

Notice of Meeting



CABINET

Tuesday, 21 January 2014 - 5:00 pm
Council Chamber, Civic Centre, Dagenham

Members: Councillor L A Smith (Chair); Councillor R Gill (Deputy Chair); Councillor J L Alexander, Councillor H J Collins, Councillor C Geddes, Councillor M A McCarthy, Councillor L A Reason, Councillor P T Waker, Councillor J R White and Councillor M M Worby

Date of publication: 13 January 2014

Graham Farrant
Chief Executive

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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. Members are reminded that the provisions of paragraph 12.3 of Article 1, Part B in relation to Council Tax arrears apply to the "Calculation and Setting of the Council Tax Base 2014/15" report.

3. Minutes - To confirm as correct the minutes of the meeting held on 18 December 2013 (Pages 3 - 8)

4. Betting Shops - Withdrawal of Permitted Development Rights and Consultation Draft Supplementary Planning Document (Pages 9 - 45)

5. Budget Monitoring 2013/14 - April to November 2013 (Month 8) (Pages 47 - 79)

6. Calculation and Setting of the Council Tax Base 2014/15 (Pages 81 - 87)

7. Public Space CCTV Strategy and Delivery Plan 2013-2018 (Pages 89 - 111)

8. Disposal of 145 Halbutt Street, Dagenham (Pages 113 - 121)

9. Fanshawe Community Hall Site, Barnmead Road, Dagenham (Pages 123 - 134)

- 10. Any other public items which the Chair decides are urgent**
- 11. 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).

- 12. Disposal of 145 Halbutt Street, Dagenham - Appendix 3 (Page 135)**
Contains commercially sensitive financial information (paragraph 3)
- 13. Fanshawe Community Hall Site, Barnmead Road, Dagenham - Appendix 3 (Page 137)**
Contains commercially sensitive financial information (paragraph 3)
- 14. Any other confidential or exempt items which the Chair decides are urgent**

Barking and Dagenham's Vision

Encourage growth and unlock the potential of Barking and Dagenham and its residents.

Priorities

To achieve the vision for Barking and Dagenham there are five priorities that underpin its delivery:

1. Ensure every child is valued so that they can succeed

- Ensure children and young people are safe, healthy and well educated
- Improve support and fully integrate services for vulnerable children, young people and families
- Challenge child poverty and narrow the gap in attainment and aspiration

2. Reduce crime and the fear of crime

- Tackle crime priorities set via engagement and the annual strategic assessment
- Build community cohesion
- Increase confidence in the community safety services provided

3. Improve health and wellbeing through all stages of life

- Improving care and support for local people including acute services
- Protecting and safeguarding local people from ill health and disease
- Preventing future disease and ill health

4. Create thriving communities by maintaining and investing in new and high quality homes

- Invest in Council housing to meet need
- Widen the housing choice
- Invest in new and innovative ways to deliver affordable housing

5. Maximise growth opportunities and increase the household income of borough residents

- Attract Investment
- Build business
- Create a higher skilled workforce

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MINUTES OF CABINET

Wednesday, 18 December 2013
(12:00 - 12:02 pm)

Present: Councillor L A Smith (Chair), Councillor R Gill (Deputy Chair), Councillor J L Alexander, Councillor H J Collins, Councillor M A McCarthy, Councillor L A Reason, Councillor P T Waker, Councillor J R White and Councillor M M Worby

Also Present: Councillor A K Ramsay and Councillor S Tarry

Apologies: Councillor C Geddes

68. Declaration of Members' Interests

There were no declarations of interest.

69. Minutes (19 November 2013)

The minutes of the meeting held on 19 November 2013 were confirmed as correct.

70. Budget Monitoring 2013/14 - April to October 2013 (Month 7)

Received a report from the Cabinet Member for Finance.

Cabinet **resolved**:

- (i) To note the projected outturn position for 2013/14 of the Council's General Fund revenue budget at 31 October 2013, as detailed in paragraphs 2.3 to 2.9 and Appendix A of the report;
- (ii) To note the progress against the 2013/14 savings targets at 31 October 2013, as detailed in paragraph 2.10 and Appendix B of the report;
- (iii) To note the position for the HRA at 31 October 2013, as detailed in paragraph 2.11 and Appendix C of the report;
- (iv) To note the projected outturn position for 2013/14 of the Council's capital budget at 31 October 2013 and approve the reprofiled Capital Programme, as detailed in paragraph 2.12 and Appendix D of the report; and
- (v) To approve an increase of £313,000 from capital reserves to the Highways Capital Programme to fund essential repair and reconstruction works to footways, as detailed in paragraph 2.12 of the report.

71. Corporate Priority Performance Reporting 2013/14 - Quarter 2 Update

Received a report from the Leader of the Council.

Cabinet **resolved** to note the corporate priority performance information for the second quarter of the 2013/14 financial year.

72. Review of School Places Strategy

Received a report from the Cabinet Member for Children's Services.

Cabinet **resolved**:

- (i) To agree the Strategy for Ensuring Education Places 2012/13 to 2020/21 as set out at Appendix 1 to the report;
- (ii) To agree to the inclusion in the Council's Capital Programme of the following:
 - (a) Robert Clack Comprehensive School Expansion - an additional £11.2m allocated by the DfE, increasing the overall budget to £27.35m;
 - (b) New Special Free School at Barking Riverside - the inclusion of £7.8m which shall be offset against income from the DfE.
- (iii) To approve, in principle, the projects set out in Section 6 of the report, subject to:
 - (a) a full capital appraisal process of individual schemes to assess the financial, procurement, legal and risk implications; and
 - (b) further reports to Cabinet on the full detail of the capital programmes and associated implications;
- (iv) To approve, in principle, the procurement routes for the necessary works, goods and services for the individual projects set out in paragraph 12.2.5 of the report using the Council's Construction Framework Contractors, Thames Partnership for Learning Limited (the Council's Local Education Partnership (LEP)) or the Government Procurement Service framework in respect of the Special Needs Free School at Barking Riverside;
- (v) To delegate authority to the Corporate Director of Children's Services, in consultation with the Chief Finance Officer, to approve the procurement strategies and action the procurement processes following consideration by the Procurement Board of the detailed procurement requirements of the various schemes;
- (vi) To delegate authority to the Corporate Director of Children's Services, in consultation with the Cabinet Member for Children's Services, the Chief Finance Officer and the Head of Legal and Democratic Services, to award the respective project contracts set out in the report; and
- (vii) To approve the appropriation of 202A Halbutt Street and Markyate Library from Adult Services to Children's Services with effect from 1 February 2014 and 1 April 2014 respectively, for the purpose of developing early education places for two-year olds in the Borough.

73. Transfer of Land at Castle Green, Goresbrook Road, Dagenham, for Expansion of Jo Richardson Community School

Received a report from the Cabinet Member for Children's Services.

Cabinet resolved:

- (i) To approve the appropriation of the area of land at Castle Green, shown hatched on plan number Gores 18.12.13 attached at Appendix A to the report, from Parks and Open Spaces to Children's Services to support the construction of a 10 classroom block at Jo Richardson Community School, subject to the land transfer agreement with the School Governing Body being on a 125 year lease at an initial peppercorn rent and subject to five year rent reviews;
- (ii) To approve the procurement of the new building via a two stage design and build contract secured through the Council's approved Construction Framework arrangements;
- (iii) To authorise the Corporate Director of Children's Services, in consultation with the Cabinet Member for Children's Services, the Chief Financial Officer and the Head of Legal and Democratic Services, to approve the procurement strategies and award the respective project contracts; and
- (iv) To agree that all future land transfer agreements associated with the Council's school expansion programme be via 125 year lease arrangements.

74. Transfer of Abbey Road Depot Site to Facilitate Expansion of Gascoigne Primary School

Received a report from the Cabinet Member for Children's Services.

Cabinet resolved:

- (i) To agree the appropriation of the Abbey Road Depot site, shown hatched red on Plan No. Abb181213 attached at Appendix A to the report, from the Housing Revenue Account (HRA) to Children's Services in order to provide additional primary school pupil places and improve the existing provision at Gascoigne Primary School, subject to the land transfer agreement with the School Governing Body being on a 125 year lease at an initial peppercorn rent and subject to five year rent reviews; and
- (ii) To agree the appropriate funding adjustment between budgets of £520,000 in relation to the site transfer of Abbey Depot, as referred to in section 4 of the report.

75. Community Capacity Grant

Received a report from the Cabinet Member for Adult Services and HR.

Cabinet resolved:

- (i) To agree the allocation of Community Capacity Grant funding for 2013/14 and 2014/15 totalling £991,908 to ensure that the proposed improvement works set out in paragraph 2.1 of the report are implemented at Park Active Age Centre, Valence Library and Robert Jeyes Library as part of the Council's Active Age programme; and
- (ii) To authorise the Corporate Director of Adult and Community Services, in consultation with the Cabinet Member for Adult Services and HR and the Chief Finance Officer, to finalise and implement the scope of works within the available budget.

76. Housing Allocations Policy Amendment

Received a report from the Cabinet Member for Housing.

Cabinet **resolved** to agree the following amendments to the Council's Housing Allocations Policy:

- (i) The assessment of bedroom number to be in accordance with housing benefit regulations, as set out in paragraph 2.1 of the report, and be applied to all cases held for assessment since the benefit regulations came into effect in April 2013;
- (ii) To allow discretion to the rule that an allocation of housing cannot happen if the applicant is in rent arrears, as set out in paragraph 2.2 of the report;
- (iii) To grant 'Additional Preference' status to housing applications from British Armed Forces personnel who meet the statutory criteria set out in paragraph 2.3.1 of the report;
- (iv) As an additional local arrangement, to extend the 'Additional Preference' status to those Reserve Forces personnel who meet the criteria set out in paragraph 2.3.3 of the report; and
- (v) The updated arrangements for the allocation of Council homes let above social rent levels, as set out in paragraph 2.4 of the report.

77. Procurement of Various Supplies and Service Contracts

Received a report from the Cabinet Member for Finance.

Cabinet **resolved**:

- (i) To agree the procurement of the following Council contracts as detailed in Appendix 1 to the report:
 - Stationery
 - Cleaning and Janitorial Supplies
 - Vehicle Hire
 - Housing - Voids
 - Housing - Boilers
 - Fencing

- (ii) To delegate authority to the appropriate Corporate Directors, in consultation with the relevant Cabinet Members, to procure and award the contracts detailed in Appendix 1 to the report; and
- (iii) To delegate authority to the Head of Legal and Democratic Services to prepare and enter into all relevant and necessary agreements to effect the contracts.

78. Lease of Mayesbrook Park Football Stadium

Received a report from the Leader of the Council.

Cabinet **resolved** to authorise the Chief Executive, in consultation with the Head of Legal and Democratic Services and Chief Finance Officer, to grant a 35 year lease for the Mayesbrook Park football stadium, shown edged red on the plan attached at Appendix 1 to the report, to the Academy of Dreams, subject to satisfactory negotiation of the lease including the provision of a sub lease to the Barking Football Club for the full duration of the lease.

79. Addition of the Sacred Heart Convent to the Local List of Buildings of Special Architectural or Historic Interest

Received a report from the Leader of the Council.

Cabinet **resolved** to approve the addition of the Sacred Heart Convent, Goresbrook Road, Dagenham, to the Local List of Buildings of Special Architectural or Historic Interest.

80. Draft Supplementary Planning Document (SPD) 'Last Orders? Preserving Public Houses'

Received a report from the Cabinet Member for Regeneration.

Cabinet **resolved**:

- (i) Approve the draft Public Houses Supplementary Planning Document (SPD) "Last Orders? Preserving Public Houses" as set out at Appendix 1 to the report, for public consultation and as a material consideration by the Council's Development Planning section;
- (ii) To note that, following the outcome of consultation, a report will be presented to the Assembly seeking approval of the final Public Houses SPD, and
- (iii) To support the Kirklees Council submission to Government to protect local pubs under the Sustainable Communities Act.

81. Betting Shops - Withdrawal of Permitted Development Rights and consultation draft Supplementary Planning Document

The report was withdrawn.

82. Debt Management Performance and Write-Offs 2013/14 (Quarter 2)

Received a report from the Cabinet Member for Finance.

Cabinet resolved:

- (i) To note the performance of the debt management function carried out by the Revenues and Benefits service operated by Elevate East London, including the performance of bailiffs, at the end of September 2013; and
- (ii) To note the debt write-offs for the second quarter of 2013/14 and that a number of the debts would be publicised in accordance with the policy agreed by Cabinet (Minute 52, 18 October 2011).

CABINET

21 January 2014

Title: Betting Shops - Withdrawal of Permitted Development Rights and Consultation Draft Supplementary Planning Document	
Report of the Cabinet Member for Regeneration	
Open Report	For Decision
Wards Affected: All	Key Decision: Yes
Report Author: Daniel Pope, Development Planning Manager	Contact Details: Tel: 020 8227 3929 E-mail: daniel.pope@lbbd.gov.uk
Accountable Divisional Director: Jeremy Grint, Divisional Director Regeneration	
Accountable Director: Graham Farrant, Chief Executive	
Summary:	
<p>At its meetings on 19 December 2012 and 19 March 2013, Cabinet agreed to the making of a non-immediate Article 4 Direction, covering the whole Borough, withdrawing permitted development rights for changes of use from use class A5 (hot food takeaways), use class A4 (drinking establishments) and use class A3 (restaurants and cafes), to a betting office (use class A2) and to consult on a draft Supplementary Planning Document (SPD) 'Evening the Odds: Curbing the Proliferation of Betting Shops'. (Minutes 77 (19 December 2012) and 118 (19 March 2013) refer).</p> <p>The Council consulted on the Article 4 Direction and draft SPD from 15 May 2013 to 26 June 2013. The consultation response was substantial. A number of the objections from the betting shop industry did raise a need for officers to reconsider the most effective approach to secure the Council's proposed course of action. This has caused officers to review the evidence base for the Article 4 Direction and the consultation draft SPD. In the light of this officers consider that the focus of the Article 4 Direction and SPD be directed at managing the clustering of betting offices rather than their proliferation and have revised the SPD accordingly.</p> <p>Officers still consider that it is right to introduce an Article 4 Direction to remove the right to change use from an A5, A4 or A3 use to a betting office (A2) but that this should apply to the frontages that comprise the borough's major, district and neighbourhood centres rather than the whole borough. Officers originally advised that it was possible to make a non-immediate direction to avoid compensation claims for the withdrawal of permitted development rights. However, this is not possible and therefore officers are recommending that the original non-immediate Article 4 Direction is not confirmed and that Cabinet agrees an immediate Article 4 Direction which would have immediate effect.</p> <p>Officers have revised the SPD. Previously it stated that planning permission for a new betting office would not be granted within 400 metres of the boundary of an existing betting office. It is accepted that such a measure could have too severe an effect. It is the case</p>	

that since 2007 the number of betting offices has remained at 40 but due to the pattern of closures and openings they have become more concentrated in Dagenham Heathway and Chadwell Heath district centres and Barking Town Centre in particular. The clustering is most pronounced in Barking Town Centre and due to the problems this has caused, and the experiences of other London Boroughs, the Council has decided action is needed to control clustering throughout the borough to prevent these problems occurring elsewhere. It is important to note however that the Council cannot control changes of use from one A2 use to another such as from a bank or an estate agent to a betting office.

Recommendation(s)

The Cabinet is recommended to:

- (i) Approve an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class C of the General Permitted Development Order as amended, for changes of use of A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to betting office (A2) in Barking and Dagenham's designated primary, secondary and unrestricted shopping frontages;
- (ii) Approve the draft Supplementary Planning Document (SPD) 'Controlling the clustering of betting offices' at Appendix A, for public consultation and as a material consideration for Development Management;
- (iii) Note that, following the outcome of consultation, a report will be presented to the Assembly seeking approval of the final Supplementary Planning Document (SPD) 'Controlling the clustering of betting offices'; and
- (iv) Request the Leader and the local MPs write to the Secretary of State for Communities and Local Government requesting a separate Use Class for Betting Shops.

Reason(s)

To assist the Council in delivering the community strategy vision to encourage growth and unlock the potential of Barking and Dagenham and its residents and the priorities of reducing crime and the fear of crime and improving health and wellbeing through all stages of life.

1. Introduction and Background

- 1.1 Cabinet agreed to the making of a non-immediate Article 4 Direction, covering the whole Borough, withdrawing permitted development rights for changes of use from use class A5 (hot food takeaways), use class A4 (drinking establishments) and use class A3 (restaurants and cafes), to use class A2 Betting Office and to consult on a draft Supplementary Planning Document (SPD) 'Evening the Odds: Curbing the Proliferation of Betting Shops'. (Minutes 77 and 118 of 19 December 2012 and 19 March 2013 Cabinets refers).
- 1.2 The Council consulted on the Article 4 Direction and draft SPD from 15 May 2013 to 26 June 2013.

1.3 A total of 102 people, organisations and businesses responded as shown in table 1.
Table 1

	Object	Support	Neutral
Association of British Bookmakers (ABB)	1		
Paddy Power	1		
Ladbrokes	1		
William Hill	1		
NLP on behalf of Corals	1		
Knights Solicitors LLP on behalf of Power Leisure Bookmakers	1		
GLA		1	
Estates and Agency		1	
HUDU		1	
Campaign for Fairer Gambling		1	
Resident	1	78	2
Metropolitan Police		1	
Non Resident/unknown		10	
Total	7	93	2

1.4 Provided below is a summary of the main points raised in the objections from ABB, Corals, Paddy Power, Power Leisure Bookmakers, Ladbrokes and William Hill.

- Thinly disguised ban on betting offices. Will stifle development and contrary to National Planning Policy Framework (NPPF).
- Inaccurate and misleading evidence base, no justification or exceptional circumstances demonstrated for Article 4 or SPD. Particularly strong justification needed for borough wide Article 4 Direction and there is no basis for this.
- No evidence whatsoever has been presented to show that clustering of betting offices in Barking and Dagenham increases likelihood of anti-social behaviour, impacts on the diversity of the high street and detrimentally affects vitality and viability.
- Betting offices generate as many linked trips and as much footfall as other town centre uses.
- Consultation can be legally challenged because it is biased.
- No evidence to suggest betting offices have resulted in loss of retail or that they are clustering.
- Borough has a high vacancy rate - betting offices help reduce vacancy rate
- The number of betting offices has only increased by two since 2007 despite borough's population growing by 14% since 2001.
- Borough does not have a disproportionately high number of betting offices.
- Borough has 17th highest concentration of betting offices in London and lower than London average.
- Customers will go elsewhere to bet and therefore local jobs will be lost and footfall reduced.

- No evidence that crime and anti-social behaviour is linked to the location of betting offices or their clustering.
- No reference made to economic contribution that bookmakers bring to the local economy.
- No evidence to link the location of betting offices within the borough to the presence of deprivation.
- No reference in Cabinet report to DCLG guidance on use of Article 4 Directions.
- Other boroughs have concluded that the use of an Article 4 Direction is unnecessary and unwarranted.
- No evidential link between number of betting shops on the high street and the health of the local population.
- Article 4 Direction would not affect the retail to non-retail ratio of shops on the high street as shops already require planning permission to convert to an A2 use such as a betting office.
- Council's borough wide neighbourhood health check does not identify an over concentration of betting shops neither do Barking Town Centre studies and no mention made of betting offices in Barking Town Centre Area Action Plan.
- Allowing one betting shop every 400 metres does not preserve high street diversity and is contrary to the town centres first policy.
- Article 4 Direction can only be used to limit a change of use to an A2 use class from an A3, A4 or A5 use and cannot single out betting shops. It is therefore unlawful.
- Conflicts with the aims and intentions of the Gambling Act 2005 specifically with regard to the provision of greater consumer choice.
- Even when a planning application is not required a licence application must still be made to the local authority.
- There is no evidence to support the assertion that demand for betting shops may be result of an addiction or that they contribute to ill health and other social problems.
- The Council already has the power to refuse, revoke or amend licence applications, permissions and conditions if it can be shown that there is a real concern based upon evidence.
- No attempt has been made to analyse the prevalence or causes of problem gambling in Barking and Dagenham.
- The addition of new gambling facilities in already serviced environments does not causes an increase in problem gambling.
- Research by Gerald Eve LLP shows that nationally the number of betting offices is likely to remain stable in the future.

1.5 Support was received from:

- Icen projects on behalf of Estates and Agency Properties Limited
- Greater London Authority
- NHS London Healthy Urban Development Unit
- Metropolitan Police
- Campaign for Fairer Gambling
- 78 Members of the public

1.6 Below is a summary of the main points raised in their support:

Iceni projects on behalf of Estates and Agency Properties Limited

- Clustering of betting offices has restricted retail choice and attractiveness and appeal of Borough's shopping centres has declined as a result.
- Migration of betting offices into local shopping centres has increased trading pressures on independent retailers.
- Betting offices have contributed to an increase in local rental values.
- Guidance should also ensure proposals will not result in two or more adjacent betting shops within any centre of frontage in the borough.

Greater London Authority

- SPD is in general conformity with the London Plan and in particular policy 2.15 on Town Centres.
- Support the issues the guidance raises in controlling the proliferation of betting shops and to address the implications this can have for maintaining the vitality and viability of town centres and protecting their amenity and safety.

NHS London Healthy Urban Development Unit

- Support the approach to control the proliferation of betting offices in response to the link between gambling addiction and a range of health and social problems.

Metropolitan Police

- It has been our recent experience that the clustering and concentration of betting shops can increase the likelihood of crime and anti social behaviour (ASB).
- The police have had ongoing issues with gangs hanging around the doorways of two particular betting shops in Station Parade, which are opposite each other. The groups were the subject of many public and Councillor complaints. There was evidence that they were engaged in drug dealing both inside and outside these premises. This resulted in two drug warrants being executed on these premises on 27th June 2013 whereby 9 people were arrested. It was also apparent that one of these premises did not have appropriate management structures to deal with the issues that were being presented. These gangs regularly gathered outside of these premises and were found to be intimidating by the general public.
- The police are not suggesting that all the crime and ASB in Station Parade is directly linked to the presence of betting shops but it does appear that betting shops have become a focal point for crime and ASB in this specific area.

Campaign for Fairer Gambling

- The only long term, cost effective and manageable system for curbing the prevalence of betting shops and Fixed Odds Betting Terminals is to return them to their own use class, thus returning control over high streets back to

local authorities and communities. Until this is corrected, Article 4 is the only option left to Councils

- Bookmakers are increasingly relocating tertiary shops from secondary locations onto primary high streets
- The correlation between betting shops and areas of deprivation has been evidenced through research by Geofutures.
- Secondary research based on the British Gambling Prevalence Surveys has estimated that 23% of revenue from fixed odds betting terminals is derived from problem gamblers.
- The negative impacts associated with problem gambling are wide ranging. Many gambling addicts are also addicted to alcohol and more than half of problem gamblers have co-morbid mental health conditions. Problem gambling can lead to loss of work productivity, relationship breakdowns, debt and child neglect. It can also lead to criminal activity.

Residents

Out of 81 residents responding to the consultation 78 were in support. 47 of these residents took the time to provide more detailed comments. In summary these were most concerned about the impact of the cluster of betting offices in Barking Town Centre in particular anti-social behaviour and intimidation. Other common concerns expressed were problem gambling and knock on impacts on family breakdown, health, alcoholism, drugs and crime. Respondents were also concerned about the general attractiveness of Barking Town Centre and Dagenham Heathway as places to shop due to the preponderance of betting offices, pawnbrokers, takeaways and pound shops. Comments provided include:

- “We must not allow a culture of betting shops to invade our community, inculcating and grooming a generation of gamblers. whose ambition and aspiration is to win the next 'sweep stake’”
- “There is a visible problem regarding some of the betting shops in Barking town centre. Large groups of young males hang around outside and it feels very intimidating.”
- “I feel this has come too late due to the 3 betting offices within close proximity to each other on the Heathway. William Hill, Coral and Bet Fred. This has not attracted any good businesses to the area.”
- “Betting shops are proving to be a magnet for anti-social behaviour and other criminal activities within LBBD.”
- “Betting shops only add to the misery of the unemployed and unskilled, they mainly operate in areas of high poverty and unemployment and add to crime for some to fund a gambling habit.”
- “I’m concerned about the proliferation of betting shops in our community and the temptation offered to people in our community who can scarcely afford the essentials, let alone lining the pockets of the gambling industry.”
- “I am very pleased to see that the council wants to take action on this issue. I live in an area where betting shops have been springing up left right and centre and I am aware of how detrimental they are to some people’s lives.”
- “There are far too many betting places between the train station and the Lemonade Building. I don’t feel safe walking home as often there are groups of mobs around these places. I often don’t use the pedestrian pavement to avoid any conflicts”

- “Barking's high street already has too many betting offices. More needs to be done to attract a greater variety of businesses to Barking's high street and the Vicarage Field shopping centre”
- “I strongly do feel there are way too many betting shops around Barking town centre. I very much find this detrimental to the town centre's attractiveness to a vibrant atmosphere and the potential of business spirit and initiative. Seeing the wrong kind of people outside those shops is often rather intimidating, especially towards women. I very much hope the council will take strong action against the spread of such shops and will promote a better variety of shops and restaurants.”

1.7 The Secretary of State for Communities and Local Government had no comments to make in respect of the Direction.

1.8 The full schedule of the responses to the Draft Supplementary Planning Document ‘Evening the Odds – Curbing the proliferation of betting shops’ is available to view on the Council’s website at <http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalPlan/Pages/BettingOffices.aspx>

2. Proposal and Issues

Policy and evidence review

2.1 The responses from the betting companies and the Association of British Bookmakers (ABB) stress the positive impacts of the betting industry. The ABB response lists the following benefits:

- Contribute £3.2bn to UK GDP
- Support 100,000 jobs
- Pay £1bn in taxes
- For every £1 of Gross Value Added generated, they generate an additional 61p in the wider economy through indirect and induced impacts
- 99% of the economic benefits in London stay in London
- Of the 55,000 jobs provided by betting shops (or 10% of the entire number provided by the leisure industry) 50% are filled by women and over 25% are filled by 18-24 year olds. The latter compares with only 8% across the economy as a whole.

2.2 The betting companies also question the accuracy of the Council’s evidence base. The Gambling Act came into force in 2007. Since that time four betting offices have closed and four betting offices have opened and additionally three betting offices have been refused and have been appealed. One of these betting offices, at 33 Faircross Parade, was allowed on appeal on 12 December 2013.

2.3 Therefore there has been no net increase in the number of betting offices in the borough since 2007. Moreover the ABB highlight that nationally the number of betting offices peaked in 1968 at 15,782 and at 30 September 2012 it was 9049. The ABB cite research by Gerald Eve LLP that the number is likely to remain stable in future.

- 2.4 However whilst the number of betting offices locally has not changed since 2007 the betting offices that have closed with one exception have been in neighbourhood centres and the betting offices that have opened have been in Barking Town Centre and the district centres of Dagenham and Chadwell Heath and have been in close proximity to existing betting offices.
- 2.5 In Dagenham Heathway planning permission was granted for a BetFred betting office in 2007 in Unit 25 of the Mall within 20 metres of the existing William Hill betting office at 220 Dagenham Heathway which was approved in 1997. In 2008 a Coral betting office was approved at 251-253 Dagenham Heathway opposite William Hill and Bet Fred.
- 2.6 In Barking Town Centre Paddy Power in 2011 used permitted development rights to open a betting office at 23 Station Parade opposite Corals which had also used permitted development rights to open a betting office at 24 Station Parade in 2005.
- 2.7 In Chadwell Heath District Centre Betfred used permitted development rights in 2008 to open a betting office within 50 metres of a Ladbrokes at 1-2 Tudor Parade and within 150 metres of a Paddy Power at 13-15 Station Road.
- 2.8 The three planning applications which have been appealed include a Paddy Power at 243-245 the Heathway within 50 metres of the Corals at 251-253 the Heathway and a Paddy Power at 51 East Street Barking with 100 metres of the Ladbrokes at 29a East Street. The third appeal concerned a Paddy Power at 33 Faircross Parade within 50 metres of a Corals at 24 Faircross Parade. This was allowed on appeal on 12 December 2013.
- 2.9 Therefore, whilst nationally the ABB may be correct in forecasting the number of betting offices may remain stable, locally four applications have been received since the publication of the Gerald Eve LLP research, 10% of the existing number of functioning betting offices.
- 2.10 Of the 40 functioning betting offices only three have used permitted development rights and one of these was a change of use within the A2 use class which an Article 4 Direction cannot control. However these two betting offices, the Corals at 24 Station Parade and the Paddy Power at 23 Station Parade have formed a particularly problematic cluster in the heart of Barking Town Centre.
- 2.11 The ABB correctly identify that the Council's Neighbourhood Health Check in 2006 established that 13% of the units in the Council's 41 local centres were in A5 use as Hot Food Takeaways, 8.5% were hairdressers and 3% were bookmakers. However hairdressers are an A1 use whilst bookmakers are A2. The Council has already introduced planning controls on Hot Food Takeaways. It is also the case that the patterns of closures and openings has seen a migration of betting offices from lower order neighbourhood centres to higher order district and town centres since 2006.
- 2.12 The ABB also highlight that the 2009 and 2012 Barking Town Centre Retail Studies whilst stating that betting offices were over represented do not suggest that they created a significant difficulty. However, comparing the 2009 to 2012 studies the floorspace and outlet index for betting offices has increased significantly surpassing that of Hot Food Takeaways which the Council has acted on in July 2010 when it published its planning guidance on hot food takeaways. An outlet index of 183

effectively means that there are 83% more betting offices in Barking Town Centre than the UK average. It also shows that restaurants, pubs and cafes are underrepresented.

	Floorspace Index	Outlet Index
2009	129	146
2012	140	183
Source Barking Town Centre Retail Study 2009 and 2012 update – Jones Laing Laselle/King Sturge Goad.		

- 2.13 The ABB states that the borough has the 17th highest concentration of betting offices per capita in London based on the 2011 census not the 6th as officers quoted in the original Cabinet Report, and that this is lower than the London average density.
- 2.14 The original Cabinet Report misinterpreted licensing data by counting premises that were not betting offices and as already covered there are 40 functioning betting offices in the borough. The Council has revisited its data but in calculating the number of people per betting office has focused on those residents at 18 and above, the legal age for gambling, and divided this by 40. The borough has 1 betting office for every 3,373 residents aged 18 and above. This is the 16th highest concentration in London and ranked 2nd of the Outer East London Boroughs. By comparison Newham to the west has 1 betting office for every 2,858 residents. Using this ratio the borough would have 47 betting offices. NLP on behalf of Coral's highlight that the borough has one of the lowest proportion of betting offices by 1,000 sqm retail floorspace in London. However, on closer inspection the same data reveals that the opposite is true. VOA data estimates that in 2012 the borough had 253,000 square metres of retail floorspace and therefore 1 betting office for every 6,325 square metres of retail floorspace, which represents the 11th highest concentration in London and the highest concentration in Outer East London and not dissimilar to Southwark who have recently made an immediate Article 4 Direction.
- 2.15 The fact that the Council has recently dealt with applications for a further four betting offices evidences that the borough has not reached a saturation point. Had these been approved the borough would have been ranked 10th by capita and 4th by floorspace. The direction of travel therefore is towards the concentrations of betting offices experienced in inner London Boroughs such as Southwark and Hackney.
- 2.16 The ABB state that there is no evidence to link the location of betting offices within the borough to the presence of deprivation. However, the ratio of residents aged 18 and over to betting offices across London, and ratio of retail floorspace to betting offices, shows that the two most deprived London Boroughs, Hackney and Tower Hamlets feature in the top five and the two least deprived London Boroughs, Richmond Upon Thames and Kingston Upon Thames feature in the bottom five. In Barking and Dagenham the highest concentration of betting offices is in Barking Town Centre and Dagenham Heathway which are centres serving some of the most deprived wards in London.

Anti-social behaviour

- 2.17 The ABB state that no evidence has been presented to show that the clustering of betting offices in Barking and Dagenham increases the likelihood of anti-social behaviour, impacts on the diversity of the high street and detrimentally affects vitality and viability.
- 2.18 The response to the consultation from the police evidences that they are concerned about the link between the clustering of betting-offices in Station Parade, Barking and anti-social behaviour. This is reinforced by the responses from the residents to the consultation which are summarised in paragraph 1.14 which evidences the very real problems that clustering has caused on how people perceive Barking Town Centre. An important Community Strategy priority is to reduce crime and the fear of crime.

Impacts on the diversity of the high streets and detrimentally affects vitality and viability

- 2.19 This report has already evidenced that there has been a recent trend of betting offices clustering in Barking Town Centre, Dagenham Heathway, Green Lane and Chadwell Heath and recent planning applications which are currently the subject of appeal would exacerbate this. It has also evidenced that in Barking Town Centre there are 83% more betting offices in comparison to the UK average, but that equally there is an underrepresentation of cafes and restaurants. This is substantiated by the borough having the highest ratio of betting offices to retail floorspace in Outer East London and not far behind inner London Boroughs such as Southwark. The response from Icenic on behalf of Estates and Agency a company who own a number of sites in and around the town centre highlights their concerns about betting offices contributing to an increase in local rental values and the impact this has had on independent retailers.
- 2.20 The ABB highlight with reference to the Barking Town Centre Retail Study Update 2012 that there were 51 vacant units in Barking Town Centre, 19.6% of the total in the town centre. However the report later clarifies that 22 of these units were earmarked for demolition, which has since occurred. Consequently the vacant space in Barking Town Centre is 12.18%, which would be below the national average. It goes on to say that the retail core of the centre, such as, East Street and Vicarage Field have few vacancies and this area presents a better measure of the health of the centre. It is also the case that, as at 25 November 2013, from 1- 41 Station Parade, 2-74 Station and 2-40 Longbridge Road within which the cluster of five two Corals, one Paddy Power, 1 Metrobet and 1 Ladbrokes are located there was not a single vacant retail unit. Therefore with regard to the response from NLP on behalf of Corals it is not accurate to say that the SPD would threaten the high street by increasing the potential for long standing vacant units to remain vacant. Moreover there are two vacant premises with planning permission for betting offices in neighbourhood centres. These are 11 Royal Parade Dagenham and 121 Rose Lane in Marks Gate.
- 2.21 Paddy Power are correct to highlight that the Article 4 Direction will not affect A1 uses but the Council is concerned that the clustering of betting offices is detrimental to the character of the high street which affects all town centre uses. The consultation response from the Metropolitan Police highlights the concerns from

members of the public about the intimidating presence of gangs outside the premises on Station Parade and this is substantiated by the feedback the Council received from the public on the draft SPD. Both these premises were established through the permitted development rights that the proposed Article 4 Direction seeks to withdraw. Whilst the licensing regime provides some control over this issue it has a narrower remit than the planning system. Equally whilst the anti-social behaviour and intimidation from gangs outside these premises has improved recently officers consider it is reasonable for the Council to have more control over the location of betting offices so that it can have more control over the planning of its town centres to avoid similar problems arising in the future not only in Barking Town Centre but in shopping frontages in all the borough's centres.

Problem gambling

- 2.22 The ABB state that there is no evidence to support the assertion that demand for betting shops may be result of an addiction or that they contribute to ill health and other social problems. The original draft SPD highlighted with reference to data from the Gambling Commission, the NHS and the British Medical Association and the National Centre for Social Research the prevalence of problem gambling, the groups most at risk, and the health and social problems gambling addiction can cause. It then highlighted with reference to data from Geofutures that the growth of betting shops is particularly prominent in areas with high levels of social and economic deprivation, and this report has provided further evidence to support this. It then evidenced with reference to established research that the level of problem gambling is known to be linked to the available opportunities to gamble. The SPD then focused on the profits bookmakers derive from Fixed Odd Betting Terminals and the limits placed on these by the 2005 Gambling Act to try and explain why the clustering of betting offices was occurring. The response to the consultation from the Campaign for Fairer Gambling reinforces the evidence presented in the SPD.
- 2.23 The ABB in response say that it is simply untrue that the borough has a disproportionate number of betting offices and that while reliance is placed upon problem gambling no attempt has been made to analyse the prevalence or causes of problem gambling in Barking and Dagenham. They then state that there is no respectable body of opinion holding that the addition of new gambling facilities in already serviced environments cause an increase in problem gambling due to the opportunities to gamble in other environments such as the national lottery, amusement centres, casinos and online. They turn to a Government response to this issue in parliament which states that casual links with problem gambling are poorly understood and to impose new restrictions without clearer evidence of harm risks ineffective legislation that unnecessarily threatens businesses and jobs. Finally the ABB point out that the SPD ignores the controls imposed by the licence conditions bookmakers must abide by.
- 2.24 Improving health and wellbeing through all stages of life is a Community Strategy priority. Whilst officers stand by their original analysis and the body of work which was referenced it is clear that this is an issue which is very contentious and subject to claim and counter claim. Officers do not consider that the justification of the Article 4 Direction or the draft SPD rests on establishing the link between the opportunities to gamble, fixed odd betting terminals and problem gambling in Barking and Dagenham.

Other boroughs

- 2.25 The ABB point to the conclusions reached by the London Boroughs of Haringey and Southwark whose respective scrutiny committees concluded that Article 4 Directions were not the best tool for controlling betting offices. Haringey's committee highlighted the financial and legal challenges involved. However, despite these challenges the London Borough of Southwark has recently made an immediate Article 4 Direction withdrawing permitted developments for A5, A4 and A3 uses to change use to any A2 use. Paddy Power refer to the conclusions reached by Merton that there is not an over concentration of betting offices in the borough. However data from NLP on behalf of Corals shows that in Merton there is one betting office for every 11,000 sqm of retail floorspace, using this ratio in Barking and Dagenham there would be 23 not 40 betting offices in the borough.

Article 4 Direction

- 2.26 For all Article 4 Directions the legal requirement is that the local planning authority is satisfied that it is expedient that development that would normally benefit from permitted development rights should not be carried out unless permission is granted for it on an application (see paragraph (1) of Article 4 of the GPDO). Additionally, for directions with immediate effect, the legal requirement is that the local planning authority considers that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenity of their area (see paragraph (1)(a) of article 6 of the GPDO).
- 2.27 Replacement Appendix D to Department of the Environment Circular 9/95 gives further guidance. It states Local Planning Authorities should consider making Article 4 Directions only in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.
- 2.28 In deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address. In deciding whether an Article 4 direction might be appropriate, local planning authorities may want to consider whether the exercise of permitted development rights would:
- Undermine the visual amenity of the area or damage the historic environment.
 - Undermine local objectives to create or maintain mixed communities.
 - Lead to the subdivision of agricultural land other than for purposes reasonably necessary for agriculture, or to the loss of agricultural land.
 - Lead to an intensification of development in close proximity to a military or aviation safeguarding zone.
 - Have a direct and significant adverse effect on a flood risk area, flood defences and their access, the permeability of ground, and management of surface water or flood risk;
 - Lead to an intensification of development or use in areas affected by coastal erosion.

- 2.29 Finally the circular says that there should be a particularly strong justification for the withdrawal of permitted development rights covering the entire area of a local planning authority.
- 2.30 In addition paragraph 200 of the National Planning Policy Framework says that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area.
- 2.31 The Council's original Article 4 Direction applied to the whole borough. Officers accept this was disproportionate since the planning concern is to the borough's district centres and Barking Town Centre and to a lesser extent neighbourhood centres. Therefore, officers propose that the direction should apply to the borough's neighbourhood centres, district centres and Barking Town Centre. Officers did consider whether it was necessary to apply the direction to neighbourhood centres given recent migration of betting offices from these centres to district centres and Barking Town Centre. However, the recent appeal decision at 33 Faircross Parade less than 50 metres from an existing Corals evidences the threat of clustering remains for the borough's neighbourhood centres.
- 2.32 Officers considered in the December 2012 and March 2013 Cabinet Reports that by making a non-immediate direction compensation claims for the withdrawal of permitted development rights could be avoided. This is not possible. Section 2 of The Town and Country Planning (Compensation) (England) Regulations 2013 specifies for the purposes of section 108(2A)(a) and (3C)(a) of the Town and Country Planning Act 1990 as amended by section 189 of the Planning Act 2008 which development granted by Schedule 2 of the 1995 GPDO as amended is prescribed and for which compensation can be avoided if 12 months notice of the withdrawal of permitted development rights is given. The permitted development rights granted by Schedule 2, Part 3, Class C of the 1995 GPDO as amended are not specified as prescribed development by the 2013 regulations and therefore it is not possible to prevent claims for compensation through the issuance of a non-immediate direction.
- 2.33 At the same time Government guidance provided in Replacement Appendix D to Department of the Environment *Circular 9/95* makes clear that Local Planning Authorities could elect to make a non-immediate direction in instances where it would be legally possible to make an immediate direction- i.e. although there are only certain types of permitted development rights that may be restricted by an immediate direction, it does not follow that these rights must be restricted by an immediate direction. It goes on to say that the immediacy of the threat and potential compensation liability may be considerations in determining whether to use a non-immediate or immediate direction. Since it is not possible to avoid the potential compensation liability and the threat of further clustering of betting offices is immediate as evidenced by the continued interest of bookmakers in opening more premises in the borough officers recommend that the Council makes an immediate direction. Therefore it is recommended that the original non-immediate Article 4 Direction is not confirmed.
- 2.34 The next section of this report will evidence, in light of the above, why officers consider, despite the objections from the betting office industry that an immediate Article 4 Direction is justified.

- 2.35 The Town and Country Planning Use Classes Order as amended classifies betting offices within the A2 use class which comprises Financial and Professional Services. They currently enjoy permitted development rights granted by Schedule 2 Part 3 Class C of the General Permitted Development Order as amended to change use from an A5, A4 or A3 use without planning permission.
- 2.36 The ABB response considers that an Article 4 Direction should not be used to control particular business operations within use classes. Power Leisure Brokers representatives Knights say they have sought opinion from leading Counsel who has advised that an Article 4 can only be used to limit a change of use to an A2 use class from an A3, A4 or A5 use and that the Council cannot use an Article 4 to direct that no permitted development rights should simply attach to “betting shops”. The London Boroughs of Southwark and Haringey have also reached the same conclusion. However, the Council has sought opinion from leading Counsel who has confirmed that it is legally possible to withdraw permitted development rights from the entire A2 use class or for betting offices alone. Counsel concludes in weighing the two options the better approach to be that permitted development rights can be removed for a specific A2 use such as a betting office. This is because if an omnibus order is advanced the local planning authority must be satisfied that the harm caused by betting offices is sufficiently great as to require the serious step impinging on the other activities as well. This includes estate agents, banks and building societies.
- 2.37 Officers recommend that this permitted development right be withdrawn via an immediate Article 4 Direction. Officers consider this is expedient because of the need to exercise more control over planning for betting offices in the interests of the proper planning of the borough’s town centres. This aligns with the Council’s Community Strategy vision to encourage growth and unlock the potential of Barking and Dagenham and its residents. Of particular concern is the fact that:
- Clusters of betting offices have become established in Barking Town Centre and the District Centres.
 - The most significant cluster of betting offices in the borough is along Station Parade in Barking Town Centre. This has coincided with problems of anti social behaviour in the area, is detrimental to the character of the high street and local amenity and how people perceive the town centre. Two of these betting offices used permitted development rights which the proposed Article 4 Direction would remove.
 - There is potential for existing betting office clusters in Barking Town Centre and the Borough’s District Centres to intensify or new ones to be formed (including in neighbourhood centres) and the issues experienced along Station Parade to be repeated. Two decisions have recently been appealed which would intensify existing clusters in Barking Town Centre and Dagenham Heathway. A third appeal was allowed on 12 December 2013 for a Paddy Power at 33 Faircross Parade within 50 metres of a Corals at 24 Faircross Parade.
- 2.38 Officers also consider that these circumstances are exceptional since locally the establishment of clusters in Barking Town Centre and the District Centres is a new and worsening problem. The most significant cluster in Station Parade in Barking Town Centre has had an impact on local amenity and the Council wishes to avoid a

repeat of this elsewhere. The spate of recent applications for betting offices does not reassure the Council that the borough has yet reached saturation point in terms of further development of betting shops. Nor do the experiences of boroughs such as Newham, Hackney and Southwark.

- 2.39 It is also the case that central Government continues to promote an Article 4 Direction as the most appropriate means of controlling betting offices where justified. Nick Boles MP on 3 June 2013 speaking in parliament stated;

“There is still, as there has always been, an ability to suspend a permitted development that is not right for an area. That is why Barking and Dagenham Council is consulting on an Article 4 direction, which we welcome. That is exactly the right use of the law, which existed under the Government whom the hon. Lady supported.”

- 2.40 On 3 September 2013 Nick Boles MP also confirmed to the Council in writing that he was not persuaded that a separate use class for betting offices was justified. However the Local Government Association continues to campaign for Councils to be provided with the ability to set out permitted development rights locally through a local super use class so they can have more control over the composition of their high streets. Similarly London Council's in their report “Streets Ahead” and the London Assembly in their report “Open for Business” recommend that a number of A2 uses including betting shops be moved from use class A2 to sui generis. Finally a group of London Councils led by the London Borough of Hackney and including Barking and Dagenham are looking for Government, under the Sustainable Communities Act, to put betting shops in a separate and specific user class. It is recommended therefore that the Council continues to lobby Government for betting offices to be put in a separate use class.

Supplementary Planning Document

- 2.41 In light of the issues raised during the consultation and addressed in this report officers have reviewed the draft Supplementary Planning Document. The main proposal was that planning permission would not be granted for new betting offices within 400 metres of an existing permitted betting office. The proposed 400 metres buffer zone would have effectively excluded new betting offices, or at least those that needed planning permission, from locating in the borough. Officers accept the point made by the ABB that this amounted to a ban on betting offices and would stifle development contrary to the NPPF. Officers consider that a balance needs to be struck between controlling the clustering of betting offices whilst not closing off opportunities for betting offices to locate in the borough. For this reason officers are proposing that a new betting office should not be permitted within 100 metres of an existing betting office. For example the three betting offices on Dagenham Heathway are within 50 metres of one another and the two Coral's, Paddy Power and Ladbrokes on Station Parade are within 100 metres of one another. A map is provided of these zones in **Appendix A** to this report and demonstrates the 100m buffer would help control clustering whilst still allowing considerable scope for betting offices to locate in the borough.
- 2.42 On 30 May 2013 the Government introduced a new temporary permitted development right. Schedule 2 Part 4 Class D of the GPDO now allows for a temporary change of use from shops, financial and professional services, cafes,

pubs, fast food takeaways, offices, non residential institutions, assembly and leisure (A1, A2, A3, A4, A5, B1, D1 and D2) to shops, financial and professional services, cafes and offices (A1, A2, A3 and B1) for a single continuous period of up to two years, subject to a 150 sqm size limit. However, the Council understands from the ABB that bookmakers, at least those it represents, would be unlikely to use this permitted development right since the investment necessary in fitting up a premise cannot be justified for a two year period. Therefore officers do not recommend that these rights are removed.

National Planning Policy Framework and London Plan

- 2.43 Corals acting on behalf of NLP states that the SPD is not consistent with the NPPF's objective to enhance the vitality and viability of the borough's town centres and is threatening the High Street by increasing the potential for long term standing units to remain vacant. They consider that the Council should be planning positively for betting offices to encourage economic growth and the Article 4 Direction and SPD does the opposite. As this report has already evidenced betting offices are migrating from lower order neighbourhood centres to prime retail locations in Barking Town Centre and the District Centres. The NPPF states that planning should not simply be about scrutiny but a creative exercise in finding ways to enhance and improve the places in which people live their lives. There are already 40 betting offices in the borough which represents the highest concentration in relation to total retail floor space in Outer East London and not dissimilar to Southwark who have recently issued an immediate Direction. The Direction and SPD can only control new betting offices and then only those which require planning permission. Moreover the proposed revised SPD whilst controlling clustering still provides opportunities for betting offices to locate in the borough, notwithstanding that betting offices will be able to convert from other A2 uses in any event. Consequently, the Council is planning positively its town centres moreover the SPD will help as set out in the NPPF promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres. It is also consistent with the NPPF's desire for planning to promote safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.
- 2.44 The GLA have confirmed that the SPD is in general conformity with the London Plan particularly Policy 2.15 on Town Centres. Paragraphs 2.2.8 to 2.2.10 of the Mayor of London's draft Supplementary Planning Guidance on Town Centres highlight that betting offices cluster in centres in less prosperous areas which can lead to a narrowing of a centre's offer, and may well put some off from visiting and shopping in them altogether – particularly because of concerns about crime and anti-social behaviour that they can give rise to. It goes on to state that there are genuine planning issues affecting amenity and the continued success of town centres which justify allowing planning authorities to consider the merits of proposals for betting shops. Betting shops are different in planning terms from the other types of use in the A2 class; they have different hours of operation from other uses covered in A2 (typically they open seven days a week for up to twelve hours a day – rather longer than the typical financial/business use), with different impacts on local amenity.

Licensing

- 2.45 An important consideration in understanding the expediency of the Article 4 Direction is to understand the relationship between the planning and licensing regimes.
- 2.46 The Council is responsible for issuing premises licenses for betting offices. The licensing objectives are:
- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime.
 - Ensuring that gambling is conducted in a fair and open way.
 - Protecting children and other vulnerable persons from being harmed or exploited by gambling.
- 2.47 A report by the London Health Inequalities Network titled “Responding to the Cumulative Impact of Betting Shops” highlights that Gambling Commission guidance suggests that evidence of public nuisance and anti-social behaviour in and of itself is unlikely to demonstrate an undermining of the Gambling Act objective related to crime. This is because the Gambling Commission’s guidance takes the issue of crime to be ‘severe’, which may imply more than just anti-social behaviour. It is also difficult for the Council to take into account the cumulative impact of betting offices in assessing proposals against all three of the licensing objectives. This report has already highlighted that the justification for the Article 4 Direction and draft SPD does not rest on problem gambling and its impacts; however there is clearly a distinction between the matters which the planning system can legitimately take into account and the licensing system. As already quoted the NPPF promotes safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion which is a broader remit than the licensing objectives. In addition policy BP11 of the Council’s Local Plan states that development should protect or enhance the character and amenity of the area. Officers consider that the clustering of betting offices locally is detrimental to the character and amenity of the high street and has been a contributing factor to the anti-social behaviour experienced in Station Parade and impact on amenity.

Consultation

- 2.48 Since the draft SPD has been substantially changed it will need to be consulted on. Consultation with the statutory consultees, identified in accordance with the National Planning Policy Framework (2012), will be undertaken for a period of 6 weeks and the remainder of the local consultation will be undertaken in line with the Council’s Statement of Community Involvement. Officers will address the comments received and bring a final copy of the SPD to the Cabinet and Assembly for approval.

Process for Article 4 Direction

- 2.49 The process is as follows:
- Council makes an Article 4 Direction withdrawing permitted development rights with immediate effect.
 - Council gives notice of Article 4 Direction and refers decision to Secretary of State.

- Council takes into account representations received during consultation in determining whether to confirm direction.
- Council confirms direction within six months of it coming into force but not earlier than 28 following the date the notice was published.

Compensation

- 2.50 The Council is liable to pay compensation to those whose permitted development rights have been withdrawn if it:
- Refuses planning permission for development which would have been permitted development if it were not for an Article 4 direction; or
 - Grants planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 direction being in place.
- 2.51 Compensation may be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. All claims for compensation must be made within 12 months of the date on which the planning application for development formerly permitted is rejected (or approved subject to conditions that go beyond those in the GPDO).
- 2.52 Claims for compensation will be assessed against Sections 107 and 108 of the *Town and Country Planning Act 1990* as amended. Costs can include the depreciation in the value of land or a building when its value with the permitted development right is compared to its value without the right. The Council may also be liable to the cost of abortive expenditure including works carried out under the permitted development rights before they were removed as well as the preparation of plans for the purposes of any work.
- 2.53 It is very difficult to quantify what these costs may be for each case and how many claims may be made. The liability for compensation exists for as long as the Article 4 Direction is in force.
- 2.54 Compensation will be payable where an application is made, that would otherwise not be necessary, and refused by the Council for a change of use from A5, A4, or A3 to an A2 betting office. As previously stated there have been two instances since 1987 where betting offices have opened using the permitted development rights which this Article 4 Direction proposes to remove. Moreover the ability to change operations within the A2 class remains. Whilst the Council is proposing to limit betting offices to beyond 100m of one another this still leaves opportunities for betting offices to locate in the borough.

3. Options Appraisal

- 3.1 Failure to make the Article 4 Direction and adopt the SPD would reduce the ability of the Council to control the clustering of betting shops. The report explains that it is not possible to avoid liability for compensation by making a non-immediate direction and an immediate direction is recommended. In the draft SPD officers are recommending a 100 metre rather than the original 400 metre buffer zone to control clustering whilst leaving scope for betting offices to locate in the borough.

4. Consultation

- 4.1 The proposed consultation on the immediate Article 4 Direction and draft SPD are set out in paragraphs 2.48 and 2.49.

5. Financial Implications

Implications completed by: Philip Horner, Principal Accountant

- 5.1 There are no costs involved in obtaining an Article 4 Direction.
- 5.2 Should the local authority refuse planning permission for a development that otherwise would have been granted by Schedule 2, Part 3, Class C the landowner/developer will have a period of 12 months in which they can make a claim to the council for compensation. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure. Therefore there is a risk that the proposed direction will make the council liable to compensation claims, however, because circumstances vary widely, it is not possible to gauge the magnitude of such claims. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within existing budgets.
- 5.3 As a result of the strong objections received from the betting office industry there is a risk of a legal challenge through a Judicial Review and the costs of this would have to be met by the Authority. Obviously, at this stage, such costs cannot be accurately assessed.

6. Legal Implications

Implications completed by: Paul Feild, Corporate Governance Lawyer

- 6.1 The measures set out in this report require different processes. The Making of the Article 4 Direction is an Executive function whereas the Planning and Compulsory Purchase Act 2004 required the Council to replace its Unitary Development Plan (UDP) with a Local Development Framework (LDF) now known as the Local Plan. The SPD will inform the Local Plan.
- 6.2 The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 as amended provides that adoption of Local Plan documents are not solely to be an Executive function, so the resolution to adopt SPD documents must be carried out by the Assembly.
- 6.3 As set out in the report body and risk implications the proposals in the report are not without the risk of challenge. This is likely to take the form of legal action and it is therefore crucial that any material objections regarding the Article 4 Direction and the SPD are considered and taken into account before confirmation.

7. Other Implications

- 7.1 **Risk Management** - Officers consider that there is a legally sound basis for making this Article 4 Direction and Supplementary Planning Document. Whilst the Council

has to notify the Secretary of State when the Article 4 Direction is published it is unlikely he/she would intervene. The report details the strong objections received from the betting office industry and its umbrella group the Association of British Bookmakers. The report has been reviewed by Leading Counsel who noted the extensive consultation and the careful work in preparing the clear report. He also noted that the General Permitted Development Order is not the best drafted document but that the approach to it had been to enable the sort of action contemplated in the report. However the threat of legal challenge exists and the cost of this would be met from the Regeneration cost centre.

Leading Counsel has also reviewed a letter from Planning Potential dated 17 December 2013. In this letter Planning Potential, on behalf of their client Power Leisure Ltd (Paddy Power) considered that the Article 4 Direction should only come into force once the SPD is fully adopted and that the report to 18 December 2013 Cabinet be deferred so that Members could consider the recent appeal decision for 33 Faircross Parade. The report was deferred to allow officers to seek the advice of leading Counsel on the contents of the letter. Officers have received Counsel's advice and in light of this are content for the report to go to this Cabinet.

- 7.2 **Customer Impact** – This course of action is necessary to allow the Council to have more control over the location of betting offices in its shopping frontages so that it can control clustering and increase the chances that it can avoid the problems which have arisen on Station Parade in Barking Town Centre occurring elsewhere in the borough. Clearly this is in the interests of all residents who use the borough's retail centres. At the same time the course of action does not impact on existing betting offices and embodies sufficient flexibility to allow betting offices to open up new premises in the borough and therefore does not prevent local people partaking in this traditional past-time.
- 7.3 **Health Issues** - Officers do not consider that the justification of the Article 4 Direction or the draft SPD rests on establishing the link between the opportunities to gamble, fixed odd betting terminals and problem gambling in Barking and Dagenham.
- 7.4 **Crime and Disorder Issues** - The consultation response from the Metropolitan Police highlights the concerns from members of the public about the intimidating presence of gangs outside the premises on Station Parade and this is substantiated by the feedback the Council received from the public on the draft SPD. Both these premises were established through the permitted development rights that the proposed Article 4 Direction seeks to withdraw. Whilst the licensing regime provides some control over this issue it has a narrower remit than the planning system. Equally whilst the anti-social behaviour and intimidation from gangs outside these premises has improved recently officers consider it is reasonable for the Council to have more control over the location of betting offices so that it can have more control over the planning of its town centres to avoid similar problems arising in the future not only in Barking Town Centre but in shopping frontages in all the borough's centres.
- 7.5 **Property / Asset Issues** - It should be noted that restrictions on any type of development may affect the volume of private sector interest in development, the level of investment and/or the viability of business. The financial impact on the Council of this cannot be estimated.

Background Papers Used in the Preparation of the Report:

1. London Borough of Barking and Dagenham Neighbourhood Health Check, 2006, Atkins
<http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalPlan/Documents/KeyEvidenceBase/3.RetailandTownCentre/1.town-centre-health-check.pdf>
2. Barking Town Centre Retail Study: Update 2009, King Sturge, May 2009
<http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalPlan/Documents/KeyEvidenceBase/3.RetailandTownCentre/2.btc5.pdf>
3. Barking Town Centre, Retail Study Update: 2012, Jones Lang LaSalle, February 2012
<http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalDevelopmentFramework/Documents/Retail%20Study%20Update%20Feb%202012%20final.pdf>

List of appendices:

Appendix A - Draft Supplementary Planning Document: Controlling the clustering of betting offices

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APPENDIX A

Controlling the clustering of betting offices

Supplementary Planning Document

January 2014

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1. Introduction

- 1.1 This Supplementary Planning Document (SPD) seeks to control the clustering of betting offices in the interests of the character and amenity of the borough's shopping frontages. It complements the Council's Article 4 Direction which removes permitted developments rights for a Hot Food Takeaway (A5), Drinking Establishment (A4) and Restaurant and Cafe (A3) to change to a betting office without planning permission.
- 1.2 This SPD will assist the Council in delivering the Community Strategy vision to encourage growth and unlock the potential of Barking and Dagenham and its resident and the priorities of reducing crime and the fear of crime and improving health and wellbeing through all stages of life.
- 1.3 This SPD specifically supplements the following policies and objectives of the Local Plan:

Core Strategy (2010)

- **SO.7: Promoting Vibrant Town Centres**
- **CM1: General Principles for Development**
- **CM5: Town Centre Hierarchy**
- **CE1: Vibrant and Prosperous Town Centres**

Borough Wide Development Policies (2011)

- **BE1: Protection of Retail Uses**
- **BE2: Development in Town Centres**
- **BE3: Retail Outside of Town Centres**
- **BP8: Protecting Residential Amenity**
- **BP11: Urban Design**

- 1.4 The SPD does not have the same status as the development plan but is an important material consideration in the determination of planning applications.
- 1.5 The provisions of this SPD will be implemented primarily through the development management process and the determination of applications for betting office development. This document is intended to complement rather than duplicate other planning documents. It should be read in conjunction with the Barking and Dagenham Local Strategic Partnership's Community Strategy and the adopted Local Plan.

Betting offices – a definition

- 1.6 Betting offices are designated in planning terms as use class A2 Financial and Professional Services under the Town & Country Planning Use Classes Order (1987) as amended. Betting offices also require a premises licence under the Gambling Act (2005), which is administered by the Council.
- 1.7 Under their licence terms, the definition of a betting office is that the primary activity on the premises must be betting services. Each premises is permitted to have up to four gaming machines, known as fixed odds betting terminals. Additional licences may be required for the use of other betting mediums to lay bets such as betting websites. The licence is valid for an indefinite period once granted, and can only be repealed if the proprietor breaks the terms and conditions of their licence, or fails to pay their annual fee.

2. Status

- 2.1 This guidance has been put together in accordance with the National Planning Policy Framework (NPPF, 2012). The statutory Development Plan is the starting point when determining a planning application for the development or use of land. The Development Plan consists of the London Plan (2011) and the development plan documents within the London Borough of Barking and Dagenham's Local Plan.
- 2.2 This SPD provides further detail on the implementation of Local Plan policy that applicants must follow to ensure they meet the policy requirements.

3. Planning policy framework

- 3.1 This Supplementary Planning Document (SPD) has been prepared by the London Borough of Barking and Dagenham to control the impact of the clustering of betting offices on the high street in the interests of the character and amenity of the borough's shopping frontages. It draws upon national and regional planning policy guidance and expands on local policies in the Local Plan.

National Planning Policy Framework (NPPF)

- 3.2 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. It explains that there are three dimensions to sustainable development: economic, social and environmental. Whilst it is recognised that betting offices have an economic role in that they contribute to the local economy and that they in some respects have a social role in so much that betting is a popular past time it is also the case that the

clustering of betting offices can contribute to problems of anti-social behaviour and can have a negative impact on the character of the high street and local amenity. This SPD seeks to balance the negative and positive impacts of the clustering of betting offices on the social, economic and environmental dimensions of sustainable development. It therefore seeks to control clustering whilst ensuring there are still sufficient opportunities for betting offices to locate in the borough.

- 3.3 The NPPF seeks to empower local planning authorities to create thriving and safe high streets which provide local communities with a diverse offer of retail and services. Core Principle 2: *Ensuring the vitality of town centres*, of the NPPF states that planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives. Paragraph 23 states that Local Planning Authorities (LPAs) should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. LPAs should set out policies that make clear which uses will be permitted in such locations, and promote competitive town centres that provide a diverse retail offer which reflects the individuality of a town centre.
- 3.4 Paragraph 69 of the NPPF requires planning policies and decisions to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The clustering of betting offices has the potential to have an adverse impact on the character and amenity of town centres with a knock on impact on vitality and viability. Paragraph 157 requires local plans to identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with clear explanation.

The London Plan

- 3.5 At the London (regional) level, the London Plan (2011) forms part of the development plan for the area.
- 3.6 London Plan Policy 2.15 on Town Centres states amongst other things that development proposals in town centres should sustain and enhance the vitality and viability of the centre and promote safe, secure and lifetime neighbourhoods.
- 3.7 London Plan Policy 4.8: *Supporting a Successful and Diverse Retail Sector* states that boroughs should support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need. Local Plans should support convenience retail and develop policies to prevent the loss of retail and related facilities that provide essential convenience and specialist shopping.

- 3.8 Paragraphs 2.2.8 to 2.2.10 of the Mayor of London's draft Supplementary Planning Guidance on Town Centres highlights that betting offices cluster in centres in less prosperous areas which can lead to a narrowing of a centre's offer, and may well put some off from visiting and shopping in them altogether – particularly because of concerns about crime and anti-social behaviour that they can give rise to. It goes on to state that there are genuine planning issues affecting amenity and the continued success of town centres which justify allowing planning authorities to consider the merits of proposals for betting offices. Betting offices are different in planning terms from the other types of use in the A2 class; they have different hours of operation from other uses covered in A2 (typically they open seven days a week for up to twelve hours a day – rather longer than the typical financial/business use), with different impacts on local amenity.

Local Plan

- 3.9 The Core Strategy is considered the principle planning document within the Local Plan. It sets out the strategic policies which guide all planning decisions. The document shapes strategic growth in the borough. It sets a range of policies which are relevant to the issue of the clustering of betting offices.

Core Strategy (2010)

- 3.10 Strategic Objective 7 of the Core Strategy promotes a vibrant Barking Town Centre and District Centre which offers a mix of uses including retail, leisure, culture and entertainment, housing, community facilities and food and drink and makes sure residents throughout the Borough and beyond have access to them.
- 3.11 Core Strategy policy CM1: General Principles for Development states that retail and other town centre development will be focused within the centres set out in the retail hierarchy defined in policy CM5. It goes on to say that development should meet the needs of new and existing communities.
- 3.12 Core Strategy policy CM5: Town Centre Hierarchy states that encouragement will be given to development and services that will help maintain and enhance the vitality and viability of the borough's major, district and neighbourhood centres.
- 3.13 Core Strategy policy CE1: Vibrant and Prosperous Town Centres states that all retail development in the borough should maximise opportunities to meet the needs of existing communities and to provide them with social and economic benefits.

Borough Wide Development Policies (2011)

- 3.14 Borough Wide Development Policy BE1: Protection of Retail Uses sets out the percentage of non-retail uses that are allowed within the borough's shopping frontages within the town centre hierarchy.
- 3.15 Borough Wide Development Policy BE2: Development in Town Centres, of the Borough Wide Development Policies DPD promotes development in town centres that will bring vitality, viability and regeneration benefits. It makes clear that all development as well as meeting the requirements of BE1 must also to meet a series of design criteria including 'not to be detrimental to the visual and/or environmental character and amenity of the area' this includes reference to general disturbance.
- 3.16 Borough Wide Development Policy BE3: Retail Outside of Town Centres explains that the Council will seek to retain existing individual shops that are located outside centres in the town centre hierarchy particularly those that sell fresh food and that applications for changes of use to non-retail will normally be refused.
- 3.17 Borough Wide Development Policy BP8: Protecting Residential Amenity explains that all developments are expected to have regard to the local character of the area and help to create a sense of local identity, distinctiveness and place.
- 3.18 Borough Wide Development Policy BP11: Urban Design states that having regard to their layout and function the design of buildings and layout of new development should protect or enhance the character and amenity of the area and to provide safe environments that reduce the fear of crime and improve crime prevention.

4. Consultation

- 4.1 The consultation on this Draft SPD is in line with Barking and Dagenham's Statement of Community Involvement and runs from

XX January 2014 to XX March 2014.

Copies are available on the Barking and Dagenham website at <http://barking-dagenham.limehouse.co.uk/portal/>

Alternatively, you can request a copy by emailing planningpolicy@lbbd.gov.uk or writing to:

Naomi Pomfret
Regeneration
London Borough of Barking and Dagenham
Room 104

Town Hall
1 Town Square
Barking
IG11 7LU

Responses can be made online at <http://barking-dagenham.limehouse.co.uk/portal/>, sent by email to planningpolicy@lbbd.gov.uk or by post to the above address

5. Purpose and scope

- 5.1 Cabinet agreed xxxxx that the permitted development right for A5, A4, and A3 uses to convert to a betting office without planning permission be withdrawn via an immediate Article 4 Direction. Cabinet agreed this was expedient so the Council could exercise more control over planning for betting offices in the interest of the proper planning of the borough's town centres. Of particular concern was that
- Clusters of betting offices have become established in Barking Town Centre and the District Centres.
 - The most significant cluster of betting offices in the borough is along Station Parade in Barking Town Centre. This has coincided with problems of anti social behaviour in the area, is detrimental to the character of the high street and local amenity and how people perceive the town centre. Two of these betting offices used permitted development rights which the proposed Article 4 Direction would remove.
 - There is potential for existing betting office clusters in Barking Town Centre and the Borough's District Centres to intensify or new ones to be formed (including in neighbourhood centres) and the issues experienced along Station Parade to be repeated. Two decisions have recently been appealed which would intensify existing clusters in Barking Town Centre and Dagenham Heathway. A third appeal was allowed on 12 December 2013 for a Paddy Power at 33 Faircross Parade within 50 metres of a Corals at 24 Faircross Parade.
- 5.2 This SPD will compliment the Direction and supplement the policies in the Local Plan by ensuring that were a betting office does need planning permission that it is not within 100 metres of an existing betting office.
- 5.3 Of the forty betting offices currently in operation, three have been through the exercise of permitted development rights. The remainder required planning permission, therefore the SPD will be useful in its own right in controlling clustering.
- 5.4 Since the Gambling Act came into force in 2007 four betting offices have closed and four betting offices have opened in the borough and additionally, as of 25 November 2013, three betting offices have been

refused and appealed. One of these betting offices, at 33 Faircross Parade, was allowed on appeal on 12 December 2013. Therefore there has been no net increase in betting offices in the borough since 2007. Nationally the number of betting offices peaked in 1968 at 15,782 and at 30 September 2012 it was 9049.¹ Gerald Eve LLP estimate that the number is likely to remain stable in future. However, since the Gerald Eve LLP research was published in 2012, locally four applications have been received for new betting offices. This represents 10% of the existing number of functioning betting offices.

- 5.5 The borough has 1 betting office for every 3,373 residents of 18 and above. This is the 16th highest concentration in London and ranked 2nd of the Outer East London Boroughs. VOA² data estimates that in 2012 the borough had 253,000 square metres of retail floorspace and therefore there is 1 betting office for every 6,325 square metres of retail floorspace. Barking and Dagenham has the 11th highest concentration in London and the highest concentration in Outer East London and not dissimilar to Southwark who have recently made an immediate Article 4 Direction. Had the four recently received applications for betting offices been approved Barking and Dagenham would have been ranked 10th by capita and 4th by floorspace in London. The direction of travel therefore is towards increased concentrations of betting offices, as experienced in inner London Boroughs such as Southwark and Hackney.
- 5.6 However, the issue this SPD focuses on is not the proliferation of betting offices but their clustering. Three of the four betting offices that have closed since 2007 have been in neighbourhood centres and the four betting offices that have opened have been in Barking Town Centre and the District Centres of Dagenham and Chadwell Heath and have been in close proximity to existing betting offices.
- 5.7 In Dagenham Heathway planning permission was granted for a BetFred betting office in 2007 in Unit 25 of the Mall within 20 metres of the existing William Hill betting office at 220 Heathway which was approved in 1997³ ⁴. In 2008 a Coral betting office was approved at 251-253 Heathway opposite William Hill and Bet Fred⁵.
- 5.8 In Barking Town Centre Paddy Power in 2011 used permitted development rights to open a betting office at 23 Station Parade opposite Corals which had also used permitted development rights to open a betting office at 24 Station Parade in 2005.

¹ ABB, response to draft SPD, 2013

² VOA, May 2012 http://www.voa.gov.uk/corporate/statisticalReleases/120517_CRLFloorspace.html

³ Betfred Unit 25 The Mall, ref 07/01321/FUL

⁴ William Hill 220 Heathway, ref 96/00267/TP

⁵ Coral 251-253 Heathway, ref 08/00004/FUL

- 5.9 In Chadwell Heath District Centre Betfred used permitted development rights in 2008 to open a betting office within 50 metres of a Ladbrokes at 1-2 Tudor Parade and within 150 metres of a Paddy Power at 13-15 Station Road^{6 7 8}.
- 5.10 The three planning applications which have been appealed include a Paddy Power at 243-245 the Heathway within 50 metres of the Corals at 251-253 the Heathway and a Paddy Power at 51 East Street Barking with 100 metres of the Ladbrokes at 29a East Street. The third appeal concerned a Paddy Power at 33 Faircross Parade within 50 metres of a Corals at 24 Faircross Parade^{9 10 11}. This was allowed on appeal on 12 December 2013.
- 5.11 The 2009 and 2012 Barking Town Centre Retail Studies provide floorspace and outlet indices for betting offices^{12 13}. This data shows that under both indices betting offices have increased significantly, surpassing that of Hot Food Takeaways which the Council has acted on in July 2010 when it published its planning guidance on hot food takeaways. An outlet index of 183 effectively means that there are 83% more betting offices in Barking Town Centre than the UK average. It also shows that restaurants, pubs and cafes are underrepresented.

	Floorspace Index	Outlet Index
2009	129	146
2012	140	183
Source Barking Town Centre Retail Study 2009 and 2012 update – Jones Laing Laselle/King Sturge Goad.		

- 5.12 The Council's earlier Neighbourhood Health Check in 2006 established similarly that in the Council's neighbourhood centres that betting offices were overrepresented¹⁴. It identified that betting offices were the third most common non-retail use after Hot Food Takeaways and Restaurants and Cafes constituting 3% of premises in neighbourhood parades.
- 5.14 This section of the SPD has explained that there has been a recent trend of betting offices clustering in Barking Town Centre, Dagenham Heathway and Chadwell Heath and that the planning applications received in 2013, subject of appeal, could exacerbate this. It has also

⁶ Betfred 36 High Road, Chadwell Heath

⁷ Ladbrokes 1-2 Tudor Parade, Chadwell Heath, ref 02/00389/FUL

⁸ Paddy Power, 13-15 Station Road, ref 03/00865/FUL

⁹ Paddy Power 243-245 Heathway, Dagenham, ref 13/00448/FUL

¹⁰ Paddy Power 51 East Street, Barking, ref 12/00349/FUL

¹¹ Paddy Power 33 Faircross Parade, Barking, ref 13/00267/FUL, Appeal Ref: APP/Z5060/A/13/2202087

¹² Table 9, Barking Town Centre Retail Study Update 2009, King Sturge LLP, May 2009

¹³ Table 9, Barking Town Centre Retail Study Update 2012, Jones Laing Laselle, February 2012

¹⁴ Table 4.2, London Borough of Barking and Dagenham, Neighbourhood Health Check 2006, Atkins, January 2006

evidenced that in Barking Town Centre there are 83% more betting offices in comparison to the UK average, but that equally there is an underrepresentation of cafes and restaurants. This is substantiated by the borough having the highest ratio of betting offices to retail floorspace in Outer East London and not dissimilar to inner London Boroughs such as Southwark.

- 5.15 The recent pattern of betting offices opening and closing demonstrates that bookmakers are targeting prime retail frontages in Barking Town Centre and the District Centres. Taking into account the demolition of the vacant retail units at London Road/North Street vacant space in Barking Town Centre is 12.18%, which is below the national average¹⁵. The Barking Town Centre Retail Update Study (2012) explains that the retail core of the centre, such as, East Street and Vicarage Field have few vacancies and this area presents a better measure of the health of the centre¹⁶. It is also the case that, as at 25 November 2013, from 1- 41 Station Parade, 2-74 Station and 2-40 Longbridge Road within which the cluster of 5 betting offices; 2 Corals, 1 Paddy Power, 1 Metrobet and 1 Ladbrokes are located there was not a single vacant retail unit. Moreover there are two vacant premises with planning permission for betting offices in neighbourhood centres. These are 11 Royal Parade Dagenham and 121 Rose Lane in Marks Gate^{17 18}.
- 5.16 The Council is concerned that the clustering of betting offices is detrimental to the character of the high street which affects all town centre uses. Members of the public are concerned about the intimidating presence of gangs outside the premises at 24 and 23 Station Parade and this is substantiated by the consultation feedback the Council received from the public and the Metropolitan Police on the first draft SPD. Both these premises were established through the permitted development rights that the proposed Article 4 Direction seeks to withdraw. Whilst the licensing regime provides some control over this issue it has a narrower remit than the planning system. Equally, whilst the anti-social behaviour and intimidation from gangs outside these premises has improved recently officers consider it is reasonable for the Council to have more control over the location of betting offices so that it can have more control over the planning of its town centres to avoid similar problems arising in the future not only in Barking Town Centre but in shopping frontages in all the borough's centres.

¹⁵ Paragraph 2.29, Barking Town Centre Retail Study Update 2012, Jones Laing Laselle, February 2012

¹⁶ Paragraph 2.31, Barking Town Centre Retail Study Update 2012, Jones Laing Laselle, February 2012

¹⁷ 11 Royal Parade Dagenham ref 63/00081/DAG

¹⁸ 121 Rose Lane Marks Gate ref 68/00341/TP

- 5.17 The establishment of clusters of betting offices in Barking Town Centre and the District Centres is a new and worsening problem. The most significant cluster in Station Parade in Barking Town Centre has had an impact on local amenity and the Council wishes to avoid a repeat of this elsewhere. The spate of applications in 2013 for betting offices does not reassure the Council that the borough has yet reached saturation point. Nor do the experiences of boroughs such as Newham, Hackney and Southwark.
- 5.18 Therefore, the SPD compliments the Article 4 Direction in this regard by ensuring that where betting offices do need planning permission that they are not within 100 metres of one another.
- 5.19 Officers consider that a balance needs to be struck between controlling the clustering of betting offices whilst not closing off opportunities for betting offices to locate in the borough. For this reason it is proposed that a new betting office should not be permitted within 100 metres of an existing betting office. For example the three betting offices on Dagenham Heathway are within 50 metres of one another and the two Coral's, Paddy Power and Ladbrokes on Station Parade are within 100 metres of one another. A map is provided of these zones in Appendix 1 to this report and demonstrates the 100m buffer would help control clustering whilst still allowing considerable scope for betting offices to locate in the borough thereby balancing the economic, social and environmental dimensions of sustainable development.

6. The guidance

SPD Implementation Point 1 – Controlling clustering

Planning permission for new betting offices will not be granted within 100 metres of an existing betting office.

REASONED JUSTIFICATION

- 6.1 This Supplementary Planning Document (SPD) complements the Council's Article 4 Direction in controlling the clustering of betting offices in the interests of the character of the borough's shopping frontages. The Council has analysed existing clusters in Barking Town Centre, Dagenham Heath, Green Lane and Chadwell Heath and considers that 100 metres is sufficient separation to avoid the negative effects of clustering which have been experienced in Barking Town Centre. The Council is keen that the problems experienced in Barking Town Centre are not repeated elsewhere in the borough and therefore would not wish existing clusters to become more intensive or for new clusters to form.

- 6.2 At the same time the Council recognises that betting offices are a popular pastime and also an important component of the local economy providing jobs and business rates. The map provided in Appendix 1 demonstrates that the 100 metre buffer provides sufficient opportunities for betting offices to locate in the borough's shopping frontages subject to satisfying the policies in the Local Plan.
- 6.3 The 100 metre distance will be applied from the mid-point on the highway of the premises for which planning permission is being sought and will take into account licensed betting offices with planning permission within and without the borough. The map provided in Appendix 1 is correct as of 25 November 2013 but when determining applications for betting offices the Council will take into account the latest information.
- 6.4 In particular this Implementation Point should be read in conjunction with Policy BE1 of the Borough Wide Development Policies DPD which must also be complied with.

7. Strategic working

Council's Licensing Authority

- 7.1 Whilst this guidance will help restrict opportunities for new betting offices to establish themselves in the borough the reality is that many of Barking and Dagenham's centres already have notable concentrations of betting offices. Therefore, the Council and the Trading Standards and Licensing team will look closely at existing licensed premises, and work closely with the Gambling Commission to ensure any breach of licence conditions is fully investigated and appropriate remedial action is taken.
- 7.2 In cases where there is evidence to suggest that gambling at one of the premises is a source of crime and disorder, or that the premises is associated or used to support crime and disorder, the Council will seek to use its powers as the licensing authority under the Gambling Act (2005) to revoke the licence. Equally if there is evidence to suggest that the betting office is failing to meet any other of its licensing objectives the Council will seek to revoke the licence. Other breaches (in addition to failing to pay the licence fee) which can justify the revocation of a premises' licence under the Gambling Act (2005) include:
- Children and other vulnerable people are being harmed or exploited by gambling
 - Gambling is not being conducted in a fair and open way
- 7.3 The Council's Licensing Authority will ensure that current licenced betting offices provide better access to information about the issues

on gambling, debt and the services available to assist and support those with gambling addiction.

8. Monitoring, Implementation and Review

Monitoring

- 8.1 Preparation of Local Plan documents is not a once and for all activity. It is essential to check that the SPD is being implemented correctly, that the desired outcomes are being achieved and if not, what corrective action needs to be under taken.
- 8.2 This will be done through a regular process of monitoring in partnership with the Council's Licensing and Trading Standards and Development Management teams, the success of the SPD and its policies against a set of indicators and targets in the Annual Monitoring Report.
- 8.3 Such indicators may include:
- The total number and concentration of betting offices in the borough
 - The attractiveness and diversity of the borough's high street offer in Town Centre Health Checks and Retail Study updates
 - Success at appeal

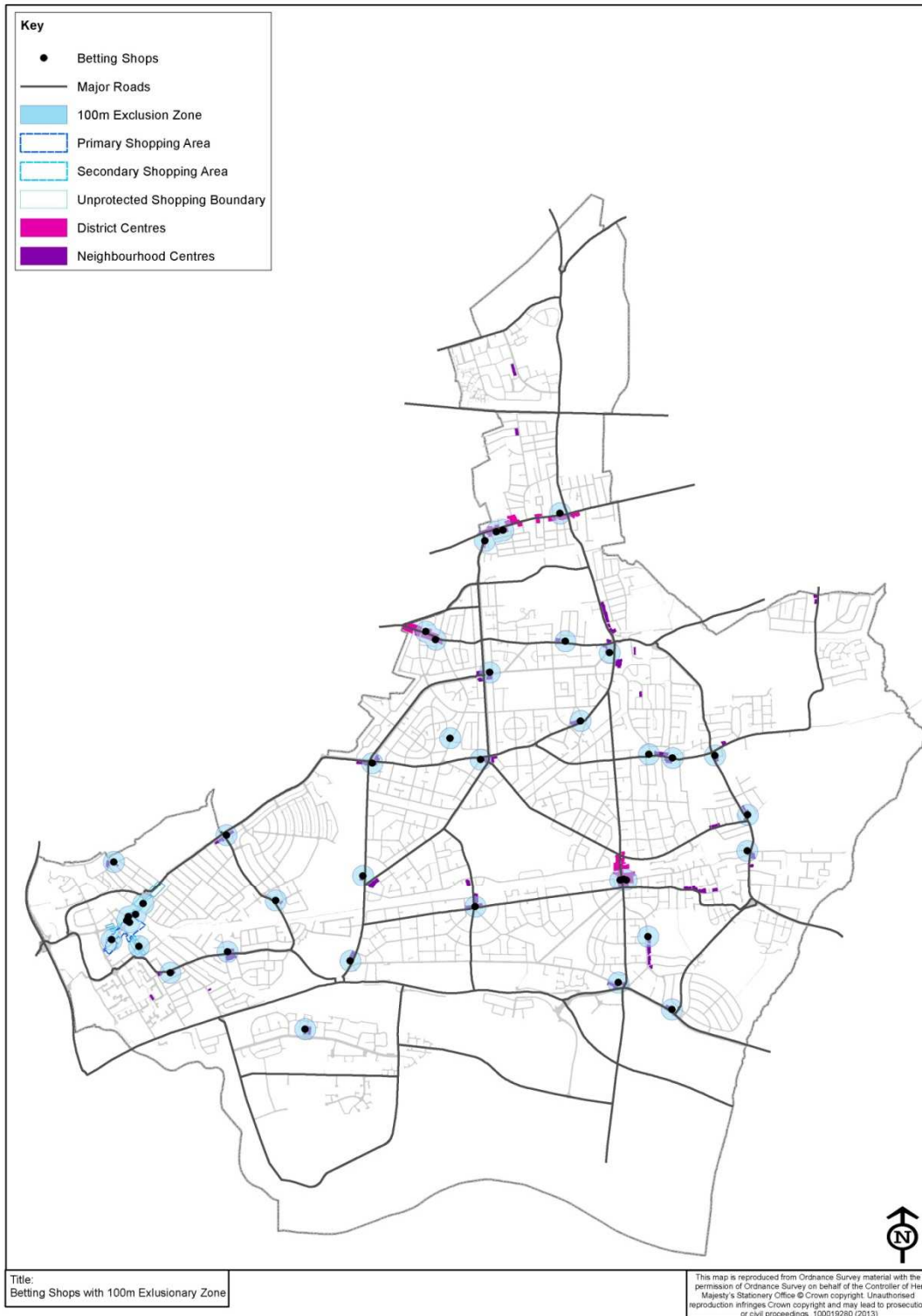
Implementation

- 8.4 The SPD will be primarily implemented through the development management process and the determination of planning applications. The SPD does not have the status of the development plan, but it will be an important material consideration in determining planning applications.

Review

- 8.5 The Council's Annual Monitoring Report will highlight any issues that may need a review.
- 8.6 Changes in National or Regional Planning Policy or progress on Development Plan Documents, which form a part of the Local Development Framework, may also prompt the need for further reviews.

Figure 1 – Clustering control zones



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CABINET

21 January 2014

Title: Budget Monitoring 2013/14 - April to November 2013 (Month 8)	
Report of the Cabinet Member for Finance	
Open Report	For Decision
Wards Affected: All	Key Decision: No
Report Author: Kathy Freeman Group Manager, Corporate Finance	Contact Details: Tel: 020 8227 3497 E-mail: kathy.freeman@lbbd.gov.uk
Accountable Director: Jonathan Bunt, Chief Finance Officer	
Summary	
<p>This report provides Cabinet with an update of the Council's revenue and capital position for the eight months to the end of November 2013, projected to the year end.</p> <p>The Council began the current year in a better financial position than the previous year with a General Fund (GF) balance of £17.5m.</p> <p>The Council's approved budget of £178.3m for 2013/14 includes a budgeted surplus of £5.2m, agreed by Assembly in February 2013. The budgeted surplus is earmarked to address the funding issues of 2014/15.</p> <p>At the end of November 2013 (Month 8), the projected in-year surplus is £3.1m. This is a reduction on the surplus position reported in October of £0.1m (rounded).</p> <p>The total service expenditure for the full year is projected to be £170.0m against the budget of £178.3m. The in-year surplus of £3.1m combined with the budgeted surplus of £5.2m results in a projected surplus of £8.3m. The projected year end surplus will increase General Fund balances to £25.8m at the year end.</p> <p>The Housing Revenue Account (HRA) is projected to break even, maintaining the HRA reserve at £8.5m. The HRA is a ring-fenced account and cannot make or receive contributions to/from the General Fund.</p> <p>The Capital Programme has been updated to reflect changes approved at Cabinet, including roll forwards and reprofiles. The capital budget at 30 November stands at £138.2m. Capital budgets cannot contribute to the General Fund revenue position although officers ensure that all appropriate capitalisations occur.</p>	

Recommendation(s)

The Cabinet is recommended to:

- (i) Note the projected outturn position for 2013/14 of the Council's General Fund revenue budget at 30 November 2013, as detailed in paragraphs 2.4 to 2.9 and Appendix A of the report;
- (ii) Note the progress against the 2013/14 savings targets at 30 November 2013, as detailed in paragraph 2.10 and Appendix B of the report;
- (iii) Note the position for the HRA at 30 November 2013, as detailed in paragraph 2.11 and Appendix C of the report; and
- (iv) Note the projected outturn position for 2013/14 of the Council's capital budget at 30 November 2013, as detailed in paragraph 2.12 and Appendix D of the report.

Reason(s)

As a matter of good financial practice, the Cabinet should be regularly updated with the position on spend against the Council's budget. In particular, this paper alerts Members to particular efforts to reduce in-year expenditure in order to manage the financial position effectively.

1 Introduction and Background

- 1.1 This report provides a summary of the Council's General Fund and HRA revenue and capital positions. It also provides an update on progress made to date in the delivery of the agreed savings targets built into the 2013/14 budget setting out risks to anticipated savings and action plans to mitigate these risks.
- 1.2 It is important that the Council regularly monitors its revenue and capital budgets to ensure good financial management. This is achieved within the Council by monitoring the financial results on a monthly basis through briefings to the Cabinet Member for Finance and reports to Cabinet. This ensures Members are regularly updated on the Council's overall financial position and enables the Cabinet to make relevant financial and operational decisions to meet its budgets.
- 1.3 The Budget report to Assembly in February 2013 provided for a target of £15m of General Fund balance, plus a planned surplus of £5.234m to be carried forward into 2014/15. The Outturn for 2012/13 led to a General Fund balance of £17.456m. The current projected position keeps the Council on track to deliver a balanced budget and maintain the minimum general fund balance of £15m.

2 Current Overall Position

- 2.1 The following tables summarise the spend position and the forecast position of the General Fund and Housing Revenue Account (HRA) balances.

Council Summary	Net Budget	Full year forecast at end November 2013	Over/(under) spend Forecast
	£000	£000	£000
Directorate Expenditure			
Adult and Community Services	57,235	57,235	-
Children's Services	66,387	66,437	50
Housing and Environment	25,419	25,419	-
Chief Executive	22,729	22,370	(359)
Central Expenses	1,329	(1,471)	(2,800)
	173,099	169,990	(3,109)
Budget Surplus (Agreed MTFS)	5,234	-	(5,234)
Total Service Expenditure	178,333	169,990	(8,343)

	Balance at 1 April 2013	Forecast Balance at 31 March 2014	Budgeted Combined Balance at 31 March 2014*
	£000	£000	£000
General Fund	17,456	25,799	20,234
Housing Revenue Account (including Rent Reserve)	8,461	8,461	8,461

**Budget Combined Balance for General Fund comprises a target balance of £15m plus budgeted surplus of £5.2m*

2.2 The current Directorate revenue projections indicate a surplus of £8.3m for the end of the financial year, made up as follows:

- £0.359m underspend in the Chief Executive department as a result of shared arrangements with Thurrock Council and vacancies within Legal and Democratic services;
- £2.8m surplus in Central Expenses arising from interest budgets and a one off grant windfall from the Department of Education (DfE); and
- £0.05m pressure within Children's Services, which is an aggregate position of the pressures and surpluses detailed in paragraph 2.5.
- £5.234m surplus as planned and agreed in the Medium Term Financial Strategy 2013/14.

The initial forecast of a £8.3m underspend would result in the Council's General Fund balance remaining above the budgeted target of £15.0m. The Chief Finance Officer has a responsibility under statute to ensure that the Council maintains appropriate balances.

The Chief Finance Officer, after consideration of the factors outlined in the CIPFA guidance on Local Authority Reserves and Balances 2003 and the other financial

provisions and contingency budgets held by the Council, set a target GF reserves level of £15.0m. The General Fund balance at 31 March 2013 was £17.5m and the current forecast combined balance for the end of the financial year is £25.8m. If maintained, this position will provide added flexibility for the Council to address the forthcoming significant further reductions in funding from the government. This compares with a budgeted combined General Fund balance of £15m plus a planned surplus of £5.2m within the two year 2013-15 strategy.

At the end of October 2013, the HRA is forecasting to break even, and maintain the HRA reserve at £8.5m.

2.3 Directorate Performance Summaries

The key areas of risk which might lead to a potential overspend are outlined in the paragraphs below.

2.4 Adult and Community Services

Directorate Summary	2012/13 Outturn £000	2013/14 Budget £000	2013/14 Forecast £000
Net Expenditure	60,701	57,235	57,235
Projected over/(under)spend			-

The Adult and Community Services directorate is forecasting a balanced budget position for 2013/14. This reported position is masking a number of pressures within the service, particularly for Mental Health (£0.40m) and external care budgets for Older people (£0.47m). These pressures are being contained by management actions within the service and a draw down from funding set aside to offset anticipated service pressures. The net budget includes the full allocation of £3.27m social care funding transferred from NHS England. This is allocated by local Section 256 agreement taken to the Health and Wellbeing Board (H&WB) and payment is expected soon.

Proposals for use of re-ablement monies totalling £0.65m were agreed by the Health and Wellbeing Board on 17 September to improve re-ablement services and outcomes for residents. The directorate has also been successful in negotiating winter pressures funding; £0.476m has been agreed for Barking and Dagenham, which amongst other pressures provides funding for 7-day social care working.

A challenging savings target of £4.324m is built into the 2013/14 budget. These have largely all been delivered and any shortfalls are being covered within the relevant division.

The Adult and Community Services budget includes Public Health expenditure and income of £12.9m. The income is ring-fenced and contributes towards the Council's preventative agenda by promoting healthy outcomes for children and adults.

The future funding regime is going to become increasingly difficult with a number of existing funding streams being rolled up into a single grant that the local authority will have to agree with NHS England following local agreement at Health and

Wellbeing Board. This comes at the same time as the planned implementation of the Care and Support Bill with significant costs for local authorities.

Funding streams to be pooled in a single grant from April 2015 are the social care funding transfer, Clinical Commissioning Group (CCG) funding for Reablement, and capital grants for Disabled Facilities and Building Community Capacity.

2.5 Children's Services

Directorate Summary	2012/13 Outturn	2013/14 Budget	2013/14 Forecast
	£000	£000	£000
Net Expenditure	69,448	66,387	66,437
Projected over/(under)spend			50

Children's Services delivered a balanced budget for 2012/13 but it was reported that this financial position was masking significant demand pressures within the Complex Needs and Social Care division.

During 2013/14, referral activity has increased consistently, suggesting more of a trend rather than a 'spike' in demand. This has required additional resourcing to ensure that risks are manageable. The number of assessments carried out has increased by 21% in the year to date, compared to the same period in 2012/13.

For 2014/15, current levels of social care need would lead to a budget pressure of £4.0m. This is likely to increase to around £6m as numbers of children in the borough increase. Despite the increase in numbers of Looked After Children subject to plans we remain below our statistical neighbour rates per 10,000 for Looked After Children. Our caseloads, whilst moving to acceptable levels remain well above the Munro recommendation and lead to recruitment challenges.

The position is being managed in 2013/14 through flexible use of government grants. For example, the change from Local Authority Central Spend Equivalent Grant to Education Support Grant and the changes to the funding of statutory services to two year olds from General Fund to the Dedicated Schools Grant have released £2.70m of ongoing funding to invest in social care demand pressures. Grant flexibility of £0.60m is also available in 2013/14 to manage pressures.

The Targeted Support Division is forecasting an under spend in 2013/14 of £0.83m but this is largely as a result of the early achievement of approved savings for 2014/15 which means this forecast under spend is unlikely to continue into 2014/15.

Finally a drawdown of £2.71m is required from the CS Reserve to achieve a balanced budget position for 2013/14. This leaves the CS reserve fully earmarked and a small reporting variance of £0.05m overall for 2013/14.

2.6 Dedicated School Grant (DSG)

The DSG is a ring fenced grant to support the education of school-age pupils within the borough. The grant is allocated between the Schools and Centrally Retained budget in agreement with the Schools Forum. The 2013/14 DSG allocation is £218m which is inclusive of pupil premium and sixth form funding.

2.7 Housing and Environment

Directorate Summary	2012/13 Outturn	2013/14 Budget	2013/14 Forecast
	£000	£000	£000
Net Expenditure	24,040	25,419	25,419
Projected over/(under)spend			-

Environmental Services is currently forecast to breakeven at year end but there are pressures of £0.680m mainly within Direct Services which includes Refuse Collection, Cleansing, and Grounds Maintenance. These pressures have arisen mainly as a result of pressure in achieving income targets, additional staff and increased vehicle costs. These pressures are being mitigated through vacant posts and prudent use of budgets across the division.

Within the Housing General Fund, the current number of Bed and Breakfast placements increased in November to 129 from 102 in October. There is potential pressure if this trend continues and the number of placements in December is pivotal to the services ability to continue managing this risk. These placements are a significant cost to the council due to the cap on benefits on this type of accommodation. The service has mitigated pressure through the use of alternative accommodation where possible, however, this action is limited and the impact of welfare reform provides further risk to this position.

The department started the year with a savings target of £1.67m. A high proportion of the savings will be fully delivered but there is currently an overall pressure of £0.044m. This is mainly due to the pressures facing the Environmental Services budget but is being managed within the service.

2.8 Chief Executive's Department

Directorate Summary	2012/13 Outturn	2013/14 Budget	2013/14 Forecast
	£000	£000	£000
Net Expenditure	19,059	22,729	22,370
Projected (under)spend			(359)

At the end of November, the Chief Executive department is forecast to underspend against its revised budget by £0.359m at year end. This is mainly due to in year vacancies across the divisions, tighter controls of expenditure, savings from treasury management contracts and additional training income from schools and Elevate.

2.9 Central Expenses

Directorate Summary	2012/13 Outturn	2013/14 Budget	2013/14 Forecast
	£000	£000	£000
Net Expenditure	1,021	1,329	(1,471)
Projected (under)spend			(2,800)
Budget Surplus (Assembly agreed MTFs)		5,234	-
Projected Surplus			(5,234)

There is a £1.4m surplus expected due to the management of our cash balances enabling a lower than budgeted interest cost to be charged to the General Fund in 2013/14.

The Council has also received a windfall from the Department for Education (DfE) of £1.4m. This relates to the Academy Top Slice applied to the Council's Revenue Support Grant in 2012/13. Due to changes in how Academies are funded, previously top sliced sums are being returned to Local Authorities nationally. This one off payment increases the overall surplus on Central Expenses to £2.8m.

As planned within the MTFs a budget surplus of £5.2m has been built into the base budget and the current position is projected to meet this target.

2.10 In Year Savings Targets – General Fund

The delivery of the 2013/14 budget is dependent on meeting a savings target of £16.6m. Directorate Management Teams are monitoring their targets and providing a monthly update of progress which is summarised in the table below. Where there are shortfalls, these will be managed within existing budgets and do not affect the monitoring positions shown above.

A detailed breakdown of savings and explanations for variances is provided in Appendix B.

Directorate Summary of Savings Targets	Target £000	Forecast £000	Shortfall £000
Adult and Community Services	4,324	4,262	62
Children's Services	2,708	2,708	-
Housing and Environment	1,665	1,621	44
Chief Executive	2,733	2,583	150
Central Expenses	5,199	5,199	-
Total	16,629	16,373	256

2.11 Housing Revenue Account (HRA)

The HRA is currently forecast to breakeven in 2013/14.

Income

Income is expected to be on budget.

Expenditure

Expenditure is forecast to be on budget, however, there is potential risk within repairs and maintenance and the delivery of planned savings. Current projections assume that expenditure pressures will be managed through underspends on other budgets. Pressure within the repairs and maintenance service relates to revised payroll forecasts, however, the level of work done on capital schemes is expected to increase, mitigating some of the pressure on the revenue budget.

As with the General Fund, the introduction of welfare reform is expected to increase pressure on the HRA with the combination of the bedroom tax, benefit cap and Universal Credit impacting on the income levels of tenants. Some provision has been made within the budget through increased bad debt provision plus the availability of discretionary housing payments. The position is being monitored closely.

HRA Balance

Overall, the HRA is forecasting to breakeven. The HRA maintains a revenue reserve balance of £8.5m. Currently it is anticipated that this will be maintained at £8.5m by the end of 2013/14.

Within the HRA budget is a contribution to capital expenditure of £34.5m; however, this may be reviewed to accommodate expenditure pressures.

2.12 Capital Programme 2013/14

The Capital Programme forecast when compared to the current budget is as follows:

Directorate	Budget £000	Actual YTD £000	Forecast £000	Variance £000
Adult & Community Services	7,703	2,799	7,954	251
Children Services	34,740	18,875	34,054	(686)
Housing & Environment	4,816	2,536	4,816	0
Chief Executive	10,316	3,457	10,316	0
General Fund	57,575	27,667	57,140	(435)
HRA	80,587	35,360	80,466	(121)
Total	138,162	63,027	137,606	(556)

The detail for schemes is in Appendix D.

Summary

The total approved capital programme currently stands at £138.2 million. Against this budget, Directorates are currently projecting to spend £137.6 million, giving an overall underspend of £0.56m.

The year-to-date capital expenditure total is £63.0 million meaning that £74.5 million is still expected to be spent in the remaining four months of the year. There is a risk as we lead into the winter months when works could be prevented due to weather constraints that parts of the programme will not be delivered to the extent currently predicted above. The Finance Service will continue to monitor this position closely in conjunction with service Project Managers and Sponsors, in order to identify any potential year-end underspends or slippage as early as possible.

Progress to Date on Approved Schemes

Adult & Community Services (ACS)

There is a projected overspend of £0.25m, due to the demand for HRA funded disabled adaptations. The majority of the spend within the budget is for level access showers. All people for whom major adaptations are provided have received an assessment by an Occupational Therapist. All cheaper equipment has already been considered and the alternative would be for a carer to assist with washing. The provision of a shower can therefore be a preventative measure that avoids greater ongoing expense on paid carers and residential care, as well as helping residents remain independent in their own homes. As demand remains high, further control measures are proposed for this area of expenditure, to ensure effective budget control for the future.

Children's Services (CHS)

The Directorate has a revised budget for 2013/14 of £34.7 million, which is currently projected to underspend by £0.69m. The main reason for this variance is due to the Barking Abbey Artificial Football Pitch, which will now be delivered in 2014/15.

Total year-to-date spend is £18.8 million, which is broadly on target for the budget.

Cabinet has recently approved an additional £27 million to be spent on expanding Robert Clack school, which apart from £0.05m, is all profiled to be spent in 2014/15 and 2015/16.

Housing & Environment (H&E)

HRA Programme

The HRA has a funded investment programme totalling £80.1 million following the October budget re-profiling exercise, £0.58m of which is managed by and shown within the ACS budget total. For the HRA managed schemes there is a forecast variance of £0.121m. Year to date spend is £35.4 million, therefore significant spend is expected within the last 4 months of the year. The primary reasons for variances are set out below:

Investment in own stock: Forecasting a variance of £0.12m which is mainly due to an underspend of £0.085m on Communal Lighting & Electrical Switchgear as the works have now finished and the remaining budget is no longer needed on this scheme, and will therefore be transferred back into the HRA available funding. The Oldmead & Bartlett Remedial Works scheme is currently projecting to underspend by £0.035m, which relates to a credit back from a previous year.

Street Purchase and Environmental Improvement: As noted within the ACS section, there is forecast overspend of £0.25m on Disabled Adaptations. As this scheme is HRA funded, this will potentially require additional HRA funds through the reallocation of budget from other existing HRA schemes. This was notified after the recent budget re-profile exercise, and hence further discussions will be held to agree how this will be funded.

Environmental Services

Environmental Services has a funded investment programme totalling £4.8 million in 2013/14 with a nil variance expected. The programme has been revised to reflect the virement request to transfer the budgets for the Frizlands workshop major works scheme and brown wheeled bins scheme into the Environmental improvements and enhancements scheme to manage as a single scheme. It also includes an increase of £0.31m from Capital Reserves to the Highways Capital Programme requested to fund essential repair and reconstruction works to the Council's footways. The £0.31m has been approved subject to a robust business, outlining details of the scheme. Spend to date on schemes recently added to the programme has not yet been incurred, such as the recently approved CPZ's and Parkmap scheme, however, spend is expected to be to budget by the end of the financial year.

Chief Executive (CEO)

The Directorate has a revised capital programme of £10.3 million. Following re-profile submissions to the December Cabinet the majority of schemes are forecast to spend to budget.

Members are aware the Council is implementing One Oracle, working in partnership with five other boroughs. Due to complications in finalising the design solution, and delays in Cap Gemini obtaining accreditation for the preferred hosting solution, this has resulted in a delay to the go live date. The Oracle project is forecasting an overspend of up to £0.260m, assuming a revised go live date of April 2014.

The Council is discussing the commercial position with Cap Gemini, negotiating a reduction in costs associated with the delay. In addition, the project sponsor has taken significant steps to reduce the projected pressure by carrying a thorough review of the project resources required. In order to mitigate the pressure, £0.05m will be transferred from HR budget to support the project. The rest of the pressure will be offset by using the interest budget previously set aside to repay external borrowing.

2.13 Financial Control

At the end of November, all key reconciliations have been prepared and reviewed and there are no major reconciling items unexplained.

3 Options Appraisal

- 3.1 The report provides a summary of the financial position at the relevant year end and as such no other option is applicable for appraisal or review.

4 Consultation

- 4.1 The relevant elements of the report have been circulated to appropriate Divisional Directors for review and comment.
- 4.2 Individual Directorate elements have been subject to scrutiny and discussion at their respective Directorate Management Team meetings.

5 Financial Implications

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

6 Legal Issues

- 6.1 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.

Background Papers Used in the Preparation of the Report: Oracle monitoring reports

List of Appendices

- **Appendix A** – General Fund expenditure by Directorate
- **Appendix B** – Savings Targets by Directorate
- **Appendix C** – Housing Revenue Account Expenditure
- **Appendix D** – Capital Programme

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GENERAL FUND REVENUE MONITORING STATEMENT
November 2013/14

Directorate	Outturn 2012/13	Original Budget	Revised Budget	Forecast Outturn	Forecast Variance
	£000	£000	£000	£000	£000
<u>Adult & Community Services</u>					
Adult Care & Commissioning	43,122	39,149	39,366	39,366	-
Mental Health	3,583	3,197	3,222	3,222	-
Community Safety & Neighbourhood Services	3,665	2,772	2,825	2,825	-
Culture & Sport	9,112	5,966	5,026	5,026	-
Public Health	-	-	-	-	-
Management	1,219	6,145	6,796	6,796	-
	60,701	57,229	57,235	57,235	-
<u>Children's Services</u>					
Education	4,645	1,781	2,919	3,004	85
Targeted Support	11,958	7,987	8,125	7,296	(829)
Complex Needs and Social Care	35,312	29,151	29,427	30,150	723
Commissioning and Safeguarding	4,531	3,559	3,831	3,803	(28)
Other Management Costs	13,002	25,449	22,085	22,184	99
	69,448	67,927	66,387	66,437	50
<u>Children's Services - DSG</u>					
Schools	195,018	171,315	171,315	171,315	-
Early Years	4,621	16,285	16,285	16,285	-
High Needs	12,489	24,407	24,407	24,407	-
Non Delegated	2,508	2,850	2,850	2,850	-
Growth Fund	688	3,070	3,070	3,070	-
School Contingencies	1,544	-	-	-	-
DSG/Funding	(216,868)	(217,927)	(217,927)	(217,927)	-
	-	-	-	-	-
<u>Housing & Environment</u>					
Environment & Enforcement	21,858	20,378	23,098	23,098	-
Housing General Fund	2,182	2,215	2,321	2,321	-
	24,040	22,593	25,419	25,419	-
<u>Chief Executive Services</u>					
Chief Executive Office	(225)	(597)	(96)	(160)	(64)
Strategy & Communication	(152)	-	(62)	(102)	(40)
Legal & Democratic Services	304	410	581	381	(200)
Human Resources	(8)	-	306	222	(84)
Finance	(861)	(124)	(58)	(58)	-
Corporate Management	2,956	4,352	4,352	4,249	(103)
Regeneration & Economic Development	3,853	3,145	3,479	3,479	-
Assets & Facilities Management	1,146	1,153	1,206	1,164	(42)
Customer Services, Contracts & Business Improvement	12,046	11,422	13,021	13,195	174
	19,059	19,761	22,729	22,370	(359)
<u>Other</u>					
Central Expenses	(7,921)	(4,299)	(8,090)	(10,890)	(2,800)
Levies	8,942	9,620	9,419	9,419	-
Budget Surplus (Agreed MTFs)	-	5,281	5,234	-	(5,234)
	1,021	10,602	6,563	(1,471)	(8,034)
TOTAL	174,269	178,112	178,333	169,990	(8,343)

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GENERAL FUND SAVINGS MONITORING STATEMENT**November 2013/14****Adult and Community Services**

Ref:	Detail	Current Position	Target £000	Forecast £000	Variance £000
ACS/SAV/01	Community Cohesion and Equalities Team - reduced voluntary sector function	All staff have now moved or left, variance to be met within the division, no further action remaining	229	216	13
ACS/SAV/02	Statutory Social Care & Complaints - reorganisation of the team	Achieved	85	85	0
ACS/SAV/03	Occupational Therapy and Sensory Services Team - reorganisation of the team	Achieved	186	186	0
ACS/SAV/04	Drug & Alcohol Services - a reduction in support service to drug and alcohol users	Budget earmarked for Tier 4 Rehab, funding for which can be sought from NHS, analysis underway to confirm status	165	165	0
ACS/SAV/05	Youth Offending - Reduction in work to prevent young people becoming involved in crime and disorder and reoffending	Achieved	50	50	0
ACS/SAV/06	Withdraw or reduce Domestic Violence service	Achieved	211	211	0
ACS/SAV/07	Reduction in voluntary sector grants and commissions	Achieved	110	110	0
ACS/SAV/10 (a)	Free Leisure Offer - fund service from the Public Health Grant	Achieved	130	130	0
ACS/SAV/10 (b)	Active Age Centres - fund service from the Public Health Grant	Achieved	150	150	0
ACS/SAV/10 (c)	Advice, Information and Support for people with HIV/Aids provided by Positive East - fund service from the Public Health Grant	Achieved	49	49	0

Ref:	Detail	Current Position	Target	Forecast	Variance
			£000	£000	£000
ACS/SAV/10 (d)	Alcohol Co-ordinator - fund service from the Public Health Grant	Achieved	42	42	0
ACS/SAV/10 (e)	Floating Support for Homeless People - reduce capacity on the contract by £50k	Achieved	50	50	0
ACS/SAV/10 (f)	Specialist employment support for people with mental health needs	Saving being delivered by external funding from CCG, therefore GF funding not required	100	91	9
ACS/SAV/10 (g)	Decommission 6 beds of accommodation based support for 16 - 18 year olds at the Vineries (and possible transfer of accommodation to Children's Services)	Achieved	40	40	0
ACS/SAV/10 (h)	Supporting Employment Opportunities for People with Drug and Alcohol problems	Achieved	33	33	0
ACS/SAV/10 (i)	Domestic Violence - cessation of Refuge Floating Support contract	Achieved	105	105	0
ACS/SAV/10 (j)	Delete Administrator post in the Adult Safeguarding Team	Achieved	39	39	0
ACS/SAV/10 (k)	DV and Hate Crime Strategy Manager - reduce post to 0.6 FTE	Achieved	21	21	0
ACS/SAV/10 (l)	Delete post supporting administration of the Learning Disability Partnership Board	Achieved	28	28	0
ACS/SAV/10 (m)	Cessation of Service Development Budget for Older People	Achieved	30	30	0
ACS/SAV/10 (n)	Maximising Grant Flexibilities	Achieved	64	64	0
ACS/SAV/12	Management Reductions (reduce social care GM)	Achieved	40	40	0
ACS/SAV/17	Reduce hospital social work team	Achieved	84	84	0
ACS/SAV/18	Kallar Lodge staff reduction	Achieved	23	23	0
ACS/SAV/19	Reduce business support in Adult Social Care	Achieved	15	15	0

Ref:	Detail	Current Position	Target	Forecast	Variance
			£000	£000	£000
ACS/SAV/20	Delete Arts Team	Achieved	25	25	0
ACS/SAV/24	End support to the Create Festival	Achieved	25	25	0
ACS/SAV/27	Review CCTV monitoring	Achieved	153	153	0
ACS/SAV/28	Reduce strategic commissioning posts	Achieved	28	28	0
ACS/SAV/29	Reduce dedicated support to service users and carers	Achieved	19	19	0
ACS/SAV/32	Summers Sorted Holiday Activity Programme	Achieved	30	30	0
Feb 2012 Assembly	Non Staffing Supplies & Services Budgets	Achieved	90	90	0
Feb 2012 Assembly	Remodelling homecare services in line with the principles of personalisation	Achieved	100	100	0
Feb 2012 Assembly	Revisions to pricing framework for Care Home Placements	Achieved	20	20	0
Feb 2012 Assembly	Changes to in-house residential care service for adults with a learning disability (80 Gascoigne)	Achieved	75	75	0
Feb 2012 Assembly	Reconfiguration of mental health services	Achieved	100	100	0
Feb 2012 Assembly	Commissioning Contracts & Purchase Savings	Achieved	250	250	0
Feb 2012 Assembly	Changes to grants to voluntary organisations	Achieved	215	215	0
Feb 2012 Assembly	Remodel of learning disability day, volunteering and employment services	Achieved	100	100	0
Feb 2012 Assembly	Broadway theatre	Achieved	100	100	0

Ref:	Detail	Current Position	Target	Forecast	Variance
			£000	£000	£000
Feb 2012 Assembly	Closure of Goresbrook Leisure Centre	Achieved	371	371	0
Feb 2012 Assembly	Olympic unit	Achieved	218	218	0
Feb 2012 Assembly	Changes to the public events programme	£30k variance due to commitments made to still deliver St. Georges day and classical concert events. Shortfall to be funded by early delivery of Events staff saving, no further action remaining	90	60	30
Feb 2012 Assembly	Expanding commercial opportunities at heritage venues	Plans put in place to bring in more income from weddings and other events have not been successful. Steps being put in place to reduce expenditure to offset the income target	10	0	10
Feb 2012 Assembly	Libraries Review	Achieved	226	226	0
Total Adult & Community Services			4,324	4,262	62

Children's Services

Ref:	Detail	Current Position	Target	Forecast	Variance
			£000	£000	£000
CHS/SAV/01	Early Years - Changes to the delivery format of Phase 3 Children's Centres	On Target	500	500	0
CHS/SAV/02	Integrated Youth Service - Reduction in staff and commissioning	On Target	100	100	0
CHS/SAV/03	Borough Apprentice Scheme - Removal of apprenticeship wage subsidy to departments and reduction in 14-19 staffing	On Target	100	100	0
CHS/SAV/04	Education - school improvement - retirement and efficiency savings	On Target	25	25	0
CHS/SAV/05	Education - School Estates Team (capitalisation)	On Target	75	75	0
CHS/SAV/06	Education - Reduction of £100k in Education Inclusion	On Target	50	50	0
CHS/SAV/08	Commissioning & Safeguarding - Transfer of costs to catering traded services account as an overhead	On Target	50	50	0
CHS/SAV/10 (a)	Targeted Support - Reduction in repairs, maintenance and equipment budgets	On Target	300	300	0
CHS/SAV/10 (b)	Troubled Families Co-ordinator funding - For 2012/13, 13/14 and 14/15 (non-recurrent)	On Target	100	100	0
CHS/SAV/10 (c)	Commissioning - Youth Access card to be transferred to Public Health Grant	On Target	150	150	0
CHS/SAV/10 (d)	Commissioning - Misc budget savings	On Target	45	45	0
CHS/SAV/10 (e)	Education - Deletion of 1 Attendance Officer (vacant following resignation) and 1 Admin Support	On Target	50	50	0

Ref:	Detail	Current Position	Target	Forecast	Variance
CHS/SAV/10 (f)	Social Care and Complex Needs - Additional EP income	On Target	80	80	0
CHS/SAV/10 (g)	Efficiencies within Prevention - Long Term Care	On Target	120	120	0
CHS/SAV/10 (h)	Maximising of grant flexibilities	On Target	5	5	0
CHS/SAV/11	Adoption - Reduction in use of independent social workers	On Target	70	70	0
CHS/SAV/12	Complex Needs and Social Care, Assessment and Care Management.	On Target	60	60	0
CHS/SAV/15	School Estate Management - reduce to statutory only posts, and charge for lead manager from capital funding	On Target	45	45	0
CHS/SAV/17	Inclusion Services - Further reduce central support team, would only be funded from DSG but schools may feel not equipped to manage complex special needs - potential impact is increased SEN costs	On Target	35	35	0
CHS/SAV/20	Youth Service - Reduce to statutory provision only	On Target	140	140	0
Feb 2012 Assembly	Prevention/Crisis Intervention/ Family Group Conferencing Merger of the three preventative services to create efficiencies	On Target	50	50	0
Feb 2012 Assembly	CAMHS Schools Counselling contract ending that will not be renewed and reduction in primary and emotional team	On Target	100	100	0
Feb 2012 Assembly	Disabled Children's Team - Contribution from short breaks funding on mainstreamed into base budget	On Target	100	100	0
Feb 2012 Assembly	Adult College - contribution from the College towards management costs / overheads	On Target	100	100	0

Ref:	Detail	Current Position	Target	Forecast	Variance
Feb 2012 Assembly	Education Inclusion/School Improvement - Staffing Review and Reductions	On Target	100	100	0
Feb 2012 Assembly	School Improvement Income - Raising the SLA income - charging Schools for services/Other Local authorities	On Target	50	50	0
Feb 2012 Assembly	Training Reductions	On Target	23	23	0
Feb 2012 Assembly	Reduction of Management costs in the Multi-agency Locality Teams	On Target	55	55	0
Feb 2012 Assembly	Portage Amalgamation	On Target	30	30	0
Total			2,708	2,708	0

Housing and Environment

Ref	Detail	Current Position	Target £000	Forecast £000	Variance £000
H&E/SAV/01(a)	Catering income from Parks	Service manager currently working to implement, not yet up and running.	20	20	0
H&E/SAV/01(b)	Park Ranger Services	Restructure Complete	260	260	0
H&E/SAV/02	Street Lighting - Energy efficiency savings	Complete	52	52	0
H&E/SAV/03	Rationalisation of recharges to the HRA - Street Lighting	Complete	200	180	20
H&E/SAV/04	Review of road safety service / schools crossings patrols	Complete	80	80	0
H&E/SAV/07	Cessation of night time cleansing	Night cleaning service still ongoing, however, alternative posts have been reduced to accommodate	210	210	0
H&E/SAV/09	Consolidation of Transport & Plant - 5% efficiency savings on kit, fuel & vehicle use	Reconciliation work in process to identify all kit in the department	120	120	0
H&E/SAV/11	Land Drainage - Efficiency saving on maintenance budget	Complete	60	60	0
H&E/SAV/12	Decommission of Depots	Likely to be achieved by closing of Parsloes depot.	40	40	0
H&E/SAV/15	Recharge GF works to the Parking Account	Linked to capital strategy; report being prepared for July Cabinet to agree funding.	150	150	0
H&E/SAV/18	Reduction in Environmental Enforcement	Complete	140	140	0
H&E/SAV/21	Introduce charging for a bulky waste collection service	Complete	55	55	0
Feb 2012 Assembly	Transport savings from adjustments for affordability and reductions in use of buses	Dependent on ACS reducing the number of journeys required, but currently still requesting same number of routes.	100	100	0

Ref	Detail	Current Position	Target	Forecast	Variance
Feb 2012 Assembly	Reduced mowing to create naturalised environment	Original figures from 'confirm' are now inaccurate, so the actual savings will need to be delivered in a different way.	32	32	0
Feb 2012 Assembly	Making Parks more commercially sustainable	Parking charges in Parks not being implemented (£9K) as per members decision, Grazing and Education at Millennium Centre not achievable (£4.5k), only half of Bowling Greens savings and 'Golfwise' achievable (i.e.£25k) as original costings from 'Confirm' now inaccurate, Income from Lakes, Tennis and Education and Concessions achievable. Non-essential spend put on hold to cover the deficit.	96	72	24
Feb 2012 Assembly	Efficiencies within Parking services processes	Complete	50	50	0
Total			1,665	1,621	44

Chief Executive

Ref:	Detail	Current Position	Target	Forecast	Variance
			£000	£000	£000
FIN&RES/SAV/01	Regeneration - Transport Planning. Increase the LIP top slice in 2013/14	Achieved	25	25	0
FIN&RES/SAV/06	Efficiencies through implementation of Oracle R12	Achieved	200	200	0
FIN&RES/SAV/10	Reduction in ex Asset & Commercial Services central budgets i.e. supplies & services budgets, training budget reduction and other uncommitted budgets after Elevate transfer	Achieved	120	120	0
FIN&RES/SAV/12	Internal Audit - Removal of special projects provision	Achieved	26	26	0
FIN&RES/SAV/13	Risk Management - Staffing reductions	Achieved	31	31	0
FIN&RES/SAV/14	Reduction in CM Unit budget	Achieved	100	100	0
FIN&RES/SAV/15	Deletion of a Project & Technical officer post - PO4	Achieved	47	47	0
FIN&RES/SAV/16	Facilities Management Group - Savings from a management and service restructure	Facilities Mgt transferred to H&E to deliver this saving. At present only £150k of the savings has been identified and the division is currently confirming details of achieving the rest. Shortfall is currently being absorbed within the CEX department and H&E.	300	150	150
FIN&RES/SAV/17	Increased charging of Economic Development & Sustainable Communities staff time to the HRA	Achieved	153	153	0
FIN&RES/SAV/18	Merger of the Corporate Client and Capital Delivery Teams	Achieved	125	125	0

Ref:	Detail	Current Position	Target	Forecast	Variance
			£000	£000	£000
FIN&RES/SAV/22	Regeneration - Deletion of one Development Management post	Achieved	38	38	0
CEX/SAV/01	CE Office - Reduction in supplies and services and third party payments	Achieved	30	30	0
CEX/SAV/02	Policy & Performance -Reduction in supplies and services, and one PO2 post from the team	Policy restructure completed	102	102	0
CEX/SAV/05	Marketing & Communications - Further reductions in supplies & services; and increased income generation from external suppliers	Achieved	100	100	0
CEX/SAV/06	Legal & Demo - Reduction in employee budgets, and increase in income	Achieved	100	100	0
CEX/SAV/08	Chief Executive Review	Achieved –a report submitted to PASSC on the delivery of this savings. The Marketing & Communication element of the savings could not be fully delivered, but this has been mitigated by the savings from the joint CEX arrangement with Thurrock.	622	622	0
CEX/SAV/10	Policy - Further reduction and sharing of Service	Achieved through centralising Policy officers across the Council Departments	80	80	0
CEX/SAV/11	Cease publication of the News	Achieved – Publication has ceased.	60	60	0
CEX/SAV/12	Legal - Reduction in employee budgets / further sharing with Thurrock Council	Achieved through further sharing of GM posts in Legal	54	54	0
Feb 2012 Assembly	Savings in Sustainable Communities/Economic Development area	Achieved	40	40	0
Feb 2012 Assembly	Reduction in accommodation costs through the Modern Ways of Working project	Some buildings closed and some yet to be closed	226	226	0

Appendix B

Feb 2012 Assembly	Restructure of Senior Managers	Achieved	68	68	0
Feb 2012 Assembly	Merge Payroll and HR Support (within Elevate)	Achieved	86	86	0
Total			2,733	2,583	150

HOUSING REVENUE ACCOUNT MONITORING STATEMENT

November 2013/14

HOUSING REVENUE ACCOUNT	Outturn 2012/13	Original Budget	Revised Budget	Forecast Outturn	Forecast Variance
	£000	£000	£000	£000	£000
Rents	(83,901)	(86,627)	(86,627)	(86,627)	-
Non Dwelling Rent	(2,489)	(2,503)	(2,503)	(2,503)	-
Other Income	(19,785)	(17,530)	(17,644)	(17,644)	-
Capitalisation of Repairs	(2,700)	(1,000)	(1,000)	(1,000)	-
Repairs and Maintenance	22,960	20,000	20,000	20,027	27
Supervision and Management	37,363	37,025	39,229	38,827	(402)
Rent Rates and Other	443	700	700	700	-
Bad Debt Provision	632	3,159	3,159	3,159	-
Interest Charges	9,294	9,759	9,759	9,759	-
Corporate & Democratic Core	811	811	811	811	-
Interest	(642)	(336)	(336)	(336)	-
Revenue Contribution to Capital & Depreciation	11,345	35,542	34,453	34,828	375
Service Transformation		1,000			
Repayment of Debt					
Transfer to Major Repairs Reserve	26,342				
Subsidy Limitation	135				
Contribution to HRA Reserve	(192)	-	-	-	0

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2013/2014 CAPITAL PROGRAMME - as at end of November 2013

APPENDIX D

Project No.	Project Name	Revised Budget (£'000)	Actual Expenditure (£'000)	Forecast Outturn (£'000)	Forecast Variance (£'000)
Adult & Community Services					
Adult Social Care					
2872	Fews Lodge Extra Care Scheme		(18)	0	
2913	80 Gascoigne Road Care Home	198	135	198	
2888	Direct Pymt Adaptations	400	252	400	
100	Disabled Adaptations (HRA)	583	530	833	250
106	Private Sector Households	575	356	575	
2976	Community Capacity Grant	491		491	
Culture & Sport					
1654	Ripple Hall (St Georges/Vol Group Relocation)	1	1	1	
191	Eastbury House	3		3	
2233	Valence Site Redevelopment	19	12	19	
2266	Barking Park Restoration & Improvement	100	54	100	
2603	Becontree Heath Leisure Centre	159	3	159	
2815	Goresbrook Leisure Centre - Olympic Training Venue		8		
2855	Mayesbrook Park Athletics Arena	251	23	251	
2870	Barking Leisure Centre 12-14	4,923	1,443	4,923	
Total For Adult & Community Services		7,703	2,799	7,954	250

2013/2014 CAPITAL PROGRAMME - as at end of November 2013

APPENDIX D

Project No.	Project Name	Revised Budget (£'000)	Actual Expenditure (£'000)	Forecast Outturn (£'000)	Forecast Variance (£'000)
Children's Services					
Primary Schools					
2555	Eastbury	32	(62)	32	
2736	Roding Primary School - Cannington Road Annex	137	0	137	
2745	George Carey CE Primary School (formerly Barking Riverside Primary)	273	273	273	
2759	Beam Primary Expansion	82		82	
2799	St Joseph's Primary - expansion	83	62	83	
2800	St Peter's Primary - expansion	34		34	
2776	Thames View Infants - London TG Agreement	40	1	40	
2787	Cambell Junior - Expansion & Refurb	18		18	
2786	Thames View Juniors - Expansion & Refurb	49	15	49	
2784	Manor Longbridge (Former UEL Site)		(329)		
2790	St Georges - New Primary School	25		25	
2860	Monteagle Primary (Quadrangle Infill)	96	3	96	
2862	Gascoigne Primary (Expansion)	989	897	989	
2863	Parsloes Primary (Expansion)	49	11	49	
2864	Godwin Primary (Expansion)	1,674	1,693	1,693	19
2865	William Bellamy Infants/Juniors (Expansion)	750	121	750	
2867	Southwood Primary (Expansion)	13	5	13	
2900	Becontree Primary Expansion	42	11	42	
2924	St Josephs Primary Extn	352	176	352	
Other Schemes					
2972	Implementation of early education for 2 year olds	750	43	750	
2793	SMF - School Modernisation Fund	412	416	416	4
2751	School's Kitchen Extension/Refurbishment 10/11	12	0	12	
2724	Basic Needs Projects (formerly Additional School Places)2011/12	231	53	231	
2826	512a Heathway - Conversion to a Family Resource	185	80	185	
2878	512a Heathway (phase 2)- Conversion to a Family Resource with additional teaching space	7		7	
9999	Devolved Capital Formula	1,639	810	1,639	
2906	School Expansion SEN Projects	863	286	863	
2909	School Expansion Minor Projects	473	159	473	
Children Centres					
2310	William Bellamy Childrens Centre	6	(14)	6	
2311	Becontree Childrens Centre		(232)		
2217	John Perry Childrens	10	(5)	10	
Secondary Schools					
2818	Sydney Russell - Schools For The Future	224	204	224	
2825	Dagenham Park School		(12)		
2932	Trinity 6th Form Provison		(153)		
Skills, Learning & Enterprise					
2723	Advanced Skills Centre	580	163	500	(80)

2013/2014 CAPITAL PROGRAMME - as at end of November 2013

APPENDIX D

Project No.	Project Name	Revised Budget (£'000)	Actual Expenditure (£'000)	Forecast Outturn (£'000)	Forecast Variance (£'000)
Approved by Cabinet - awaiting Appraisal					
2974	Robert Clack Artificial Football Pitch	668	0	668	
2975	Barking Abbey Artificial Football Pitch	630		3	(627)
2977	Barking Riverside Secondary Free School	300		300	
2918	Roding Cannington 2013-15	1,826	1,720	1,826	
2919	Richard Alibon Expansion	985	193	985	
2920	Warren/Furze Expansion	1,500	240	1,500	
2921	Manor Infant Jnr Expansion	1,000	141	1,000	
2922	Valence Halbutt Expansion	1,609	1,547	1,609	
2923	Rush Green Expansion	150	118	150	
2956	Marsh Green Primary 13-15	30		30	
2957	John Perry School Expansion 13-15	786	44	786	
2958	Fanshawe Adult College Refurb 13-15	2,250	2,033	2,250	
2960	Parsloes Fanshawe Primary Expansion 13-15	300	73	300	
2929	SMF 2012/13	2,380	1,717	2,380	
2978	SMF - School Modernisation Fund 13/14	1,000		1,000	
2952	Barking Abbey Expansion 13-15	50	4	50	
2953	All Saints Expansion 13-15	3,603	1,640	3,603	
2954	Jo Richardson Expansion 13-15	350	4	350	
2955	Barking Riverside City Farm	5,141	4,718	5,141	
2959	Robert Clack Expansion 13-15	50	7	50	
Total For Children's Services		34,740	18,875	34,054	(686)

Housing and Environment

Environmental Services					
2764	Street Light Replacing	211	12	211	
2873	Environmental Improvements and Enhancements	119	(10)	119	
2964	Road Safety Improvement 2013-14 (TfL)	98	(19)	98	
2887	Frizlands Wkshp Major Wks		43		
2886	Parking Strategy Imp	157	(42)	157	
2907	Leys Road Reconstruction 12-13		6		
2930	Highways Improvement Programme	3,555	2,491	3,555	
2981	Parkmap scheme (Traffic Mangement Orders)	170		170	
2982	Controlled Parking Zones (CPZ's)	170		170	
PGSS					
2421	Staff Costs 12/14	38		38	
2567	Abbey Green Park Development	9	(4)	9	
2817	Maysbrook Park Improvements (Phase 1)	67	8	67	
2911	Quaker Burial Ground	60	1	60	
2912	Barking Park Tennis Project	41	13	41	
2948	Abbey Green- Churchyard Wall	78	36	78	
2925	Adizone Project 12-13	41		41	
Total For Housing & Environment		4,816	2,536	4,816	

2013/2014 CAPITAL PROGRAMME - as at end of November 2013

APPENDIX D

Project No.	Project Name	Revised Budget (£'000)	Actual Expenditure (£'000)	Forecast Outturn (£'000)	Forecast Variance (£'000)
Chief Executive (CEO)					
Asset Strategy					
2741	L8 Control of Legionella Remedial Works	60	31	60	
2578	Asbestos (Public Buildings)	10	1	10	
2771	Automatic Meter Reading Equipment	41	37	41	
2587	Energy Efficiency Programme	86	100	86	
2542	Backlog Capital Improvements	600	246	600	
2565	Implement Corporate Accommodation Strategy	539	305	539	
ICT					
2623	Microsoft Enterprise Agreement	89		89	
2738	Modernisation & Improvement Capital Fund	1,529	221	1,529	
2877	Oracle R12 Joint Services	2,778	755	2,778	
Regeneration					
2458	New Dagenham Library & One Stop Shop	74		74	
2596	Legi Business Centres	80	28	80	
2969	Economic Development Growth Fund	225		225	
2775	BTC Public Realm - Tsq & Abbey	25	12	25	
2625	Thames View Regen Initiative	21	14	21	
2819	London Road/North Street Site Acquisitions	77	22	77	
2821	Shopping Parade Enhancements	365	(104)	365	
2854	Improvements to the rear of The Mall, Dagenham Heathway	170	89	170	
2901	Creekmouth Arts & Heritage Trail	165	38	165	
2902	Short Blue Place (New Market Square Barkin - Phase II)	304	229	304	
2926	Outer London Fund Round 2	120	58	120	
2927	Chequers/Abbey Road Public Realm improvements	392	425	392	
2928	Captain Cook Site Acquisition and Public Realm Works (Abbey Leisure Centre)	50	15	50	
2841	Biking Borough Initiative (TFL)	141	82	141	
2891	Merry Fiddlers Jnct Imp Year 2 (TFL)	384	229	384	
2892	Cycling Greenways Year 2 (TFL)	96	36	96	
2893	Thames Rd Corr Imp	315	275	315	
2895	Chadwell Heath Station Impv (TFL)	288	95	288	
2898	Local Transport Plans (TFL)	96	67	96	
2899	River Roding Cycle Link / Goresbrook Park Cycle Links	192	(6)	192	
2962	Principal Road Resurfacing 2013-14 TfL	530	6	530	
2963	Mayesbrook Neighbourhood Improvements (DIY Streets) 2013-14	288	46	288	
2965	Safer & Smarter Travel Plans 2013-14 (TfL)	111	111	111	
2910	Barking Stn Parade Assessment				
2914	Barking Job Shop Relocation	73	(6)	73	
Total For CEO		10,316	3,457	10,316	
Grand Total General Fund		57,575	27,667	57,140	(435)

2013/2014 CAPITAL PROGRAMME - as at end of November 2013

APPENDIX D

Project No.	Project Name	Revised Budget (£'000)	Actual Expenditure (£'000)	Forecast Outturn (£'000)	Forecast Variance (£'000)
HRA					
2640	MAJOR WORKS (R&M) PROJ.	1,000	649	1,000	
2645	Planning and Contingencies	523	701	523	
2725	Extensions and deconve	13	13	13	
2726	External Enveloping Work	251		251	
2728	Electrical Switchgear Project	98	25	98	
2730	Sheltered Alarms Upgrade		(138)		
2731	Colne & Mersea Blocks	188	(175)	188	
2772	King William St Qtr	98	98	98	
2773	New Build phase 2 & 3	225	176	225	
2811	Capitalised Improvement Works	360	56	360	
2813	Estate Improvement Project	450	76	450	
2822	Communal Lighting and Electrical Switchgear	88	3	3	(85)
2823	New Council Housing Phase 3	1,000	315	1,000	
2824	Oldmead & Bartlett Remedial Works	5	(30)	(31)	(36)
2844	Door Entry Project 11/12	272	131	272	
2845	External Enveloping & Fire proofing project (including walkways)	859	275	859	
2847	Central Heating Installation inc. Communal Boiler Replacement	25	1	25	
2848	Kitchen & Bathroom Replacement Project	64	46	64	
2849	High Rise Surveys	392		392	
2850	Capitalised Improvement Works (Estates)	158	21	158	
2852	Adaptations - Housing	120	68	120	
2853	Estate Improvements	371	79	371	
2880	Central Heating Installation Phase 2 (Enhanced)	14	44	14	
2881	Kitchen , Bathroom, Central Heating and Re-wiring (Enh)	74	0	74	
2882	Electrical Rewiring (Enhanced)	12	5	12	
2933	Voids 12-14	3,000	2,033	3,000	
2934	Roof Replacement Project	1,125	236	1,125	
2935	Internal Works Multiple Elmnts	6,500	2,018	6,500	
2936	Rewiring (incl Smoke Alarms)	1,083	145	1,083	
2937	CCTV/SAMS Phase 2	10	2	10	
2938	Fire Safety Works	233	111	233	
2939	Riverside House Refurb	2,300	603	2,300	
2940	Door Entry Project 12/13 Phase II	1,102	371	1,102	
2941	Renewables (PVs) & CESP's additional External Enveloping Works	1,224	331	1,224	
2942	Travellers Site Refurbishment	237	258	237	
2943	Asbestos Removal (Communal Areas only)	150	109	150	
2944	R & M Set up Costs	3,129	(295)	3,129	
2945	Street Properties Acquisition	2,000	160	2,000	
2946	Older Persons Housing Strategy Phase 1	400	242	400	
2949	External Enveloping incl. Walkways Phase II	1,423	613	1,423	
2950	Central Heating Installation Inc. Communal Boiler Replacement Phase	1,490	19	1,490	
2951	Electrical Switchgear inc. Communal & Emergency Lighting Phase II	483	33	483	
2820	Boroughwide Estate Renewal - Gascoigne Decants	868	461	868	
2828	Boroughwide Estate Renewal - Leys Decants	141	103	141	
2829	Boroughwide Estate Renewal - Goresbrook Village Decants	87	96	87	
2856	Boroughwide Est Renewal - Leaseholders Buybacks (all)	6,690	4,696	6,690	
2857	Boroughwide Est Renewal - Resources/Masterplanning	1,198	484	1,198	
2858	Boroughwide Est Renewal - Demolition	4,395	3,631	4,395	
2915	Boroughwide Estate Renewal - Althorne Way	111	60	111	
2916	Lawns & Wood Lane Dvlpmnt	6,100	3,589	6,100	
2917	Abbey Road CIQ	13,493	8,030	13,493	
2931	Leys New Build Dev (HRA)	1,355	739	1,355	
2961	Goresbrook Village Housing Development 13-15	3,625	1,761	3,625	
2970	Marks Gate Open Gateway Regen Scheme	2,600	2,044	2,600	
2971	Minden Gardens	300	207	300	
2983	Decent Homes Backlog Programme	6,000		6,000	
2984	Becontree Heath Enveloping Project	100		100	
2985	West Gascoigne Upgrading	50		50	
2987	Stansgate New Build	225		225	
2988	Margaret Bondfield New Build	100		100	
2989	Ilchester Road New Build	100		100	
2990	Abbey Road Phase II New Build	500		500	
Grand Total HRA		80,587	35,360	80,466	(121)
TOTAL CAPITAL PROGRAMME		138,162	63,027	137,606	(556)

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CABINET**21 January 2014**

Title: Calculation and Setting of the Council Tax Base for 2014-15	
Report of the Cabinet Member for Finance	
Open Report	For Decision
Wards Affected: All	Key Decision: Yes
Report Author: Kathy Freeman, Group Manager Corporate Finance	Contact Details: Tel: 020 8227 3497 E-mail: kathy.freeman@lbdd.gov.uk
Accountable Director: Jonathan Bunt, Chief Finance Officer	
Summary	
<p>The Council has a duty to set a tax base for Council Tax purposes by 31 January each year under Section 67 of the Local Government Finance Act 1992.</p> <p>This report seeks approval of the Authority's Council Tax Base for 2014-15.</p>	
Recommendation(s)	
<p>The Cabinet is recommended to agree:</p> <ul style="list-style-type: none"> (i) That the existing discounts and exemptions for 2013-4, including the Council Tax Support scheme, remain unchanged and those prescribed by statute be applied in calculating the tax base; (ii) That, consistent with previous decisions of the Council, no locally determined discounts based on categories of property or occupier be awarded for 2014-15; (iii) That, consistent with previous decisions of the Council, there should be no award of reductions for prompt payment during 2014-15; and (iv) On the basis of i), ii) and iii) and that in accordance with the Local Authorities (Calculation of Tax Base) (England) Regulations 2012, the amount calculated by the London Borough of Barking & Dagenham Council as its tax base for the year 2014-15 shall be 40,522.12 Band 'D' properties. 	
Reason(s)	
To meet the Council's statutory duties under the Local Government Finance Act 1992.	

1. Introduction and Background

- 1.1 The tax base must be conveyed to the major precepting Authorities by 31 January prior to the start of the financial year.
- 1.2 The Tax Base must be calculated in accordance with regulations made by the Secretary of State under Section 33(5) of the Local Government Finance Act 1992 and The Local Authorities (Calculation of Tax Base) (England) Regulations 2012.
- 1.3 The regulations set a prescribed period for the calculation of the tax, which is between the 1 December and 31 January in the financial year preceding that for which the calculation of the council tax base is made. The data used in the calculation must be that held by the Council as at 30 November.

2. Proposal and Issues

- 2.1 The valuation of properties for Council Tax purposes is carried out by the Valuation Office Agency.
- 2.2 For Council Tax purposes each property is placed in a band based on its open market value as at 1 April 1991. The bands are as follows:

Range of Values Band	Valuation
Values not exceeding £40,000	A
Values exceeding £40,000 but not exceeding £52,000	B
Values exceeding £52,000 but not exceeding £68,000	C
Values exceeding £68,000 but not exceeding £88,000	D
Values exceeding £88,000 but not exceeding £120,000	E
Values exceeding £120,000 but not exceeding £160,000	F
Values exceeding £160,000 but not exceeding £320,000	G
Values exceeding £320,000	H

- 2.3 The tax base is calculated in terms of the equivalent number of Band 'D' properties after discounts and exemptions have been taken into account. There are statutory ratios which determine the proportion of the band D charge that will be charged for a property in each band. The ratios are as follows:

A = 6/9ths	E = 11/9ths
B = 7/9ths	F = 13/9ths
C = 8/9ths	G = 15/9ths
D = 1	H = 18/9ths

- 2.4 The standard Council Tax is set in relation to Band 'D' properties, this will mean that somebody living in a Band 'A' property pays 2/3rds of the standard amount whilst somebody in a Band 'H' property pays twice the standard amount.

2.5 The full Council Tax charge is based on the assumption that the property is occupied by two or more adults. However, some properties are exempt from any charge, and others qualify for a discount. In determining the tax base the following discounts and exemptions are taken into account.

a) Single Person Discount

Where only one adult lives in the property the Council Tax bill for that property is reduced by 25%.

b) Status Discounts

For the purpose of determining the number of adults living in the property certain categories of people are not taken into account. Examples include:

- Full time students and student nurses
- Recent school leavers
- People with severe mental impairment
- People living in a nursing or care home
- Certain care workers
- People in prison
- Properties left unoccupied because the occupier has died

Where the number of adults to be counted after allowing these disregards is one, a 25% discount is allowed. Where the number of adults is nil a 50% discount is allowed.

c) Empty Properties

Properties that are unoccupied and unfurnished and have been so for two years or more are charged an additional 50% of the applicable council tax.

d) Exemptions

There are 21 categories of property which are exempt. The main exemption that applies in Barking and Dagenham are properties occupied by students.

e) Reductions for People with Disabilities

Under certain circumstances, a property that is the home of a person with a disability is charged at the rate for the band below that which would normally be charged. For properties in band A the charge is reduced by 1/9th of the band D charge.

For the purposes of setting the tax base for calculating the Council Tax, the information to be used is that recorded in the valuation list and the Council Tax records as at 30 November 2013. The number of band D equivalents for each property band at that date is shown below with a comparison to the figures at the time the tax base was set for 2014/15.

f) Reductions for second homes

Second homes are eligible for a 10% discount for 30 days. After this time the full council tax applicable to the property is charged.

g) Discounts for tax payers that qualify for the Council's council tax reduction scheme

Discounts are awarded to residents who claim and who qualify for a discount under the Council's council tax reduction scheme which remains unchanged from 2013/14.

2.6 The table below has additional adjustments for the Council Tax support scheme based upon a 15% reduction in liability for working age applicants and for exemptions for empty properties as explained in the tax base report.

2013-14			2014-15	
Last Year Totals	Band 'D' Equivalent	Band	Total	Band 'D' Equivalent
4.50	2.5	A*	2.75	1.5
5,492.75	3,661.80	A	5,230.95	2,079.98
9,073.05	7,056.80	B	9,163.00	4,677.93
38,585.85	34,298.50	C	38,872.50	26,624.10
7,746.35	7,746.40	D	7,997.75	6,756.13
1,563.10	1,910.50	E	1,533.50	1,640.50
315.20	455.30	F	312.25	414.76
39.30	65.50	G	39.00	63.19
4.9	9.8	H	4.00	8.00
62,825.00	55,207.10		63,155.00	42,265.11
CTS	(13,883.96)	This information was not available in 2013/14 by band.		
Empty properties	672.65			
	41,995.79			

2.7 When determining the tax base for the purpose of setting the Council Tax an allowance has been made for non collection. The losses on collection allowance for 2014/15 has been assessed as 6.5%. A further adjustment has been made for arrears collection.

2.8 The adjustment, expressed as band D equivalents, is shown below.

Estimated 2014/15 Band D equivalent	42,265.11
Losses on collection allowance at 6.5%	(2,747)
Arrears collection	1,004
Final Tax Base for 2014/15	40,522.12

2.9 A fully detailed calculation of the tax base is contained in Appendix A.

3. Options Appraisal

3.1 In December 2008 the Assembly accepted a recommendation not to award reductions for prompt and non-cash payments for 2009/10 but to reconsider the possibility of this in future years.

3.2 Under regulation 28 of the Council Tax Administration and Enforcement Regulations, a billing authority may set a resolution before the date Council Tax is set that will allow Council Tax payers to receive a discount for paying Council Tax by a specified date/day, if it is paid in a lump sum.

3.3 It is recommended that the Cabinet do not adopt a reduction scheme for prompt payment in 2014/15 due to the potential cost of the scheme. For example if a 5% discount was offered and taken up by half of payers this would cost the Council £1 million. This would in part be offset by additional interest earned of approximately £100k.

3.4 The government brought in legislation (Local Government Finance Act 2012) to allow local authorities discretion over the level of exemptions and discounts allowed on empty properties. This table shows the current Council Tax discounts and premiums for 2013/14.

Class of property	Current status
Class A or B Second homes	A discount of 10% for up to 1 month
Class D – undergoing repair	10% discount for up to 12 months
Class C – unoccupied and unfurnished	100% discount for up to 1 month
Long term empty properties after 2 years	After 2 years empty a premium of 50% is charged

3.5 This table shows the estimated cost of granting these discounts in 2013/14.

Class of property	Value of discount (£)
Class A or B Second homes	18,000
Class D – undergoing repair	5,000
Class C – unoccupied and unfurnished	241,000
Total	264,000

3.6 The Class C – unoccupied and unfurnished discount is awarded for one month to allow for the period of time between tenants leaving and moving into properties.

Removing the discount would put pressure on collection due to the changes between liable parties and the increased income is unlikely to justify the additional cost. A large amount of these properties are also Housing Revenue Account (HRA) properties where the Council would be liable for the Council Tax for the period where there was no tenant.

- 3.7 Second homes and houses undergoing repair are provided a small discount in recognitions of their circumstances. However they are time limited to encourage properties to be bought back into full use as quickly as possible.

4. Consultation

- 4.1 The calculation of the council tax base follows a prescribed process and, as such, does not require consultation.

5. Financial Implications

Implications completed by: Jonathan Bunt, Chief Finance Officer

- 5.1 The financial implications are set out in Appendix A to this report (Calculation of Tax Base).
- 5.2 There is an increase in the tax base of 566.46 from the 2013/14 tax base of 39,955.66. This represents additional income of £576,000 before losses in collection for the Council compared to the previous year.

6. Legal Implications

Implications completed by: Paul Feild, Senior Corporate Governance Solicitor

- 6.1 The legal context and implications are summarised within paragraphs 1.1 to 1.3 of this report.

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

List of appendices:

- **Appendix A** - Detailed calculation of the tax base.

	Band A Disabled	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Totals	
1	0	6,768	10,899	43,619	8,770	1,675	330	44	18	72,123	
2	0	374	319	629	110	26	4	6	0	1,468	
3	0	0	0	0	0	0	0	0	0	0	
4	0	6,394	10,580	42,990	8,660	1,649	326	38	18	70,655	
5	0	3	18	166	78	17	4	3	12	301	
6	3	18	166	78	17	4	3	12	0	301	
7	3	6,409	10,728	42,902	8,599	1,636	325	47	6	70,655	
8	1	4,033	5,368	14,258	2,092	336	34	4	0	26,126	
8a	1	3,025	4,026	10,694	1,569	252	26	3	0	19,595	
9	0	58	148	534	73	14	1	0	0	828	
9a	0	44	111	401	55	11	1	0	0	621	
10	0	4	1	17	4	1	2	14	2	45	
10a	0	2	1	9	2	1	1	7	1	23	
11	0	20	21	50	14	7	0	0	0	112	
11a	0	10	11	25	7	4	0	0	0	56	
12	0	104	136	219	39	6	3	0	0	507	
13	0	0	0	0	0	0	0	0	0	0	
14	0	19	18	43	5	3	0	0	0	88	
15	0	21	21	36	7	2	0	0	1	88	
16	0	144	175	298	51	11	3	0	1	683	
16a	0	68	83	128	28	6	2	0	1	316	
16b	0	1	0	14	3	0	0	0	0	18	
17	2	2,150	5,015	27,745	6,365	1,267	285	29	3	42,861	
18	1	4,259	5,713	15,157	2,234	369	40	18	3	27,794	
19	3	5,230	9,163	38,873	7,998	1,534	312	39	4	63,155	
20	0.56	0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00		
21	1.5	3486.8	7126.8	34553.3	7997.8	1874.3	451.0	65.0	8.0	55,565	
22	2.75	5,230.25	9,163.00	38,872.50	7,997.75	1,533.50	312.25	39.00	4.00	63,155.00	
23	0.00	2,111.78	3,148.52	8,920.39	1,241.62	191.27	25.11	1.08	0.00	15,639.78	
24	2.75	3,118.47	6,014.48	29,952.11	6,756.13	1,342.23	287.14	37.92	4.00	47,515.22	
25	0.56	0.67	0.78	0.89	1.00	1.22	1.44	1.67	2.00		
26	1.53	2,078.98	4,677.93	26,624.10	6,756.13	1,640.50	414.76	63.19	8.00	42,265.11	
		Losses in collection									
		Arrears Collection									
		Target	Band D	Band D	Equivalents						
		£1,325,000	£1,319.4	1,004							
		Current year									
		Loss	Number loss								
		6.50%	2,747								
		Losses in collection									
		Taxbase	42,265.11								
		Current year	-2,747								
		Arrears	1,004								
		Total taxbase	40,522.12								

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CABINET**21 January 2014**

Title: Public Space CCTV Strategy and Delivery Plan 2013-2018	
Report of the Cabinet Member for Crime, Justice and Communities	
Open Report	For Decision
Wards Affected:	Key Decision:
Report Author: Karen Proudfoot, CCTV and Security Contract Manager	Contact Details: Tel: 020 227 2938 E-mail: karen.proudfoot@lbbd.gov.uk
Accountable Divisional Director: Glynis Rogers, Divisional Director of Community Safety and Public Protection	
Accountable Director: Anne Bristow, Corporate Director of Adult and Community Services	
<p>Summary</p> <p>This report introduces the final draft of the Council's Public Space CCTV Strategy.</p> <p>The overarching aim of the Council's Public Space CCTV Strategy is to enhance community safety, assist in developing the economic well being of the Borough of Barking and Dagenham, and to encourage greater use of the town centres, estates, and car parks.</p> <p>This Strategy has been developed following consultation with the Community Safety Partnership's constituent agencies.</p>	
<p>Recommendation(s)</p> <p>The Cabinet is recommended to:</p> <ul style="list-style-type: none"> (i) adopt the Public Space CCTV Strategy and Delivery Plan 2013-2018 as attached to the report; and (ii) request officers to explore other opportunities for utilising mobile technology (such as cameras on Council vehicles or supporting the use of web cams) to combat crime and disorder. 	
<p>Reason(s)</p> <p>The Public Space CCTV Strategy supports Barking and Dagenham's Community Strategy priorities, with a particular focus on reducing crime and the fear of crime, and will continue to support our work with partners in the well-established Community Safety Partnership to maintain enforcement activity and improve the feeling of safety of those living, working and visiting the Borough.</p>	

1. Introduction and Background

1.1 Barking and Dagenham Council own and operate the vast majority of CCTV cameras in the Borough which are installed in public spaces, such as town centres and car parks. However, some agencies such as the Metropolitan Police Service and Transport for London also have some public space camera provision which is operated separately. There is also CCTV provision in some privately owned and managed spaces which have public access, including shopping centres such as Vicarage Fields and The Mall. This Public Space CCTV Strategy specifically relates to the Council's provision of public space CCTV cameras and the associated infrastructure.

1.2 Barking and Dagenham Council currently operate 117 public space cameras in strategic locations across the Borough. Images are transmitted to the CCTV Control Room at Barking Town Hall, where they are recorded 24 hours a day and monitored by skilled, vetted and licensed CCTV operators. The CCTV Team also provide other 24 hour services, including:

- monitoring and responding to Intruder, Fire and Panic alarms in corporate and civic buildings and schools;
- monitoring and responding to lone worker alarms;
- out of hours key holding;
- managing the out of hours lift room and roof access to high rise Housing blocks; and
- key support service to the Borough's major incidents and emergency response service.

2. Proposal and Issues

2.1 CCTV has been the subject of national debate following the introduction of the Protection of Freedom Act 2012 which set out a number of recommendations in relation to CCTV. There have also been changes to existing legislation such as the Regulation of Investigatory Powers Act 2000 which have changed the way CCTV is used by local authorities. The Strategy which Cabinet is now being invited to adopt responds to the Protection of Freedom Act 2012 and other recent legislation to ensure that the deployment of CCTV in the Borough is in line with current national legislation and best practice, and this has also provided an opportunity to develop guidelines which respond to the current funding situation, as outlined below.

2.2 There is no longer a defined funding stream for CCTV. However, in the last five years additional cameras have been funded from various sources, including Transport for London and regeneration projects. The cost of installing a single CCTV camera is usually of the order of £25,000, plus an additional £2,500 per annum in maintenance, electricity and transmission costs. As each request for CCTV is evaluated, funding opportunities which may support an installation and the annual operation costs is always sought, although this is not always successful. The cost of installing and maintaining a camera without a defined funding stream for CCTV means that it is vital to have a robust strategy for the effective deployment of cameras across the Borough, which will assist and inform future requests for funding.

- 2.3 Despite the difficult funding situation, the Council is striving to ensure that the CCTV Service delivers the most up to date services, taking account of best practice in an ever evolving technology. Whilst one of the aims of the Strategy is to continue to investigate the evolving technology for public space CCTV, the Strategy does not cover the opportunities for using CCTV technology for other areas as equipment progresses. It is suggested that a separate report should be brought to a future Cabinet which details the opportunities for using newly developed camera technology to address crime and disorder in other areas, such as Automatic Number Plate Recognition (ANPR), vehicle fitted CCTV, body cameras and webcams.
- 2.4 For the Borough's current public space CCTV cameras, Barking and Dagenham already have a robust deployment and review processes in place to ensure that CCTV is used to the best effect for the community. However, CCTV alone is not a complete solution to any problem and is only one of the many measures used by the Community Safety Partnership to address issues being experienced by communities. The Council remains committed to ensuring that the limited CCTV resources available are used where appropriate to the best effect for the Borough's residents and visitors. With this in mind, this Strategy has developed a process for a potential CCTV installation in order to ensure the camera is appropriate, which involves the following four distinct areas of assessment:
- Evaluation – to establish if CCTV cameras are the appropriate response to the identified issues;
 - Environment – to establish if it is physically possible to install cameras and provide the necessary coverage;
 - Engagement – to establish support and reporting from the local community, such as Business Watch or Neighbourhood Watch or engagement with offenders to deter displacement and re-offending; and
 - Enforcement – to ensure appropriate enforcement activity continues following the installation of CCTV.

3. Aims

- 3.1 The Strategy has been developed to incorporate the following strategic aims:
- to review the current provision of public space CCTV to ensure it continues to meet the requirements of the community, the Council and partner agencies;
 - to ensure that all fixed and mobile CCTV is being used cost effectively and to its full advantage by reviewing, monitoring and continuing to investigate new and developing technology solutions, including but not limited to vehicle mounted cameras, body cameras and Automatic Number Plate Recognition (ANPR) cameras;
 - to work in partnership with retailers, licensees and businesses to improve the feelings of safety and reduce opportunities to commit crime in shopping areas across the Borough;
 - to ensure CCTV installed in council managed housing estates reduces opportunities for crime and anti-social behaviour and makes residents and their visitors feel safer; and
 - to support the development of Council Car Parks to achieve the Park Mark Secure Parking standard.

3.2 The Strategy has the following more specific objectives, which are incorporated into the Delivery Plan:

- to help reduce the fear of crime;
- to help deter crime;
- to help detect crime and provide evidential material for court proceedings;
- to assist in the overall management of Barking and Dagenham public spaces;
- to assist the Local Authority in its enforcement and regulatory functions within the Barking and Dagenham area;
- to enhance public transport services by deterring misuse of bus lanes and so reducing delays and increasing reliability of timetables;
- to reduce the cost of repairs as a result of vandalism, criminal damage or any other consequential indiscretions;
- to assist in supporting civil proceedings which will help detect crime;
- to provide effective protective surveillance of Council staff going about their lawful business;
- to ensure the safe and efficient operation of the road network through the detection of contraventions of traffic and parking regulations; and
- to detect any acts of anti-social behaviour.

4. Consultation

4.1 The Strategy has been developed with and in consultation with the CCTV Strategic Board.

4.2 The Strategy was viewed by the Community Safety Partnership (CSP) Board on 3 September 2013. This started a consultation period with all CSP partners, which lasted until 15 October 2013.

4.3 The Strategy has received some comments from its draft form, and these changes have been incorporated into this final draft. The final Draft was presented to CSP Board on 10 December 2013 and was passed with no amendments.

5. Financial Implications

Implications completed by: Faysal Maruf, Group Accountant, ACS Finance

5.1 The report outlines the average cost of CCTV installation and maintenance of £25,000 and £2,500 respectively. There are no specific future cost implications that are quantifiable at this time from the Strategy; however external funding will be sought where future cameras are agreed. This will come from sources including developers and Transport for London, as has been the case for recent additional installations, and funding for maintaining or improving our housing-stock related cameras will be sought from the Housing Revenue Account.

6. Legal Implications

Implications completed by: Daniel Toohey, Principal Corporate Solicitor

6.1 The Council is a relevant authority under Section 33 (5) of the Protection of Freedoms Act 2012, and therefore must have regard to the Surveillance Camera Code of Practice when exercising any functions to which the code relates, which

includes the operation of CCTV. In addition the Information Commissioner has published a CCTV Code of Practice which provides good practice guidance, in relation to the Council meeting its statutory obligations under applicable legislation, which includes the Data Protection Act 1998, and the Regulation of Investigatory Powers Act 2000.

- 6.2 The adoption by the Council of the Public Space CCTV strategy will assist the Council to meet the requirements of the above codes and legislation.

7. Other Implications

- 7.1 **Risk Management** – There is no legal obligation upon the Council or its partners to have a CCTV Strategy. However, the work that the CCTV Team does reduces crime and the fear of crime, and helps gather evidence to hold perpetrators to account. Therefore, an ineffective or outdated use of CCTV would pose a significant reputational risk to the Council and the broader Community Safety Partnership that would reduce public confidence in the Council and wider CSP to manage community safety. This bespoke CCTV Strategy provides a focus for efficient operation of CCTV and allows the Council and its partners to monitor our performance against agreed indicators.
- 7.2 **Contractual Issues** - There are no contracts which are impacted by this Strategy.
- 7.3 **Staffing Issues** - The strategic aims contained within the Strategy are to be delivered within existing Council and Community Safety Partnership resources.
- 7.4 **Customer Impact** - Between 1 April 2012 and 31 March 2013, the LBBDD CCTV Service logged 4,916 incidents. While it is not possible to assess directly the impact that CCTV has on crime, as it is a part of a wider holistic approach to crime reduction measures. However, the use of CCTV which is proposed in this Strategy aims to make the use of CCTV a more effective tool in the reduction of crime and the fear of crime in the Borough, which would have a positive influence on residents.
- 7.5 **Safeguarding Children** – Being a victim or witness of a crime causes a psychological impact upon a person, and this impact is greatly increased when the victim or witness is a child. This Public Space CCTV Strategy places CCTV within a wider range of crime prevention measures aimed at reducing crime across the Borough. Increased effective use of CCTV will reduce crime in general, which will help to reduce the amount of children who become victims or witnesses of crime.
- 7.6 **Health Issues** – The Health and Wellbeing Strategy, in its strategic theme of health protection, has a focus on the health benefits of reducing crime and increasing feelings of safety. In recent years there has been a tremendous growth in the use of CCTV to prevent crime in public space, making it one of the most heavily funded crime prevention measures. As well as direct impact on the detection of crime, the impact of CCTV has also been positively evaluated in terms of its contribution to increases in public feelings of safety. Furthermore, evidence from some studies suggest that CCTV systems are largely supported due to benefits unrelated to crime, such as management capabilities, emergency response, satisfaction of public demand, and positive effects on town centre economies. These are all issues which would improve community and individual wellbeing, and the continued

development of a sound, efficient and effective CCTV system can therefore be considered to support the aims of the Health & Wellbeing Strategy.

- 7.7 **Crime and Disorder Issues** – S17 of the Crime and Disorder Act 1998 requires local authorities to integrate consideration of the impact on crime and disorder of any decision, policy, activity or strategy that it performs. The authority is required to ensure that there is no negative impact on crime and disorder of any such decisions. While a discrete Public Space CCTV Strategy is not a statutory requirement, it will improve community safety and increase confidence in the Community Safety Partnership. There are no negative impacts arising from this Strategy.

Public Background Papers Used in the Preparation of the Report:

- Protection of Freedom Act 2012
- Regulation of Investigatory Powers Act 2000

List of appendices:

- **Appendix 1** – CCTV Strategy Plan on a Page
- **Appendix 2** – CCTV Strategy and Delivery Plan 2013-18

Public Space CCTV Strategy 2013-2018



AIM(S)

To enhance community safety, assist in developing the economic wellbeing of the Borough and encourage greater use of the Town Centre, Estates and car parks.

PRIORITIES

- PRIORITY 1** – To review the current provision of public space CCTV to ensure it continues to meet the requirements of the community, the Council and partner agencies
- PRIORITY 2** – To ensure that all fixed and mobile CCTV is being used cost effectively and to its full advantage by reviewing, monitoring and continuing to investigate new and developing technology solutions, including but not limited to vehicle mounted cameras, body cameras and Automatic Number Plate Recognition (ANPR) cameras.
- PRIORITY 3** – To work in partnership with retailers, licensees and businesses to improve the feelings of safety and reduce opportunities to commit crime in shopping areas across the Borough
- PRIORITY 4** – To ensure CCTV installed in Council managed housing estates reduces opportunities for crime and anti-social behaviour and makes residents and their visitors feel safer.
- PRIORITY 5** – To support the development of Council car parks to achieve the Park Mark Secure Parking standard.

GOVERNANCE

The CCTV Strategic Group will monitor the delivery of the Strategy and Delivery Plan.

The CCTV Strategic Group have developed a process to assess suitability for deployment of a new camera which follows four distinct areas:

- Evaluation** – are CCTV cameras the appropriate response to the issues?
- Environment** – is physically possible to install and monitor cameras
- Engagement** – establish support from the local community
- Enforcement** – To ensure enforcement activity continues following installation

FACTS & FIGURES

The cost of installing a single CCTV camera is usually £25,000 plus an additional £2,500 per annum in maintenance, electricity and transmission costs.

The cost of installing and maintaining CCTV cameras against a lack of a defined funding stream means that a suitable process to decide to install one is important, to ensure that the deployment of CCTV is effective.

The Protection of Freedom Act 2012 has set out a number of recommendations in relation to CCTV. Changes have been made to existing legislation such as the Regulation of Investigatory Powers Act 2000 which changed the way CCTV is used by local authorities.

MONITORING EVALUATION

This Strategy will have been successful if it aids a reduction in crime and anti-social behaviour in targeted areas (including Estates), and if it helps the Council achieve the Park Mark Secure Parking standard.

RESOURCES

There is no longer a defined funding stream for CCTV, however, in the last five years additional cameras have been funded from various sources, including Transport for London and Regeneration projects.

LEAD OFFICER(S)

Karen Proudfoot, CCTV & Security Contract Manager
Glynis Rogers, Divisional Director, Community Safety and Public Protection

LEAD PORTFOLIO

Cllr Jeanne Alexander – Cabinet Member for Crime, Justice and Communities

REVIEW DATE

The Strategy will be reviewed in 2018.

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Barking and Dagenham Public Space CCTV Strategy

2013 – 2018

Contents

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Foreword

1

Barking and Dagenham Council has made significant investment in its CCTV provision across the Borough. We have 117 cameras which are monitored 24 hours a day by a team of experienced, skilled and licensed Operators. Over the years our CCTV has been in place it has proved time and again to be an essential tool in reducing the opportunities for crime and disorder in the Borough and providing evidence to ensure offenders are found and prosecuted.

We want to ensure that our investment continues to make a difference to tackling crime, improving community safety and increasing people's confidence in CCTV. We also need to plan for the future. This means taking into account the Borough's changing landscape, demographics and crime patterns as well as considering the changes to legislation which impact on the use of CCTV, such as the recently introduced Protection of Freedoms Act. Whilst considering all of this, we also need to remain mindful of the Borough's financial constraints to ensure we are using the limited resources we have to best effect within the community.

This strategy sets out our future plans for running an effective public space CCTV service which delivers value for money. We look forward to continuing to work with the Metropolitan Police Service and our other community safety partners to deliver this strategy over the next five years.

Cllr Jeanne Alexander, Cabinet Member for Crime, Justice and Communities

Introduction

2

The London Borough of Barking and Dagenham is located at the heart of the Thames Gateway, approximately 11 miles east of central London. The Borough has a vibrant community and significant investment opportunities alongside complex challenges.

Barking and Dagenham has an overarching Community Strategy which clearly defines the issues that partner agencies, including the Council and Police, have agreed to prioritise to enable partners to deliver services consistently. The Community Strategy Vision is;

Encourage growth and unlock potential of Barking and Dagenham and its residents

Underpinning this vision are five priorities, which are:

- Ensure every child is valued so that they can succeed
- Reduce crime and the fear of crime
- Improve health and wellbeing through all stages of life
- Create thriving communities by maintaining and investing in new and high quality homes
- Maximise growth opportunities and increase the household income of Borough residents.

These aims will be supported by the Public Space CCTV Strategy by continuing to work with our partners in the well established Community Safety Partnership to maintain enforcement activity and improve the feelings of safety of those living, working and visiting the Borough.

CCTV has also been the subject of national debate following the introduction of the Protection of Freedom Act 2012 which set out a number of recommendations in relation to CCTV, including the appointment of a CCTV Regulator and publication of a Surveillance Camera Code of Practice. There have also been changes to existing legislation such as the Regulation of Investigatory Powers Act 2000 which have changed the way CCTV is used by local authorities.

Barking and Dagenham already have robust deployment and review processes in place to ensure that CCTV is used to the best effect for the community. However, CCTV alone is not a complete solution to any problem and is only one of the many measures used by the Community Safety Partnership to address issues being experienced by communities. The Council remains committed to ensuring that the limited CCTV resources available are used where appropriate to the best effect for the Borough's residents and visitors.

Vision

3

To enhance community safety, assist in developing the economic well being of the Borough of Barking and Dagenham and encourage greater use of the Town Centres, Estates and car parks.

Aims

4

To achieve this Vision the key aims of the Barking and Dagenham Public Space CCTV Strategy are;

1. To annually review the provision of public space CCTV to ensure it continues to meet the requirements of the community, the Council and partner agencies.
2. To ensure that all fixed and mobile CCTV is being used cost effectively and to its full advantage by reviewing, monitoring and continuing to investigate new and developing technology solutions, including but not limited to vehicle mounted cameras, body cameras and Automatic Number Plate Recognition (ANPR) cameras.
3. To work in partnership with retailers, licensees and businesses to improve the feelings of safety and reduce opportunities to commit crime in shopping areas across the Borough.
4. To ensure CCTV installed in council managed housing estates reduces opportunities for crime and anti-social behaviour and makes residents and their visitors feel safer.
5. To support the development of Council Car Parks to achieve the Park Mark Secure Parking standard.

To enable the delivery of the CCTV Strategy Aims an annual Delivery Plan will be published with the Annual CCTV Performance Review.

Public Space CCTV Objectives 5

Barking and Dagenham have installed public space CCTV cameras across the Borough to achieve the following objectives.

- To help reduce the fear of crime
- To help deter crime
- To help detect crime and provide evidential material for court proceedings
- To assist in the overall management of Barking and Dagenham public space
- To assist the Local Authority in its enforcement and regulatory functions within the Barking and Dagenham area
- To enhance public transport services by deterring misuse of bus lanes and so reducing delays and increasing reliability of time tables
- To reduce the cost of repairs as a result of vandalism, criminal damage or any other consequential indiscretions
- To assist in supporting civil proceedings which will help detect crime
- To provide effective protective surveillance of Council staff going about their lawful business
- To ensure the safe and efficient operation of the road network through the detection of contraventions of traffic and parking regulations
- To detect any acts of anti-social behaviour

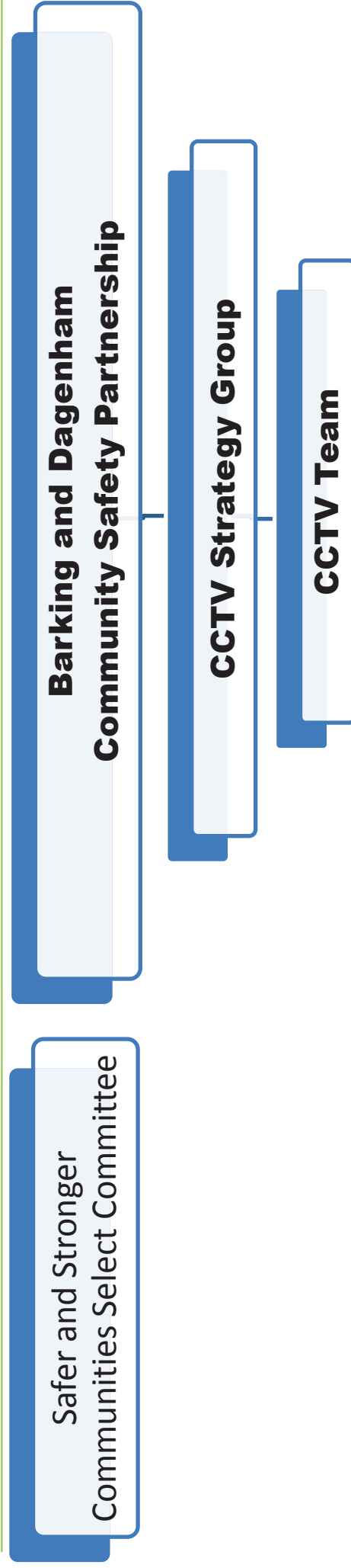
Links to other strategies and plans 6

There are a number of national, regional, and local documents that have influenced the development of Barking and Dagenham's Public Space CCTV Strategy. These are identified as follows:

National Policy and Strategy Documents	Regional Policies, Strategies and Plans	Local Policies, Strategies and Practices
The Surveillance Camera Code of Practice	There are no London wide CCTV Strategies.	Barking and Dagenham Community Strategy
The Information Commissioners CCTV Code of Practice	Barking and Dagenham are members of the London CCTV Manager's Group (LCMG) which encourages cross borough working, shared procurement opportunities and the sharing of good practice. The LCMG also have representation at various standards groups, including Skills for Security, to improve technical and personnel standards within the industry.	Anti-Social Behaviour Strategy 2012-2013 Licensing Policy (LBBD) Housing Strategy 2012-17 (LBBD)

CCTV Governance

7



CCTV Background

8

Barking and Dagenham Council currently operate 117 public space CCTV cameras in strategic locations across the Borough. The system uses both fibre optic and wireless methods to transmit images from the cameras to the CCTV Control Room where they are recorded 24 hours a day and monitored by skilled, vetted and licensed CCTV Operators.

In addition to the monitoring of the Borough's CCTV cameras the CCTV service also provides other 24 hour services including;

- Monitor and respond to Intruder, Fire and Panic alarms in corporate and civic buildings and schools.
- Monitor and respond to lone worker alarms
- Out of hours key holding
- Manage the out of hours lift room and roof access to high rise Housing blocks
- Key support service to the Borough's major incidents and emergency response service

For crime and disorder purposes the main partnership exists between the Council and the Police. The CCTV Control Room has direct radio communication with the Police via the AirWave radio which allows the CCTV Control Room to speak directly to the Police Central Command Centre (CCC) and with officers on the ground. The CCTV Control Room can also transmit live CCTV images into the CCC and the local Borough office.

The Council also has a camera sharing agreement with Transport for London which allows the Council to take control of some existing Transport for London (TfL) cameras in areas that do not currently have Council CCTV coverage, such as the A12 and A13. TfL also have access to some Council cameras to enable them to see areas during an incident where they do not have coverage

Internal to the Council, Parking Services utilise a third of the public space cameras for enforcement of parking and moving traffic contravention. Parking Services fund the annual running costs for the cameras they use.

The CCTV Service also works closely with other Council departments such as Environment Enforcement to tackle issues such as fly-tipping and the Anti-social Behaviour Team to tackle community issues and assist with the enforcement of Anti-Social Behaviour Orders.

National Context

9

When introducing the new Surveillance Camera Code of Practice to the House of Lords Minister for Criminal Information, Lord Taylor of Holbeach, said:

‘The government favours the use of CCTV and automatic number plate recognition systems as a crime fighting and public protection tool. It supports the use of overt surveillance in a public place when it is in pursuit of a legitimate aim; necessary to meet a pressing need; and proportionate, effective, and compliant with any relevant legal obligations.

Like the public, the government expects that where CCTV is deployed it is as effective as it can be in meeting its stated purpose and has appropriate privacy safeguards.’

The Protection of Freedoms Act 2012 set out a number of recommendations in relation to CCTV, and the subsequent Surveillance Camera Code of Practice was published in June 2013. The Surveillance Camera Code of Practice is intended to increase understanding of existing legal obligations in relation to the overt use of surveillance camera systems in public places, promote good practice and provide a single source of bespoke guidance, encouraging system operators to adopt the 12 guiding principles.

1. Use of a camera system must be for a specified purpose and necessary to meet an identified pressing need.
2. The use of a camera system must take into account its effect on the privacy of individuals, with regular reviews
3. There must be transparency, including a published contact point for access to information and complaints.
4. There must be clear responsibility and accountability for all system activities.
5. Clear rules, policies and procedures must be in place.
6. No more than the required images or information should be stored.
7. Access to retained images and information should be restricted with clearly defined rules on who can gain access and for what purpose.
8. Surveillance camera system operators should consider any approved operational, technical and competency standards relevant to a system and its purpose and work to meet and maintain those standards.
9. Images and information should be subject to appropriate security measures to safeguard against unauthorised access and use.
10. There should be effective review and audit mechanisms to ensure legal requirements, policies and standards are complied with in practice, and regular reports should be published.
11. Camera systems should be used in the most effective way to support public safety and law enforcement to evidential standard.
12. Any reference databases should be accurate and kept up to date.

The Surveillance Camera Code of Practice is also reflective of the existing Data Protection Act 1998 "Data Protection Principles" already adhered to by the LBBB CCTV System. These specify that personal data must be:

1. Processed fairly and lawfully.
2. Obtained for specified and lawful purposes.
3. Adequate, relevant and not excessive.
4. Accurate and up to date.
5. Not kept any longer than necessary.

6. Processed in accordance with the "data subject's" (the individual's) rights.
7. Securely kept.
8. Not transferred to any other country without adequate protection in situ

The LBBB CCTV already have in place robust processes to ensure compliance with the relevant requirements set out in the Regulation of Investigatory Powers Act 2000 and Human Rights Act 1998. These are regularly inspected by the Office of the Surveillance Commissioner.

CCTV Performance 12-13 10

Between 1 April 2012 and 31 March 2013 the LBBD CCTV Service

logged 4,916 incidents

&

completed 1,248 downloads

Whilst it is possible to record and analyse the activity of the CCTV Service and the number of times CCTV has been downloaded to provide evidence it is not possible to assess the direct impact CCTV has on crime. The main barriers to gathering this information are;

- CCTV is usually installed alongside other crime reduction measures as part of a holistic approach, such as changes to the environmental, for example street lighting, engagement with local residents and businesses to improve reporting and information exchange and enforcement activity in relation to prolific offenders. Therefore, it is not possible to establish the direct impact of each individual element of a scheme.
- It is not possible to record the number of offenders who have assessed the risk of being caught by the CCTV cameras and decided not to offend in that location.

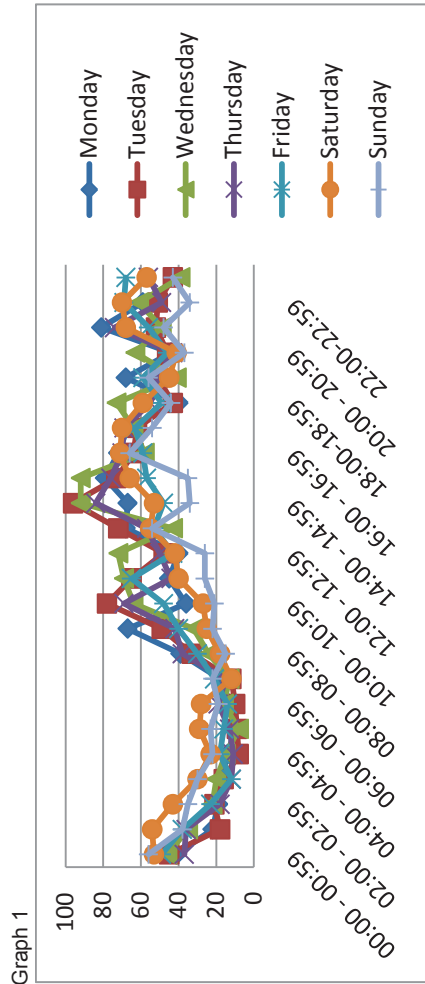
- How the Police response and times differ when presented with live CCTV images of a crime taking place instead of telephone notification direct from the public.

- The LBBD does not have control over the use of the CCTV product in the investigation and prosecution of offences.

- The public perception of how effective CCTV is also difficult to accurately measure as the role CCTV has played when responding to an incident is not immediately apparent to the public. For example; CCTV Monitoring Officers may have identified an incident, notified police and captured evidence; however, the CCTV service have no control over the deployment of emergency services to an incident which may lead the public to believe that nothing has happened.

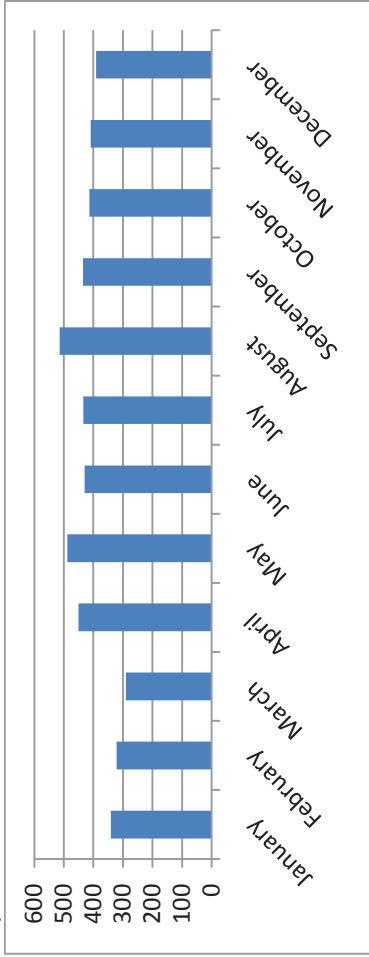
Whilst the primary function of the Council's CCTV Service is to monitor the Borough's public space cameras and respond to incidents it is important to note that the team also provide other 24 hours services. This includes monitoring the intruder, fire and panic alarms in many of the Borough's school, corporate and civic buildings. The activity analysis below relates only to the CCTV function.

Analysis of the incidents reported by the LBBDD CCTV Service shows that the trend throughout the week is quite stable. In relation to times of the day that incidents are identified analysis showed that the numbers of incidents started to decline from midnight, with the lowest number of incidents occurring between 00:00 and 07:59, there is then a sharp incline in incidents from 08:00. Graph 1, demonstrates CCTV activity in response to crime and disorder incidents by day of the week and time of the day.



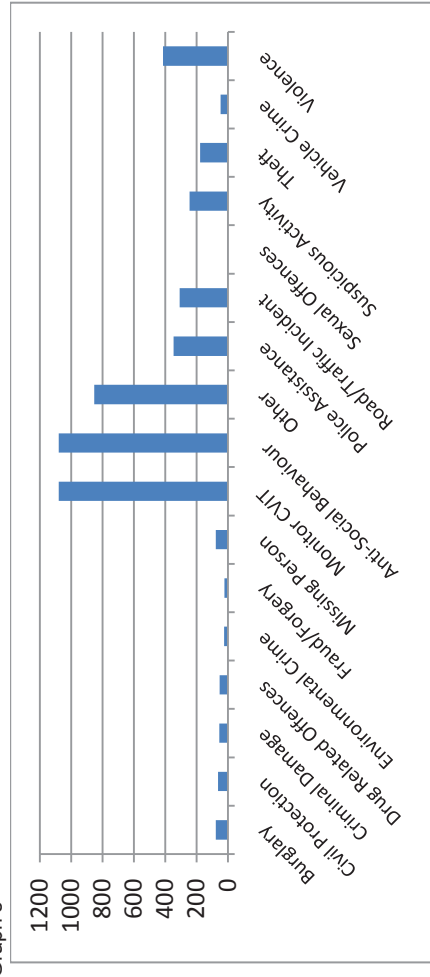
Analysis of the trend of incidents throughout a 12 month period shows that the busiest month is August, the number of reported incidents then decreases reaching the fewest in January. Graph 2 below demonstrates the 12 month trend.

Graph 2



Analysis of the crime and disorder related incidents shows that the main areas of activity relate to monitoring cash and valuables in transit and anti-social behaviour. Violent crime is the area of crime with the highest number of reports. Graph 3 below shows the type of crime and disorder incidents that were reported between 1 April 2012 and 31 March 2013.

Graph 3



A large proportion of the council's CCTV provision was installed between 10 and 15 years ago, with the majority being installed as a result of Home Office funding. Whilst there is no longer a defined funding stream for CCTV, in the last five years additional cameras have been funded from various sources, including Transport for London and Regeneration projects.

The cost of installing a single CCTV camera is usually £25,000 plus an additional £2,500 per annum in maintenance, electricity and transmission costs. The CCTV Service does not have an established budget to increase the current CCTV provision. However, the CCTV Service is regularly approached by partner agencies, internal council departments and Members to consider installing CCTV at new locations. As CCTV is requested the CCTV Service seeks to identify any funding opportunities which may support an installation and the annual operation costs, this is not always successful.

The process adopted by the CCTV Strategy Group for a potential CCTV installation involves the following four distinct areas of assessment;

Evaluation,
Environment,
Engagement,
Enforcement.

Evaluation

CCTV is a valuable tool for addressing crime and disorder, however, it is not always the most suitable way to address issues that are being experienced in the community. Therefore, it is necessary to establish the type of crime and disorder that is being experienced, the length of time the problem has existing and if this is being reported to the Metropolitan Police as it happens to assist apprehension and prosecution of offender.

Research¹ indicates that CCTV is more effective in tackling crimes that are pre-planned and the offender is able to assess the perceived benefits of committing the offence against the risk of being caught by CCTV. Crimes that are more likely to be spontaneous, particularly when the offender is under the influence of alcohol or drugs, are less likely to be reduced by CCTV cameras as the offender is less able to assess the risks of being caught. However, in areas where CCTV is present and captures offences it can still be used to inform the deployment of emergency services to the scene, potentially reducing the seriousness of the outcome of the offence, and assist in the investigation of offences and prosecution of offenders.

It can take up to 6 months to install a CCTV camera at a new location, therefore, consideration must also be given to crime reduction measures that may need to be put in place during this time.

¹ To CCTV or Not to CCTV – NACRO 2002

Environment

The physical environment must be assessed to establish whether it would be possible to install a CCTV camera. Key considerations are:

- Is it possible to install a camera in a position that will capture the area experiencing difficulties?
- Are there any physical obstructions to the installation of a CCTV camera, such as underground utilities, pavement width?
- Is it possible to use existing structures to install CCTV, such as street lights?
- What obstructions (natural and built, such as trees and advertising hoardings) will there be to the camera view and can they be managed?
- What is the level of lighting?
- How many cameras would need to be installed to offer effective coverage of the area?
- The likelihood of displacing crime rather than reducing it?

Enforcement

CCTV alone cannot stop crime occurring and must be supported by an appropriate response to identified incidents. Offenders are known to 'test' CCTV by committing minor offences in front of a camera to see what the response is. It may be that the offence is captured by the CCTV Monitoring Officer and the information passed to the relevant enforcement agency, however, if there is no physical response at the scene and no follow up to the offence this can lead to the offender escalating their behaviour. This can also affect the confidence of the victim and community in the CCTV system, and ultimately the authority responsible for it.

If CCTV is a recommended crime reduction measure, enforcement must continue following the installation to ensure sustainability.

Consideration is also given to whether it is possible to undertake parking enforcement via a camera as any income generated can be used to fund the installation and running costs for the camera.

Engagement

Engagement is essential in any area experiencing crime and disorder.

To enable incidents to be reported in a timely way and enable CCTV to respond it is important that incidents are reported proactively by local residents and businesses. Areas where CCTV is installed are encouraged to establish Neighbourhood Watch or Shop Watch schemes to enable communities to work together and in partnership with the Council and Police to address the issues being experienced.

It is also essential to engage with the individuals believed to be responsible for responding to the local issues, for instance Youth Services and the Drug and Alcohol Action Team, to identify and address the reasons the offending may be occurring, therefore, reducing the possibility of displacement.

The LBBB deployment process ensures compliance with the Surveillance Camera Code of Practice.

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CABINET

21 January 2014

Title: Disposal of 145 Halbutt Street, Dagenham	
Report of the Cabinet Member for Finance	
Open Report with Exempt Appendix (Appendix 3)	For Decision
Wards Affected: Parsloes	Key Decision: Yes
Report Author: Andrew Sivess, Group Manager Housing Investment and Development	Contact Details: Tel: 020 8227 5732 E-mail: Andrew.Sivess@lbbd.gov.uk
Accountable Director: Jonathan Bunt, Chief Finance Officer	
<p>Summary:</p> <p>The property at 145 Halbutt Street is a former school caretaker's house, adjacent to Valence School (St. George's Road site). The property has been vacant for two years and has fallen into a serious state of disrepair.</p> <p>The estimated cost of full repair and modernisation is considerable and, as a result, the property is considered to be surplus to the Council's requirements. It is therefore proposed that the property be sold as set out within this report.</p>	
<p>Recommendation(s)</p> <p>The Cabinet is recommended to agree to:</p> <ul style="list-style-type: none"> (i) Dispose of the freehold interest of 145 Halbutt Street by means of public auction subject to a minimum (reserve) sale price; (ii) Delegate authority to the Chief Finance Officer, in consultation with the Cabinet Member for Finance, to determine the actual reserve sale price within the parameters as detailed in Appendix 3 to the report; (iii) Delegate authority to the Chief Executive, in consultation with the Head of Legal and Democratic Services, the Chief Finance Officer and the Cabinet Member for Finance, to agree the contract documents to fully implement and effect the disposal; and (iv) Authorise the Head of Legal and Democratic Services, or an authorised delegate on her behalf, to execute all of the legal agreements, contracts and other documents on behalf of the Council. 	

Reason(s)

To assist in achieving the Council's priority to "Create thriving communities by maintaining and investing in high quality homes".

1. Introduction and Background

- 1.1 The property was previously the school caretaker's house of Valance School. The house is vacant, is no longer required as school accommodation and is surplus to requirements.
- 1.2 The property lies within a predominantly residential area close to Dagenham town centre. Appendices 1 and 2 show a site plan and photos of the premises.

2. Proposal and Issues

- 2.1 The property is a three-bedroom, two-storey property. The house is uninhabitable and cannot be re-occupied without major repair and modernisation works.
- 2.2 Following consultation with Housing and other Council Services and the Property Advisory Group (PAG), the conclusion has been reached that the Council has no strategic or operational requirements for this property and that the property should be sold allowing the proceeds to be reinvested in line with Council priorities.
- 2.3 Financial information regarding the estimated cost of any repair and modernisation works, the current valuation of the property and the proposed auction reserve price is included in Appendix 3, which is in the exempt section of the agenda due to the commercially sensitive nature of the information.

3. Options Appraisal

- 3.1 The following options have been identified and appraised in the context of bringing the property back into use or realising the development potential of the site.

Option	Description	Conclusion
Option 1	Do nothing	<ul style="list-style-type: none">• The Council does not hold a budget for the level of expenditure required• If repairs are not undertaken the property will further deteriorate and cause an increasing health hazard and may have to be demolished.
Option 2	Acquisition and repair by the Housing Revenue account	<ul style="list-style-type: none">• Acquisition and repair was considered by the HRA• It was concluded that this would not be a viable investment as the costs, including the cost of acquiring the property from the general fund, could not be recovered within a reasonable period and would not represent value for money.

Option 3	Sale by Estate Agency	<ul style="list-style-type: none"> It is considered that sale through an Estate Agency would be least likely to achieve the estimated value due to the narrow range of purchasers that may use local estate agents
Option 4 The preferred option	Sale by public auction	<ul style="list-style-type: none"> This is considered to be the most efficient way of marketing the property to a specialist market to achieve the best price for the Council.
Option 5	Demolition and redevelopment	<ul style="list-style-type: none"> The established use as a dwelling is likely to produce the highest price Demolition and redevelopment has therefore been discounted

3.2 Option 4 is the preferred option because sale by auction is most likely to attract high levels of interest for this type of property from builders and owner-occupiers. The main advantages of an auction sale are:

- A prompt sale of a property which does not look its best.
- Price driven by competitors “in the room”.
- Immediate binding contract with sale completion to follow within 28 days.
- Being well advertised and open to the public, such a form of sale would satisfy the Council’s “best value” obligations.
- A “reserve” or minimum price would ensure that the property is not sold for less than the valuation figure.

3.3 In the event that the reserve sale price is not achieved at the auction, the property will remain in the Council’s ownership and a further report will be presented to Cabinet on the future options for the site.

4. Financial Implications

Implications completed by: Kathy Freeman, Group Manager, Corporate Finance

- 4.1 The proposed minimum reserve price reflects the current condition of the property. The property cannot be re-occupied without major expenditure on essential repair works.
- 4.2 The Council has no further operational requirements for this property. Due to the level of remedial works required, it is not cost effective for the Council to retain the property. Therefore selling the property will be most cost effective for the Council.
- 4.3 The sale of the property will generate usable capital receipts. Property Services advise that the purchaser will be required to pay the Council’s costs of sale by way of a premium on top of the agreed price. Costs of the disposal will be netted off against the premium.
- 4.4 Capital receipts must be used only to fund capital expenditure and cannot be used for revenue purposes.

5. Legal Implications

Implications completed by: Jason Ofosu, Property Solicitor

- 5.1 The report is seeking approval for the disposal of the property. The Council is required to obtain best consideration in the disposal of its assets.
- 5.2 The Council has the power to enter into the proposed sale of the property but must do so in compliance with law and the Council's acquisition and land disposal rules.
- 5.3 The Council's disposal powers are contained in section 123 of the Local Government Act 1972, and Section 1 of the Localism Act 2011 also provides local authorities with a general power of competence. Under section 123 of the Local Government Act 1972 the Council has the power to dispose of land in any manner that they wish which includes the sale of freehold land. One constraint is that the disposal must be for the best consideration reasonably obtainable unless there is ministerial consent or the transfer is to further local well being.
- 5.4 The freehold land is owned by the Council and there are no restrictions on the title preventing disposal of the land.
- 5.5 The Legal Practice should be consulted on the preparation and completion of the necessary legal agreements.

6. Other Implications

- 6.1 **Risk Management** - Apart from the risks of illegal occupation and vandalism to the property itself, this is a vacant property close to an established primary school and therefore presents a risk, albeit remote, to children attending Valence School (St. George's Road site). A sale should lead to the property being re-occupied.

The property has been formally valued at the price given in the private and confidential appendix which takes account of its present condition. Properties such as this generally sell well at auctions because they tend to attract cash buyers who are looking for a "project".

- 6.2 **Contractual Issues** - The sale would involve a transfer of the Council's legal title. The Legal Service would therefore be asked to prepare all the legal documentation for inspection by interested parties ahead of the property being offered by auction. Subject to the agreed reserve being exceeded, contracts will be deemed to have been exchanged at the fall of the auctioneer's hammer.
- 6.3 **Health Issues** – Public health is threatened by faeces, illegal dumping, asbestos, lead particles, hazardous waste discharge and airborne mould. Standing water in pools, hot tubs and discarded tyres breeds fleas and other insects. Overgrown and undeveloped landscapes harbour mice, rats, stray animals and other vermin. Some insects and vermin are vectors for disease. Examples of these include those organisms which vector human disease such as rats and fleas which carry the disease and ticks which carry Lyme Disease. Public health is indirectly threatened by infectious diseases when the property is used for illicit sex and drug use involving needle-sharing.

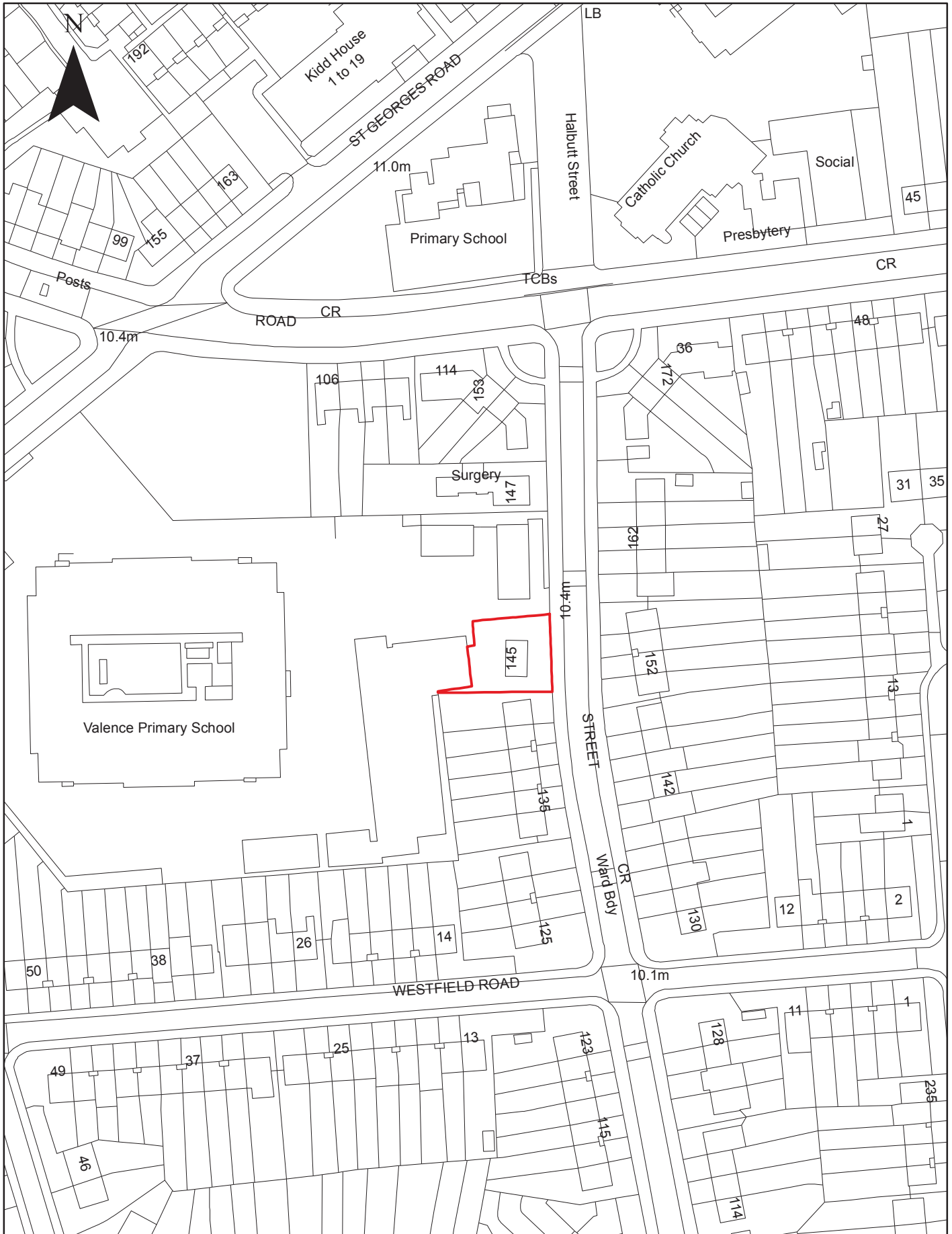
- 6.4 **Property / Asset Issues** - The proposals in the report would produce a capital receipt for the Council and ensure the renovation of an increasingly dilapidated property within a vibrant residential area.
- 6.5 **Town Planning Issues** - The sale will be subject to a title restriction limiting the use of the property to C3 residential only. It is most unlikely that a property of this kind would be used for any other purpose and planning permission would in any case be required for any change of use away from 100% residential.

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

List of appendices:

- **Appendix 1** - Site Plan
- **Appendix 2** - Photograph of Premises
- **Appendix 3** - Financial Information (exempt information)

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145 Halbutt Street, Dagenham
RM9 5AH



Town Hall, Barking,
Essex, IG11 7LU
Tel: - 020 8215 3000

Scale:- 1:1,250
Produced By:- Daniel Ickowicz
Date - 17/12/13

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CABINET

21 January 2014

Title: Fanshawe Community Hall Site, Barnmead Road, Dagenham	
Report of the Cabinet Member for Finance	
Open Report with an exempt appendix (Appendix 3)	For Decision
Wards Affected: Parsloes	Key Decision: Yes
Report Author: Andrew Sivess, Group Manager Programmes and Funding	Contact Details: Tel: 020 8227 5732 E-mail: Andrew.Sivess@lbbd.gov.uk
Accountable Director: Jonathan Bunt, Chief Finance Officer	
<p>Summary:</p> <p>The Fanshawe Community Hall complex occupies a 0.49 hectare (1.2 acre) site in a predominantly residential area.</p> <p>The Fanshawe Community Association operates the community hall and committee room under a management agreement which can be terminated on one month's notice. Additional space in the former library is occupied by the Church of God Mission International and the Dagenham Islamic Welfare Association and Mosque under licences which expire in August 2014 (or which can be terminated on three month's notice).</p> <p>The site was excluded from transfer into community management in 2010 due to the unestablished nature of the Community Association at that time and the development potential of the site.</p> <p>It is proposed that the site be brought forward for re-development to produce a capital receipt and to provide high quality housing.</p>	
<p>Recommendation(s):</p> <p>The Cabinet is recommended to agree:</p> <p>(i) That the Fanshawe Community Hall site, shown edged red on the plan at Appendix 1, be marketed for sale as a housing development opportunity;</p> <p>(ii) That Option 4 be adopted as the preferred option to secure the redevelopment of the Fanshawe Community Hall site;</p> <p>(iii) That the marketing and development brief for the site include the following options:</p> <ul style="list-style-type: none"> • development as flats or apartments. • development as three and four bedroom houses. • development as detached bungalows. 	

- (iv) That a further report be presented to Cabinet on the outcome of the marketing exercise following submission of offers to purchase the site.

Reason(s)

To assist in achieving the Council's priority to "Create thriving communities by maintaining and investing in high quality homes".

1. Background

1.1 The land occupied by the Community Centre site is in a predominantly residential area. The site is adjacent to a NHS clinic and to Barnmead Court, a sheltered housing scheme owned by a housing association.

1.2 The community centre complex comprises a community hall, committee room and former library. It is occupied as follows:

Area	Occupier	Terms
Community Hall and committee room	Fanshawe Community Association and used by a number of community groups	Occupied under a management agreement which can be terminated on one month's notice
Former Library	Church of God Mission International and the Dagenham Islamic welfare Association and Mosque	Occupied under licences which expire in August 2014

1.3 Although a gross income of £20,000 per annum is received by the Council from the religious organisations, the community association does not pass on any of the income it receives from the use of the hall.

1.4 Ward Councillors have received complaints from local residents about the operation of the community centre. These mainly concern noise-related disturbances early in the morning and late at night caused by some of the religious activities in the former library.

2. Proposal and Issues

2.1 There are three principal users of the facility:

- Fanshawe Community Association
- Church of God Mission International
- Dagenham Islamic Welfare Association and Mosque.

2.2 Fanshawe Community Association

- 2.2.1 Due to the unestablished nature of the Association and the development potential of the site, the Fanshawe community hall, which forms part of the community centre complex, was not one of the several community halls that Cabinet agreed to transfer into community management via long term leases in 2010.
- 2.2.2 There is a management agreement for the use and operation of the community hall with the Fanshawe Community Association. This agreement can be terminated with one month's notice on either side.
- 2.2.3 The Community Association is responsible for the day to day operation of the community hall and retains the income from hall usage. The regular programme in the hall includes the activities set out in the table below:

Fanshawe Community Hall programme

Main Hall
<ul style="list-style-type: none">• Ripple Dance – 6 hours over 2 days• Spotlight Stage School – 9.5 hours over 2 days• Tai Chi – 1 hour• Albany and Amelia Sequence dance club – 4 hours over 2 days• Slimming World – 2 hours• Yoga – 1 hour• Dagenham Central Bowls Club – 4 hours over 2 days• Candle of Light Spiritual Church – 4 hours• Little Treasurers Baby and Toddler Group – 1.75 hours• East London Malayalee Association – 1.5 hours• Echo Junior Football league – 3 hours• 7th Dagenham Rainbow Brownies – 3.5 hours• Atarashii Yoake Karate Jutsu – 5.75 hours
Committee room
<ul style="list-style-type: none">• Butterflies social club (40plus) - 3.5 hours over 2 days• Agape Woman's Fellowship – 2 hours• Dial – 6 hours• All things Crafty – 2.5hours• Christ Church Embassy – 2 hours

2.3 The Church of God Mission International and Dagenham Islamic Welfare Association and Mosque

- 2.3.1 The Church of God Mission International and the Dagenham Islamic Welfare Association and Mosque both have licences to occupy designated space at the community centre for which they each pay £10,000 per annum.
- 2.3.2 The licences do not confer a right of exclusive possession in respect to any part of the community centre.
- 2.3.3 Both licences end in August 2014 but also contain a break clause that would permit the Council to terminate the licence by providing three months written notice. At the

end of the licence period the licensee has no right to remain at or trade at the community centre.

- 2.4 The site is considered suitable for housing development and is likely to attract interest from established house-builders. Assuming the grant of satisfactory planning permission the following types of redevelopment could be achieved:

Scheme mix	Estimated land value
39 x 1 and 2 bedroom flats	See Exempt Appendix 3
18 x 3 and 4 bedroom houses	See Exempt Appendix 3
11 x 3 bedroom bungalows	See Exempt Appendix 3

3. Options Appraisal

- 3.1 The following options have been identified and appraised in the context of realising the development potential of the site.
- 3.2 Option 4 is preferred because this option is considered to offer the greatest potential to maximise the capital receipt for the site and ensure the site is redeveloped to provide high quality housing.

Option	Description	Conclusion
Option 1	<ul style="list-style-type: none"> Extend occupation licences for both faith groups for a further five years Continue the existing management agreement with the Fanshawe Community Association. 	This option is not recommended because it would neither produce capital result nor resolve the problems reported by local residents regarding the uses of the premises.
Option 2	<ul style="list-style-type: none"> Extend the licences to both faith groups for a further five years Implement a community asset transfer to the Fanshawe Community Association by means of a long-term lease. 	This would lock the Council into an unsatisfactory position, possibly for years to come, and defer redevelopment of the site indefinitely.
Option 3	<ul style="list-style-type: none"> Terminate Fanshawe Community Association management agreement and do not extend faith group licences Transfer the site to the HRA for the provision of council homes for market land value 	This option would meet the objective to provide good quality homes in the area. Redevelopment via the HRA may not represent the best option and may not generate the market land value, but should not be ruled out as an option.
Option 4 The preferred option	<ul style="list-style-type: none"> Terminate Fanshawe Community Association management agreement and do not extend faith group licences Market the site for housing development on the open market. 	This option would meet the objective to provide good quality homes in the area and generate a significant capital receipt. All housebuilders would be invited to bid, including the Council's Housing service, other social housing providers and private developers.

4. Consultation

- 4.1 Initial consultation has taken place with Ward and other Members, Senior Officers and fuller public consultation will take place with the local community once Cabinet has agreed its proposed way forward.

5. Financial Implications

Implications completed by: Kathy Freeman, Group Manager, Corporate Finance

- 5.1 The Council currently receives £20,000 per annum in rental income through hiring out Fanshawe Community Hall.
- 5.2 The total income budget for Adult and Community Services will be re-aligned to adjust for this loss of income as part of the 2014/15 budget setting process. The loss of income will therefore not form a pressure for the Directorate.
- 5.3 The sale has potential to generate a significant capital receipt, as referred to in Appendix 3 in the exempt part of the agenda. This capital receipt can only be used to fund capital expenditure and cannot be used for revenue purposes.
- 5.4 New houses built on the site will increase the Council Tax base as well as potentially attract funding through the New Homes Bonus. Based on the possible scheme mix set out in paragraph 2.4 above, additional Council Tax income of £11,000 to £28,000 per annum will be generated. In addition, the Council could also receive New Homes Bonus of £66,000 to £168,000 over a six year period.

6. Legal Implications

Implications completed by: Jason Ofosu, Property Solicitor

- 6.1 This report is seeking approval for the disposal of the Property. The Council is required to obtain best consideration in the disposal of its assets.
- 6.2 The Council has the power to enter into the proposed sale of the property but must do so in compliance with the law and the Council's acquisition and land disposal rules.
- 6.3 The Council's disposal powers are contained in Section 123 of the Local Government Act 1972, and Section 1 of the Localism Act 2011 also provides local authorities with a general power of competence. Under Section 123 of the Local Government Act 1972 the Council has the power to dispose of land in any manner that they wish which includes the sale of freehold land. One constraint is that the disposal must be for the best consideration reasonably obtainable unless there is ministerial consent or the transfer is to further local well being.
- 6.4 A potential purchaser would want vacant possession of the Property. However, the Property is currently occupied by the Dagenham Islamic Welfare Association and the Church of God Mission International under occupational licences. Both licences contain a three month mutual break clause which is exercisable at any time. The licences can be terminated early by the Council. The Council will need to serve at least three months notice in writing on the groups if it needs vacant possession of

the Property before August 2014. The groups do not have a legal right to remain in the Property once the notice period has expired.

- 6.5 The Council will also need to terminate the management agreement in accordance with its termination provisions. This will need to be done prior to any proposed sale of the Property.
- 6.6 The Property is used for temporary hire by various organisations. This will not create a landlord and tenant relationship since they do not have exclusive possession of the property. Therefore these organisations will not have a legal right to remain in occupation.
- 6.7 The Legal Practice should be consulted on the preparation and completion of the necessary legal agreements.

7. Other Implications

- 7.1 **Risk Management** - Whilst the closure of the centre would be popular with some local residents, the facility is an important community asset that is well used for a variety of activities that benefit and are valued by local people.

The feasibility of identifying alternative space for groups using the community hall will be considered as part of the site development proposals.

It is also clear that places of worship for faith groups are at a premium in the Borough and that if the centre closes it will not be a straightforward matter for the two groups using the centre to find alternative accommodation.

- 7.2 **Contractual Issues** - Any eventual sale would involve a transfer of the Council's legal title. Legal and Democratic Services would therefore be asked to prepare all the legal documentation for inspection by interested parties ahead of the property being tendered.
- 7.3 **Customer Impact** - The impact on users of the potential closure of the community facilities will be mitigated by the identification of suitable alternative facilities elsewhere in the Borough.
- 7.4 **Health Issues** - The activities currently delivered at the Fanshawe Centre are consistent with our Health and Wellbeing Strategy to improve the health and well-being of individuals and build community cohesion through increased participation of children, young people and adults in creative, social and physical activity programmes.

It is important that every effort is made to try to relocate the activities being provided in the community hall.

- 7.5 **Crime and Disorder Issues** - The Council has a statutory duty to consider crime and disorder implications in all its decision making. If the site is redeveloped it will be important to make sure that the building does not become a target for vandalism and arson. Consideration will be given as to how to protect the asset should a delay in developing the site occurs following the closure of the facility.

7.6 **Property / Asset Issues** - The property lies in a predominantly residential area where there is good demand for housing. The existing buildings are approaching the end of their economic life and the expiry of the current occupational arrangements affords an opportunity to review the current use of the site as a community centre. Sale of the site for housing development would combine the Council's aspiration for good quality new homes with a significant capital receipt for reinvestment in Council services.

7.7 **Town Planning** - It is desirable that existing community groups be found an alternative home in accordance with Policy BC6 of the Local Plan.

It is uncertain whether the density implied by the option to develop 39 x 1 and 2 bedroom flats would be acceptable in planning terms. In this regard, and any variation from the original valuation as reproduced in Appendix 3 will be reported to Cabinet.

As part of the development of the site, access to the properties at Barnead Court would need to be provided.

Background Papers Used in the Preparation of the Report: None

List of appendices:

Appendix 1 Site Plan

Appendix 2 Photographs of Premises

Appendix 3 Financial Information (exempt information)

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Site Plan



Fanshawe Community Centre
 Barnmead Road
 Dagenham
 RM9 5DX

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 Licence number - 100019280 (2009)

Town Hall, Barking,
 Essex, IG11 7LU
 Tel: - 020 8215 3000

Scale:- 1:1,250
 Produced By:- Daniel Ickowicz
 Date - 17/12/13

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Photographs of Premises



Community Centre (Entrance)



Community Centre (Rear)



Church of God Mission Mission International



Dagenham Islamic Welfare Association and Mosque

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