	0.00	0.00	1.25	0.25	1.50	No increase
629	Up to 4 hrs	3.75	0.75	4.50	0.00	0.00	3.75	0.75	4.50	No increase
630	Up to 6 hours	5.00	1.00	6.00	0.00	0.00	5.00	1.00	6.00	No increase
631	Up to 8 hours	6.88	1.38	8.25	0.00	0.00	6.88	1.38	8.25	No increase
632	Up to 12 hours	11.25	2.25	13.50	0.00	0.00	11.25	2.25	13.50	No increase
<b>District Off Street</b>										
633	30 min	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No increase
634	up to 1 hr	0.63	0.13	0.75	0.00	0.00	0.63	0.13	0.75	No increase
635	up to 2 hrs	1.25	0.25	1.50	0.00	0.00	1.25	0.25	1.50	No increase
636	up to 4 hrs	1.88	0.38	2.25	0.00	0.00	1.88	0.38	2.25	No increase
<b>District On street</b>										
637	30 min	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No increase
638	up to 1 hr	0.75	0.00	0.75	0.00	0.00	0.75	0.00	0.75	No increase
639	up to 2 hrs	1.50	0.00	1.50	0.00	0.00	1.50	0.00	1.50	No increase
640	up to 4 hrs	3.00	0.00	3.00	0.00	0.00	3.00	0.00	3.00	No increase
<b>Season Tickets Major (6am - 8pm) (London Road Car Park) Off Street</b>										
641	1 month	60.94	12.19	73.13	0.00	0.00	60.94	12.19	73.13	No increase
642	3 months	218.75	43.75	262.50	0.00	0.00	218.75	43.75	262.50	No increase
643	6 months	397.50	79.50	477.00	0.00	0.00	397.50	79.50	477.00	No increase
644	12 months	728.75	145.75	874.50	0.00	0.00	728.75	145.75	874.50	No increase
<b>Season Tickets Major (8pm - 6am) (London Road Car Park) Off Street</b>										
645	3 months	75.00	15.00	90.00	0.00	0.00	75.00	15.00	90.00	No increase
646	6 months	137.50	27.50	165.00	0.00	0.00	137.50	27.50	165.00	No increase
647	12 months	248.75	49.75	298.50	0.00	0.00	248.75	49.75	298.50	No increase
<b>Season Tickets Major (24/7) (London Road Car Park) Off Street</b>										
648	1 month	95.00	19.00	114.00	0.00	0.00	95.00	19.00	114.00	No increase
649	3 months	285.00	57.00	342.00	0.00	0.00	285.00	57.00	342.00	No increase
650	6 months	513.75	102.75	616.50	0.00	0.00	513.75	102.75	616.50	No increase
651	12 months	970.00	194.00	1,164.00	0.00	0.00	970.00	194.00	1,164.00	No increase
<b>Season Tickets District (24/7) (The Mall Multi-Storey) Off Street</b>										
652	1 month	73.13	14.63	87.75	0.00	0.00	73.13	14.63	87.75	No increase
653	3 months	244.00	49.00	293.00	0.00	0.00	244.00	49.00	293.00	No increase
654	6 months	417.00	83.00	500.00	0.00	0.00	417.00	83.00	500.00	No increase
655	12 months	728.75	145.75	874.50	0.00	0.00	728.75	145.75	874.50	No increase
<b>Parks Car Park Off Street (All LBBD parks) off street</b>										
656	up to 1 hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No increase
657	up to 2 hrs	1.00	0.20	1.20	0.00	0.00	1.00	0.20	1.20	No increase
658	up to 4 hrs	2.00	0.40	2.40	0.00	0.00	2.00	0.40	2.40	No increase
<b>Off Street Car park season ticket for specified locations only</b>										
659	3 months	93.75	18.75	112.50	0.00	0.00	93.75	18.75	112.50	No increase
660	6 months	187.50	37.50	225.00	0.00	0.00	187.50	37.50	225.00	No increase
661	12 months	375.00	75.00	450.00	0.00	0.00	375.00	75.00	450.00	No increase
<b>Associate Permit Off Street</b>										
662	4 months	132.50	26.50	159.00	0.00	0.00	132.50	26.50	159.00	No increase
663	6 months	191.25	38.25	229.50	0.00	0.00	191.25	38.25	229.50	No increase
664	12 months	350.00	70.00	420.00	0.00	0.00	350.00	70.00	420.00	No increase
<b>Essential work permit On Street</b>										
665	12 months	375.00	0.00	375.00	0.00	0.00	375.00	0.00	375.00	No increase
<b>Bay Suspension / Dispensation On Street</b>										
666	Daily (per bay)	130.00	0.00	130.00	3.77	4.00	133.77	0.00	134.00	Increase by inflation
667	Weekly (per bay)	390.00	0.00	390.00	11.31	11.00	401.31	0.00	401.00	Increase by inflation
<b>CCTV</b>										
668	CCTV application and survey	412.80	0.00	413.00	11.97	12.00	424.77	0.00	425.00	Increase by inflation



	Description of Service	Current 2019/20 Charge	Proposed Increase / (Decrease)	Proposed 2020/21 Charge	Rationale for fee change						
669	Downloads per hour	51.60	0.00	52.00	1.50	1.00	2.90%	53.10	0.00	53.00	Increase by inflation
670	Deployable camera installation	77.40	0.00	77.00	2.24	3.00	2.90%	79.64	0.00	80.00	Increase by inflation
<b>Barking Market and Street Trading</b>											
<b>Street Trading Services</b>											
671	1 to 2 metres extended in front of shop - priced for 1 x unit	278.50	0.00	278.50	11.50	11.50	4.13%	290.00	0.00	290.00	Increase of £11.50
666	1 to 2 metres extended in front of shop for additional units (per unit)	0.00	0.00	0.00	50.00	50.00	100.00%	50.00	0.00	50.00	Additional Charges
667	Up to 1 metre extended in front of shop - priced for 1 x unit	220.50	0.00	220.50	9.50	9.50	4.31%	230.00	0.00	230.00	Increase of £9.50
668	Up to 1 metre extended in front of shop for additional units (per unit)	0.00	0.00	0.00	50.00	50.00	100.00%	50.00	0.00	50.00	Additional Charges
669	Mobile Catering Vans -	349.50	0.00	349.50	0.00	0.00	0.00%	349.50	0.00	349.50	
670	Street Trading Administration fee	0.00	0.00	0.00	30.00	30.00	100.00%	30.00	0.00	30.00	Introduction of administration fee for Street Trading
671	Street Trading Licence copy/reprint fee	0.00	0.00	0.00	20.00	20.00	100.00%	20.00	0.00	20.00	Introduction of copy/reprint fee for Street Trading
672	Leaflet Distribution - Main Distributor - First application fee & 1 day distribution	50.00	0.00	50.00	0.00	0.00	0.00%	50.00	0.00	50.00	
673	Leaflet Distribution - Associate licence - First application fee & 1 day distribution	25.00	0.00	25.00	0.00	0.00	0.00%	25.00	0.00	25.00	
674	Leaflet Distribution - Main Distributor - Renewal fee & 1 day distribution	38.50	0.00	38.50	0.00	0.00	0.00%	38.50	0.00	38.50	
675	Leaflet Distribution - Associate licence - Renewal fee & 1 day distribution	18.70	0.00	19.00	0.00	0.00	0.00%	18.70	0.00	19.00	
676	Leaflet Distribution - extra charge per day per licence (Max 6 days)	15.00	0.00	15.00	0.00	0.00	0.00%	15.00	0.00	15.00	
<b>Saturdays - Card Payment</b>											
677	Ripple Rd (Square) - price per foot including licence fee	4.90	0.00	4.90	0.00	0.00	0.00%	4.90	0.00	4.90	
678	East St (Top) - price per foot including licence fee	4.90	0.00	4.90	0.00	0.00	0.00%	4.90	0.00	4.90	
679	East St (Bottom) - price per foot including licence fee	4.20	0.00	4.20	0.00	0.00	0.00%	4.20	0.00	4.20	A price freeze on card payments for regular traders was agreed until 2021.
680	Short Blue Square - price per foot including licence fee	4.90	0.00	4.90	0.00	0.00	0.00%	4.90	0.00	4.90	
681	Casuals (On top of charge) - price per foot including licence fee	6.00	0.00	6.00	1.00	1.00	16.67%	7.00	0.00	7.00	Casual charge increased to encourage traders to become permanent
<b>Saturdays - Cash Payment</b>											
682	Ripple Rd (Square) - price per foot including licence fee	5.00	0.00	5.00	0.10	0.10	2.00%	5.10	0.00	5.10	
683	East St (Top) - price per foot including licence fee	5.00	0.00	5.00	0.10	0.10	2.00%	5.10	0.00	5.10	
684	East St (Bottom) - price per foot including licence fee	4.30	0.00	4.30	0.10	0.10	2.33%	4.40	0.00	4.40	Cash payments increased by 10p to encourage card payments
685	Short Blue Square - price per foot including licence fee	5.00	0.00	5.00	0.10	0.10	2.00%	5.10	0.00	5.10	
686	Casuals (On top of charge) - price per foot including licence fee	6.00	0.00	6.00	1.00	1.00	16.67%	7.00	0.00	7.00	Casual charge increased to encourage traders to become permanent
<b>Weekday - Card Payment</b>											
687	Ripple Rd (Square) - price per foot including licence fee	3.60	0.00	3.60	0.00	0.00	0.00%	3.60	0.00	3.60	
688	East St (Top) - price per foot including licence fee	3.60	0.00	3.60	0.00	0.00	0.00%	3.60	0.00	3.60	
689	East St (Bottom) - price per foot including licence fee	3.00	0.00	3.00	0.00	0.00	0.00%	3.00	0.00	3.00	A price freeze on card payments for regular traders was agreed until 2021.
690	Short Blue Square - price per foot including licence fee	3.60	0.00	3.60	0.00	0.00	0.00%	3.60	0.00	3.60	
691	Casuals (On top of charge) - price per foot including licence fee	6.00	0.00	6.00	1.00	1.00	16.67%	7.00	0.00	7.00	Casual charge increased to encourage traders to become permanent
692	Fines - Late Payment	10.00	0.00	11.00	5.00	4.00	50.00%	15.00	0.00	15.00	
693	Fines - Late Removal of Vans	10.00	0.00	11.00	5.00	4.00	50.00%	15.00	0.00	15.00	
<b>Weekday - Cash Payment</b>											
694	Ripple Rd (Square) - price per foot including licence fee	3.70	0.00	3.70	0.10	0.10	2.70%	3.80	0.00	3.80	
695	East St (Top) - price per foot including licence fee	3.70	0.00	3.70	0.10	0.10	2.70%	3.80	0.00	3.80	
696	East St (Bottom) - price per foot including licence fee	3.10	0.00	3.10	0.10	0.10	3.23%	3.20	0.00	3.20	Cash payments increased by 10p to encourage card payments
697	Short Blue Square - price per foot including licence fee	3.70	0.00	3.70	0.10	0.10	2.70%	3.80	0.00	3.80	
698	Casuals (On top of charge) - price per foot including licence fee	6.00	0.00	6.00	1.00	1.00	16.67%	7.00	0.00	7.00	Casual charge increased to encourage traders to become permanent
699	Fines - Late Payment	10.00	0.00	11.00	5.00	4.00	50.00%	15.00	0.00	15.00	
700	Fines - Late Removal of Vans	10.00	0.00	11.00	5.00	4.00	50.00%	15.00	0.00	15.00	
<b>HMO Licensing</b>											
701	Part A - HMO - Application Fee - Up to 5 Rooms	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	
702	Part B - Payment	300.00	0.00	300.00	0.00	0.00	0.00%	300.00	0.00	300.00	
703	Part A - HMO - Application Fee - Up to 6-10 Rooms	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	
704	Part B - Payment	400.00	0.00	400.00	0.00	0.00	0.00%	400.00	0.00	400.00	
705	Part A - HMO - Application Fee - 10+ Rooms	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	
706	Part B - Payment	500.00	0.00	500.00	0.00	0.00	0.00%	500.00	0.00	500.00	
707	Part A - HMO - Application Fee - 15-19 Rooms	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	
708	Part B - Payment	600.00	0.00	600.00	0.00	0.00	0.00%	600.00	0.00	600.00	
709	Part A - HMO - Application Fee - 20 plus Rooms	1,000.00	0.00	1,000.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	
710	Part B - Payment	700.00	0.00	700.00	0.00	0.00	0.00%	700.00	0.00	700.00	
711	HMO - Assisting Applicants Complete Forms - Up to 5 Rooms (+ £7.50 per Room)	161.50	0.00	161.50	0.00	0.00	0.00%	161.50	0.00	161.50	
712	HMO - Assisting Applicants Complete Forms - 6-10 Rooms (+ £7.50 per Room)	171.50	0.00	171.50	0.00	0.00	0.00%	171.50	0.00	171.50	
713	HMO - Assisting Applicants Complete Forms - 10-14 Rooms (+ £7.50 per Room)	182.00	0.00	182.00	0.00	0.00	0.00%	182.00	0.00	182.00	
714	HMO - Assisting Applicants Complete Forms - 15-19 Rooms (+ £7.50 per Room)	192.00	0.00	192.00	0.00	0.00	0.00%	192.00	0.00	192.00	
715	HMO - Assisting Applicants Complete Forms - 20+ Rooms (+ £7.50 per Room)	202.00	0.00	202.00	0.00	0.00	0.00%	202.00	0.00	202.00	
716	HMO - Notice	536.12	0.00	536.00	0.00	0.00	0.00%	536.12	0.00	536.00	
<b>Selective Licensing</b>											
717	Selective Private Rented Property Licence New Application fee Part A	470.00	0.00	470.00	0.00	0.00	0.00%	470.00	0.00	470.00	
718	Selective Private Rented Property Licence New Application fee Part B	430.00	0.00	430.00	0.00	0.00	0.00%	430.00	0.00	430.00	
719	Part B for landlords who have held a current licence for 2 years without enforcement action: 50% discount on Part B	215.00	0.00	215.00	0.00	0.00	0.00%	215.00	0.00	215.00	
720	1 year Selective Private Rented Property Licence fee Part A	470.00	0.00	470.00	0.00	0.00	0.00%	470.00	0.00	470.00	
721	1 year Selective Private Rented Property Licence fee Part B	430.00	0.00	430.00	0.00	0.00	0.00%	430.00	0.00	430.00	
722	Change of Licence Holder Part A	470.00	0.00	470.00	0.00	0.00	0.00%	470.00	0.00	470.00	
723	Change of Licence Holder Part B	430.00	0.00	430.00	0.00	0.00	0.00%	430.00	0.00	430.00	
724	Re printing of lost Licence	11.00	0.00	11.00	0.00	0.00	0.00%	11.00	0.00	11.00	
<b>Housing Act 2004</b>											
725	Improvement Notice	536.12	0.00	536.00	15.55	16.00	2.90%	551.67	0.00	552.00	Increase by inflation
726	Prohibition Order	536.12	0.00	536.00	15.55	16.00	2.90%	551.67	0.00	552.00	Increase by inflation
727	Hazard Awareness Notice	536.12	0.00	536.00	15.55	16.00	2.90%	551.67	0.00	552.00	Increase by inflation
728	Emergency Remedial Action	536.12	0.00	536.00	15.55	16.00	2.90%	551.67	0.00	552.00	Increase by inflation
729	Emergency Prohibition Order	536.12	0.00	536.00	15.55	16.00	2.90%	551.67	0.00	552.00	Increase by inflation
730	Demolition Order	536.12	0.00	536.00	15.55	16.00	2.90%	551.67	0.00	552.00	Increase by inflation
731	Rent Repayment Order - Housing Act 2016										Where the Council provides the service of applying for a RRO on behalf of a tenant, a fee of 10% of the repayment value.
<b>Planning</b>											
732	Planning Enforcement Notice compliance letter	221.88	0.00	222.00	6.43	6.00	2.90%	228.31	0.00	228.00	Increase by inflation
733	Planning enforcement Condition Compliance letter	113.52	0.00	114.00	3.29	3.00	2.90%	116.81	0.00	117.00	Increase by inflation
734	Planning enforcement approved plans confirmation letter	221.88	0.00	222.00	6.43	6.00	2.90%	228.31	0.00	228.00	Increase by inflation
<b>Highways</b>											
735	Skip Permits	54.00	0.00	54.00	1.57	2.00	2.90%	55.57	0.00	56.00	Inflation of 2.9%
736	Skip Company Annual Registration Admin Fee	291.00	0.00	291.00	8.44	8.00	2.90%	299.44	0.00	299.00	Inflation of 2.9%
737	Administration fee for processing skips without a permit	323.00	0.00	323.00	9.37	9.00	2.90%	332.37	0.00	332.00	Inflation of 2.9%
738	Materials (on Highway) licence	55.00	0.00	55.00	1.80	2.00	2.90%	56.80	0.00	57.00	Inflation of 2.9%
739	Crane licence - 3 Months	795.00	0.00	795.00	23.05	23.00	2.90%	818.05	0.00	818.00	Inflation of 2.9%
740	Mobile Crane / Cherry Picker licence - One day	159.00	0.00	159.00	4.61	5.00	2.90%	163.61	0.00	164.00	Inflation of 2.9%
741	Containers on the public highway	539.00	0.00	539.00	15.63	16.00	2.90%	554.63	0.00	555.00	Inflation of 2.9%
742	Scaffolding licence - 3 Months	795.00	0.00	795.00	23.05	23.00	2.90%	818.05	0.00	818.00	Inflation of 2.9%
743	Scaffolding licence per linear metre of highway occupied	22.00	0.00	22.00	0.64	1.00	2.90%	22.64	0.00	23.00	Inflation of 2.9%
744	Hoarding licence	795.00	0.00	795.00	23.05	23.00	2.90%	818.05	0.00	818.00	Inflation of 2.9%
745	Hoarding licence per 10 linear metres of highway occupied	54.00	0.00	54.00	1.57	2.00	2.90%	55.57	0.00	56.00	Inflation of 2.9%
746	Section 50 NRSWA licence	636.00	0.00	636.00	18.44	18.00	2.90%	654.44	0.00	654.00	Inflation of 2.9%
747	Unplanned Road closures (max 21 days)	1,747.00	0.00	1,747.00	50.66	51.00	2.90%	1,797.66	0.00	1,798.00	Inflation of 2.9%
748	Footway Crossing Application fee	164.00	0.00	164.00	4.76	5.00	2.90%	168.76	0.00	169.00	Inflation of 2.9%
749	Footway Crossing Administration Fee	335.00	0.00	335.00	9.71	10.00	2.90%	344.72	0.00	345.00	Inflation of 2.9%
750	White Lines for demarking individual domestic foot path crossings up to 3.6m wide	356.00	0.00	356.00	10.32	10.00	2.90%				

Description of Service		Current 2019/20 Charge		Proposed Increase / (Decrease)			Proposed 2020/21 Charge		Rationale for fee change		
758	Road Category 0,1,2 & Traffic Sensitive - Permit Variation	45.81	0.00	46.00	0.00	0.00	0.00%	45.81	0.00	46.00	
759	Road Category 3 & 4 non Traffic Sensitive - PAA for Major Works	76.35	0.00	76.00	0.00	0.00	0.00%	76.35	0.00	76.00	Statutory fees
760	Road Category 3 & 4 non Traffic Sensitive - Permit for Major Works	152.70	0.00	153.00	0.00	0.00	0.00%	152.70	0.00	153.00	
761	Road Category 3 & 4 non Traffic Sensitive - Permit for Standard Works	76.35	0.00	76.00	0.00	0.00	0.00%	76.35	0.00	76.00	
762	Road Category 3 & 4 non Traffic Sensitive - Permit for Minor Works	45.81	0.00	46.00	0.00	0.00	0.00%	45.81	0.00	46.00	
763	Road Category 3 & 4 non Traffic Sensitive - Permit for Immediate Works	40.72	0.00	41.00	0.00	0.00	0.00%	40.72	0.00	41.00	
764	Road Category 3 & 4 non Traffic Sensitive - Permit Variation	35.63	0.00	36.00	0.00	0.00	0.00%	35.63	0.00	36.00	
<b>Flooding/Drainage Services Fees</b>											
765	Per structure	51.67	10.33	62.00	1.50	2.00	2.90%	53.17	10.63	64.00	Inflation of 2.9%
<b>Residential- Written Advice Only</b>											
766	1-9 (minor)	124.17	24.83	149.00	3.60	4.00	2.90%	127.77	25.55	153.00	Inflation of 2.9%
767	10-50	185.83	37.17	223.00	5.39	6.00	2.90%	191.22	38.24	229.00	Inflation of 2.9%
768	51-200	310.00	62.00	372.00	8.99	11.00	2.90%	318.99	63.80	383.00	Inflation of 2.9%
769	201+	433.33	86.67	520.00	12.57	15.00	2.90%	445.90	89.18	535.00	Inflation of 2.9%
<b>Single meeting with follow up written advice</b>											
770	1-9 (minor)	247.50	49.50	297.00	7.18	9.00	2.90%	254.68	50.94	306.00	Inflation of 2.9%
771	10-50	340.83	68.17	409.00	9.88	12.00	2.90%	350.72	70.14	421.00	Inflation of 2.9%
772	51-200	557.50	111.50	669.00	16.17	19.00	2.90%	573.67	114.73	688.00	Inflation of 2.9%
773	201+	680.83	136.17	817.00	19.74	24.00	2.90%	700.58	140.12	841.00	Inflation of 2.9%
<b>SuDS Planning Pre-Application Guidance</b>											
<b>Non-residential (floor space m2)- Written Advice Only</b>											
774	0-1,000 (minor)	124.17	24.83	149.00	3.60	4.00	2.90%	127.77	25.55	153.00	Inflation of 2.9%
775	1,001-10,000	185.83	37.17	223.00	5.39	6.00	2.90%	191.22	38.24	229.00	Inflation of 2.9%
776	10,001-25,000	310.00	62.00	372.00	8.99	11.00	2.90%	318.99	63.80	383.00	Inflation of 2.9%
777	>25,000	433.33	86.67	520.00	12.57	15.00	2.90%	445.90	89.18	535.00	Inflation of 2.9%
<b>Non-residential (floor space m2)- Single meeting with follow up written advice</b>											
778	0-1,000 (minor)	247.50	49.50	297.00	7.18	9.00	2.90%	254.68	50.94	306.00	Inflation of 2.9%
779	1,001-10,000	340.83	68.17	409.00	9.88	12.00	2.90%	350.72	70.14	421.00	Inflation of 2.9%
780	10,001-25,000	557.50	111.50	669.00	16.17	19.00	2.90%	573.67	114.73	688.00	Inflation of 2.9%
781	>25,000	680.83	136.17	817.00	19.74	24.00	2.90%	817.00	161.34	978.00	Inflation of 2.9%
<b>SuDS Planning Pre-Application Guidance</b>											
<b>Non-residential (floor space m2)- Written Advice Only</b>											
782	0-1,000 (minor)	124.17	24.83	149.00	3.60	4.00	2.90%	127.77	25.55	153.00	Inflation of 2.9%
783	1,001-10,000	185.83	37.17	223.00	5.39	6.00	2.90%	191.22	38.24	229.00	Inflation of 2.9%
784	10,001-25,000	310.00	62.00	372.00	8.99	11.00	2.90%	318.99	63.80	383.00	Inflation of 2.9%
785	>25,000	433.33	86.67	520.00	12.57	15.00	2.90%	445.90	89.18	535.00	Inflation of 2.9%
<b>Non-residential (floor space m2)- Single meeting with follow up written advice</b>											
786	0-1,000 (minor)	247.50	49.50	297.00	7.18	9.00	2.90%	254.68	50.94	306.00	Inflation of 2.9%
787	1,001-10,000	340.83	68.17	409.00	9.88	12.00	2.90%	350.72	70.14	421.00	Inflation of 2.9%
788	10,001-25,000	557.50	111.50	669.00	16.17	19.00	2.90%	573.67	114.73	688.00	Inflation of 2.9%
789	>25,000	680.83	136.17	817.00	19.74	24.00	2.90%	817.00	161.34	978.00	Inflation of 2.9%
<b>Flood Risk Report</b>											
790	Single meeting with follow-up written advice	124.17	24.83	149.00	3.60	4.00	2.90%	127.77	25.55	153.00	Inflation of 2.9%
<b>My Place</b>											
<b>Park Sports</b>											
791	Parks - Cricket pitch only - Adults	312.00	62.40	374.00	9.05	11.00	2.90%	321.05	64.21	385.00	One off games are not viable
792	Parks - Cricket pitch only - Junior	156.45	31.29	188.00	4.54	5.00	2.90%	160.99	32.20	193.00	One off games are not viable
793	Parks - Cricket pitch only - (Season - Up to 40 Matches)	12,157.00	0.00	12,157.00	352.55	353.00	2.90%	12,509.55	0.00	12,510.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
794	Parks - Football pitch only - Adults - (Season - Up to 30 matches)	4,161.00	0.00	4,161.00				1,750.00	0.00	1,750.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
795	Parks - Football pitch only - Junior/9v9 - (Season - Up to 30 matches)	1,822.00	0.00	1,822.00				875.00	0.00	875.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
796	Parks - Football pitch only - Mini - (Season - Up to 30 matches)	789.00	0.00	789.00				440.00	0.00	440.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
797	Parks - Rugby Pitch - 30 matches	3,896.00	0.00	3,896.00				1,431.00	0.00	1,431.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
798	Parks - Rugby Pitch - Mini - 30 matches	1,954.00	0.00	1,954.00				440.00	0.00	440.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
799	Parks - Bowling Greens - club rental price per green	11,131.00	0.00	11,131.00				6,948.00	0.00	6,948.00	Reduced back to fee before PHG was introduced to bridge the subsidy gap. If charge is left at this price, clubs will go elsewhere- new price model
800	Parks - Bowling - Pavilion	1,365.00	0.00	1,365.00	39.59	40.00	2.90%	1,404.59	0.00	1,405.00	No Change - Agreed
801	Pavilion Hire- To be added to sport if required per game	0.00	0.00	0.00				25.00	5.00	30.00	Added to either football, Rugby or Cricket based on number of games- new price model
<b>DIRECT SERVICES</b>											
<b>Pest Control</b>											
802	Rats (Including 2 follow up visits)	0.00	0.00	0.00				116.67	23.33	140.00	New simplified fee structure
803	Mice (Including 2 follow up visits)	0.00	0.00	0.00				116.67	23.33	140.00	New simplified fee structure
804	Cockroaches (Including 2 follow up visits)	0.00	0.00	0.00				116.67	23.33	140.00	New simplified fee structure
805	Ants (Parasol and Black) inside the Property	0.00	0.00	0.00				105.00	21.00	126.00	New simplified fee structure
806	Wasps	0.00	0.00	0.00				58.33	11.67	70.00	New simplified fee structure
807	Low Risk Pests ( Beetles, Weevils, Earwigs, Woodlice, Silverfish )	0.00	0.00	0.00				70.00	14.00	84.00	New simplified fee structure
808	Squirrels- 5 Days Trapping	0.00	0.00	0.00				150.00	30.00	180.00	New simplified fee structure
809	Bedbugs- 3 Bedrooms(2 Follow up visits)	0.00	0.00	0.00				206.33	41.27	250.00	New simplified fee structure
810	Bedbugs- 5 Bedrooms(2 Follow up visits)	0.00	0.00	0.00				266.67	53.33	320.00	New simplified fee structure
811	Flea- 3 Bedrooms(1 Follow up visit)	0.00	0.00	0.00				141.67	28.33	170.00	New simplified fee structure
812	Flea- 5 Bedrooms(1 Follow up visit)	0.00	0.00	0.00				183.33	36.67	220.00	New simplified fee structure
<b>Refuse</b>											
813	Trade Refuse Collection - Refuse Sacks	0.00	0.00	0.00				5.50	0.00	5.50	New simplified fee structure
814	Trade Refuse Collection - Euro or Paladin Bin Per Collection	0.00	0.00	0.00				26.00	0.00	26.00	New simplified fee structure
815	Trade Refuse Collection - Euro or Paladin Bin Per Collection - Recycle	0.00	0.00	0.00				22.00	0.00	22.00	New simplified fee structure
816	Trade Refuse Collection - 660L Bin Per Collection	0.00	0.00	0.00				20.00	0.00	20.00	New simplified fee structure
817	Trade Refuse Collection - 660L Bin Per Collection - Recycle	0.00	0.00	0.00				15.00	0.00	15.00	New simplified fee structure
818	Trade Refuse Collection - 360L Bin Per Collection	0.00	0.00	0.00				14.00	0.00	14.00	New simplified fee structure
819	Trade Refuse Collection - 240L Bin Per Collection	0.00	0.00	0.00				10.00	0.00	10.00	New simplified fee structure
820	Trade Refuse Collection - 240L Bin Per Collection - Recycle	0.00	0.00	0.00				7.00	0.00	7.00	New simplified fee structure
821	Weekly Collection Charge per Bin - Charity Rate	0.00	0.00	0.00				17.00	0.00	17.00	New simplified fee structure
822	Trade Refuse Collection - Euro or Paladin Bin Per Collection where there are more than four units on site	0.00	0.00	0.00				21.00	0.00	21.00	New simplified fee structure
823	Euro or Paladin Bin Annual rental- Domestic Waste bin hire	0.00	0.00	0.00				150.00	0.00	150.00	New simplified fee structure
824	Demountable container - Hire, Collection and Disposal- Up to 1 tonne of General Waste ( No restricted waste)	0.00	0.00	0.00				438.00	0.00	438.00	New simplified fee structure
825	Green Garden Waste subscription	0.00	0.00	0.00				40.00	0.00	40.00	New simplified fee structure
826	Bulky Waste - Standard Service (Up to 4 items)	13.00	0.00	13.00	0.38	0.00	2.90%	13.38	0.00	13.00	
827	Bulky Waste - Standard Service (Additional Item)	5.00	0.00	5.00	0.15	0.00	2.90%	5.15	0.00	5.00	
<b>Cemeteries</b>											
828	Grave fees - EROB - A Grade Traditional (50 years)	3,524.00	0.00	3,524.00	352.40	352.00	10.00%	3,876.40	0.00	3,876.00	10% increase in line with benchmarking
829	Grave fees - EROB - B Grade Traditional (50 years)	3,318.00	0.00	3,318.00	96.22	96.00	2.90%	3,414.22	0.00	3,414.00	standard 2.9%
830	Grave fees - EROB - Muslim with mounded finish (50 years)	2,252.00	0.00	2,252.00	65.31	65.00	2.90%	2,317.31	0.00	2,317.00	Bring in line with Lawn Grave price to ensure comparison with GoP
831	Grave fees - EROB - Lawn (50 years)	1,948.00	0.00	1,948.00	56.49	56.00	2.90%	2,004.49	0.00	2,004.00	standard 2.9%
832	Grave fees - EROB - Children's Corner (50 years) depth for one only	502.00	0.00	502.00	14.56	15.00	2.90%	516.56	0.00	517.00	standard 2.9%
833	Grave fees - EROB - Ashes only grave in Garden of Rest (25 years)	372.00	0.00	372.00	10.79	11.00	2.90%	382.79	0.00	383.00	standard 2.9%
834	Grave fees - EROB - Ashes only above ground vault (25 years)	1,655.00	0.00	1,655.00	48.00	48.00	2.90%	1,703.00	0.00	1,703.00	standard 2.9%
835	Interment fees - Private Grave - Non-private Grave (excluding still-born)	1,109.00	0.00	1,109.00	32.16	32.00	2.90%	1,141.16	0.00	1,141.00	standard 2.9%
836	Interment fees - Child in Non-private Grave (Aged between 3 weeks and 12 years)	184.00	0.00	184.00	191.00	191.00	103.80%	375.00	0.00	375.00	Bring in line with true operational cost and benchmarking - as operation is comparable this is in line to come in line with benchmarking

Description of Service		Current 2019/20 Charge		Proposed Increase / (Decrease)			Proposed 2020/21 Charge			Rationale for fee change	
837	Internment fees - Child up to the age of 12 years old in Children's Corner (depth for 1 only)	144.00	0.00	144.00	231.00	231.00	160.42%	375.00	0.00	375.00	Bring in line with true operational cost and benchmarking - as operation is comparable this is in line to come in line with benchmarking
838	Internment fees - Still Born Babies & Children up to 3 weeks old	138.00	0.00	138.00	89.00	89.00	64.49%	227.00	0.00	227.00	Bring in line with Cremated Remains fee - Line 57 as operation is comparable this is in line to come in line with benchmarking - £227
839	Additional fee for Saturday burial (6-11AM only appointments only, Direct to grave and subject to staff availability)	479.00	0.00	479.00	13.89	14.00	2.90%	492.89	0.00	493.00	standard 2.9%
840	Additional fee for Saturday cremated remains. 8-11AM appointments only, Direct to grave and subject to staff availability)	0.00	0.00	0.00	0.00	268.00	0.00%	268.00	0.00	268.00	
841	Cremated remains fees - Internment of child's cremated remains in Children's Corner	144.00	0.00	144.00	83.00	83.00	57.64%	227.00	0.00	227.00	Bring in line with Cremated Remains fee - Line 57 as operation is comparable this is in line to come in line with benchmarking - £227
842	Cremated remains fees - Internment of cremated remains in Private Grave - Internment of cremated remains in Ashes Grave in Garden of Rest - Cremated remains in Garden of Rest and two line inscription in Book of Remembrance (ONLY)	221.00	0.00	221.00	6.41	6.00	2.90%	227.41	0.00	227.00	standard 2.9%
843	Cremated remains fees - Each additional line in the Book of Remembrance	49.00	0.00	49.00	1.42	1.00	2.90%	50.42	0.00	50.00	standard 2.9%
844	Cremated remains fees - Second Internment of cremated remains in "above ground vault".	93.00	0.00	93.00	2.70	3.00	2.90%	95.70	0.00	96.00	standard 2.9%
845	Memorial fees - Right to place memorial on lawn & non-lawn type grave - Right to place single or double memorial vase on any grave - Right to place memorial book or plaque on non-lawn type of grave - Right to add kerbs - landing	175.00	0.00	175.00	17.50	18.00	10.00%	192.50	0.00	193.00	In line with Benchmarking increase by 10%
846	Memorial fees - Adding inscription, levelling/straightening memorials, cleaning/restoration works	65.00	0.00	65.00	6.50	7.00	10.00%	71.50	0.00	72.00	In line with Benchmarking increase by 10%
847	Use of Cemetery Chapel - For 30mins	110.00	0.00	110.00	3.19	3.00	2.90%	113.19	0.00	113.00	standard 2.9%
848	Transfer of Exclusive Right of Burial	42.00	0.00	42.00	1.22	1.00	2.90%	43.22	0.00	43.00	Increase by 30% to bring in line with benchmarking data
849	Duplicate Deeds	0.00	0.00	0.00	0.00	35.00	0.00%	35.00	0.00	35.00	Charge missing - Please add
850	Planter Plaque (10 yrs)	424.00	0.00	424.00	12.30	12.00	2.90%	436.30	0.00	436.00	standard 2.9%
851	Barbican - Memorial Plaque (10 Yrs)	424.00	0.00	424.00	12.30	12.00	2.90%	436.30	0.00	436.00	standard 2.9%
852	Mushroom - Memorial Plaque (10 Yrs)	424.00	0.00	424.00	12.30	12.00	2.90%	436.30	0.00	436.00	standard 2.9%
853	Scattering of Ashes within Scattered Landscaped Areas	105.00	0.00	105.00	3.05	3.00	2.90%	108.05	0.00	108.00	standard 2.9%
<b>Pet Cemetery</b>											
<b>Ashes - Pets</b>											
854	Burial of Ashes	105.00	21.00	126.00	3.05	4.00	2.90%	108.05	21.61	130.00	Should include VAT, Standard uplift
855	Scatterina in landscaped gardens	85.00	17.00	102.00	2.47	3.00	2.90%	87.47	17.49	105.00	Should include VAT, Standard uplift
<b>Burial - Pets</b>											
856	Small - Less than 15kg	203.00	40.60	243.60	5.89	7.40	2.90%	208.89	41.78	251.00	Should include VAT, Standard uplift
857	Medium - 16 - 25kg	219.00	43.80	262.80	6.35	7.20	2.90%	225.35	45.07	270.00	Should include VAT, Standard uplift
858	Large - 26 - 50kg	234.00	46.80	280.80	6.79	8.20	2.90%	240.79	48.16	289.00	Should include VAT, Standard uplift
859	Extra Large - 51 kg plus	250.00	50.00	300.00	7.25	9.00	2.90%	257.25	51.45	309.00	Should include VAT, Standard uplift
860	Biodegradable Coffin - Small	38.00	7.60	45.60	1.10	1.40	2.90%	39.10	7.82	47.00	Should include VAT, Standard uplift
861	Biodegradable Coffin - Large	51.00	10.20	61.20	1.48	1.80	2.90%	52.48	10.50	63.00	Should include VAT, Standard uplift
<b>Lease for Burial Options - Pets</b>											
862	Memorial Plot Lease 10 years - Burial Only	236.00	47.20	283.20	6.84	7.80	2.90%	242.84	48.57	291.00	Should include VAT, Standard uplift
863	Memorial Plot Lease 30 years - Burial Only	483.00	96.60	579.60	14.01	16.40	2.90%	497.01	99.40	596.00	Should include VAT, Standard uplift
<b>Memorials - Pets</b>											
864	Memorial shrub in Landscaped gardens	22.86	4.57	27.43	0.66	0.57	2.90%	23.52	4.70	28.00	Should include VAT, Standard uplift
865	Natural Headstone Supply and put in place with inscription upto 50 letters	345.00	69.00	414.00	10.01	12.00	2.90%	355.01	71.00	426.00	Should include VAT, Standard uplift
866	Inscription charge (per letter)	2.00	0.40	2.40	0.06	(0.40)	2.90%	2.06	0.41	2.00	Should include VAT, Standard uplift
<b>Street cleansing (Including Graffiti &amp; Deep Cleaning)</b>											
867	Driver up to 3.5 tonne vehicle (p/h)	36.00	0.00	36.00	1.04	1.00	2.90%	37.04	0.00	37.00	Increase by inflation
868	Driver over 3.5 tonne vehicle (p/h)	41.00	0.00	41.00	1.19	1.00	2.90%	42.19	0.00	42.00	Increase by inflation
869	Loaders (p/h)	36.00	0.00	36.00	1.04	1.00	2.90%	37.04	0.00	37.00	Increase by inflation
870	Graffiti & Jetwash Operatives (p/h)	45.00	0.00	45.00	1.30	1.00	2.90%	46.31	0.00	46.00	Increase by inflation
871	Other Cleansing operatives (p/h)	36.00	0.00	36.00	1.04	1.00	2.90%	37.04	0.00	37.00	Increase by inflation
872	3.5T Transit Tipper (p/h)	10.00	0.00	10.00	0.29	0.00	2.90%	10.29	0.00	10.00	Increase by inflation
873	Demount (7.5T) (p/h)	31.00	0.00	31.00	0.90	1.00	2.90%	31.90	0.00	32.00	Increase by inflation
874	Graffiti Vehicle (p/h)	8.00	0.00	8.00	0.23	0.00	2.90%	8.23	0.00	8.00	Increase by inflation
875	7.5T Caged Tipper (p/h)	32.00	0.00	32.00	0.93	1.00	2.90%	32.93	0.00	33.00	Increase by inflation
876	Digger (p/h)	12.00	0.00	12.00	0.35	0.00	2.90%	12.35	0.00	12.00	Increase by inflation
877	Street Sweeper (p/h)	27.00	0.00	27.00	0.78	1.00	2.90%	27.78	0.00	28.00	Increase by inflation
878	Disposal costs (per tonne)	149.00	0.00	149.00	4.32	4.00	2.90%	153.32	0.00	153.00	Increase by inflation
<b>Fleet Department</b>											
879	Driving Assessments.	69.00	0.00	69.00	2.00	2.00	2.90%	71.00	0.00	71.00	Increase by inflation
880	Vehicle Hire w/ Driver - 20 Seat Wheel chair accessible mini coach (£35 Per Hour + 35p Per Mile)	40.00	0.00	40.00	1.16	1.00	2.90%	41.16	0.00	41.00	Increase by inflation
881	Vehicle Hire w/ Driver - 16 Seat Wheel chair accessible minibus (£30 Per Hour + 30p Per Mile)	35.00	0.00	35.00	1.02	1.00	2.90%	36.02	0.00	36.00	Increase by inflation
882	Vehicle Hire w/ Driver - 16 Seat minibus - (£30 Per Hour + 25p Per Mile)	35.00	0.00	35.00	1.02	1.00	2.90%	36.02	0.00	36.00	Increase by inflation
883	Driver CPC Training	77.00	0.00	77.00	2.23	2.00	2.90%	79.23	0.00	79.00	Increase by inflation
884	Private MOT Class IV	42.00	0.00	42.00	1.22	1.00	2.90%	43.22	0.00	43.00	Increase by inflation
885	Private MOT Class V	53.00	0.00	53.00	1.54	2.00	2.90%	54.54	0.00	55.00	Increase by inflation
<b>Core Services</b>											
<b>Registrars</b>											
886	Individual Citizenship Payments (Per Adult)	100.00	0.00	100.00	10.00	10.00	10.00%	110.00	0.00	110.00	10.00 increase
887	Marriages/Civil Partnerships at Woodlands (Mon - Thurs)	160.00	0.00	160.00	30.00	30.00	18.75%	190.00	0.00	190.00	7.00 stat cert increase by GRO + general cost increase £13.00
888	Marriages/Civil Partnerships at Woodlands (Friday)	210.00	0.00	210.00	20.00	20.00	9.52%	230.00	0.00	230.00	7.00 stat cert increase by GRO + general cost increase £13.00
889	Marriages/Civil Partnerships at Woodlands (Saturday)	300.00	0.00	300.00	30.00	30.00	10.00%	330.00	0.00	330.00	7.00 stat cert increase by GRO + general cost increase £13.00
890	Marriages/Civil Partnerships at Woodlands (Sunday and Bank Holiday)	430.00	0.00	430.00	40.00	40.00	9.30%	470.00	0.00	470.00	7.00 stat cert increase by GRO + general cost increase £13.00
891	Marriages/Civil Partnerships at Approved Premises	385.00	0.00	385.00	0.00	0.00	0.00%	385.00	0.00	385.00	No change
892	Marriages/Civil Partnerships at Approved Premises (Sundays)	425.00	0.00	425.00	20.00	20.00	4.71%	445.00	0.00	445.00	7.00 stat cert increase by GRO + general cost increase £13.00
893	Dusk Marriages (Late Fridays)	365.00	0.00	365.00	7.00	7.00	1.92%	372.00	0.00	372.00	No change
894	Non-Statutory Ceremonies (Renewal of Vows & Baby Naming) (Mon-Thurs)	133.33	26.67	160.00	(0.00)	(20.00)	0.00%	133.33	26.67	160.00	Now 180
895	Non-Statutory Ceremonies (Renewal of Vows & Baby Naming) (Fri)	175.00	35.00	210.00	0.00	0.00	0.00%	175.00	35.00	210.00	Now 230
896	Non-Statutory Ceremonies (Renewal of Vows & Baby Naming) (Saturday)	250.00	50.00	300.00	33.00	40.00	13.20%	283.00	57.00	340.00	Now 340
897	Non-Statutory Ceremonies (Renewal of Vows & Baby Naming) (Sunday)	358.33	71.67	430.00	0.00	15.00	0.00%	358.33	71.67	445.00	Now 445
898	Additional fee for all Bank Holidays, New Years Eve, Christmas Eve and Valentine's Day	85.00	0.00	85.00	0.00	0.00	0.00%	85.00	0.00	85.00	Stay the same
899	Cancellation of ceremony / date change fee	40.00	0.00	40.00	0.00	0.00	0.00%	40.00	0.00	40.00	Stay the same
900	Notice appointment booking fee	35.00	0.00	35.00	0.00	0.00	0.00%	35.00	0.00	35.00	Stay the same
901	Non refundable wedding booking fee	120.00	0.00	120.00	0.00	0.00	0.00%	120.00	0.00	120.00	Stay the same
902	Application for place of Worship excluding the cost of advertisement	28.00	0.00	28.00	0.00	0.00	0.00%	28.00	0.00	28.00	Stay the same
903	Application for place of marriage excluding cost of advertisement	130.00	0.00	130.00	0.00	0.00	0.00%	130.00	0.00	130.00	Stay the same

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## Appendix B - Fees and charges to be deleted from the 2020/21 schedule

Description of Service	Current 2019/20 Charge Exclusive of VAT £	Reason for Deletion of Charge
Other income - Pollution - Seizure of Equipment by Noise Patrol -Fee for reclamation of property (NON-BUSINESS)	258.00	Line 497 Taken out bc fine is normally imposed by the court
Staff Permit Fob	25.98	Taken out because FOB is no more in use
Tables & Chairs (per set) (Up to 2sq Metres)	5.16	Line 641- Taken out as service do not have a charge for this
Tables & Chairs (per set) (Up to 3sq Metres)	6.71	Line 642- Taken out as service do not have a charge for this
Fines - License Replacement	26.83	Line 644- Taken out as service do not have a charge for this
Tables & Chairs (per set) (Up to 2sq Metres)	5.68	Line 651- Taken out as service do not have a charge for this
Tables & Chairs (per set) (Up to 3sq Metres)	7.22	Line 652- Taken out as service do not have a charge for this
Fines - License Replacement	27.86	Line 654- Taken out as service do not have a charge for this
Nationality Checking Service Flat Charge per Document (All Ages)	65.00	Line 833 No longer Applicable. Service not longer provided by the Council
Data Protection Act subject access request fee	10.00	Line 875 removed by the Govt May 2018
Eastbury Manor House - LBBD Internal - Standard Room Hire per hour - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) per hour	0.00	Description revised/updated and service recosted. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Eastbury Manor House - LBBD Internal - East Chamber Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) per hour	92.40	Description revised/updated and service recosted.
Eastbury Manor House - LBBD residents - Civil marriage and partnership ceremony Mon-Fri all year 1-hour ceremony 100 guests	281.10	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room
Eastbury Manor House - LBBD residents - Civil Ceremony - Mon-Fri all year (1-hour ceremony) 70 guests PROMOTIONAL RATE 25% discount within 1-month of function	157.30	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room
Eastbury Manor House - Non-residents - Civil Ceremony - Mon-Fri all year (1-hour ceremony) 70 guests PROMOTIONAL RATE 25% discount within 1-month of function	190.10	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room
Eastbury Manor House - LBBD residents - Civil Ceremony - Weekend all year (1-hour ceremony) 70 guests PROMOTIONAL RATE 25% discount within 1-month of function	185.80	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room
Eastbury Manor House - Non-residents - Civil Ceremony - Weekend all year (1-hour ceremony) 70 guests PROMOTIONAL RATE 25% discount within 1-month of function	222.90	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room
Eastbury Manor House - LBBD residents - Civil Ceremony - Mon-Fri all year (1-hour ceremony) 100 guests PROMOTIONAL RATE 25% discount within 1-month of function	0.00	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Eastbury Manor House - Non-residents - Civil Ceremony - Mon-Fri all year (1-hour ceremony) 100 guests PROMOTIONAL RATE 25% discount within 1-month of function	0.00	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Eastbury Manor House - LBBD residents - Civil Ceremony - Weekend all year (1-hour ceremony) 100 guests PROMOTIONAL RATE 25% discount within 1-month of function	0.00	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Eastbury Manor House - Non-residents - Civil Ceremony - Weekend all year (1-hour ceremony) 100 guests PROMOTIONAL RATE 25% discount within 1-month of function	0.00	Description revised/updated and service recosted, as service to be costed per Room used and guest capacity per room. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Eastbury Manor House - Community/Charity - Standard Room Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) - 25% discount - booking 1-month in advance of date only - per hour	31.00	Chamber to be used exclusively for this service. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Eastbury Manor House - Community/Charity - Old Hall Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) - 25% discount - booking 1-month in advance of date only - per hour	0.00	Chamber to be used exclusively for this service
Eastbury Manor House - Community/Charity - East Chamber Hire - Fri (4pm to 11pm), Sat (8am to 11pm) and Sun (8am to 11pm) - 25% discount - booking 1-month in advance of date only - per hour	0.00	Description revised/updated and service recosted. This had been sitting on Fees & Charges Sheet at nil charge prior to 19/20
Archives & Local Studies Reprographics - A4 b/w	5.16	No longer relevant
Archives & Local Studies Reprographics- A3 b/w	10.00	No longer relevant
Archives & Local Studies Reprographics - A4 colour	8.33	No longer relevant
Archives & Local Studies Reprographics - A3 colour	20.00	No longer relevant
Archives & Local Studies Reprographics- Digital scan (300+ dpi) includes CD (exc post)	15.00	No longer relevant
Archives & Local Studies Reproduction fees for publications- books/ periodicals world multi language	130.00	No longer relevant
Archives & Local Studies Reproduction fees for stills for commercial re-sale TV/films and exhibitions - Postcards, greeting cards, posters and other advertising material	161.70	No longer relevant
Heritage education & Outreach - Workshops Children's half -day	3.60	Tours not sold by education team, see museum costings
Heritage education & Outreach - Workshops Adults full -day (minimum)	5.60	Tours not sold by education team, see museum costings
Heritage education & Outreach - Workshops Adults full -day (maximum)	30.50	Tours not sold by education team, see museum costings
Heritage education & Outreach - Workshops Talks (minimum)	4.00	Tours not sold by education team, see museum costings
Heritage education & Outreach - Workshops Talks (maximum)	21.00	Tours not sold by education team, see museum costings
Tours out of hours minimum charge	52.50	Tours not sold by education team, see museum costings
Tours (daytime) per person	4.00	Tours not sold by education team, see museum costings
Costume character led tour (daytime) per person	5.00	Tours not sold by education team, see museum costings
Costume character led tour out of hours minimum charge	42.00	Tours not sold by education team, see museum costings
Animals (a) Dog Breeders- Renewal of licence application	265.00	No longer relevant
Animals (a) Dog Breeders- Renewal of licence fees	246.00	No longer relevant
Animals (a) Dog Breeders- Variation of licence	175.00	No longer relevant
Animals (c) Boarding- Renewal of licence application	265.00	No longer relevant
Animals (c) Boarding- Renewal of licence fees	246.00	No longer relevant
Animals (c) Boarding- Variation of licence	175.00	No longer relevant
Animals (d) Pet Shop- Renewal of licence application	246.00	No longer relevant
Animals (d) Pet Shop- Renewal of licence fees	220.00	No longer relevant
Animals (d) Pet Shop- Variation of licence	175.00	No longer relevant
Animals (e) Dangerous Wild Animals- Renewal of licence application	390.00	No longer relevant
Animals (e) Dangerous Wild Animals- Renewal of licence fees	330.00	No longer relevant
Staff Permit Fob	31.00	No longer relevant
Children Centre Room Hire> Ref 10>Main Hall - Saturday (first 4 hours)	205.00	Charges for Main Hall room hire (for first 4 hours) has been removed to reconsider hourly rate for Saturday, Sunday and Weekdays. New "Caretaker charges" has been introduced to cover the costs
Children Centre Room Hire>Ref 18>Small Room - Saturday (only available with Main hall) per hour	30.00	Small room charges have been amalgamated with charges for medium room renamed as "Other Rooms"
Children Centre Room Hire> Ref 19>Small Room - Weekdays and Evenings per hour	11.00	Small room charges have been amalgamated with charges for medium room renamed as "Other Rooms"
Library Service>Ref 43> Libraries - Music subscription - 4 months (CDs)	27.00	To remove for 20-21. Service no longer purchases CD's reduced availability across LLC
Data Protection Act subject access request fee	10.00	Removed by Government
Nationality Checking Service Flat Charge per Document (All Ages)	65.00	No Longer applicable service not offered by LBBD
Street Trading Charges - 2 metres+		Removed

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**CABINET****12 November 2019**

<b>Title:</b> Treasury Management 2019/20 Mid-Year Review	
<b>Report of the Cabinet Member for Finance, Performance and Core Services</b>	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> None	<b>Key Decision:</b> Yes
<b>Report Author:</b> David Dickinson, Investment Fund Manager	<b>Contact Details:</b> Tel: 020 8227 2722 E-mail: <a href="mailto:david.dickinson@lbbd.gov.uk">david.dickinson@lbbd.gov.uk</a>
<b>Accountable Director:</b> Helen Seechurn, Interim Director of Finance	
<b>Accountable Strategic Director:</b> Claire Symonds, Chief Operating Officer	
<p><b>Summary</b></p> <p>Regulation changes have placed greater onus on elected Members in respect of the review and scrutiny of treasury management policy and activities. This mid-year review report provides details of the mid-year position for treasury activities and highlights compliance with the Council's policies previously approved by the Assembly.</p> <p>The Assembly agreed the Treasury Management Strategy Statement for 2019/20 on 28 February 2019, which incorporated the Prudential Indicators. This report updates Members on treasury management activities in the current year.</p>	
<p><b>Recommendation(s)</b></p> <p>The Cabinet is asked to recommend the Assembly to:</p> <ul style="list-style-type: none"> <li>(i) Approve the revised 2019/20 Minimum Revenue Provision at Appendix 1 to the report;</li> <li>(ii) Note the Treasury Management Strategy Statement Mid-Year Review 2019/20;</li> <li>(iii) Note that in the first half of the 2019/20 financial year the Council complied with all 2019/20 treasury management indicators;</li> <li>(iv) Note the value of the treasury investments as at 30 September 2019 totalled £330.7m;</li> <li>(v) Note the value of the commercial and residential loans lent by the Council as at 31 March 2019 totalled £76.6m;</li> <li>(vi) Note the value of long term borrowing as at 30 September 2019 totalled £785.3m. This is split with £275.9m of Housing Revenue Account (HRA) borrowing and £509.4m of General Fund borrowing. This comprised market, Public Works Loan Board (PWLb), Local Authority and European Investment Bank (EIB) loans;</li> </ul>	

- (vii) Note the value of short term borrowing as at 30 September 2019 totalled £130.0m; and,
- (viii) Note the increase in the interest rates offered on new PWLB loans by 1.0% on top of existing loans terms of 0.8%, which equates to a margin of 1.8% above the relevant gilt yield.

**Reason(s)**

To accord with the requirements of the Local Government Act 2003.

## **1. Introduction and Background**

- 1.1 The Council operates a balanced budget whereby cash raised during the year meets the Council's cash expenditure needs. Part of the treasury management operations is to ensure this cash flow is adequately planned, with surplus monies invested with counterparties of an appropriate level of risk, providing adequate liquidity before considering maximising investment return.
- 1.2 The second main function of treasury management is the funding of the Council's capital programme. These capital plans provide a guide to the Council's borrowing need, which is essentially the use of longer-term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer-term cash may involve arranging loans, using cash flow surpluses or restructuring previously drawn debt to meet Council risk or cost objectives.
- 1.3 A third main function of treasury management is the funding and treasury advice that is required for the Council's Investment and Acquisitions Strategy (IAS).
- 1.4 In accordance with the Chartered Institute of Public Finance Accountancy's (CIPFA) Code of Practice for Treasury Management, there should be a review of that strategy at least half yearly. The principal requirements of the Code include:
  - I. Maintain a Treasury Management Policy Statement which sets out the policies and objectives of the Council's treasury management.
  - II. Maintain a Treasury Management Practices which set out the how the Council will seek to achieve those policies and objectives.
  - III. Receipt by full Council of a Treasury Management Strategy Statement, (TMSS) including the Annual Investment Strategy (AIS) and Minimum Revenue Provision (MRP) Policy for the year ahead; a Mid-Year Review Report; and an Annual Report covering activities during the previous year.
  - IV. Delegation by the Council of responsibilities for implementing and monitoring treasury management policies and practices and for the execution and administration of treasury management decisions.
  - V. Delegation by the Council to a specific named body, for this Council this is Cabinet, to scrutinise the treasury management strategy and policies.



1.5 This mid-year report has been prepared in compliance with CIPFA's Code of practice on Treasury Management, and covers the following:

1. Introduction and Background;
2. Economic Update and Interest Rate Forecast;
3. Council's Cash Position as at 30 September 2019;
4. Interest Budget Position as at 30 September 2019;
5. Debt Position at 30 September 2019;
6. Investment Portfolio as at 30 September 2019;
7. Investment Strategy Performance and Benchmarking;
8. Commercial and Reside Loans;
9. IAS Income Forecast;
10. Minimum Revenue Provision (MRP) Review; and
11. The Council's Capital Position (Prudential Indicators).

## 2. Economic Update and Interest Rate Forecast

2.1 **UK.** After low annual growth of 1.4% in 2018, growth in Q1 was unexpectedly strong at 0.5%. However, this was boosted by stock building ahead of a March Brexit deadline so Q2 was expected to be negative and was at -0.2%, with annual growth of 1.3%

2.2 **The Monetary Policy Committee (MPC)** raised the Bank Rate from 0.5% to 0.75% in August 2018 but there have been no subsequent increases in Bank Rate and it is unlikely that there will be further action from the MPC until the uncertainties over Brexit clear. If there were a no deal exit, it is likely that the Bank Rate would be cut in order to support growth. Nevertheless, the MPC does have concerns over the trend in wage inflation which peaked at a new post financial crisis high of 3.9% in June before edging back to 3.8% in July, (excluding bonuses). Growth in employment fell to only 31,000 in the three months to July, well below the 2018 average, while the unemployment rate remained at 3.8 percent, its lowest rate since 1975.

2.3 **CPI** inflation fell to 1.7% in August and is likely to remain close to 2% over the next two years. If there was a no deal Brexit though, it could rise towards 4%, primarily as a result of imported inflation on the back of a weakening pound. The rise in wage inflation and fall in CPI inflation is good news for consumers as their spending power is improving in this scenario as the difference between the two figures is now around 2.1%, i.e. a real term increase. Given the UK economy is very much services sector driven, an increase in household spending power is likely to feed through into providing some support to the overall rate of economic growth in the coming months.

2.4 **USA.** President Trump's massive easing of fiscal policy in 2018 fuelled a (temporary) boost in consumption in 2018 which generated an upturn in the rate of growth to 2.9% for 2018, just below his target of 3%. Growth in quarter 1 of 2019 was a strong 3.1% but growth fell back to 2.0% in quarter 2. The strong growth in employment numbers during 2018 has reversed into a falling trend during 2019, indicating that the economy is cooling, while inflationary pressures are also weakening. After the Fed increased rates by 0.25% in December 2018 to between 2.25% and 2.50%, it has taken decisive action to reverse monetary policy by cutting rates by 0.25% in each of July and September in order to

counter the downturn in the outlook for US and world growth. There are expectations that it could cut again in December.

2.5 **Eurozone.** The annual rate of growth for 2018 was 1.8% but is expected to fall to possibly around half that rate in 2019. The European Central Bank (ECB) ended its programme of quantitative easing purchases of debt in December 2018, which meant that the central banks in the US, UK and EU had all ended the phase of post financial crisis expansion of liquidity supporting world financial markets by purchases of debt.

2.6 **China.** Economic growth has been weakening over successive years, despite repeated rounds of central bank stimulus; medium term risks are increasing. The trade war with the US does not currently appear to be having a significant impact on growth. Major progress still needs to be made to eliminate excess industrial capacity and to switch investment from property construction and infrastructure to consumer goods production. It also needs to address the level of non-performing loans in the banking and credit systems.

2.7 **World Growth.** The trade war between the US and China on tariffs is a major concern to financial markets and is depressing worldwide growth, as any downturn in China will spill over into impacting countries supplying raw materials to China. Concerns are focused on the synchronised general weakening of growth in the major economies of the world compounded by fears that there could even be a recession looming up in the US, though this is probably overblown. These concerns have resulted in government bond yields in the developed world falling significantly during 2019. If there were a major worldwide downturn in growth, central banks in most of the major economies will have limited ammunition available, in terms of monetary policy measures, when rates are already very low in most countries, (apart from the US), and there are concerns about how much distortion of financial markets has already occurred with the current levels of quantitative easing purchases of debt by central banks.

2.8 **Interest Rate Forecast.** The Council's treasury advisor, Link Asset Services, has provided the following forecast:

Link Asset Services Interest Rate View											
	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22
Bank Rate View	0.75	0.75	0.75	0.75	0.75	1.00	1.00	1.00	1.00	1.00	1.25
3 Month LIBID	0.70	0.70	0.70	0.70	0.80	0.90	1.00	1.00	1.00	1.10	1.20
6 Month LIBID	0.80	0.80	0.80	0.80	0.90	1.00	1.10	1.10	1.20	1.30	1.40
12 Month LIBID	1.00	1.00	1.00	1.00	1.10	1.20	1.30	1.30	1.40	1.50	1.60
5yr PWLB Rate	1.20	1.30	1.50	1.60	1.70	1.70	1.80	1.90	2.00	2.00	2.10
10yr PWLB Rate	1.50	1.60	1.80	1.90	2.00	2.00	2.10	2.20	2.30	2.30	2.40
25yr PWLB Rate	2.10	2.30	2.40	2.50	2.60	2.70	2.70	2.80	2.90	3.00	3.00
50yr PWLB Rate	2.00	2.20	2.30	2.40	2.50	2.60	2.60	2.70	2.80	2.90	2.90

After the August 2018 increase in Bank Rate to 0.75%, the first above 0.5% since the financial crash, the MPC has put any further action on hold, probably until such time as the fog of Brexit might clear and there is some degree of certainty of what the UK will be heading into. The above forecast, and other comments in this report, are based on a central assumption that there will be some form of muddle through agreement on a reasonable form of Brexit. Bank Rate forecasts will have to change if this assumption does not materialise e.g. a no deal Brexit on 31 October could well prompt the MPC to do an immediate cut of 0.5% in Bank Rate back to 0.25%. All other forecasts for investment and borrowing rates would also have to change.

## **2.9 PWLB Rate Increase**

On the 9<sup>th</sup> of October 2019 HM Treasury announced that they would increase the interest rates offered on new Public Works Loan Board (PWLB) loans by 1.0% on top of existing loans terms of 0.8%, which equates to a margin of 1.8% above the relevant gilt yield.

Over the past few years the Council has predominantly used the PWLB to cover its longer-term borrowing requirements. The increase in the PWLB margin means that there are likely to be other funding options that will be comparatively cheaper, including borrowing from financial institutions and even issuing a bond. The Council has already completed the borrowing it was looking to do for 2019/20 but officers will work to ensure other funding options are available to fund the Council's IAS.

## **3. Council's Cash Position as at 30 September 2019**

### **3.1 Council Cash Position**

Table 1 details the Council's mid-year treasury position. Overall the Council's borrowing has increased since 31 March 2019 due to an increase in short-term borrowing and an increase of £60m of long-term debt from the PWLB. The average cost of General Fund debt is 1.99% for a total of £639.4m of borrowing.

Investment balances remain elevated at £330.7m with an average return of 1.57%. Commercial Loans to subsidiaries and to Reside total £76.6m.

**Table 1: Council's Treasury Position at 30 September 2019**

	Principal Outstanding £000s	Rate of Return	Average Life (yrs)
<b>Housing Revenue Account Fixed Rate Borrowing</b>			
PWLB	265,912	3.50%	36.31
Market Loans	10,000	3.98%	58.70
<b>Total Housing Revenue Account Debt</b>	<b>275,912</b>	<b>3.51%</b>	<b>37.12</b>
<b>General Fund Fixed Rate Borrowing</b>			
PWLB	390,700	2.17%	27.21
Market Loans	118,669	2.74%	30.70
Short Term Borrowing	130,000	0.77%	0.21
<b>Total General Fund Debt</b>	<b>639,369</b>	<b>1.99%</b>	<b>22.25</b>
Banks and Financial Institutions	(115,018)	1.20%	0.85
Local Authorities	(215,697)	1.66%	0.99
<b>Total Investment Income</b>	<b>(330,715)</b>	<b>1.57%</b>	<b>0.94</b>
<b>Commercial and Reside Loans</b>	<b>(76,636)</b>		

3.2 Overall the Council has a significant level of cash available to fund its IAS. Cash levels will be monitored, and additional borrowing taken as and when required.

#### 4. Interest Budget Position as at 30 September 2019

4.1 The funding of the IAS will require a significant amount of borrowing. Pressure on the net interest budget could be from a:

- i. Delay in developments becoming operational, which delays interest receivable;
- ii. Significant increase in borrowing requiring more interest payable than forecast; and
- iii. A significant drop in treasury returns either through lower returns or lower investible cash balances.

4.2 Table 2 below provides the latest interest receivable and payable budgets for the Council. The current interest forecast is for a small overspend in the interest payable budget. This overspend is as a result of treasury borrowing more during the year but at a much lower rate than forecast. There is a small overachievement forecast for interest receivable as the amount invested is forecast to be higher than originally forecast but the average rate is likely to be the same as the forecast.

4.3 For 2020/21 to 2022/23 the interest forecast is for the interest payable to be lower as average borrowing rates are forecast to be lower and borrowing rates are locked in through increasing the borrowing in 2019/20. However, the interest receivable is also likely to be lower as a result of delays in the IAS and also from lower rates available for treasury investments.

**Table 2: General Fund (GF) Interest Budget Forecast 2019/20 to 2022/23**

Interest Budget	2019/20	2020/21	2021/22	2022/23
	Forecast	Forecast	Forecast	Forecast
	£'000s	£'000s	£'000s	£'000s
GF Interest Payable Budget	12,500	15,600	21,071	24,513
GF Interest Payable Forecast	12,588	14,384	16,474	18,784
<b>Surplus / (Deficit)</b>	<b>(88)</b>	<b>1,216</b>	<b>4,597</b>	<b>5,729</b>
GF Interest Receivable Budget	(7,674)	(8,374)	(13,395)	(16,387)
GF Interest Receivable Forecast	(7,789)	(7,213)	(8,701)	(10,883)
<b>Surplus / (Deficit)</b>	<b>115</b>	<b>(1,161)</b>	<b>(4,694)</b>	<b>(5,504)</b>
<b>Net Interest Budget</b>	<b>4,826</b>	<b>7,226</b>	<b>7,676</b>	<b>8,126</b>
<b>Net Interest Forecast</b>	<b>4,799</b>	<b>7,170</b>	<b>7,772</b>	<b>7,901</b>
<b>Net Surplus / (Deficit)</b>	<b>27</b>	<b>56</b>	<b>(96)</b>	<b>225</b>

4.4 As outlined in section 2.9, the increase in the PWLB rate will mean that future borrowing will likely be made from other financial institutions or from the Council either issuing a bond. A summary of the borrowing options will be included as part of the Treasury Management Strategy Review, that will be taken to Members in February 2020.

4.5 Any borrowing decisions will be based on ensuring that the debt repayment is included as an element of the borrowing, that borrowing rates will be fixed and that the rate is competitive.

## 5. Debt Position at 30 September 2019

5.1 For the first half of the financial year, the treasury section has borrowed £60.0m from the PWLB to fund the IAS at a rate of 1.53% and for an average duration of 23.3 years. Details of the loans are below:

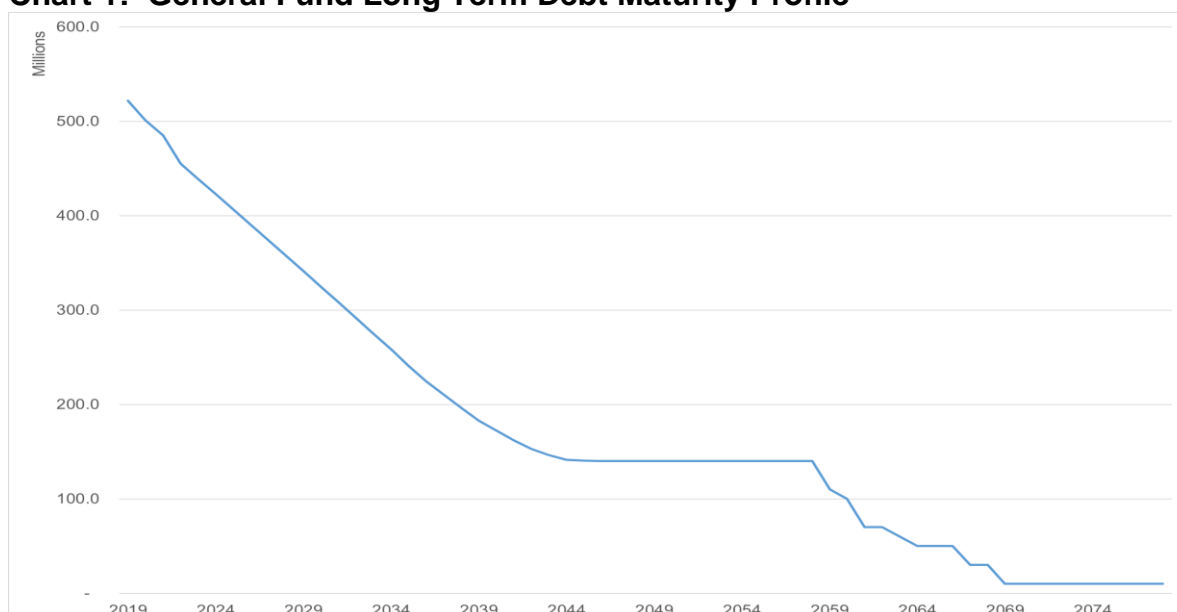
**Table 3: Long Term Loans borrowed 1 April to 30 September 2019**

Repayment Type	Counterparty	Start Date	End Date	Amount £000s	Rate %
EIP	PWLB	04/06/2019	04/06/2046	20,000	1.97
EIP	PWLB	08/08/2019	08/08/2039	20,000	1.39
EIP	PWLB	05/09/2019	05/09/2042	20,000	1.23
<b>Total Borrowed:</b>				<b>60,000</b>	<b>1.53</b>

5.2 The total general fund borrowing is £639.4m, with £275.9m of HRA borrowing. The total borrowing as at 30 September 2019 is £915.3m.

5.3 Although the size of the Council's overall borrowing is significant, Members are asked to note that the EIB borrowing of £89m is an annuity repayment, which means that over the 30-year duration of the loan, a proportion of the loan will be repaid each year. In addition, £200m of the long-term borrowing is Equal Instalment Payments (EIP), which involves the repayment of an equal amount of the debt each year for the duration of the loan. As a result, the Council has a loan repayment profile that is similar to its forecast property debt repayment schedule. The Council's current GF long term borrowing repayment schedule is outlined in Chart 1 below:

**Chart 1: General Fund Long Term Debt Maturity Profile**



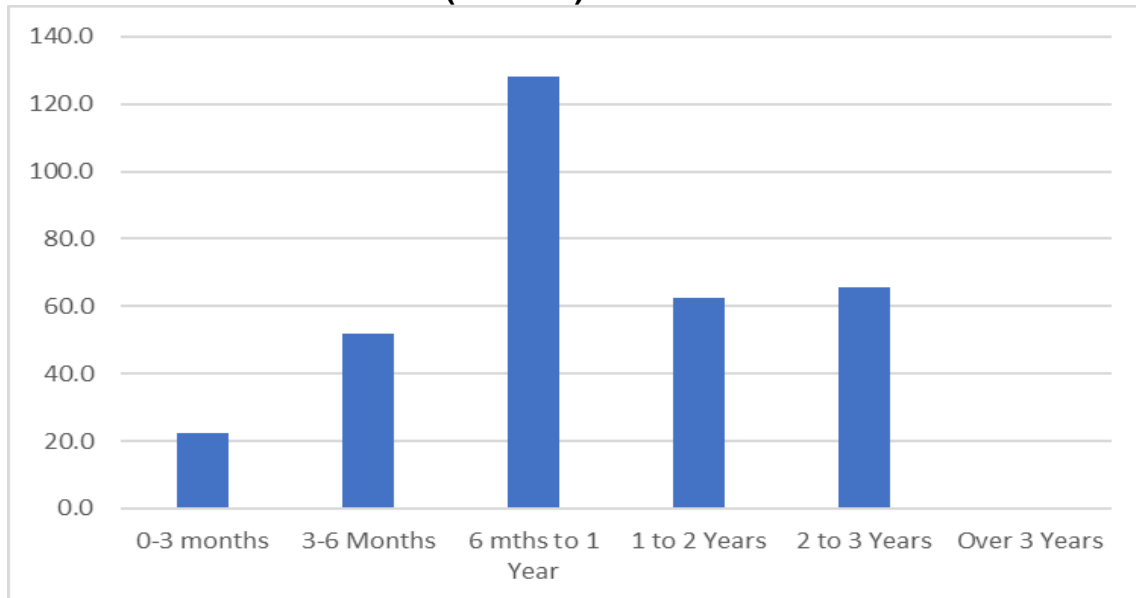
#### 5.4 Debt Repayment and Rescheduling

Debt rescheduling opportunities are limited in the current economic climate and no debt rescheduling were undertaken during the first six months of the financial year. Debt repayment for several equal instalment payments loans we made during the same period. It must be noted that although a significant amount has been borrowed, ensuring low cost of carry and debt repayment, is at the forefront of any borrowing decisions.

#### **6. Investment Portfolio as at 30 September 2019**

- 6.1 It is the Council's priority to ensure security of capital and liquidity before obtaining an appropriate level of return which is consistent with the Council's risk appetite. In the current economic climate, the Council's risk appetite remains relatively low, with the treasury section looking to take advantage of the fluctuations in rates offered by Local Authorities and Financial Institutions to lock in favourable rates without the need to take on significant additional risk.
- 6.2 As at 30 September 2019 the Council held £330.7m in cash, with £215.7m invested with Local Authorities and £115.0m held in deposits with banks.
- 6.3 The Council's investment maturity profile in Chart 2 below shows that, as at 30 September 2019, 6.8% of the Council's investments had a maturity of 3 months or less, with 61.2% having a maturity of one year or less. Spreading out the maturity of longer dated investments allows the Council to take advantage of improved rates of return while ensuring sufficient liquidity.

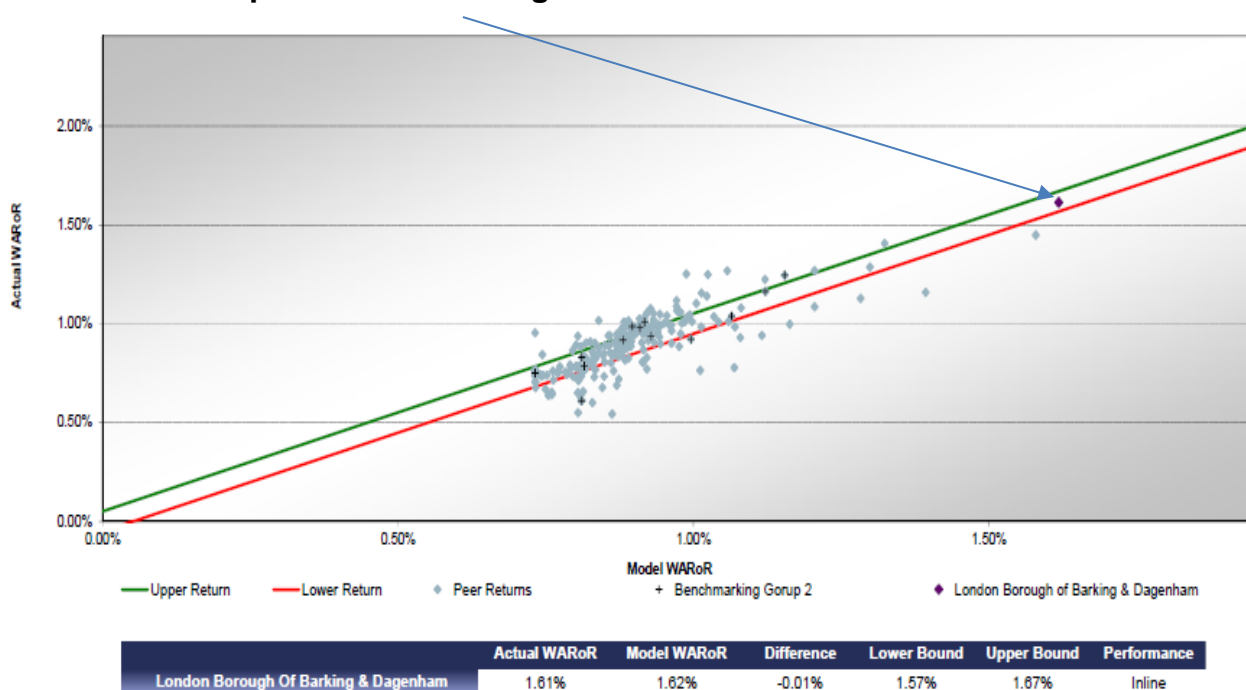
**Chart 2: Investment Profile (Millions)**



## **7. Investment Strategy Performance and Benchmarking**

- 7.1 Although yields have reduced to historically low levels over the first half of the financial year, several opportunistic investments have resulted in a stable average rate of return of **1.61%** for the first six months of the year. The rate at 30 September 2019 is **1.57%** indicating that the returns for the second part of the financial year will be similar to those achieved in the first half.
- 7.2 Due to the Council's increased investment and capital programme, investments will continue to be made to reduce the cost of carry of any borrowing. In addition, investment will be made to match the cashflow requirements to ensure that, where significant expenditure is required, sufficient cash is available to cover this, thereby reducing the need to take out long term borrowing when rates may be elevated.
- 7.3 The treasury strategy, which excludes direct property investments such as through Reside, continues to significantly outperform its peer group, with a return of 1.61% against an average of 0.98% for London Local Authorities and 0.90% for the total comparable population of 168 authorities. This is highlighted in chart 3 below, where the Council significantly outperforms the other authorities and is within the upper and lower bandings based on the duration taken.

**Chart 3: Population Returns against Model Returns**



7.4 One of the reasons for the Council’s outperformance is that its investments are, on average, for a longer duration. The main drivers behind this strategy is to minimise the cost of borrowing and also to match the funding of the Council’s IAS, which requires more cash in 2019/20 and onwards when a large part of the construction payments will be made.

## 8. Commercial and Reside Loans

8.1 In addition to its treasury investments, the Council has several loans to its subsidiary companies and also residential property loans to Reside. These loans all have an agreed loan and a commercial interest repayment schedule agreed. As at 31 March 2019 the Council’s commercial loans and loans to Reside totalled £76.6m and are summarised in table 4 below:

**Table 4: Commercial and Reside Loans as at 31 March 2019**

Reside Company	Loan Type	Value £000s
Be First Ltd	Commercial Loan	4,260
Dagenham and Redbridge Loan	Commercial Loan	115
B&D Energy Limited	Commercial Loan	284
B&D Trading Partnerships	Commercial Loan	21,836
Barking Riverside Limited	Commercial Loan	5,732
B&D Reside Roding	Reside Loan	561
B&D Reside Regeneration	Reside Loan	9,461
B&D Reside Weavers LLP	Reside Loan	34,388
<b>Total</b>		<b>76,636</b>

## 9. IAS Income Forecast

9.1 The current forecast for the IAS net income is for an underperformance of £1.074m as outlined in table 5 below. The underperformance is predominantly



from lower than originally forecast income from Commercial Loans, from delays in getting schemes to the operational phase and the use of some of the returns to fund the Reside management structure.

**Table 5: IAS Income Forecast as at 30 September 2019**

<b>IAS 2019/20 Net Income</b>	<b>2019/20</b>
<b>Budget</b>	<b>£000s</b>
Original MTFs Savings Target	3,733
Add £600k Saving for Abbey MRP	600
<b>Total Target</b>	<b>4,333</b>
Total Reside Schemes	1,882
Commercial property and Loans	1,377
<b>Total Commercial</b>	<b>3,259</b>
<b>Surplus / (Deficit)</b>	<b>(1,074)</b>

9.2 Although the forecast for 2019/20 is an underachievement against the IAS budget, a reserve has been established from the prior year's outperformance which will allow this underperformance to be covered.

9.3 Work continues between the Council, Be First and Reside to improve the time it takes to deliver residential and commercial schemes and to ensure that operational schemes are managed efficiently and effectively. Be First continues to seek other regeneration and investment options and there is the potential for these to improve the return during 2019/20.

## **10. Minimum Revenue Provision (MRP) Review**

10.1 Regulations 27 and 28 of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003 (as amended) require that a local authority "shall determine for the current financial year an amount of MRP which it considers to be prudent". MRP is a charge to revenue in relation to capital expenditure financed from borrowing, often referred as a provision for the repayment of debt.

10.2 Prior to 2007 the arrangements for determining debt repayment were prescriptive. In 2007, this was replaced by a system of self-regulation that aligns with the prudential code and accounting codes to allow authorities local discretion based on their own judgement as to what is prudent. The Secretary of State has issued statutory Guidance on determining the "prudent" level of MRP.

10.3 In February 2018 the Ministry of Housing, Communities and Local Government (MHCLG) published revised Guidance on Local Government and Investments and Statutory Guidance on MRP.

10.4 The definition of prudent MRP has been changed to "put aside revenue over time to cover the capital financing requirement". It cannot be a negative charge and can only be zero if the CFR is nil or negative. Guidance on asset lives has been updated, applying to any calculation using asset lives. Any change in MRP policy cannot create an overpayment; the new policy must be applied to the outstanding CFR going forward.

10.5 A review of MRP was completed in 2018 and a further review has now been completed into options available to change the way MRP is calculated on historical MRP provisions.

10.6 The proposed revised MRP will see historical MRP balances, as at 31 March 2019, which have been calculated using a straight-line method, changed to an annuity method. This will reduce the early years of the MRP provision but will increase the MRP provision for latter years.

10.7 Appendix 1 includes the revised MRP, with the amended sections highlighted.

## 11. The Council's Capital Position (Prudential Indicators)

### 11.1 Prudential Indicator for Capital Expenditure

Table 6 shows the changes to the original capital expenditure budgets. Table 6 also highlights the original supported and unsupported elements of the capital programme, and the expected financing arrangements of this capital expenditure.

The borrowing need increases the underlying indebtedness of the Council by way of the CFR, although this will be reduced by revenue charges for the repayment of debt (MRP). This direct borrowing need may also be supplemented by maturing debt and other treasury requirements. The increase in revised budget when compared to the original budget is mainly due to the addition to the capital programme of the Investment and Acquisition Strategy.

**Table 6: Revised Estimate to Capital Programme as at 30 September 2019**

<b>Capital Expenditure by Service</b>	<b>Feb 2019 Revised Budget £000</b>	<b>Sep 2019 Forecast £000</b>
Care & Support	2,241	2,241
Community Solutions	210	210
Core	3,392	3,392
Educations Youth & Childcare	45,591	46,003
Enforcement	2,116	2,116
Culture Heritage & Recreation	10,675	8,926
Investment & Acquisitions Strategy	124,000	122,513
My Place	7,185	7,185
Public Realm	7,572	7,572
SDI Commissioning	-	-
Asset Management	37,600	37,892
New Build Schemes	20,000	13,072
Transformation	10,995	5,389
<b>General Fund Capital Spend</b>	<b>271,577</b>	<b>256,511</b>
HRA Budget	69,100	62,464
Estates Renewals (HRA)	11,500	11,500
<b>Approved Capital Programme</b>	<b>340,677</b>	<b>318,975</b>
<b>Financed by:</b>		
Capital Grants	38,415	41,796

Section 106	-	-
Revenue Contributions	990	400
Capital Receipts	25,698	28,930
HRA Contributions	79,804	73,964
<b>Sub-Total</b>	<b>144,907</b>	<b>145,090</b>
<b>Net financing need for the year</b>	<b>195,770</b>	<b>173,885</b>

### 11.2 Prudential Indicator – CFR

Table 7 shows that the Council's revised CFR will not exceed the Operational boundary. The COO reports that no difficulties are envisaged for the current or future years in complying with this prudential indicator.

The Authorised Limit represents the limit beyond which borrowing is prohibited and needs to be set and revised by Members. It reflects the level of borrowing which, while not desired, could be afforded in the short term, but is not sustainable in the longer term. It is the expected maximum borrowing need with some headroom for unexpected movements. This is the statutory limit determined under section 3 (1) of the Local Government Act 2003.

**Table 7: Revised Capital Financing Requirement as at 30 September 2019**

	2019/20 Original Revised Estimate £000s	2019/20 Updated Estimate £000s
<b>Prudential Indicator – Capital Financing Requirement</b>		
CFR – General Fund	335,872	315,474
Reside Operational Schemes	194,504	194,504
Investment & Acquisitions Strategy	124,000	122,513
CFR – Housing	278,472	278,472
<b>Total CFR</b>	<b>932,848</b>	<b>910,963</b>
<b>Net movement in CFR</b>	<b>195,770</b>	<b>173,885</b>
<b>Long Term HRA Debt</b>		
	275,912	275,912
<b>Long Term General Fund Debt</b>		
	472,922	509,369
<b>Short Term General Fund Debt</b>		
	120,000	70,000
Other long-term liabilities	51,891	51,891
<b>Total debt 31 March 2020</b>	<b>920,725</b>	<b>907,172</b>
<b>Operational Boundary</b>	<b>1,002,000</b>	<b>1,002,000</b>
<b>Authorised Limit</b>	<b>1,102,000</b>	<b>1,102,000</b>

### 11.3 Treasury Indicators: Limits to Borrowing Activity

There are three debt related treasury activity limits. The purpose of these are to restrain the activity of the treasury function within certain limits, thereby managing risk and reducing the impact of any adverse movement in interest rates. However, if these are set to be too restrictive, they will impair the opportunities to reduce costs / improve performance.

The indicators are:

- i. Upper limits on variable interest rate exposure: identifies a maximum limit for variable interest rates based upon the debt position net of investments;
- ii. Upper limits on fixed interest rate exposure: is similar to the previous indicator and covers a maximum limit on fixed interest rates; and
- iii. Maturity structure of borrowing: gross limits to reduce the Council's exposure to large fixed rate sums requiring refinancing.

The COO reports that there were no breaches in any of the limits outlined below:

<b>Interest rate exposures</b>	<b>2019/20</b>	<b>2019/20</b>	<b>2020/21</b>
	<b>Upper</b>	<b>Upper</b>	<b>Upper</b>
<b>Limits on fixed interest rates based on net debt</b>	100%	100%	100%
<b>Limits on variable interest rates based on net debt</b>	70%	70%	70%
<b>Limits on fixed interest rates:</b>			
• <i>Debt only</i>	100%	100%	100%
• <i>Investments only</i>	90%	90%	90%
<b>Limits on variable interest rates</b>			
• <i>Debt only</i>	70%	70%	70%
• <i>Investments only</i>	80%	80%	80%

<b>Maturity structure of fixed interest rate borrowing 2019/20</b>		
	<b>Lower</b>	<b>Upper</b>
<b>Under 12 months</b>	0%	40%
<b>12 months to 2 years</b>	0%	60%
<b>2 years to 5 years</b>	0%	70%
<b>5 years to 10 years</b>	0%	70%
<b>10 years and above</b>	0%	100%

<b>Maturity structure of variable interest rate borrowing 2019/20</b>		
	<b>Lower</b>	<b>Upper</b>
<b>Under 12 months</b>	0%	40%
<b>12 months to 2 years</b>	0%	40%
<b>2 years to 5 years</b>	0%	70%
<b>5 years to 10 years</b>	0%	70%
<b>10 years and above</b>	0%	80%

## 12. Consultation

- 12.1 The Chief Operating Officer, in her role as statutory chief finance officer, has been informed of the approach, data and commentary in this report.

### **13. Financial Implications**

Implications completed by: Katherine Heffernan

- 13.1 This report sets out the mid-year position on the Council's treasury management position and is concerned with the returns on the Council's investments as well as its short and long-term borrowing positions.

### **14. Legal Implications**

Implications completed by: Dr. Paul Feild, Senior Governance Lawyer

- 14.1 The Local Government Act 2003 (the "Act") requires the Council to set out its treasury strategy for borrowing and to prepare an Annual Investment Strategy which sets out the Council's policies for managing its investments and for giving priority to the security and liquidity of those investments.
- 14.2 The Council also has to 'have regard to' the CIPFA Code of Practice on Treasury Management and the CIPFA Prudential Code for Capital Finance in Local Authorities when carrying out its functions under the Act.
- 14.3 The Assembly agreed the Treasury Management Strategy Statement for 2019/20 on 28 February 2019. This report is a midyear review of the strategy's application and there are no further legal implications to highlight.

### **15. Options Appraisal**

- 15.1 There is no legal requirement to prepare a Treasury Management Strategy Statement Mid-Year Review; however, it is good governance to do so and meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

### **16. Other Implications**

- 16.1 Risk Management - The whole report concerns itself with the management of risks relating to the Council's cash flow. The report mostly contains information on how the Treasury Management Strategy has been used to maximise income during the first 6 months of the year.

**Public Background Papers Used in the Preparation of the Report:** None.

#### **List of appendices:**

- Appendix 1: Minimum Revenue Provision 2019/20 Review
- Appendix 2: Investments as at 30th September 2019

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## **Appendix 1: Revised Minimum Revenue Provision Policy Statement**

### **Background**

1. Minimum Revenue Provision (MRP) is statutory requirement for a Council to make a charge to its General Fund to make provision for the repayment of the Council's past capital debt and other credit liabilities. The Council is also allowed to undertake additional voluntary payments if required (voluntary revenue provision - VRP). MRP does not need to be set aside for the Housing Revenue Account (HRA).
2. The scheme of MRP was set out in former regulations 27, 28 and 29 of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003. This system was radically revised by the Local Authorities (Capital Finance and Accounting) (England) (Amendment) Regulations 2008. The revised regulation 28 replaced a requirement that local authorities calculate the MRP pursuant to detailed calculations with a duty to make prudent MRP.
3. The Council is under a statutory duty "to determine for the current financial year an amount of MRP which it considers to be prudent". Local authorities are asked by the Secretary of State "to prepare an annual statement of their policy on making MRP for submission to their full Council". This forms part of the Treasury Management Strategy (TMSS) approved by full council at least annually.
4. In determining a prudent level of MRP the Council is under a statutory duty to have regard to statutory guidance on MRP issued by the Secretary of State. The Guidance provides four options which can be used by the Council when determining its MRP policy and a prudent amount of MRP. The Council however can depart from the Guidance if it has good reason to do so. This policy is consistent with the Guidance. The options do not change the total MRP the council must pay over the remaining life of the capital expenditure; however, they do vary the timing of the MRP payment.
5. MRP adjustments and policies are subject to annual review by external audit.
6. The Chief Operating Officer (COO) has delegated responsibility for implementing the Annual MRP Statement. The COO also has executive, managerial, operational and financial discretion to determine MRP and any practical interpretation issues.
7. A prudent level of MRP on any significant asset or expenditure may be assessed on its own merits or in relation to its financing characteristics in the interest of affordability or financial flexibility.
8. The COO may make additional revenue provisions, over and above those set out, and set aside capital receipts, balances or reserves to discharge financing liabilities for the proper management of the financial affairs of the HRA or the general fund. The COO may make a capital provision in place of any revenue MRP provision.
9. This MRP Policy Statement has been revised to consider the Council's recently agreed investment strategy, which requires the use of MRP to be outlined in more

detail, as well as to agree additional MRP options that are available for long-term property investments.

**10. General Fund Supported Capital Expenditure or Capital Expenditure incurred before 1 April 2008**

11. In relation to capital expenditure for which support forms part of the calculation of revenue grant by the government or any capital expenditure incurred before 1 April 2008, the MRP shall be calculated in accordance with the Local Authorities CFR Regulations 2003 as if it had not been revoked. In arriving at that calculation, the CFR shall be adjusted as described in the guidance.
12. In addition, the calculation method and the rate or the period of amortisation referred to in the guidance may be varied by the COO in the interest of affordability.
13. The methodology applied to pre-2008 debt remains the same and is an approximate 4% reduction in the borrowing need (CFR) each year. A review of this methodology will be carried out and reported for the Treasury Management Strategy Statement report in February 2018.

**General Fund Self- Financed Capital Expenditure from 1 April 2008.**

14. Where capital expenditure incurred from 1 April 2008 is on an asset financed wholly or partly by self-funded borrowing, the MRP has previously been made in instalments over the life of the asset, with the calculation method and the rate or the period of amortisation determined by the COO.
15. From 1 April 2019 MRP for capital expenditure incurred from 1 April 2008 will be calculated using the annuity method. All balances as at 31 March 2019 will be carried at the same value and the same remaining life of the asset but a revised MRP calculation will be completed using the annuity method of MRP for 2019/20 and onwards. Currently the annuity method is used for the Investment and Acquisitions assets and it not proposed to amend this method, which is outlined in section 19 to 23 of this MRP statement.
16. The COO shall determine how much and which capital expenditure is funded from borrowing and which from other sources. Where expenditure is only temporarily funded from borrowing in any one financial year and it is intended that its funding be replaced with other sources by the following year, no MRP shall apply. Nor shall any annual MRP apply where spend is anticipated to be funded from capital receipts or grants due in the future but is in the meantime funded from borrowing, subject to a maximum of three years or the year the receipt or grant is received, if sooner.
17. The asset life method shall be applied to borrowing to meet expenditure from 1 April 2008 which is treated as capital expenditure by either a direction under section 16(2) of the 2003 Act or regulation 25(1) of the 2003 Regulations. The COO shall determine the asset life. When borrowing to construct an asset, the asset life may be treated as commencing in the year the asset first becomes operational and postpone MRP until that year.



18. Where capital expenditure involves repayable loans or grants to third parties no MRP is required where the loan or grant is repayable. By exception, based on a business case and risk assessment, this approach may be amended at the discretion of the COO.
19. Where capital expenditure involves a variety of works and assets, the period over which the overall expenditure is judged to have benefit over shall be considered as the life for MRP purposes. Expenditure arising from or incidental to major elements of a capital project may be treated as having the same asset life for MRP purposes as the major element itself. An estimate of the life of capital expenditure may also be made by reference to a collection or grouping of expenditure type or types.

### **Loans to Special Purpose Vehicles**

20. As part of its Investment and regeneration programme, the Council will use several Special Purpose Vehicles (SPV) held through Reside to manage its property regeneration schemes. This will require the Council borrowing to provide funding for the SPV and for the SPV to repay the loan based on the cashflow forecast to be generated from the properties.
21. MRP using the annuity method will be charged over a period of 50 years for each scheme. An MRP period of 25 years will be used for modular / prefabricated properties. The MRP will therefore reflect the repayment profile of the SPV to the Council and any borrowing made by the Council will be made to match the cashflow requirements of the SPV.
22. For each IAS scheme a set two-year stabilisation period will be used, although this can be extended, with the agreement of the COO, to three years in cases where there are significant pressures on a scheme's cashflow. A stabilisation period for each scheme is required to:
  - allow sufficient funds to cover any additional costs;
  - allow the property to be fully let; and
  - cover any initial letting and management costs.
23. The MRP annuity method makes provision for an annual charge to the General Fund which takes account of the time value of money (whereby paying £100 in 10 years' time is less of a burden than paying £100 now). The annuity method also matches the repayment profile to how the benefits of the asset financed by borrowing are consumed over its useful life (i.e. the method reflects the fact that asset deterioration is slower in the early years of an asset and accelerates towards the latter years). This re-profiling of MRP therefore conforms to the DCLG "Meaning of Prudent Provision" which provides that "*debt [should be] repaid over a period that is reasonably commensurate with that which the capital expenditure provides benefits*".
24. Subsequently, where an investment property is operational and has been valued at sufficiently more than its net cost, as at each financial year end, at the discretion of the COO, no MRP will need to be set aside during that year. A key consideration of the COO will be if the property can be sold in an open market and that sale will

potentially take place within a five-year period. Any MRP that has already been set aside for the investment property will be retained as a reserve against the property. For subsequent years a revaluation of the property will need to be completed. Where the asset is valued at less than its net cost, then MRP, net of any MRP already charged and based on the remaining life of the asset, will need to be set aside.

**PFI, leases**

25. In the case of finance leases, on balance sheet private finance initiative contracts or other credit arrangements, MRP shall be the sum that writes down the balance sheet liability. These are being written down over the PFI contract term.

## Appendix 2: Investments as at 30th September 2018

Counterparty	Start Date	End Date	Amount £000s	Rate (%)
Lloyds Deposit Account	N/A	N/A	5,000.00	1.33
BARCLAYS BANK PLC	N/A	N/A	9.31	0.60
RBS	N/A	N/A	8.79	0.21
Goldman Sachs International	02/11/2018	01/11/2019	10,000.00	1.05
Rugby BC	16/11/2018	15/11/2019	5,000.00	0.97
Borough of Poole	18/11/2016	18/11/2019	7,500.00	1.25
Lloyds Bank Plc	05/02/2019	21/02/2020	10,000.00	1.18
Lloyds Bank Plc	16/03/2017	16/03/2020	5,000.00	0.05
LBBD Pension Fund	03/04/2018	31/03/2020	30,000.00	4.10
LBBD Pension Fund	10/07/2019	31/03/2020	1,965.00	0.65
Lloyds Bank Plc	01/04/2019	01/04/2020	10,000.00	1.25
Northamptonshire County Council	04/04/2018	03/04/2020	5,000.00	1.10
Plymouth CC	03/04/2018	03/04/2020	5,000.00	1.40
Lloyds Bank Plc	05/04/2017	06/04/2020	5,000.00	1.15
Cambridgeshire CC	04/04/2018	06/04/2020	5,000.00	1.35
Plymouth CC	09/04/2018	09/04/2020	5,000.00	1.40
Lancashire County Council	25/04/2018	24/04/2020	10,000.00	1.50
Dudley Metropolitan BC	27/04/2018	27/04/2020	5,000.00	1.30
Lloyds Bank Plc	15/06/2017	15/06/2020	5,000.00	0.90
Lloyds Bank Plc	30/06/2017	30/06/2020	5,000.00	1.10
Lloyds Bank Plc	04/07/2019	06/07/2020	10,000.00	1.25
Lloyds Bank Plc	14/07/2017	14/07/2020	10,000.00	1.09
Lloyds Bank Plc	07/08/2019	07/08/2020	10,000.00	1.10
Warrington Borough Council	08/09/2017	08/09/2020	20,000.00	0.92
Lloyds Bank Plc	19/09/2017	18/09/2020	5,000.00	1.14
Barnsley MBC	21/09/2017	21/09/2020	3,000.00	0.94
Lancashire County Council	01/11/2017	21/09/2020	5,000.00	1.00
Lancashire County Council	24/09/2018	24/09/2020	5,000.00	1.35
Northumberland County Council	28/04/2017	28/10/2020	10,000.00	1.04
Doncaster MBC	06/11/2017	06/11/2020	5,000.00	1.10
Lancashire County Council	15/11/2018	16/11/2020	10,000.00	1.45
Lancashire County Council	23/11/2018	23/11/2020	10,000.00	1.35
Lancashire County Council	27/11/2017	27/11/2020	5,000.00	1.16
Lloyds Bank Plc	05/12/2017	07/12/2020	5,000.00	1.24
Lloyds Bank Plc	19/12/2017	21/12/2020	4,500.00	1.16
Darlington BC	20/12/2018	21/12/2020	5,000.00	1.45
LB Newham	12/01/2018	12/01/2021	8,000.00	1.20
Cambridgeshire CC	06/04/2018	06/04/2021	10,000.00	1.50
Medway Council	16/10/2018	16/04/2021	10,000.00	1.50
South Ayrshire Council	22/10/2018	22/04/2021	5,000.00	1.55
LB Croydon	24/04/2018	23/04/2021	10,000.00	1.40
Wokingham BC	30/01/2019	30/07/2021	10,000.00	1.55
Sedgemoor DC	20/08/2019	20/08/2021	5,000.00	1.08
Lloyds Bank Plc	31/08/2018	31/08/2021	10,000.00	1.48
Lloyds Bank Plc	18/04/2019	19/04/2022	5,500.00	1.59
Southwood Primary	28/04/2017	28/04/2022	74.49	3.50
Grafton Primary School	03/03/2016	03/03/2026	78.72	4.50
Gascoigne Primary School	03/03/2016	03/03/2036	78.94	4.50
			<b>330,715.25</b>	

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**CABINET****12 November 2019**

<b>Title:</b> Development of Land at Rectory Road, Dagenham	
<b>Report of the Cabinet Member for Regeneration and Social Housing</b>	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> Village	<b>Key Decision:</b> Yes
<b>Report Author:</b> Mark Crane, Head of Affordable Housing Delivery, Be First	<b>Contact Details:</b> Tel: 020 8227 2350 E-mail: <a href="mailto:mark.crane@befirst.london">mark.crane@befirst.london</a>
<b>Accountable Director:</b> Ed Skeates, Development Director, Be First	
<b>Accountable Strategic Leadership Directors:</b> Claire Symonds, Chief Operating Officer, and Graeme Cooke, Director of Inclusive Growth	
<p><b>Summary</b></p> <p>At its meeting in April 2019, Cabinet approved in principle the redevelopment of this site to deliver c.56 affordable homes, together with c.468m<sup>2</sup> of new community space, subject to the outcome of consultation with the existing residents in 1-18 Jervis Court, who would be affected by the proposals.</p> <p>There are currently 13 tenants and 3 leaseholders in Jervis Court. Resident consultation has now been undertaken, and this report seeks Cabinet approval to progress with the redevelopment proposals in light of the consultation findings.</p> <p>12 of the 13 tenants in Jervis Court responded. 9 of the 12 (75%) tenants who responded were in favour of comprehensive redevelopment. A more detailed breakdown of the consultation responses is provided in section 2 and Appendix 3.</p> <p>Based on the feedback, a clear majority of tenants are in favour of comprehensive redevelopment. However, the relocation process will need to be sensitively managed, particularly in relation to trying to enable existing residents to maintain their local ties.</p> <p>The redevelopment proposals will provide a 100% affordable housing scheme with a significant increase in the number of affordable homes provided on the site. There are currently 13 tenanted properties, while the proposals will provide 56 affordable homes. There will also be an increase in the number of homes on the site available to households on the housing waiting list.</p> <p>Based on the results of the resident engagement, as well as the wider benefits the proposals would bring, this report seeks Cabinet approval to progress with the redevelopment.</p>	

## **Recommendation(s)**

The Cabinet is recommended to:

- (i) Approve the proposed redevelopment of the former Royal British Legion site and Jervis Court, as shown edged red in the plan at Appendix 1;
- (ii) Agree the service of Initial Demolition Notices on all secure tenants at the affected properties at the appropriate time, in order to suspend the requirement for the Council to complete Right to Buy applications for as long as the notices remain in force, and delegate approval and timing of final notices to the Director of Inclusive Growth, in consultation with the Director of Law and Governance;
- (iii) Approve to the use by the Council of its Compulsory Purchase Order (CPO) making powers, should they prove necessary to facilitate the future redevelopment of the site
- (iv) Agree that, subject to the grant of an acceptable planning permission and receipt of satisfactory construction tender prices, the project be financed and held within the residential asset class of the Investment and Acquisition Strategy;
- (v) Agree the inclusion of the project in the Council's Capital Programme in the total sum of £19,700,000, subject to securing planning permission and procurement of a contractor in accordance with the project outputs and budget;
- (vi) Agree the Funding Strategy set out in section 5.10 of the report, including borrowing up to £13,402,000 within the General Fund from the Public Works Loan Board, to finance the development and ownership of the affordable rent homes via a loan agreement made between the Council and any suitable vehicle that the new units may be held in (e.g. a new B&D Reside Registered Provider or other vehicle); and
- (vii) Approve the appropriation of the land, as shown edged red in the plan at Appendix 2 to the report, under Section 122 of the Local Government Act 1972 from the Housing Revenue Account to the General Fund;

## **Reason(s)**

- The recommendations are designed to increase the amount of affordable homes in the borough and ensure that these new homes benefit local residents, including those already living on the estate. As such they are aligned to the Council's strategy for Inclusive Growth.

## **1. Introduction and Background**

- 1.1 Jervis Court was not included in the 2015-21 Estate Renewal Programme. Therefore, Cabinet was requested in April 2019 to make an in-principle decision concerning the preferred option to deliver a comprehensive development of the site, including 1-18 Jervis Court, and to authorise consultation with existing residents in Jervis Court under the Housing Act 1985.

- 1.2 In accordance with the Council's standard practice for securing vacant possession to deliver estate renewal projects Cabinet approval was also requested to serve Initial Demolition Notices at the appropriate time, having regard to the outcome of consultation with existing residents.
- 1.3 Engagement with the residents in 1-18 Jervis Court has been undertaken, seeking their views on the Council's proposals to redevelop the site, and understanding their housing needs, including the potential impact of finding alternative housing should redevelopment proceed. This is explained in further detail in the following section.

## **2. Resident Engagement**

### **Methodology**

- 2.1 Successful visits were undertaken with 13 of the 16 residents, including 12 of the 13 tenants. The residents were asked their preference from the following options:
- Do nothing
  - Infill development
  - Comprehensive redevelopment
- 2.2 The following information was also gathered during the visits:
- What they liked/disliked about their current housing and the local area.
  - Whether their current housing needs were being met.
  - What impact moving home would have on them.
  - Specific support they would need in order to relocate.
  - Whether they would like to return.
- 2.3 Demographic information was also gathered in relation to Gender, Age, Ethnicity, Religion, and Disability.
- 2.4 Of the 16 remaining properties, 13 are occupied by tenants, and 3 by leaseholders.
- 2.5 Feedback has been received from 13 of the 16 residents, with the results summarised as follows:
- 9 were in favour of comprehensive development (all tenants)
  - 3 were opposed to comprehensive development (all tenants)
  - 1 was in favour of infill development (leaseholder renting the flat out)
  - 3 have not provided any feedback to date (1 tenant, 2 leaseholders)
- 2.6 Key points that were made were:
- It's a good location, close to local amenities and public transport
  - Would like the green space and community centre improved
  - Concerned about safety/security

2.7 In terms of the impact on residents, key points were:

- Would need support on the removal process in terms of logistics and financially
- Some residents need a wet room to accommodate wheelchair users
- Concerned about stress of moving, and maintaining close local ties

2.8 Further detail on the consultation feedback is provided in Appendix 3.

### **3. Proposals**

3.1 It is proposed that the Royal British Legion building and 1-18 Jervis Court are redeveloped to deliver c.56 affordable homes (35 Affordable Rent and 21 London Affordable Rent) and 468m<sup>2</sup> of community space, which would provide the following benefits

- Increase in the number of affordable homes
- Better quality affordable homes, with improved environmental and sustainability standards (including lower energy bills)
- Improve the public and private external space (including private balconies)
- New community facilities in a modern flexible building
- Improve the urban fabric along Rectory Road
- Provide more active frontage onto Church Elm Lane

3.2 The proposals achieve the Council's financial metrics for redevelopment schemes, which is explained in the following section.

### **4. Financial Summary**

4.1 The proposal represents a viable investment proposition and achieves the Council's financial return targets.

4.2 The investment metrics are summarised as follows:

1 <sup>st</sup> year surplus	£177,000
Internal Rate of Return	6.7%
Net Present Value (3.5% discount rate)	£16,371,000
Yield on Cost	4.6%

4.3 Funding will be required to purchase the 4 leasehold interests, and fund the decant costs for the 14 tenancies, estimated at £978,000.

4.4 Total development costs are estimated at £19,700,000.

### **5. Delivery Arrangements**

#### **Decant and Leaseholder buyback offer**

5.1 Be First's portfolio of council-owned estate renewal schemes includes a large number that require the demolition and replacement of tenanted blocks. There is therefore a need to manage the development of these extremely sensitively with the



early engagement of the affected residents and communities. In June Cabinet agreed an estate renewal resident offer, and also agreed that this is the offer that will apply to the residents of Jervis Court if Cabinet agrees to proceed with the proposed redevelopment. The offer is summarised as follows:

Council tenants:

- Tenants will have top priority to bid for an alternative Council home in the borough
- Tenants will have a Right to Return to one of the new homes within Reside – at a Council target rent and on an Assured tenancy
- A home loss payment of £6,300 (updated annually) and disturbance payments to cover the cost of moving
- Help to move out of the borough, if they want to

Resident leaseholders:

- Resident leaseholders will get market value for their home plus a 10% home loss payment
- No resident leaseholder will need to move away from the local area if they don't want to – the Council will give assistance if they can't afford a suitable property on their own
- Resident leaseholders will have a Right to Return to one of the new homes – with assistance if they can't afford on their own

Non-resident leaseholders:

- Non-resident leaseholders will get market value for their property plus a statutory basic loss payment of 7.5%.

- 5.2 The proposal set out in this report requires the leaseholder buyback of 3 properties, and the rehousing of 13 tenanted households.
- 5.3 Should the development be approved, Be First and Council staff will work with the existing residents to enable them to find a new home that meets their housing needs. Council tenants will be given high priority to bid for alternative accommodation through the Choice Homes scheme. This will give them access to alternative council homes as well as housing association properties that become available to let through the scheme. They will also be offered the opportunity to return to live in one of the new homes on similar rents to those they are currently paying should they wish to do so. The new homes will be offered at rents set using the Target Formula to align with the policy for HRA re-lets, meaning a move to an alternative Council home or a Reside new home in this development would be on the same rental terms.
- 5.4 For leaseholders, the Council will buy back their home at market value. The Council may also give financial assistance to leaseholders to buy an alternative home.
- 5.5 In the event that the leaseholders' interests cannot be purchased by agreement, the Council may need to use its Compulsory Purchase powers in order to secure vacant possession of the site. The Council recognises that its Compulsory Purchase Order powers are among the strongest powers enabling delivery of development

proposals, and that their potential to impact on the human rights of the individuals affected by the proposals. The Council will make every effort to pursue redevelopment in consultation with tenants and through voluntary agreement with owners of individual interests. Negotiations will continue in parallel with the preparation and making of a CPO which will be a final resort.

- 5.6 Tenants and leaseholders who need to move as result of the regeneration proposals will be eligible for a home-loss payment if they have been living in their home for 12 months or more. Tenants and leaseholders will also receive payments towards the cost of moving fixtures and fittings and have their removals organised by the Decant Team.
- 5.7 Approval for Initial Demolition Notices is requested subject to a delegation to do so at the appropriate time and having regard to consultation responses. The ground for possession for the tenanted household will be under Housing Act 1985, Sch 2 Ground 10, i.e.

*The landlord intends, within a reasonable time of obtaining possession of the dwelling- to demolish or reconstruct the building or part of the building comprising the dwelling-house.*

Ground 10 requires that alternative accommodation is offered to the secure tenant.

### **Programme**

- 5.8 Subject to approval of the recommendations in this report, it is proposed the scheme is delivered by Be First, who will progress the project through the planning process, manage site preparation, the delivery of the works and management of the completed scheme. It is proposed that a contractor for the works is procured through the new Be First development framework.
- 5.9 An indicative timetable is set out below:

<b>Milestone</b>	<b>Date</b>
Planning submission	April 2019
Planning approval	July 2020
Contract Award	July 2021
Start on Site	September 2021
Practical Completion	September 2023

### **Funding**

- 5.10 The estimated development costs are c.£19,700,000 to be funded through a combination of HRA funding, GLA Grant funding and/or Right to Buy receipts and borrowing, broken down as follows:

HRA	£978,000
GLA Grant/RtB	£5,320,000
Council borrowing	<u>£13,402,000</u>
Total	£19,700,000

- 5.11 HRA funding is required to purchase the 4 leasehold interests and fund the decant costs for the 14 tenants (estimated at £978,000). The remaining funding covers land acquisition, professional fees and construction costs.
- 5.12 It is proposed that the development and ownership of the new affordable homes is financed through borrowing up to £13,402,000 within the General Fund from the Public Works Loan Board. The funding is proposed to be provided through a loan agreement between the Council and the Reside Registered Provider (or an existing appropriate entity within the Barking & Dagenham Reside structure) established to develop and manage the new Affordable Housing units.

## **6. Consultation**

- 6.1 If the scheme progresses, tenants, leaseholders and the wider local community will be involved in the design and planning process, working closely with the design team as the design develops prior to the planning application submission timetabled for December. This will include public consultation events, and a dedicated website where people can view and comment on the proposals.

## **7. Financial Implications**

Implications completed by: David Dickinson, Investment Fund Manager

- 7.1 This scheme was not on the original list of 44 Investment Schemes and will require additional PWLB borrowing of £13,402,000. If the scheme proceeds it is forecast to be operational by 2023/24.
- 7.2 Be First have confirmed that they have sufficient resources to manage the development of RBL in addition to the other schemes that have already been agreed or are in the pipeline. It is essential that this remains the case and that other schemes are not delayed as a result. If there are insufficient resources then it is essential that Be First, where possible, prioritise the development of the more profitable schemes, which may include prioritising RBL.
- 7.3 The proposals will provide 38 additional residential units and provides both a positive return over year one (£177k) and year six (£47k) and is therefore an investable scheme. The scheme will provide 21 London Affordable Rent (LAR) units and 35 affordable rent units.
- 7.4 The scheme requires £5.32m of GLA grant and/or RtB receipts.

## **8. Commissioning Implications**

Implications completed by: Graeme Cooke, Director of Inclusive Growth

- 8.1 The redevelopment proposals would provide a significant increase in the number of affordable homes provided on this site, including an increase in the number of homes available for homes on the Council's housing register.
- 8.2 The consultation has found significant support for the proposals among the residents who would be affected if Cabinet approves the scheme. This consultation also helped to understand the needs of residents, and if the redevelopment

proposals are approved then this work will need to continue to support residents through the rehousing process.

- 8.3 As set out in the report, residents of Jervis Court will benefit from the estate renewal commitments approved by Cabinet in June 2019. This includes a right to return for tenants on an equivalent rent and tenancy.

## **9. Legal Implications**

Implications completed by Dr Paul Feild, Senior Governance Lawyer, Legal

### **Outline**

- 9.1 The proposals include within the development land Jervis Court and the British Legion site. The Jervis Court land is currently occupied by tenants and leaseholders of the Council. They are entitled under Section 105(1) and (2) of the Housing Act 1985 to be consulted on matters of housing management which include any development proposal resulting in potential displacement of tenants or relocation of demolition. This consultation has now been carried out. The ultimate decision to pursue the proposal needs to be by the Cabinet having due regard to the consultation responses.
- 9.2 The proposal contemplates that that the housing development comprising 56 affordable units will be delivered by Be First (as development manager) and will ultimately be held by a suitable Reside vehicle (being either a new Registered Provider which may be registered by the Council/Reside or an existing entity within the Reside structure). The Jervis Court land will in due course need to be appropriated from the Housing Revenue Account, which is considered further below.

### **Council Powers**

- 9.3 The Council has power to deliver the development by virtue of the general power of competence under section 1 of the Localism Act 2011, which provides the Council with the power to do anything that individuals generally may do. Section 1(5) of the Localism Act provides that the general power of competence under section 1 is not limited by the existence of any other power of the authority which (to any extent) overlaps with the general power of competence. The use of the power in section 1 of the Localism Act 2011 is, akin to the use of any other powers, subject to Wednesbury reasonableness constraints and must be used for a proper purpose.
- 9.4 Whilst the general power of competence in section 1 of the Localism Act 2011 provides sufficient power for the Council to participate in the transaction and enter into the relevant project documents further support is available under Section 111 of the Local Government Act 1972 which enables the Council to do anything which is calculated to facilitate, or is conducive to or incidental to, the discharge of any of its functions, whether or not involving expenditure, borrowing or lending money, or the acquisition or disposal of any rights or property.

- 9.5 In exercising the power of general competence and in making any investment decisions, the Council must also have regard to the following:
- i. Compliance with the Statutory Guidance on Local Government Investments;
  - ii. Fulfilling its fiduciary duty to tax payers;
  - iii. Obtaining best consideration for any disposal;
  - iv. Compliance with Section 24 of the Local Government Act 1988 in relation to giving financial assistance to any person (which either benefits from a general consent or requires express consent by the Secretary of State);
  - v. Compliance with any other relevant considerations such as state aid and procurement;

### **Consultation with tenants**

- 9.6 Section 105 of the Housing Act 1985 requires the Council to consult with all secure (and demoted) tenants who are likely to be substantially affected by a matter of housing management, which includes development proposals and demolition of dwellings by the housing authority. The consultation must inform the tenants of the proposals, provide an opportunity to make their views known to the Council within a specified period and then the Council shall consider their representations to inform their decision making. The courts have determined that to be effective consultation must be carried out at a formative stage of any proposals; sufficient reasons must be given for the proposals, together with adequate time, to allow intelligent consideration and response and any responses must be taken into account when making a final decision.
- 9.7 This report states that section 105 consultation has been carried out and the responses are reported for the Cabinets consideration. It should be added that while a section 105 consultation has been carried out this is not a single stage matter because as a statutory Housing Act landlord, the Council will continue to have meaningful engagement with the tenants and those affected by the decision to proceed with the development.
- 9.8 In taking into account the consultation responses the Cabinet needs to weigh up the concerns and interests of those people including their human rights and balance it against the public interest of proceeding with the development to achieve, the regeneration and development of the borough, its housing Estate regeneration, provision of affordable housing, community and social benefits and the development of an asset (Royal British Legion building) acquired for the purpose of redevelopment.

### **Achieving Vacant Possession**

- 9.9 The statutory legal framework recognises that displacing tenants requires that assistance be provided so there is provision to enable decanting and compensation payments to cover the impact of the move. In due course, negotiations will be necessary to acquire vacant possession through voluntary sale/buybacks if the proposed development is pursued.

- 9.10 As a last resort use of Compulsory Purchase Orders (CPO) can be considered under the Land Compensation Act. A decision to proceed with a Compulsory Purchase Order requires a formal resolution by Cabinet and future report will need to make a compelling case in the public interest and fully demonstrate the grounds for proceeding with a CPO are met. If there is not agreement, the Council can take possession proceedings under Schedule 2 of the Housing Act 1985. But a court will not order possession unless it is satisfied that there is an offer of suitable alternative accommodation.
- 9.11 To prevent the exercise of a right to buy of a build planned to be demolished, Demolition Notices, which are proposed to be utilised to enable delivery of the scheme. A Demolition Notice precludes Council tenants who are within the site boundary from exercising their right to buy within sites earmarked for regeneration under the provisions of the Housing Act 2004. At the time of a Demolition Notice there must be a clear and firm intention to redevelop, therefore, care needs to be taken about the timing and service of Demolition Notices (consideration of which has been delegated to the Director of Inclusive Growth). The Council is empowered to serve *Demolition Notices* where areas have been identified for estate renewal, regeneration and redevelopment. There is a prescribed notification process:
- firstly, the service of an Initial Demolition Notice which is valid for up to five years and can be extended to a maximum of seven years, an Initial Demolition Notice will prevent named properties from being acquired from the Council through Right-to-Buy as the Council is not obliged to sell the properties to the tenants. If, exceptionally, the proposals to redevelop or demolish or the relevant boundary change following the service of a Demolition Notice, the Council can withdraw a notice by service of a revocation notice;
  - followed by the Final Demolition Notice which is valid for up to two years (with possible extension subject to Government permission).
- 9.12 The Council is required to notify tenants affected by the decision to demolish, and to give reasons and the intended timetable for demolition. Furthermore, it must inform tenants of the right to compensation and publicise decisions by placing a notice in a newspaper local to the area in which the property is situated, in any newspaper published by the landlord, and on the Council's website.
- 9.13 Final Demolition Notices cannot be served until the arrangements for acquisition and demolition scheme are finalised (i.e. a date is set). Typically planning permission is also obtained before the service of a Final Notice. This means that Compulsory Purchase issues for leasehold premises must also have been resolved before a Final Demolition Notice can be served.
- 9.14 The Council can make an application to the Secretary of State during the 24-month period for that period to be extended, but if no application is made, it will be unable to serve any further demolition notice in respect of these properties for five years without the Secretary of State's consent. On receipt of an application, the Secretary of State can direct that the period be extended, but he may specify further notification requirements that the Council must comply with in order for the exception to the Right to Buy to continue.

- 9.15 Finally, If the Council subsequently decides not to demolish the property, it must serve a revocation notice upon affected tenants as soon as is reasonably practicable. If it appears to the Secretary of State that a landlord has no intention of demolishing properties subject to a Final Demolition Notice, he may serve a revocation notice on affected tenants.

### **Human Rights Act 1998 Considerations**

- 9.16 The Human Rights Act 1998 ('the HRA 1998') effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions officers and members, therefore, need to have regard to the Convention.
- 9.17 The service of a Demolition Notice on existing secure tenants potentially engages certain human rights protected under the HRA 1998. The HRA 1998 prohibits unlawful interference by public bodies with European Convention rights. The term 'engage' simply means that human rights may be affected or relevant.
- 9.18 The Demolition Notices should contain specific information relating to the Right to Buy to clarify any compensation that may be payable for certain reasonable expenditure, if incurred in respect of pre-existing Right to Buy claims/applications, but also to protect the Council from unnecessary compensation claims in the event that tenants incur unnecessary costs once notices have been served.
- 9.19 The rights that are of significance to the decision in this matter are those contained in Article 8 (right to respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions). Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic wellbeing of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1<sup>st</sup> Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.
- 9.20 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the legitimate aim of regeneration. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation is relevant in assessing whether a fair balance has been struck.
- 9.21 Therefore, in reaching a decision, the Council needs to have regard to the extent to which the decision may impact upon the Human Rights of the residents who may have a demolition notice served upon them and to balance this against the overall benefits to the community, which the proposed redevelopment would bring. The committee will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.

## **Funding and Borrowing**

- 9.22 Section 15 of the Local Government Act 2003 requires that the Council have regard to statutory guidance in relation to exercising its borrowing and investment powers. The relevant Statutory Guidance on Local Government Investments (3<sup>rd</sup> Edition, issued on 1 April 2018). The Guidance is relevant to the extent that a loan may be necessary to the Reside Registered Provider (or an existing entity within the Barking & Dagenham Reside structure) in order to facilitate delivery of the development. In accordance with the Guidance (paragraphs 33 and 34), A local authority may choose to make loans to local enterprises, local charities, wholly owned companies and joint ventures as part of a wider strategy for local economic growth even though those loans may not all be seen as prudent if adopting a narrow definition of prioritising security and liquidity provided that the overall Investment Strategy demonstrates that:
- i. The total financial exposure to such loans is proportionate;
  - ii. An expected 'credit loss model' has been adopted to measure the credit risk of the overall loan portfolio;
  - iii. Appropriate credit controls are in place to recover overdue re-payments; and
  - iv. The Council has formally agreed the total level of loans by type and the total loan book is within self-assessed limits.

## **Loan and Grant Agreements**

- 9.23 As observed in the body of the report is an intention to access loans and grants from the GLA. The power to do so has been identified above. Such arrangements will need to be examined to ensure that the terms are compliant with the aims of this project and as mentioned the terms will need to reflect commercial market terms to ensure that there are no State Aid implications.

## **State Aid**

- 9.24 As local government is an emanation of the state the Council must comply with European law regarding State Aid. Therefore, local authorities cannot subsidise commercial transactions such as for example low cost finance or financial assistance to its own companies if such transactions are capable of distorting competition in the EU. In this transaction, State Aid law is relevant in the context of the funding being provided and the price at which the Council's land interest is disposed of to the Reside Registered Provider (see below). For the loan not to amount to State Aid, it must be made on 'market terms' in order to satisfy the "Market Economy Investor Principle" which means a proper valuation of the land must be

## **Appropriation of HRA Land & Use of RTB Receipts**

- 9.25 It is envisaged in the report that ownership of the completed development / units will be within the Reside structure which is outside the Housing Act. There will need to be an appropriation of the land under Section 122 of the Local Government Act 1972 from the Housing Revenue Account to the General Fund.



- 9.26 In addition, in deciding whether a Reside vehicle is suitable, consideration must be given to the impact of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003 (as amended) which from April 2013 placed restrictions on the use of Right to Buy receipts in conjunction with other funding provided by the GLA for the purposes of building affordable housing. In other words, Right to Buy receipts cannot be combined with funds provided by the GLA to build the required replacement unit/s if those funds have come from the GLA to build affordable housing. Officers and decision makers must be satisfied that combining funds in the manner envisaged is acceptable and within the rules. Although, consideration is given to relaxing the rules around use of RTBs this has not yet taken place.
- 9.27 Any disposal of the land to a Reside Registered Provider (or an existing entity within the Barking & Dagenham Reside structure) must comply with the requirement for best consideration and/or within the parameters of any general consents available from the Secretary of State. This is likely to necessitate a loan on market facing terms and interest from the Council to the Registered Provider (or an existing entity within the Barking & Dagenham Reside structure) to facilitate such a transaction. Where the Council provides financial assistance to the Registered Provider (or an existing entity within the Barking & Dagenham Reside structure) by:
- (a) granting or loaning it money,
  - (b) acquiring share or loan capital in the Registered Provider (or an existing entity within the Barking & Dagenham Reside structure),
  - (c) guaranteeing the performance of any obligations owed to or by the Registered Provider (or an existing entity within the B&D Reside structure), or
  - (d) indemnifying the Registered Provider (or an existing entity within the Barking & Dagenham Reside structure) in relation to any liabilities, losses or damages and the financial assistance is in connection with the provision of housing accommodation to be let by the Registered Provider (or an existing entity within the Barking & Dagenham Reside structure) , the Council must use its power under section 24 of the Local Government Act 1988 (the 1988 Act) to do so.
- 9.28 The exercise of this power is subject to consent by the Secretary of State. The details of such consents will need to be carefully considered to ensure any transactions and mechanism needed to facilitate delivery of the scheme are within those parameters.

### **Other Matters**

- 9.29 As set out in the Risk Management section of the report there may be displacement of utilities and services such as an electricity substation, gas and water mains plus changes to highways and facilities, which may necessitate leases and licenses. These will be familiar matters in a development context, and should not, if managed, raise legal issues. Early planning and ensuring any Cabinet approvals pick up the need for any leases will minimise costs and risks of delays.

## **10. Other Implications**

### **Corporate Policy and Equality Impact**

- 10.1 An Equalities Impact Assessment (EIA) Screening Report has been carried out, which concluded that a full EIA is not required at this stage. Should subsequent engagement with affected residents bring to light any further equality issues, this position will be reviewed, and a full EIA will be carried out prior to the submission of the planning application if required.
- 10.2 The Equality and Diversity Strategy identifies the need to provide new housing and sustainable growth by improving the physical environment and widening the choice of housing. In order to achieve this, it highlights that the future planning of homes, infrastructure, and business is done holistically balancing physical regeneration and social regeneration.
- 10.3 The Borough Manifesto, which sets out the long-term vision for the borough, identifies Housing as a top priority with an aspiration to be a place with sufficient, accessible and varied housing.
- 10.4 The RBL project seeks to respond to these priorities by diversifying and improving the quality of the housing offer on the site, supported by improvements to the public realm and provision of new modern community space in order to provide a sustainable community.
- 10.5 The recommended development will provide a range of housing types and tenures, that will provide an opportunity local people to own their own property, as well as provide rented products that will be affordable to local people.
- 10.6 The development will also contribute towards the Councils' health and wellbeing priorities for example by:
- Improving the quality of housing.
  - Improving the quality and safety of open spaces, encouraging people to make more use of outside spaces for recreational purposes, and discouraging antisocial behaviour.
  - Achieving higher sustainability standards, for example through renewable energy and green roofs.
- 10.7 If the preferred option is approved, the existing residents in Jervis Court will experience some disturbance, as they will need to be relocated to facilitate the new development. These impacts will be sought to be mitigated through a thorough engagement process, with an opportunity being provided to these residents to return to the site once the development is complete, should they wish to do so.
- 10.8 It is therefore considered that the overall impact of the project is positive, with the benefits of the new development outweighing the impact on existing residents.

## **11. Risk Management**

### **Ground Conditions**

- 11.1 As the Royal British Legion land has formerly been used for non-residential uses and is now earmarked for residential development and use, the risk of land contamination needs to be identified and managed. An environmental survey of the site will be undertaken to establish the level of ground contamination and remediation required to enable the RBL site to be redeveloped for residential use.

### **Existing Services**

- 11.2 Due to the current and historic uses of the site, there are likely to be underground services that will require relocation. In addition, there is an existing substation on the site that will need to be relocated, which could delay the construction programme and increase costs. Early engagement with the utilities company will be carried out in order to agree a programme and cost for relocating the substation and carrying out service diversions.

### **Securing Vacant Possession**

- 11.3 The requirement to acquire the Leasehold interests required to bring forward the clearance of these sites will be delivered in accordance with the Boroughs agreed Leaseholder Buyback procedure. This procedure sets out the level of compensation in accordance with the Land and compensation Act. It centres on buy back by negotiation with use of CPO powers if necessary, to ensure that programmes are not delayed if agreement cannot be reached. A package of measures to assist Leaseholders who are unable to acquire alternative accommodation on the open market are included in the agreed procedures and on a scheme by scheme basis we would look to provide other alternatives such as equity sharing arrangements for new homes within the developments.
- 11.4 Early engagement with residents will be carried out in order to coordinate the development and decant processes and allow sufficient time to conclude negotiations on the purchase of the leasehold interests.
- 11.5 There is a risk that the secure tenants will submit Right to Buy applications. We are not aware of any live Right to Buy applications at this time. In order to mitigate the risk of future applications being made, it is proposed that an Initial Demolition Notice is served on the existing tenants.

### **Securing Planning Permission**

- 11.6 This is a sensitive site, that is currently occupied by residents and a community organisation. However, there is planning policy justification to support intensifying the use of the site through a residentially led mixed use development, including community space. A thorough consultation process will be carried out with the existing residents in Jervis Court, and the wider community, to ensure that the final design optimises benefits for local residents, and the scheme is delivered in a sympathetic way, responding to the needs of the existing residents on site.

## **Programme delays**

- 11.7 Due to the site constraints and issues that will need to be overcome in order to secure planning permission enable development, there is a risk of programme delays. The programme will be continuously monitored throughout the various stages of the project, as discussions progress to resolve the risks highlighted in this report.

## **Cost overruns**

- 11.8 An initial cost plan has been prepared based on the feasibility study. Whilst contingency has been allowed for site remediation, service diversion and other external works costs, the cost plan will be continuously reviewed as further information is gathered through site surveys and discussions with utilities companies.

## **Public Background Papers Used in the Preparation of the Report:**

- Cabinet Report, 23 April 2019:  
<https://modgov.lbbd.gov.uk/Internet/ieListDocuments.aspx?CId=180&MId=10025&Ver=4>

## **List of Appendices:**

- Appendix 1 - Site Plan
- Appendix 2 - HRA Land Appropriation Plan
- Appendix 3 - Consultation Feedback

## Appendix 1. Site Plan

Aerial Photo looking North, and red line boundary



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## Appendix 3. Consultation responses

### Individual Questionnaire Responses

#### Tenants

	On Housing List	Wish to Return	Preferred option
A	No	No	Comprehensive Development
B	No	Maybe	Comprehensive Development
C	No	No.	Comprehensive Development
D	No	No	Comprehensive Development
E	No	No	Comprehensive Development
F	No	No	Comprehensive Development
G	No	Yes	Comprehensive Development
H	No	No.	Comprehensive Development
I	No	No	Comprehensive Development
J	No	No.	No Development
K	No	No	No Development
L	No	No.	No Development

#### Leaseholders

	Wish to Return	Preferred Option
A	Yes	Infill Development

### Questionnaire Responses Summary

Total responses – 13 (12 from tenants, 1 from leaseholders)

Question	Number of responses
In favour of comprehensive development	9
Opposed to Comprehensive Development	3
In favour of infill development	1
Current Housing Needs being met	9
Would like to return to one of the new homes	1
Maybe return to one of the new homes	1
Do not wish to return	10
Would like to move to another area	4
On Housing List	0
People with a disability	5

### Consultation Analysis

#### Existing Housing

Key points that were made were:

- It's a good location. Close to local amenities and public transport

## Appendix 3. Consultation responses

- Would like the green space and community centre improved
- Concerned about safety/security
- Lack of bedroom space

In terms of the impact on residents, key points were:

- Would need support on the removal process in terms of logistics and financially
- Some residents need a wet room to accommodate wheelchair users
- Concerned about stress of moving, and maintaining close local ties

### Relocation issues and Support

Should redevelopment take place a number of key issues were raised by residents:

- Changing their children's schools.
- Financial impact, in terms of removal costs, and costs of the new home.
- Stress and uncertainty of moving and adapting to a new area.
- Support with removal (transport, packing, dismantling furniture).
- Travel to work.

### Summary

The majority of residents (75% of tenants) were supportive of comprehensive redevelopment. Whilst there are a number of residents who like living in the area, concerns were raised about the amount and quality of the open space, particularly in relation to safety and anti-social behaviour.

A number of residents have lived in the area for several years, and have strong ties, including local schools.

Should development go ahead residents will need support with organising moving home, including dismantling furniture, packing, transport. Financial support will also be required to ensure residents are no worse off financially both during the moving process and in their new home.