

## THE EXECUTIVE

Tuesday, 21 June 2005  
(7:00 - 9:05 pm)

**Present:** Councillor C J Fairbrass (Chair), Councillor T G W Wade (Deputy Chair), Councillor J L Alexander, Councillor G J Bramley, Councillor H J Collins and Councillor S Kallar

**Also Present:** Councillor Ms M G Baker, Councillor W F L Barns, Councillor Mrs J Blake, Councillor Mrs J E Bruce, Councillor B Cook, Councillor J Davis, Councillor M A R Fani, Councillor I S Jamu and Councillor Mrs V M Rush

**Apologies:** Councillor M A McCarthy, Councillor M E McKenzie, Councillor L A Smith, Councillor R C Little, Councillor D S Miles, Councillor Mrs J E Rawlinson and Councillor Mrs P A Twomey

### 39. Minutes (14 June 2005)

Agreed.

### 40. \* Barking Town Centre - The Future

The Chief Executive outlined key considerations in relation to the Council's urban regeneration proposals for the Barking Town Centre (BTC) area and this was followed by a presentation from the Head of Regeneration on the redevelopment options for the whole of the Town Centre.

Presentations were also received from Allies and Morrison, Urban Design consultants for the BTC regeneration scheme, and Jestico Whiles, architects for the Axe Street project, on the vision for the BTC redevelopment and specific proposals for the development at Axe Street.

Discussions included reference to:

- The need for the Council to have certainty that development partners can, and will, deliver the Council's aspirations contained within the Barking Town Centre Framework Plan and the Barking Town Centre Interim Planning Guidance;
- The need for formal lines of discussion to be established with appropriate Members and Chief Officers on all aspects of the regeneration proposals, such as education provision in the area;
- Concerns regarding car parking provision in the area;
- Concerns regarding buy-to-let issues;
- The need for the Strategic Health Authority to increase health care provision in the area to reflect the growth in population that will arise from the development of 4,000 net new homes;

- The need to assess the impacts on children of living in high-rise accommodation;
- The need to retain Barking Town Hall as the focal point of the Town Centre area;
- The role of the Urban Development Corporation; and
- The identification within the BTC Framework Plan of the Station Quarter site as the principal site for tall building developments (in excess of 10 storeys).

**Agreed**, in the light of the above, to:

1. Reaffirm the Council's commitment to the implementation of the BTC Framework Plan, including the creation of 4,000 net new homes in the area;
2. A revised scheme for the Axe Street redevelopment, based on a development around six storeys; and
3. The Station Quarter site as the principal site for tall building developments (in excess of 10 storeys) within the BTC area.

#### **41. Barking Town Centre Housing Strategy**

Further to Minute 40 above, received a report presenting a Housing Strategy for Barking Town Centre (BTC). The Strategy sets out the proposals to meet all of the current policy objectives for new housing developments while ensuring that housing regeneration fits into the wider regeneration agenda, and contains details of how the Council intends to achieve the target of 4,000 net new homes in the Town Centre through a more balanced tenure whilst maintaining levels of affordable rented homes.

Discussed issues relating to nomination rights and the Council's housing waiting list, the proposed tenure mix of developments and the need to ensure that the visual amenities for residents are not compromised through neglect by others. In respect of the proposed tenure mix, the Director of Housing and Health undertook to respond accordingly to Councillor Mrs Rush.

**Agreed**, in the light of our considerations at this meeting and in order to ensure that new housing development and estate regeneration in Barking Town Centre contributes to the Community Priorities of 'Regenerating the Local Economy' and 'Improving Health, Housing and Social Care', to:

1. Adopt the Barking Town Centre Housing Strategy as attached to the report, subject to appropriate minor amendments, as the Council's guide to potential developers and Registered Social Landlord partners for the housing regeneration of the BTC; and
2. Note that, in view of our considerations, officers will review the appendix to the Strategy.

(\* Item considered after a resolution had been passed to exclude the public and press from the meeting due to the confidential nature of the business.)