Appendix 1

Other schemes in Barking Town Centre Housing Zone

1.1 This appendix provides details of the other schemes in the Housing Zone that are not subject to immediate recommendations to Cabinet.

1.2 **Abbey Sports Centre**
This is Site 4 shown in appendices 2 and 3. A report to Cabinet on the 18 November 2015 set out the proposals for the Abbey Sports Centre site and the selection of Lindhill as the developer to take forward a mixed used scheme with ground floor 3 screen cinema and commercial uses, 1st floor offices for Care City, 2nd floor offices for London South Bank University if they enter into agreement with Lindhill or residential if they do not, and 126 or 147 PRS apartments. The agreements will be entered into with Sherhill (Barking) and Sherhill Properties Limited (Guarantor) rather than Lindhill. No Housing Zone funding is required to enable this scheme to proceed however given the important mix of uses and the Council’s extensive involvement the scheme has been included as a Housing Zone scheme.

1.3 Due to financial implications of the Community Infrastructure Levy, the developer is seeking to delay demolition until planning consent and Judicial Review period has expired. They have however agreed to fund the Council’s holding costs until they take ownership.

1.4 **Abbey Road**
The scheme (known as Abbey Road II) and Site 6 in appendices 2 and 3 consists of 144 units being built by Bouygues on behalf of BD Reside which will be used for affordable rent. The scheme is funded by the Council’s European Investment Bank loan and whilst not having any additional Housing zone funding will benefit from the Abbey Road infrastructure investment set out for site 2. The scheme is due for completion in October and therefore it will be important to monitor the progress with lettings for its wider housing zone implications.

1.5 **London Road/North Street**
This site (site 7 in appendices 2 and 3) has reached completion and consists of a new Asda superstore, 360 parking spaces and 100 PRS flats managed by Grainger. The scheme was included in the Housing Zone as it is the first PRS scheme in the Borough and given the scale of PRS proposed in the Town Centre its important we review occupation of the scheme understanding the type of occupiers, the extent of children and the levels of demand and what lessons can be learnt for schemes coming forward.

1.6 **Gascoigne East Phase 1**
Gascoigne East Phase 1 (Site 8 in appendices 2 and 3) is progressing with demolition well advanced. 286 units from this phase are being counted as part of the Housing Zone deliverables. No Housing Zone funding is allocated to Gascoigne East however given its prominent role in the town centre’s regeneration it has been included.
1.7 **North Street**  
The site (Site 9 in appendices 2 and 3) is a HRA owned strip of grass between North Street and Whiting Avenue which has been identified as offering the chance for an innovative terrace of social rent homes. Peter Barber Architects who are well respective for delivering high quality award winning schemes on difficult to develop sites have designed a scheme. Public consultation has taken place and the introduction of a Controlled Parking Zone is seen as addressing the main concerns raised. Pre-application discussions have taken place with a planning application imminent. The Housing Zone funding consists of grant funding of £24,000 per unit. Between 12 and 16 units are proposed. The GLA have stated an intervention agreement is not required for this scheme.

1.8 **Kingsbridge**  
This site (site 10 in appendices 2 and 3) has lain empty since the demolition of the Kingsbridge centre a few years ago. Whilst it is located in the second phase of the Gascoigne estate regeneration, given its current availability there is the potentially to progress the development of the site for shared ownership homes in advance of the rest of phase 2. Around 12 units are proposed and Housing Zone grant funding of £24,000 per unit is identified. The GLA have stated an intervention agreement is not required for this scheme.

1.9 **Vicarage Field**  
Vicarage Field Shopping Centre (Site D in appendices 2 and 3) had a planning consent for partial redevelopment including 240 new homes. This consent has expired. Recently the site has been purchased by property developer, Benson Elliot. They are currently considering how they wish to proceed with the site. The Council is the freehold owner.

1.10 **Abbey Retail Park Redevelopment**  
Site A in appendices 2 and 3. The northern part of the site has planning approval secured for a Sainsburys superstore and car park which required the applicants (landowners Estates & Agency) to progress with a scheme for the rest of the site. Estates & Agency are in partnership with BE:Here (Willmott Dixon's PRS housing arm) and initial discussions have taken place regarding of PRS scheme of between 600 and 650 homes with ground floor commercial units and space to showcase the history of feminism and Barking’s important role in it. The southern part of the site would be allocated for a primary school. This important site between the River Roding and Abbey Green is critical to the success of the wider Roding Riverside area and if designed well could be a flagship scheme.

1.11 **Bamford Road**  
Site B in appendices 2 and 3. This site has lain empty for many years and is in the ownership of a company which has also left another site in the Borough vacant for many years. They have had some discussions with the planners regarding a housing development in partnership with Estuary Housing but the schemes presented have not addressed the Council’s requirements. Potentially this site may move forward in the coming years however it is not one the Council is actively pursuing as a priority for specific interventions.

1.12 **Trocoll House (Wakering Road)**  
This site (Site c in appendices 2 and 3) is adjacent to Barking Station and previously had planning approval for a hotel. This never progressed and the
landowners, CoPlan Estates are now progressing a scheme for 220 PRS flats in two striking blocks of over 20 storeys. A planning application for the site has been submitted. PRS is ideal adjacent to the station.

1.13 **Tesco Car Park**
This is site F in appendices 2 and 3. It has long been recognised that the southern part of Tesco’s car park on Highbridge Road is not used by Tesco’s customers. Tescos have entered into agreement with the Metropolitan Police that they can use it for parking and many others park there to avoid paying parking charges. Whilst no plans have been discussed it seems inconceivable that in the future Tesco will consider their options for the land.

1.14 **Gascoigne Future Phases**
This is Site G in appendices 2 and 3. An outline masterplan which covers the remaining phases of the Gascoigne estate regeneration has been approved and whilst broadly it will not result in an overall increase in the number of units, the impact on the town centre will be transformational.

1.15 **Fresh Wharf**
Fresh Wharf (Site H in appendices 2 and 3) on the western bank of the River Roding is a perfect example of the type of stalled sites Housing Zones are tasked with unlocking. It was originally part of the Barking Housing Zone bid however it was excluded as Countryside were bidding for various other Government/GLA funding sources and these were seen by the GLA as the sufficient. However a GLA paper states “it is possible that Housing Zone investment may be required for this scheme at a later stage.” The site has planning approval for 911 homes.

1.16 **Abbey Industrial Park**
This site (Site J in appendices 2 and 3) consists of two terraces of small business units adjacent to the IceHouse Quarter on Abbey Road. Whilst the units are fully occupied it was always expected this site would come forward for development following other housing developments on Abbey Road. Weston Homes have purchased the site and a planning application is expected later this year. It is important that there are active ground floor creative industry uses for three reasons 1) replacing lost jobs and employment space 2) continuing the Ice House Quarter and the aspirations for an Artist Enterprise Zone and 3) avoiding unsuitable ground floor residential accommodation.