

## THE EXECUTIVE

12 JULY 2005

### JOINT REPORT FROM THE DIRECTOR OF REGENERATION AND ENVIRONMENT AND THE DIRECTOR OF HOUSING AND HEALTH

AXE STREET AREA - DECANT AND MASTER PLAN CONSULTATION REPORT	FOR DECISION
<p><b>Summary</b></p> <p>The Executive previously agreed to the undertaking of Master Plan and feasibility work for the Axe Street area (Executive Minute 295 - 8 February 2005). Now this work has progressed, there is a need to commence negotiation with tenants and leaseholders in relation to decanting and to undertake public consultation on a preferred Master Plan for the area, to enable development to move forward. This will involve viability testing, and developing more detailed designs.</p> <p>The Axe Street area provides a key opportunity to contribute to the regeneration of Barking Town Centre in line with the agreed Barking Town Centre Framework Plan (Executive Report and Minute 263 - 18 March 2003). The approval of this report in its entirety would enable the development programme to proceed.</p> <p><b>Ward Affected</b> – Abbey</p> <p><b>Implications</b></p> <ul style="list-style-type: none"><li>• <b>Equalities and Diversity:</b> The Master Plan proposal seeks to be inclusive in terms of uses recommended for the area. A mix of housing types and tenures will be provided to meet different needs. Details of accessibility will be dealt with at the detailed design stage, whilst safety will also be addressed in the Master Planning process. Consultation will be undertaken that includes and involves disadvantaged groups.</li><li>• <b>Crime and Disorder:</b> The population and use of the area is likely to increase following redevelopment although this is likely to reduce fear of crime. The Police are being involved in initial Master Plan discussions and a Crime Prevention Officer will be involved in the development of detailed design.</li><li>• <b>Risk Management:</b> In order to minimise risks, project meetings are taking place on a fortnightly basis and a monitoring system is in place to ensure milestones are being achieved. A detailed consultation programme is underway and steps are being taken to acquire the properties and land necessary to take forward proposed development. Risks associated with spending of the Office of the Deputy Prime Minister (ODPM) funding by March 2006 are being managed by a degree of over programming to ensure funding is fully utilised, and regular dialogue with the ODPM to maximise the flexibility with which the funding can be used.</li><li>• <b>Financial:</b> The financial implications of decanting the residential tenants and leaseholders will be in the region of £115,600. This will be met from the ODPM</li></ul>	

Sustainable Communities funding awarded for land acquisition.

- **Legal:** Advice has been sought in relation to the land acquisition process.

### Recommendation

The Executive is requested to:

1. agree to commence the negotiations to decant of tenants and leaseholders on the site;
2. Agree to Officers undertaking further stakeholder and resident consultation on the preferred option for a Master Plan for the area.

### Reason

In order to allow Officers to undertake the necessary steps to bring the site forward for redevelopment and assist the Council in achieving its Community Priority of 'Regenerating the Local Economy'.

<b>Contact:</b> Claire Adams	Principal Regeneration Officer	Tel: 020 - 8227 5325 Fax: 020 - 8227 5326 Minicom: 020 - 8227 3034 Email: <a href="mailto:claire.adams@lbbd.gov.uk">claire.adams@lbbd.gov.uk</a>
------------------------------------	-----------------------------------	---

## 1. Background

- 1.1 A previous report to the Executive (8 February 2005 – Minute 295) outlined the timetable for master plan and feasibility work for the Axe Street Area and the process for consultation. It was explained that the proposals for redevelopment for this area would come from the Master Plan that is being developed in partnership with English Partnerships.
- 1.2 Allies and Morrison Architects were appointed following Executive approval on 10 May 2005 (Minute 403) and a project group was established including associated consultants DTZ (Property) and Mouchel Parkman (Transport), who have also produced the Barking Town Centre Movement Strategy (May 2005). The Council, English Partnerships and the Greater London Authority (Architecture and Urbanism Unit) are overseeing this work.

## 2. Master Plan Options

- 2.1 A preferred proposal is being developed for the Axe Street Area Master Plan in the context of the Barking Town Centre Movement Strategy (Also on this agenda) and the Council's Accommodation Strategy. The extent of the Master Plan area is shown on Plan 1 attached. Further testing of this and other options, in terms of market viability, vehicular movement and costing, will be carried out by the project group over the next couple of months.
- 2.2 The preferred Master Plan option will likely incorporate key use units such as a Health Centre (funding for this has been secured from the ODPM Sustainable

Communities Fund), residential as well as retail to enliven the area. Replacement of car parking space will also need to be pursued, as the Axe Street car park site will be redeveloped for housing (The loss of income from this car park is outlined in a previous Executive Report and Minute 261 – 27 January 2004). It is envisaged that frontage to the Broadway would remain as A3 (i.e. restaurant or café uses) but enable the development of a better façade as part of a cultural, leisure and retail street on to Barking Central Open Space. In order to enable greater linkages between the Gascoigne Estate, Barking Town Square and East Street, a high degree of permeability for pedestrians will also be a requisite. The southern part of the site is likely to see retention of the existing parade of shops (32 to 58 Ripple Road), and the Elim Christian Centre and the Messianic Testimony Hall but both surrounded by better landscaping.

### **3. Decanting Residents**

- 3.1 During consultation on Master Plan proposals, in order to prepare the sites for redevelopment, Officers would like to formally pursue with tenants and leaseholders, decanting the following premises:

2, 5, 6, Wellington Street  
65 Axe Street  
39-41, 43, and 45 Axe Street

- 3.2 Compensation will be payable to the four secure tenants in accordance with national guidelines.
- 3.3 There is one leaseholder (Axe Street Project) whose lease expires in August 2005. They are seeking to renew the lease which is likely to be offered for 10 years with a 6 month break clause. When necessary, they will be contacted with a preliminary 'offer' to acquire the leasehold interest and relocated, as they provide an important service within Barking Town Centre. There is a risk that new accommodation may not be found quickly enough to clear the site for development. Early discussions have taken place with the Axe Street Project Manager to assess their requirements and potential new premises are being sought.
- 3.4 There are also inter-departmental agreements with Gascoigne Sure Start and the Council's Car Parking Enforcement Team. The Sure Start team are proposed to move into a new purpose built centre, which is being constructed on Gascoigne Estate, in Summer 2006. Alternative premises will be sought for the Enforcement Team.
- 3.5 The report in the private and confidential section of this agenda gives a breakdown of the anticipated costs of decanting tenants and leaseholders.
- 3.6 The approval is therefore sought to commence decanting of the existing tenants and leaseholder from the site.
- 3.7 There are an additional three properties currently owned by the London Development Agency (1 and 3 Wellington Street and 47 Axe Street) which will be bought by the Council for an agreed sum of £1. The properties currently house East Thames Housing Association residents and will be decanted by the Housing Association to other properties in their portfolio without the Council incurring costs or any liability.

#### **4. Consultation Strategy**

- 4.1 At the beginning of April 2003 120 plus residents in proximity of the site (Gascoigne Estate, Ripple Road, Axe Street, and Wellington Street as well as a number of businesses and community organisations) were sent a letter and questionnaire informing them of the Council's decision to redevelop the car park site. The responses were outlined in a report to the Executive on 27 January 2004 (Minute 261).
- 4.2 A further letter was been sent to all residents, organisations and businesses within the Master Plan area in January 2005 informing them of the process, and several telephone conversations and stakeholder meetings have taken place. These are summarised in Appendix A. In addition a stakeholder workshop took place on 15 June 2005 in order to gain initial comments and input into the proposal.
- 4.3 To bring forward proposals, the Executive is requested to agree to Council Officers undertaking further public consultation, including individuals and groups that represent the community, businesses and individuals who are likely to be affected. This will ensure that the Council has a representative view of everyone who lives or works within the wider site area of the proposals that are being recommended, at an early stage. This will take place in the form of individual and group meetings.

#### **5. Next Steps**

- 5.1 The next step for the project team is to further develop the initial proposals. This work will involve viability testing, including identifying market demand, financial costs, transport implications and phasing, and developing more detailed designs so that a greater understanding is gained on the number and type of housing units, the nature and size of the health centre, and the level of office retail, community and leisure space that can be accommodated. An additional report will be presented to the Executive outlining the health centre proposal.
- 5.2 The following timetable for taking forward the Master Plan is proposed:-

July / August 2005	Public consultation
July / August 2005	Commence negotiations with tenants and leaseholders re: decant
August 2005	Issue Initial Demolition Notice
September 2005	Draft Master Plan complete
September 2005	Final draft Master Plan to Barking Town Centre Strategy Group
September 2005	Final draft Master Plan to Regeneration Board
October 2005	Final Master Plan Report to The Executive.
October 2005	Planning consent for Phase One housing
November 2005	Commence construction of Phase One housing
November 2005	Complete decant of all residential tenants
December 2007	Completion of Phase One housing
December 2010	Greater Axe Street Development Complete (a more accurate programme will be drawn up following completion of Master Plan)

## **6. Financial Implications**

- 6.1 There are no additional financial implications to the Council by agreeing to carry out further work and consultation to develop the preferred Master Plan option. These costs can be met from existing Master Plan funding. The Council is agreeing to undertake further viability testing to better understand the cost implications of the proposals. This will then be reported back to the Executive for consideration. This work forms part of the initial contract which is being jointly funded by the Council and English Partnerships.
- 6.2 The financial implications of decanting tenants and leaseholders in the properties outlined in 3.1 are approximately £115,600. Further details are contained in the private and confidential section of this agenda.
- 6.3 The cost of decanting tenants and leaseholders will be met from the ODPM Sustainable Communities funding for land acquisition. An offer letter was received from the ODPM on 25 January 2005 confirming grant funding of £4,025,000. The offer letter has been signed by the Director of Finance and constitutes a funding agreement until 31 March 2006.
- 6.4 The key risk associated with the ODPM funding is failure to spend the grant by March 2006. There has been a degree of over programming for this funding to ensure that it is fully utilised within the agreed timeframe and regular dialogue is taking place with the ODPM to maximise the flexibility with which the funding can be used.

## **7. Staffing Implications**

None

## **8. Consultation**

Regeneration Board – 28 June 2005

### **Councillors**

#### **Lead Members**

Regeneration, Councillor Kallar  
Landlord Services, Cllr Smith

#### **Ward Councillors**

Cllr Bramley  
Cllr Fani  
Cllr Alexander

### **Officers**

#### **Finance**

Alex Anderson, Head of Regeneration Finance  
Colin Rigby, Head of Housing Finance

**DRE**

Colin Beever, Head of Property

Peter Wright, Head of Planning and Transportation

Allan Aubrey, Head of Leisure

**CS**

Muhammed Saleem, Solicitor to the Council and Monitoring Officer

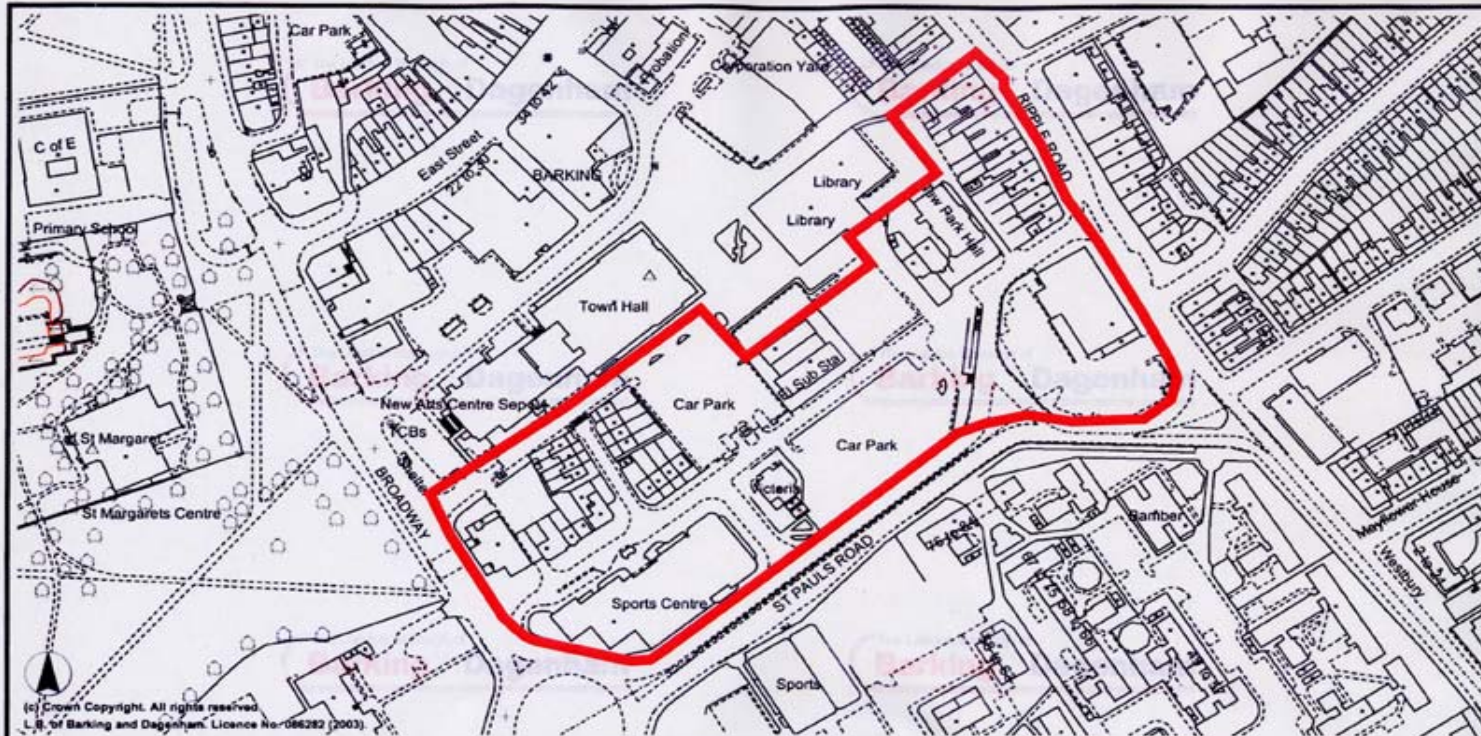
**Background Papers**

- Executive Report and Minute 263 (18 March 2003) – Barking Town Centre Action Plan 2003/2004
- Executive Report and Minute 261 (27 January 2004) – Axe Street Town Square Phases 1 and 2 Planning brief.
- Executive Minute 295 (8 February 2005) – Axe Street Area Redevelopment.
- Executive Minute 403 (10 May 2005) – Axe Street Master Plan and Barking Town Centre Urban Design Principles – Tender Issues.
- Executive Minute 402 (10 May 2005) – Acquisition of properties and authority to use Compulsory Purchase Order powers - Development of the Axe Street, The Lintons and London Road areas.
- Mouchel Parkman (May 2005) Barking Town Centre Movement Strategy.
- Executive Report (12 July 2005) Barking Town Centre Movement Strategy.

# Plan 1 – Extent of Axe Street Master Plan Area

Map Output

Page 1 of 1



(c) Crown Copyright. All rights reserved.  
L.B. of Barking and Dagenham. Licence No. 086282 (2003).



Town Hall, Barking, IG11 7LU  
Tel: 020 8592 4500

**TITLE:** London Borough of Barking and Dagenham

**Scale:** 1:1721  
**Mapsheet:** TQ4483NW  
**Date:** 29/09/2004 09:46  
**Produced by:**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. L.B. of Barking & Dagenham. Licence No. 086282 (2003).

Cities Revealed(R) aerial photography copyright The GeoInformation(R) Group, 2000.



## Appendix A - Summary of Consultation

Name/Address	Method and Date of Consultation	Discussion and Comments
1-8 Wellington Street 39-65 (odds) Axe Street Elim Christian Centre Messianic Testimony The Victoria PH The Captain Cook PH 32 – 58b (evens) Ripple Road Lidl, Ripple Road	18 January 2005  Letter informing of master plan process and Axe St car park planning application.	
Axe Street Project, 39-41 Axe Street	25 January 2005  Telephone	Had concerns about moving premises and wanted to ensure that the project stayed in Barking Town Centre.  Will assist in finding new premises in BTC.
Axe Street (Resident)	25 January 2005 Telephone	Had concerns about dust during construct and additional traffic caused as a result development
Victoria PH (agent)	1 February 2005  Telephone	Requested further information about the car park scheme and master planning.  Provided information over the phone.
Axe Street (resident)	February 2005  Telephone	Resident had bought property through Homebuy and does not want to move for financial reasons.  Put in contact with Housing Team.
Ripple Road (Business)	February 2005  Email	Asked if the shop units were likely to be demolished as a result of redevelopment.  Informed business that this was a possibility in the medium term. May 05 – Informed business that master planners were not recommending any change to the Ripple Road parade.
Captain Cook PH	Telephone	Requested further information about master planning.  Provided information over the phone.
Messianic Testimony	February 2005  Telephone	Requested further information about master planning.  Provided information over the phone.
Elim Christian Centre	February 2005  Telephone	Requested further information about master planning and wanted clarity on what buildings would be Compulsory Purchased.  Agreed to arrange meeting with master planners.
Elim Christian Centre	20 April 2005	Master planners explained the process and



	Meeting	<p>The Reverend explained his ideas for the Church and surrounding area.</p> <p>Have incorporated some of churches proposals in master plan options and will update as master plan progresses.</p>
Broadway Theatre	20 April 2005 Meeting	<p>Director explained servicing, access and parking requirements of the theatre.</p> <p>Will take into account requirements in development of options and update as master plan progresses.</p>
Ripple Road (Business)	3 May 2005 Telephone	<p>Asked if the shop units were likely to be demolished as a result of redevelopment.</p> <p>Informed business that master planners were not recommending any changes to the Ripple Road parade.</p>
Axe Street Project	24 May 2005 Meeting	<p>Discussed draft proposals and how this may affect premises. Discussed workings of project and requirements for alternative premises if relocation is necessary.</p>