



# Havering

L O N D O N   B O R O U G H

## GOVERNANCE COMMITTEE AGENDA

|                |                                      |  |
|----------------|--------------------------------------|--|
| <b>7.30 pm</b> | <b>Thursday<br/>20 February 2020</b> | <b>Council Chamber -<br/>Town Hall</b> |
|----------------|--------------------------------------|--|

Members 12: Quorum 4

### COUNCILLORS:

#### **Conservative Group ( 6 )**

Robert Benham (Vice-Chair)  
Michael White (Chairman)  
Joshua Chapman  
Roger Ramsey  
Damian White  
Viddy Persaud

#### **Residents' Group ( 2 )**

Ray Morgon  
Barry Mugglestone

#### **Upminster & Cranham Residents' Group**

**Linda Hawthorn**

#### **Independent Residents' Group ( 1 )**

David Durant

#### **Labour Group ( 1 )**

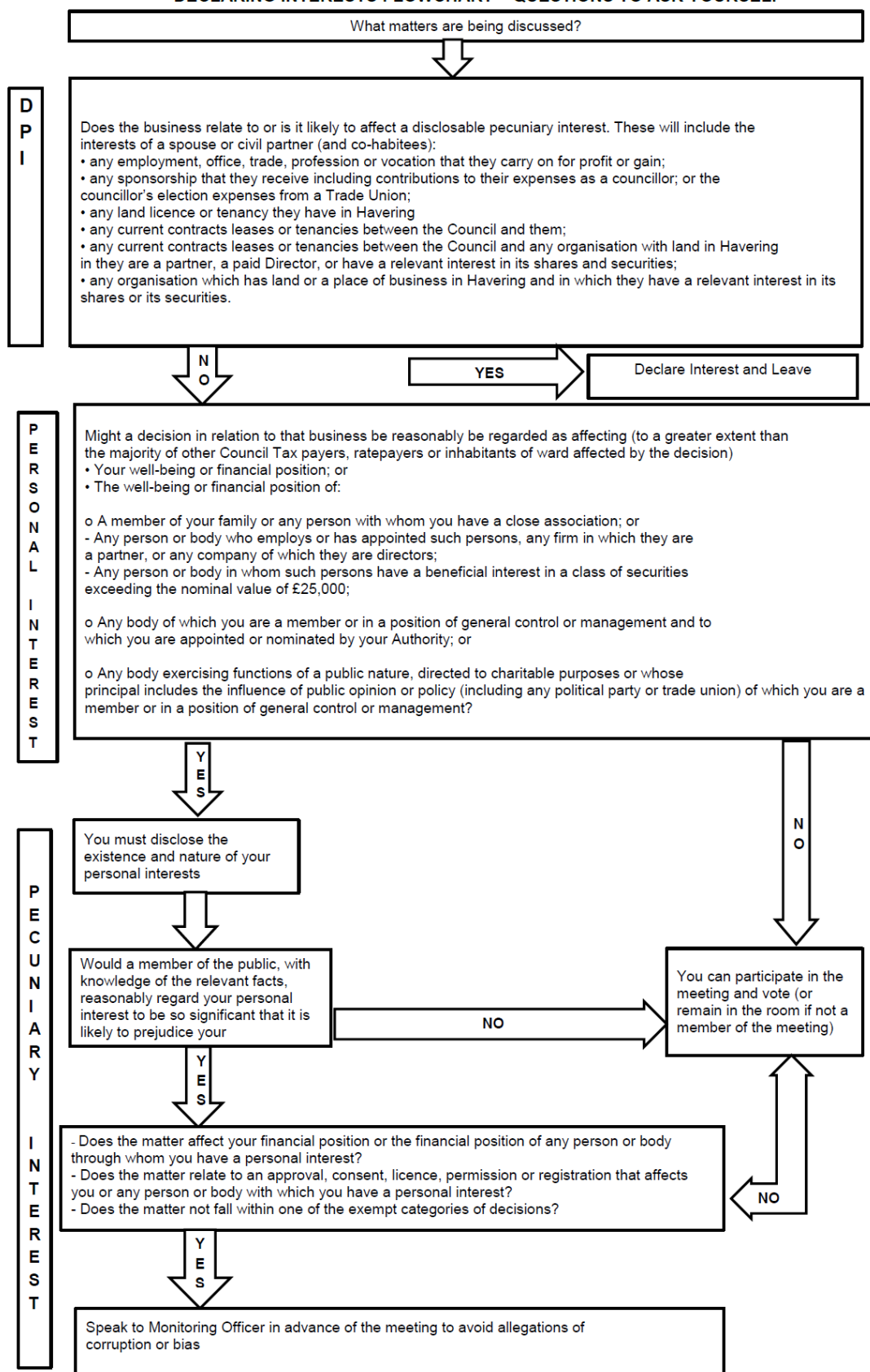
Keith Darvill

#### **North Havering Residents Group ( 1 )**

Darren Wise

**For information about the meeting please contact:  
Debra Marlow tel: 01708 433091  
e-mail: [debra.marlow@onesource.co.uk](mailto:debra.marlow@onesource.co.uk)**

**DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF**



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

### **2 APOLOGIES FOR ABSENCE & SUBSTITUTE MEMBERS**

(If any) - receive

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interest in any item at any time prior to the consideration of the matter.*

### **4 BOUNDARY COMMISSION REVIEW, PART 2 (WARDING PATTERNS) (Pages 1 - 192)**

**Andrew Beesley**  
**Head of Democratic Services**

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## GOVERNANCE COMMITTEE

20 February 2020

**Subject Heading:**

**Boundary Commission Review, Part 2  
(warding patterns)**

**Report Author and contact details:**

Andrew Beesley,  
Head of Democratic Services  
[Andrew.beesley@onesource.co.uk](mailto:Andrew.beesley@onesource.co.uk)

**Policy context:**

Electoral review

**Financial summary:**

None arising from this report

### SUMMARY

The Local Government Boundary Commission for England (LGBCE) is undertaking a review of the London Borough of Havering's local government electoral arrangements. The outcome of the review will be implemented in readiness for the 2022 Council elections.

The review forms two parts. The first part determines the Council size. In September 2019, Full Council recommended to the Commission that it retain its existing cohort size of 54. The Commission subsequently informed the Council that it was minded to agree to the proposal.

The second part is concerned with determining the warding arrangements in terms of the number of wards and the number of representatives of each ward which make up the Council, based on statutory criteria.

An officer working group has prepared a number of options for the Governance Committee to consider. The committee's preferred option will then be presented to Full Council which determines the Council's submission to the Commission.

### RECOMMENDATIONS

That Governance Committee determine its preference from the list of options attached to this report and makes its recommendation to Full Council accordingly.

|                      |
|----------------------|
| <b>REPORT DETAIL</b> |
|----------------------|

1. Periodically, the LGBCE undertakes reviews of local authority electoral arrangements. In doing so, it reviews the total number of councillors elected to the local authority; the number and boundaries of wards for the purposes of the election of councillors; the number of councillors for any ward of a local authority; and the name of any ward. Havering's last review was in 1999.
2. In September 2019, Full Council recommended to the Commission that council size remain at 54. The Commission subsequently informed the Council that it was minded to agree to the proposal.
3. The focus turns to the next part of the electoral review which determines the warding arrangements of the borough; that being the total number of wards and the number of representatives of each ward which make up the Council. The Commission commenced the public consultation phase for Part 2 on 17 December 2019, which will conclude on 2 March 2020.
4. The Commission follow statutory criteria when making its decision. These same criteria should be followed when the Council determines its submission to the Commission. The statutory criteria are:
  - Electoral equality (a consistent number of electors per Councillor)
  - Community Identity (strong ward boundaries that reflect communities); and
  - Effective and convenient local government (coherent wards)
5. To assist Members, Officers have prepared a number of warding arrangement options which are attached as appendices to this report. Each option details how the statutory criteria have been met and explains the design principles which underpin each approach. Contained within each option are proposed borough-wide and individual ward-level maps which include the names for each ward. In addition, there are projected electorate forecasts for up to 2025 and the variance levels based on the projected number of electors per Councillor.
6. The Governance Committee is tasked with identifying its preferred option which will be recommended for approval at an extraordinary meeting of Full Council. Groups will have the opportunity to submit amendments to that meeting in accordance with the Council Procedure Rules. It should be noted however that amendments must have regard to the statutory criteria referred to in paragraph 4 of this report. In addition, Group and individual submissions can be made direct to the Commission itself by 2 March 2020.
7. The Council's submission must be provided to the Committee by no later than 9 March 2020' an extraordinary Full Council meeting has therefore been set

for 4 March 2020. The Commission has granted a week's extension to its consultation deadline specifically for the Council to make its submission. The A condition of the extension is that the Council must provide its report to Full Council, along with any amendments by midnight on 2 March.

8. The Commission will consider the council's submission, along with all other submissions provided during the public consultation and will subsequently publish their initial findings in June 2020

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

There are no financial impacts arising the report.

### **Legal implications and risks:**

The LGBCE has functions under the Local Democracy, Economic Development and Construction Act 2009. It may at any time conduct a review of the area of the council, and recommend whether a change should be made to the electoral arrangements.

The Council has an obligation to assist the LGBCE in determining Havering electoral arrangements. Indeed as part of the review, the Council may make submissions proposing electoral arrangements it considers to be appropriate.

### **Human Resources Implications and risks:**

There are no HR implications arising from this report.

### **Equalities implications and risks:**

There are none arising from this report.

## **BACKGROUND PAPERS**

None

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# OPTION 1



## **LONDON BOROUGH OF HAVERING Boundary Commission Review**

### **Part 2 Submission The Local Government Boundary Commission Review for England**



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- p. St Andrew's**
- q. South Hornchurch**
- r. Upminster**

## 1. SUMMARY

The Local Government Boundary Commission for England (LGBCE) is undertaking a review of the London Borough of Havering's local government electoral arrangements. The outcome of the review being implemented in readiness for the 2022 Council elections.

In September 2019, the Council recommended to the Commission that it retain its existing cohort size of 54 (Part 1 submission). The Commission subsequently informed the Council that it was minded to agree to the proposal.

For its Part 2 submission on warding arrangements, **the Council proposes a pattern of 18 wards across a total membership of 54 councillors**. Each ward therefore contains 3 councillors. The proposal gives a councillor / elector ratio of 1:3866 (by 2025).

The Council considers that it has drawn up a ward arrangement which the Boundary Commission will find acceptable by meeting the statutory criteria for a successful electoral review.

## 2. ABOUT THE BOROUGH

Havering is an outer London borough and the third largest in London, comprising 43 square miles. It is mainly characterised by suburban development, with almost half of the area dedicated to open green space, particularly to the east of the borough. Havering has around 108 parks and green spaces, with 14 parks having 'Green Flag' status.

The borough is 50% Green Belt and resembles Essex in that it has clear Town Centres rather than the continuous mass of housing that makes up the inner London Boroughs. This brings constraints that do not exist in Inner London, such as increased travel time from one urban area to another. As a result, car usage is high, with 77% of households having at least one car and 32.8% having 2 or more cars – the second highest proportion reported in London.

The borough has good transport links, with a number of railway lines traversing it in a broadly east-west direction, notably the lines from Colchester and Southend into central London. The main arterial A12 and A13 roads pass through the borough, while the nearby M25 motorway forms part of its eastern and northern boundary. The River Thames forms its southern boundary

The principal town, Romford, is densely populated and is an area of major metropolitan retail and night time entertainment. The southern part of Havering is within the London Riverside section of the Thames Gateway redevelopment area and will be an area of increasing development and population change.

Havering is a relatively affluent borough with pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch). There is a gap in life expectancy between the most and least deprived decile within Havering of 7.9 years for males and 5.5 years for females.

The estimated population of Havering is 256,039 and rising - the borough is predicted to have the 10th fastest growth in population of all English authorities (detailed population projections are provided in the next section). Havering has the oldest population in London; almost 24% of its population is 60 plus, compared to a London average of 15%, and 23% nationally. This places a particularly high demand on Havering's health and social care services, compared to other boroughs. Approximately a third of the Council's budget is spent on social care, which will significantly increase in line with the projected demographic changes: further increases are expected in both the older (65 plus) and children age groups.

Around 33% (8,800) of children in the borough live in poverty. Approximately 19% of working age residents have a declared disability/long term illness and Havering has one of the highest rates for serious disabilities among London boroughs.

The current local government finance system has not kept pace with the population changes the borough has faced, with the formula having been frozen since 2013, therefore not reflecting the significant change in demand for services.

Havering is one of the nine lowest funded outer London boroughs and has seen the fastest growing child numbers of all the London Boroughs for the last four years in a row - a 45% increase.

### **3 SUMMARY OF PROPOSED WARDING ARRANGEMENTS**

The current Council size (54 councillors) and warding arrangements (18 wards) were determined by the previous electoral review in 1999. In keeping with the general trend across London all wards comprised of three Members.

Greater London Authority (GLA) projections are the only available projections at ward level, making them the only available data source for London boroughs where any analysis is required at ward level, including for boundary reviews. GLA recommends the housing-led variant as default; however the GLA also provides local authorities with projections based on the development trajectory of their choice. These projections are designated “BPO” or Borough Preferred Option, and are not made public due to the potential sensitivity of the underlying development assumptions provided by the local authority. Where a borough has BPO then this is the preferred option for population projections as it is considered more robust, having utilised the most current local council development data.

The last BPO for Havering was produced by the GLA in February 2019. The housing trajectory provided at the time has not significantly changed and therefore this remains our best data source for population projections.

Using the GLA’s 2017-based Borough Preferred Option Projections for Havering, the expected growth in the age 18+ population between 2019 and 2025 is 8.2% - an additional 16,646 adults.

These projections are shown at ward level in the table below. While the rise in the overall 18+ population for the borough is 8.2%, there is a great deal of variance between wards, with South Hornchurch and Romford Town projecting the greatest increases, while in some wards reductions are anticipated.

**GLA 2017-based Borough Preferred Option Projections, Havering  
Wards, Ages 18+, 2019 & 2025**

| Ward                   | Population Size |                | Change 2019 - 2025 |            |
|------------------------|-----------------|----------------|--------------------|------------|
|                        | 2019            | 2025           | Number             | %          |
| South Hornchurch       | 11,352          | 17,229         | 5,878              | 51.8       |
| Romford Town           | 14,606          | 21,022         | 6,416              | 43.9       |
| Brooklands             | 14,070          | 16,166         | 2,096              | 14.9       |
| Hacton                 | 10,179          | 10,822         | 643                | 6.3        |
| Gooshays               | 12,095          | 12,765         | 670                | 5.5        |
| Upminster              | 10,827          | 11,111         | 284                | 2.6        |
| Hylands                | 11,068          | 11,334         | 267                | 2.4        |
| Heaton                 | 10,608          | 10,860         | 252                | 2.4        |
| St Andrew's            | 11,265          | 11,510         | 246                | 2.2        |
| Rainham and Wennington | 10,290          | 10,484         | 194                | 1.9        |
| Harold Wood            | 12,103          | 12,242         | 139                | 1.1        |
| Emerson Park           | 9,996           | 10,006         | 10                 | 0.1        |
| Mawneys                | 10,557          | 10,563         | 6                  | 0.1        |
| Cranham                | 10,364          | 10,345         | -19                | -0.2       |
| Elm Park               | 10,514          | 10,473         | -41                | -0.4       |
| Havering Park          | 10,388          | 10,316         | -72                | -0.7       |
| Pettits                | 10,753          | 10,661         | -92                | -0.9       |
| Squirrel's Heath       | 11,231          | 11,002         | -229               | -2         |
| <b>LB Havering</b>     | <b>202,264</b>  | <b>218,911</b> | <b>16,646</b>      | <b>8.2</b> |

Source: GLA LB Havering Pop Projections – BPO

The Council's focus when reviewing its warding arrangements is drawn to the Commission's statutory criteria. Those being:

- Electoral equality (a consistent number of electors per councillor);
- Community Identity (strong ward boundaries that reflect communities) and
- Effective and convenient local government (coherent wards).

The Council's aim when drawing up new warding arrangements is to ensure electoral equality where possible (a ratio of 3866 electors per Member being the optimal number). That is however a difficult task and in the Council's view should not undermine the objectives of the remaining statutory criteria.

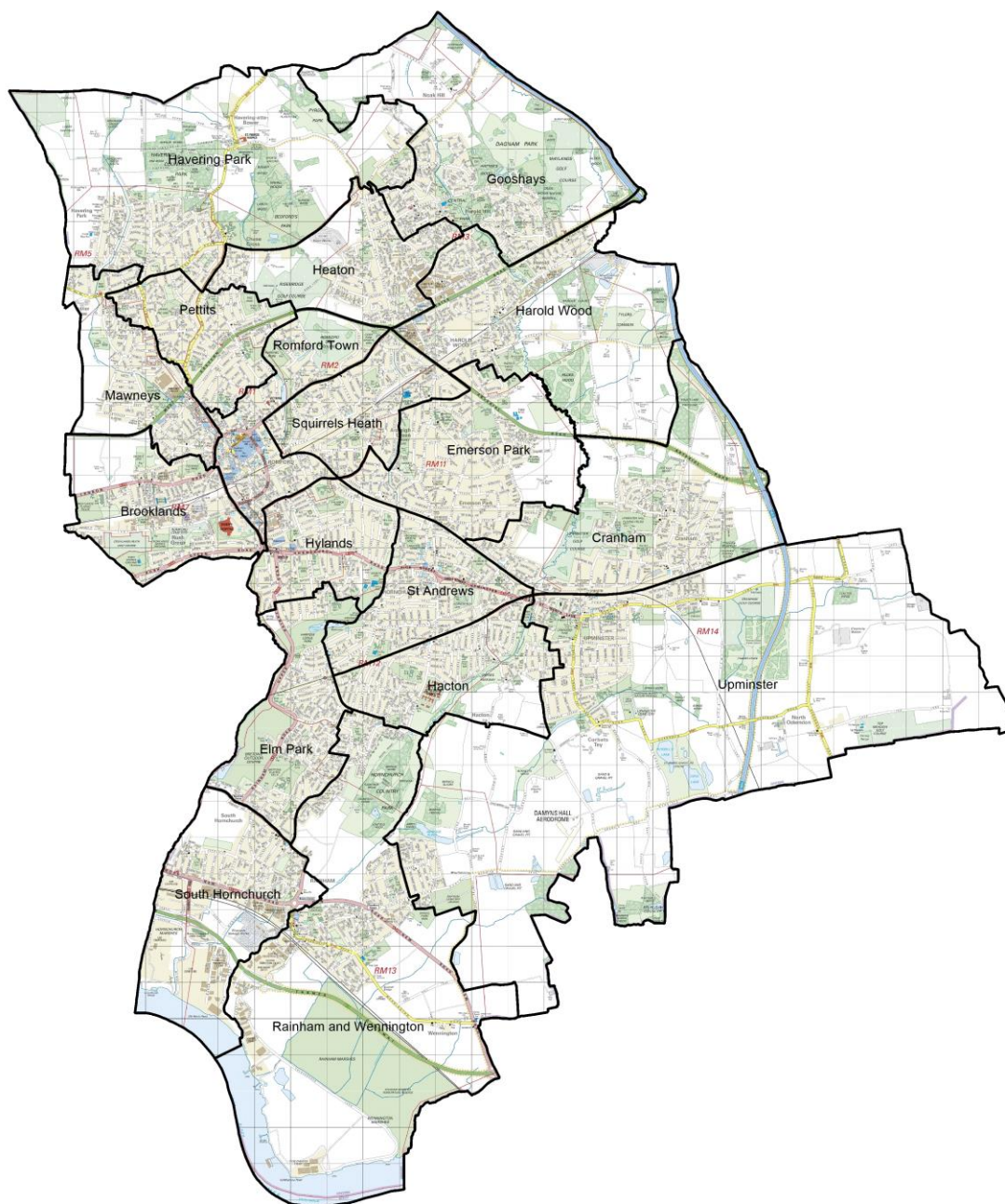
The Council recognises that communities develop over time and that residents identify themselves with the area in which they reside, work or socialise. Those communities are shaped in part by nature (rivers, parkland, etc) and/or by man-made features (roads, bus routes, footpaths, railway lines and stations, etc) but also by the daily activities which people undertake as part of everyday life. Walking to the local shops, going to school, visiting a library, participating in sports at the local sports centre and attending places of religious worship are some of the activities to name but a few which shape the places where people live and the communities they are part of.

In attempting to devise new warding arrangements, the Council has sought create wards which reflect the communities that residents would associate with. In doing so, existing warding patterns have been the foundation for the exercise. The Council has however followed key design principles in shaping their development:

1. That the average ratio of electors per councillors should not exceed a 10% variance;
2. That polling districts be used as building blocks to shape the development of wards where possible.

**The Council therefore proposes to the Commission that the number of wards remain at 18 and that the number of councillors also remain at 54.**

**The warding pattern, in the form of a borough-wide map, is shown overleaf along with a table detailing the percentage variances for each ward:**



| <b>Check your data</b>              | <b>2019</b>    | <b>2025</b>    |
|-------------------------------------|----------------|----------------|
| <i>Number of councillors:</i>       | <b>54</b>      | <b>54</b>      |
| <i>Overall electorate:</i>          | <b>190,770</b> | <b>208,748</b> |
| <i>Average electorate per cllr:</i> | <b>3,533</b>   | <b>3,866</b>   |

| Name of ward         | Number of<br>cllrs per ward | Electorate<br>2019 | Variance 2019 | Electorate<br>2025 | Variance 2025 |
|----------------------|-----------------------------|--------------------|---------------|--------------------|---------------|
| Brooklands           | 3                           | 9,997              | -6%           | 12,555             | 8%            |
| Cranham              | 3                           | 11,118             | 5%            | 11,385             | -2%           |
| Elm Park             | 3                           | 11,997             | 13%           | 12,222             | 5%            |
| Emerson Park         | 3                           | 10,711             | 1%            | 10,916             | -6%           |
| Gooshays             | 3                           | 10,219             | -4%           | 11,090             | -4%           |
| Hacton               | 3                           | 10,333             | -3%           | 11,236             | -3%           |
| Havering Park        | 3                           | 11,842             | 12%           | 12,074             | 4%            |
| Heaton               | 3                           | 11,187             | 6%            | 11,597             | 0%            |
| Harold Wood          | 3                           | 11,211             | 6%            | 11,385             | -2%           |
| Hylands              | 3                           | 10,856             | 2%            | 11,315             | -2%           |
| Mawneys              | 3                           | 10,684             | 1%            | 11,514             | -1%           |
| Pettits              | 3                           | 10,517             | -1%           | 10,783             | -7%           |
| Romford Town         | 3                           | 8,056              | -24%          | 11,810             | 2%            |
| Rainham & Wennington | 3                           | 11,477             | 8%            | 11,893             | 3%            |
| Squirrels Heath      | 3                           | 11,343             | 7%            | 11,738             | 1%            |
| St Andrews           | 3                           | 11,676             | 10%           | 12,184             | 5%            |
| South Hornchurch     | 3                           | 6,189              | -42%          | 11,220             | -3%           |
| Upminster            | 3                           | 11,357             | 7%            | 11,831             | 2%            |

## 5. Ward by Ward Proposals

- a. **Brooklands (3 Member ward)**  
**Projected Electorate (2025): 12,555 (8% variance)**



Brooklands ward is situated to the west of Romford town centre, with the London Boroughs of Barking & Dagenham and Redbridge running along its western border. It is characterised by a mixture of residential and commercial activity (predominantly along Crow Lane) with plenty of green open spaces (Jutsums Park and Cottons Park), with the Fords Sports Ground (home to West Ham Ladies Football Club), Crowlands Sports Ground, Crowlands Heath Golf Course and Westlands Paying Fields used for sport and recreational purposes.

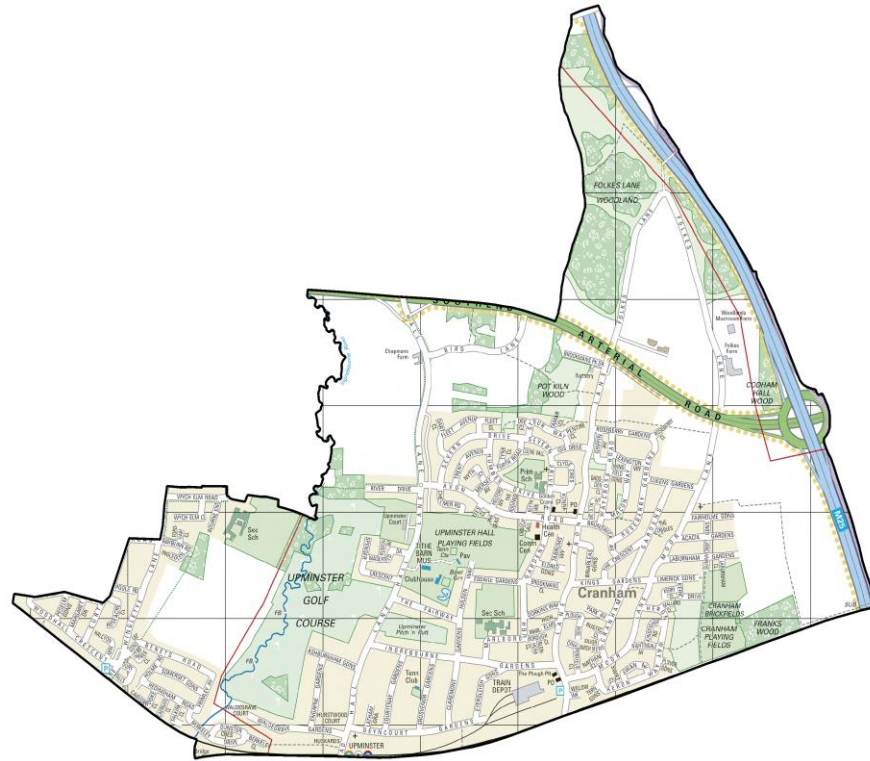
To the north is the A12 which is the principal arterial road connecting London with Essex and beyond. The A12 also provides a strong ward boundary between the centre of Romford and the north of the borough. To the east of the ward is the Romford ring road which also serves as a significant ward boundary to the town centre and the residential areas of the ward which abut it.

The ward is dissected by the Greater Anglia / TfL railway line which operates between London and Essex / East Anglia. The majority of people residing in the ward live in close proximity to the railway line, either south of the A118 London Road and north of the A124 Rush Green Road which link Romford with neighbouring areas such as Chadwell Heath and Dagenham.

In recent years there has been significant residential development and there is more planned in the coming years, as reflected in the projected population increase. In recent years the site of the former Oldchurch hospital to the east of the Gas Works along Oldchurch Road has been redeveloped for residential purposes, the extent to which has resulted in the building of a primary school on the development site.

Queen's hospital features prominently in the ward. The hospital is the primary accident and emergency facility in the borough. Other prominent landmarks includes the Romford Greyhound Stadium which has been hosting events since 1929 and has stadium capacity for over 1,700 people; and Romford Cemetery which was opened in 1871. St. Edward's CofE Secondary School is also located in the ward with the cohort made up of children from across Havering and east London.

**b. Cranham (3 Member Ward)**  
**Projected Electorate (2025): 11,385 (-2% variance)**



Cranham ward is located toward the east of the borough with its eastern border running along the borough boundary with the M25 motorway. Cranham is predominantly residential with large areas of woodland to the north of the ward beyond the A127, with sport and recreational facilities available at Upminster Golf Course and Cranham and Upminster Hall Playing Fields.

To the south of the ward are Upminster TfL Underground and c2c Railway Station and Upminster Bridge TfL Underground Station which connect trains into London and beyond into Essex. The railway lines are strong boundaries which separate Cranham from its adjoining areas, most notably Upminster.

Cranham is home to one of the borough's 11 conservation areas. Residential density is greatest in roads adjoining Front Lane, Severn Drive, Moor Lane and Avon Road where local amenities such as newsagents, off licences and takeaways

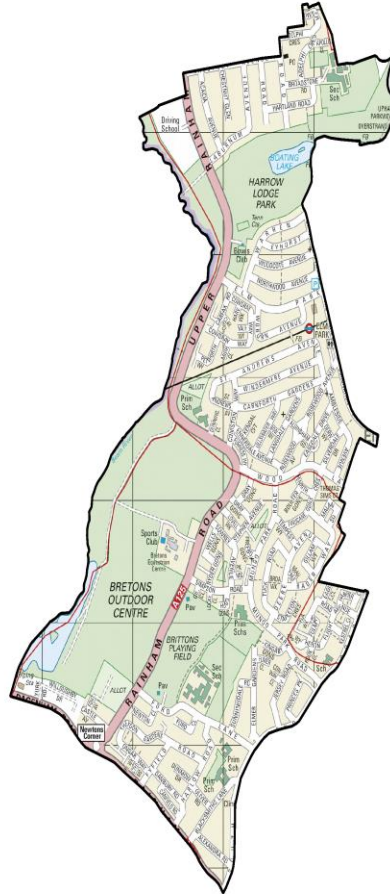
are located, along with the Cranham Health Centre which serves the local area.

To the west of the ward, along Hall Lane and roads adjoining Wingletye Lane, either side of the River Ingrebourne, residential areas become more spacious in character.

There are several other features in this area which help to define the ward including:

- Upminster Tithe Barn Museum
- Upminster Train depot
- Cranham Social Hall
- St Luke's Church
- Emerson Park School
- Hall Mead School
- Engayne Primary School

**c. Elm Park (3 Member Ward)**  
**Projected Electorate (2025): 12,222 (5% variance)**



Elm Park ward is located to the west of the borough adjoining the borough boundary with the London Borough of Barking & Dagenham. Elm Park's modest size compared to other wards is reflective of its population density, particularly the areas south of Elm Park TfL Underground Station and the roads adjoining Wood Lane and Mungo Park Road which local residents would likely identify as being the residential heart of Elm Park.

Shopping parades and local amenities, including Elm Park Library, are located in close proximity to the Underground Station, along Elm Park Avenue. There is a further small parade of shops along Mungo Park Road close to Scargill Infant and Junior School.

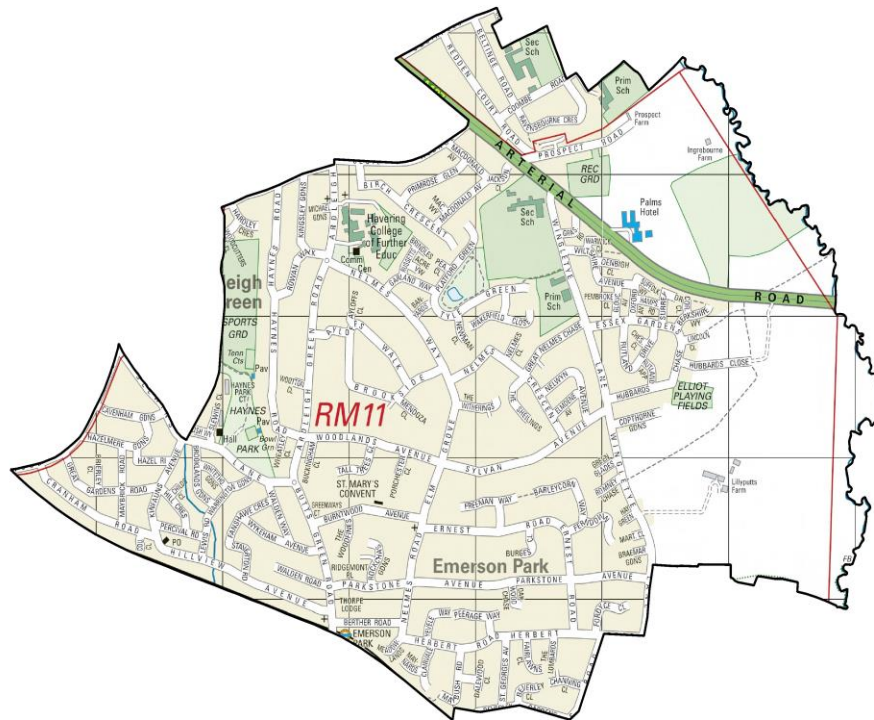
A prominent feature of Elm Park is the A125 Upper Rainham Road which runs from Romford to Rainham and which separates the residential element of the ward from the green spaces which run along the boundary with Barking & Dagenham. The 175 acre Bretons site is a mixture of sports pitches and open space sloping down to the River Beam. The recreation ground supports a variety of activities including football, and model flying. There is also a large lake surrounded by mature trees. There is also the large green open space to the north of the ward with Harrow Lodge Park and its boating lake.

There is a strong and distinctive boundary to the south of the ward which is the Newtons Corner roundabout that leads onto Dagenham Road to the west and Rainham Road to the east towards South Hornchurch and Rainham

There are several other features in this area which help to define the ward including:

- Cardrome
- Hornchurch Bowls Club
- Brittons Playing Field
- St. Alban's RC Church
- The Brittons Academy
- Hornchurch High School
- Whybridge Infant and Junior School

**d. Emerson Park (3 Member Ward)**  
**Projected Electorate (2025): 10,916 (-6% variance)9**



Emerson Park ward is located towards the centre of the borough, north of Hornchurch and west of Cranham. It is mostly residential in character. Low density housing with large detached properties and wide tree-lined streets being common features of the ward; prime examples being Sylvan Avenue and Nelmess Way.

To the east and north east of the ward are large open spaces either side of the A127 Arterial Road. The eastern boundary follows the River Ingrebourne and is a natural boundary line which separates Emerson park from Cranham and Harold Wood wards.

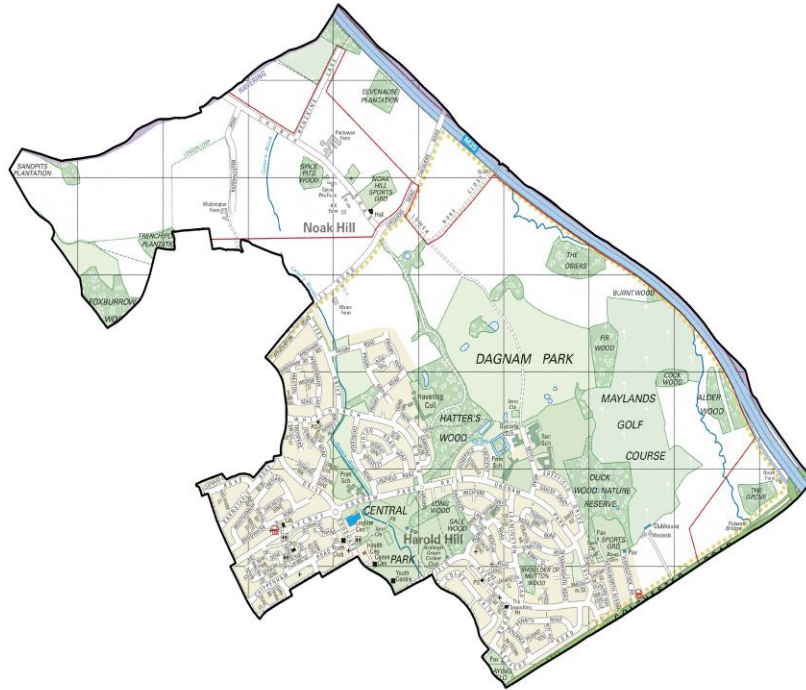
Emerson Park has a railway station to its southern boundary which allows travellers to connect to Romford and Upminster on the TfL shuttle. The railway line doubles up as a strong divide between neighbouring wards and is a natural boundary line.

Local amenities and convenience stores can be found on Butts Green Road and Ardleigh Green Road.

There are several other features in this area which help to define the ward including:

- Emerson Park Community Hall (in Haynes Park)
- Havering College of Further Education
- The Campion School
- All Saints Church
- Ardleigh Green Baptist Church
- Nelves Primary School

**e. Gooshays (3 Member Ward)**  
**Projected Electorate (2025): 11,090 (-4% variance)**



Gooshays ward is located in the Harold Hill area of Romford towards the north east area of the borough. Harold Hill was a planned community, conceived as part of the Greater London Plan in 1944, essentially an estate to house the overspill population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

The manor of Gooshays, upon which the existing ward boundary is loosely based, dates back many centuries but its identity is retained in the name of the road which runs through the ward (Gooshays Drive).

The ward sits directly north of the A12 Arterial Road and its eastern border runs along the M25 motorway, both of which provide strong identifiable ward boundaries.

Despite its dense population and estate design, much of the ward is given to large green open spaces, including Dagnam Park and Duck Wood Nature Reserve. The open spaces are

well used by local residents and are associated as being a core component of the ward.

The ward is home to the Central Park Leisure Centre and swimming pool which is popular with local residents and a key landmark in the Harold Hill area and in the ward itself. The leisure centre is located on Dagnam Park Drive which is the principal road running through the ward.

To the north of the ward is the area of Noak Hill. Distinctly different from the built-up estate described previously it is a sparsely populated area of the borough with a number of farms dotted to the north of Noak Hill Road and Chequers Road.

There are several other features in this area which help to define the ward including:

- Paines Brook
- Havering College (Quarles Campus)
- Ardleigh Green and Noak Hill Cricket Clubs
- Maylands Golf Course
- The Drapers Academy
- Mead Primary School
- Drapers' Pyrgo Primary School
- The Manor
- Myplace

**f. Hacton (3 Member Ward)**  
**Projected Electorate (2025): 11,236 (-3% variance)**



Located south of the centre of Hornchurch, with Elm Park to the west and Upminster to the east, Hacton ward is most commonly associated with the Racecourse Estate. Built in the years immediately before and after the Second World War on what had been Hacton Farm, the estate lies to the north-west of the River Ingrebourne which traverses the ward.

Along its northern border runs the London Underground District Line and the c2c railway line, a strong boundary line. Upminster Bridge and Hornchurch Underground Stations are located long the northern ward boundary.

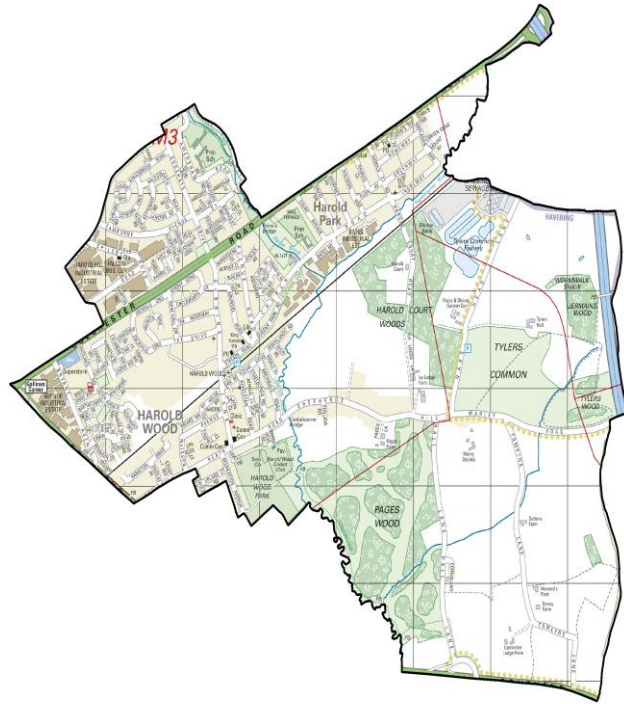
To the west of the ward lies the now derelict St. George's Hospital site which is due to be converted into residential land and which adjoins the Hornchurch Country Park.

The ward is predominantly residential in character with shopping precincts located along Central Drive and Suttons Lane.

There are several other features in this area which help to define the ward including:

- Gaynes Parkway
- Sanders School
- Suttons Primary School
- Hacton Primary School
- Scotts Primary School

**g. Harold Wood (3 Member Ward)**  
**Projected Electorate (2025): 11,385 (-2% variance)**



Harold Wood is located towards the east of the borough, with the majority of the ward running south of the A12 Arterial Road and north of the A127 Arterial Road, both of which merge at the Gallows Corner roundabout, heading eastwards towards the M25 motorway and into Essex.

Harold Wood train station sits within the northern half of the ward and is the congregation point for much daily activity in the ward given its links into Romford and central London. A parade of shops is also located in close proximity to the station, as is the local bus terminus. The area also includes the local Post Office and library.

The residential areas of the ward are confined to the north and west in close proximity to the train station and the A12 and north of the River Ingrebourne. Harold Wood hospital closed at the end of 2006 and has been replaced by a residential project called Kings Park, an NHS polyclinic and the Havering campus of London South Bank University. St. Peter's RC Church is located in close proximity along Gubbins Lane.

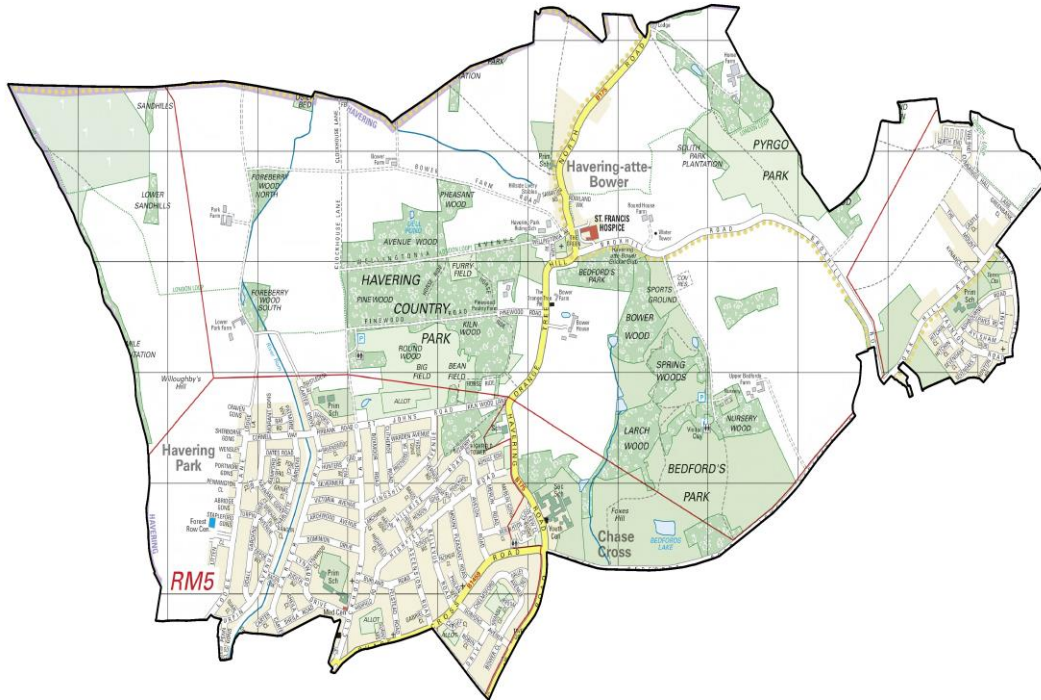
Contained within the ward is an area to the north of the A12, into Harold Hill. This area is within the existing borough ward configuration and is not proposed to change. Similarly, towards the south-western edges of the ward an area cuts in from the A127, this is a feature of the existing ward configuration.

The south and east of the ward is predominantly parkland and green open spaces.

There are several other features in this area which help to define the ward including:

- Harold Wood Cricket Club
- Gallows Corner Retail Park and Industrial Estate
- Bates Industrial Estate
- Pages Wood
- Tylers Common
- Redden Court School
- Harold Wood Primary School

**h. Havering Park (3 Member Ward)**  
**Projected Electorate (2025): 12,074 (4% variance)**



Havering Park ward encompasses a significant proportion of the north of the borough, running from the border with London Borough of Redridge to the west, skirting along the Harold Hill estate to the east via Lower Bedfords Road. It is typically open space (a mixture of farms and parkland) in character with residential communities to the south-west in Collier Row and Chase Cross and to its northern boundaries with the village of Havering-atte-Bower. To the west of the ward running vertically is the River Rom which meanders into central Romford.

There are two large parkland areas, Bedford's Park and Havering Country Park, which are key features of the ward, separated by the B175 road which runs into central Romford to the south and north into western Essex.

The village of Havering-atte-Bower is steeped in history dating back to the 11<sup>th</sup> Century when Edward the Confessor established a hunting lodge in the area which would later become Havering Palace. It is also home to Dame Tipping

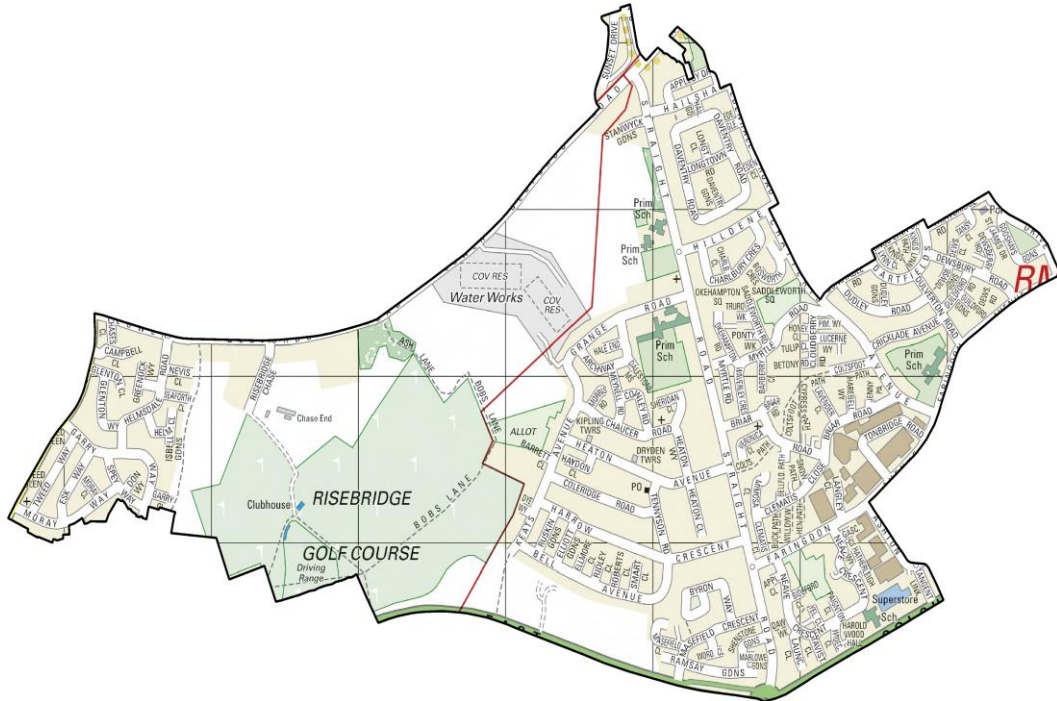
School, one of the smallest school cohorts in the borough, founded in 1891 by Dame Anne Tipping who was daughter of Thomas Chief, a governor of the Tower of London.

Collier Row and Chase Cross have a more typically suburban feel with greater density housing with terraced roads running off Lodge Lane and Clockhouse Lane. The area also houses the Highfield Estate and its high-rise tower blocks. Shopping, including the local Post Office, is built up around the Collier Row roundabout which acts as the buffer to adjoining wards.

There are several other features in this area which help to define the ward including:

- St Francis Hospice
- Bower House
- The Green (Havering-atte-Bower)
- The Forest Row Centre
- The Bower Academy
- Clockhouse Primary School
- Collier Row Methodist Church
- Oasis Pinewood Academy

**i. Heaton (3 Member Ward)**  
**Projected Electorate (2025): 11,597 (0% variance)**



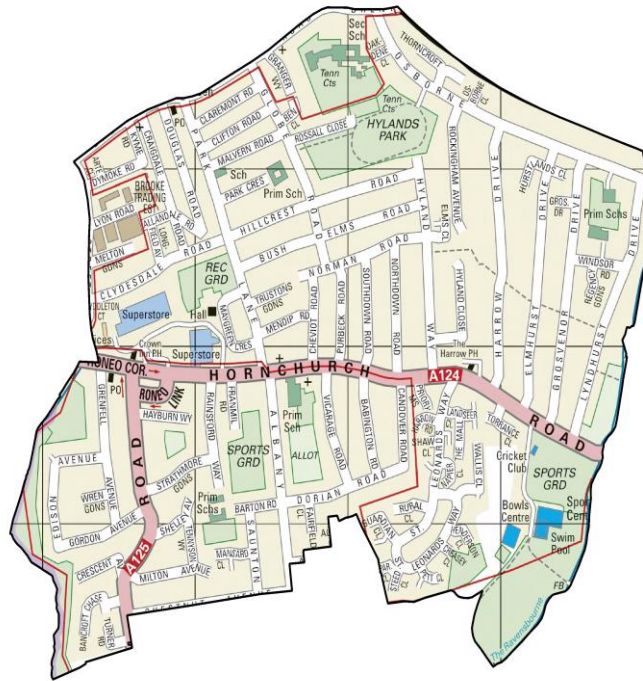
Heaton Ward stretches from Harold Hill and Heaton Grange to the east and an area of Rise Park to the west. In-between lies Risebridge Golf Course. The northern boundary runs along Lower Bedfords Road and is a strong dividing line.

The residential make-up of the ward is predominantly towards the east of the ward with Straight Road being the main thoroughfare from which the residential areas of Heaton Grange and Harold Hill are accessed. Harold Hill was a post-war construction designed to house the overspill population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

There are several other features in this area which help to define the ward including:

- Hildene Primary School
- St Ursula's RC Junior School
- Broadford Primary School

**j. Hylands (3 Member Ward)**  
**Projected Electorate (2025): 11,315 (-2% variance)**



Hylands ward is situated to the south-east of Romford, moving towards Hornchurch. Its northern boundary runs along Brentwood Road to the railways line for the Romford to Upminster TfL shuttle service. Its eastern end runs along the River Ravensbourne and is a natural boundary line.

Predominantly residential in character, the ward is serviced by the A124 Hornchurch Road which links Romford and Dagenham to the east with Hornchurch to the west and runs horizontally through the ward; and the A125 Upper Rainham Road which links Romford with Elm Park and Rainham to the south. Many of the roads within the ward adjoin the A124 and A125 with many local amenities running along those main roads.

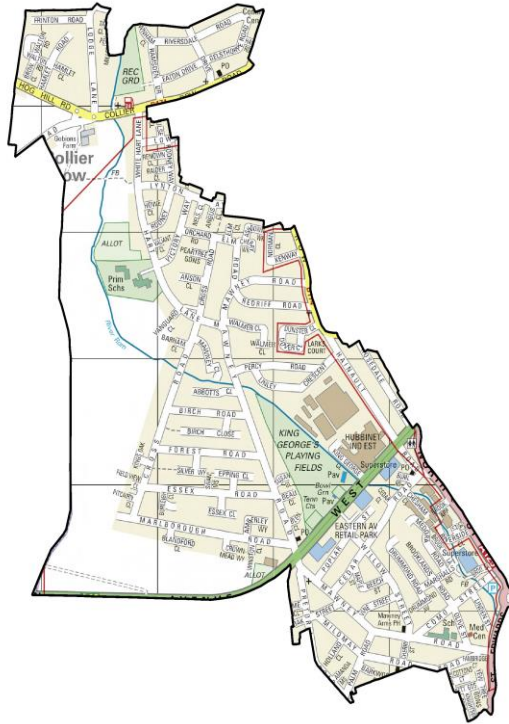
Hylands is home to the popular Hornchurch Sports Centre, Hornchurch Cricket Club and Hornchurch Indoor Bowls Club. In close proximity is the St. Leonard's Hamlet which is one of the borough's Conservation Areas. The Conservation Area is a former children's 'village', the St Leonard's Cottage homes,

built in 1889 on an 80 acre site and converted in 1984 to provide open market housing.

There are several other features in this area which help to define the ward including:

- Hylands Park
- Frances Bardsley School
- Hylands Primary School
- St Mary's RC Church
- St Mary's Primary School
- Hornchurch Primary School

**k. Mawney (3 Member Ward)**  
**Projected Electorate (2025): 11,514 (-1% variance)**



Mawney ward is located to the north-west of Romford Town Centre, running north along the borough's boundary with the London Borough of Redbridge to the west.

The ward is mostly residential in character with industrial and retail parks dotted along the A12 Arterial Road which cuts through it. At its southern end, the ward runs along the Romford Town Centre ring road which is a strong boundary and broadly follows the B174 to its northern reaches.

White Hart Lane, Mawney Road and Cross Road are key to the road network in the area and which help to form the communities who live in adjoining roads.

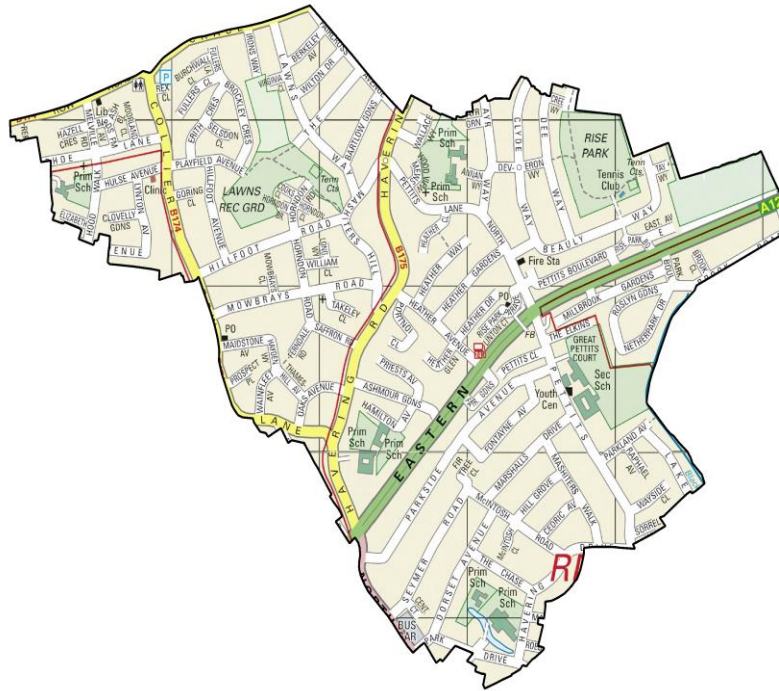
The River Rom runs through vertically through the centre of the ward, leading through to Romford Town Centre where the boundary ends.

Local amenities and shopping parades are located through the ward, to the north by the Collier Row Roundabout and to the south along North Street.

There are several other features in this area which help to define the ward including:

- King George's Playing Fields
- Mawney Road Medical Centre
- Collier Row Post Office
- Crownfield Infant and Junior School
- The Mawney School

**I. Pettits (3 Member Ward)**  
**Projected Electorate (2025): 10,783 (-7% variance)**



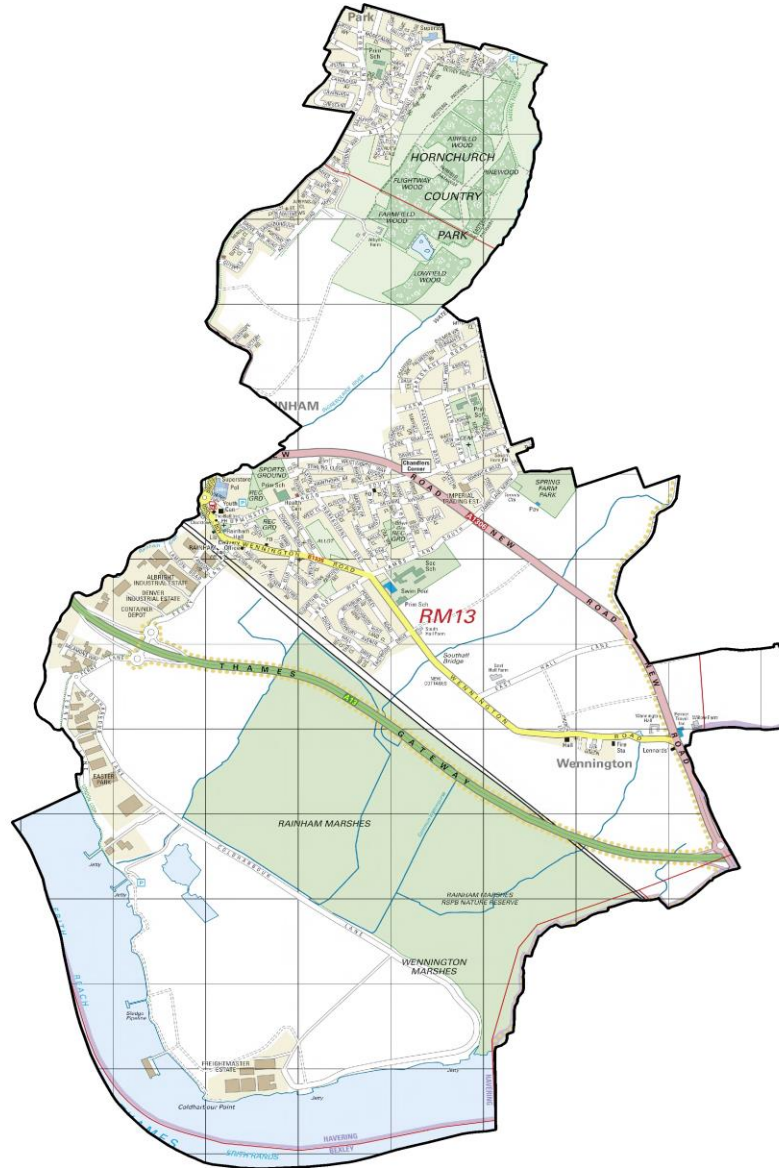
Pettits ward is located north of Romford Town Centre and crosses the A12 into the areas of Rise Park and Chase Cross. The A12 Arterial Road passes through the centre of the ward in an east-west direction with communities formed either side of the B175 Havering Road and B174 Collier Row Lane which run to the north of it.

Most residential in character, population density is not as high as in the neighbouring wards of Mawney and Heaton, particularly to the south of the ward below the A12.

There are several other features in this area which help to define the ward including:

- Marshalls Park School
- St. Edward's Primary School
- Romford Fire Station
- Rise Park Primary School
- Parklands Junior School

**m. Rainham & Wennington (3 Member Ward)**  
**Projected Electorate (2025): 11,893 (3% variance)**



Rainham and Wennington ward is location in the south of the borough, running along the River Thames on its southern border. The boundary line to the west follows the River Ingrebourne in a northerly direction, merging with Rainham Road and South End Road towards Hornchurch Country Park and the Airfield Estate.

The ward comprises a mixture of residential, open space, industrial and commercial uses. The ward's positioning next to the River Thames and the A13 Arterial Road and A1306 make

it an ideal location for industrial plants and units. Ferry Lane being testament to the area's industrial feel. However, just a short distance away is Rainham Village which is home to the Grade I listed Rainham Hall, an early 18th Century merchant's home. Rainham Village also has a train station with connections to London and Essex. The village also has its library, parade of shops and is in close proximity to the Tesco superstore which is a prominent feature of the area.

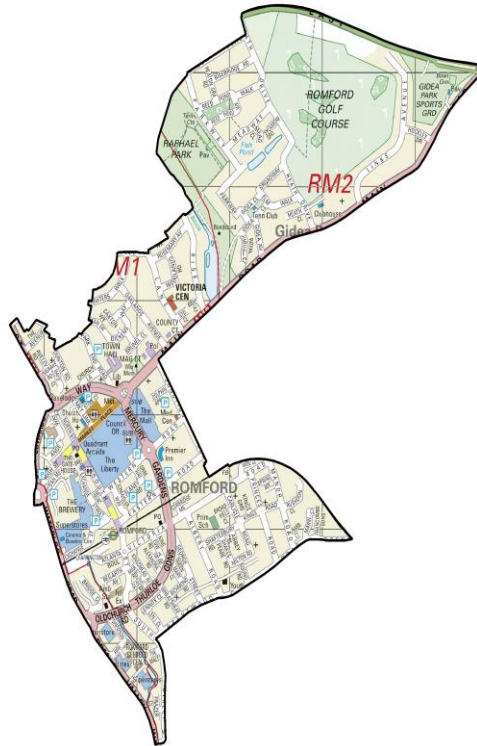
To the south of Rainham Village is the RSPB Rainham Marshes Nature Reserve which is a haven for all kinds of wildlife - birds, water voles, dragonflies and more.

North of the River Ingrebourne is the popular Hornchurch Country Park which is a 104.5-hectare park on the former site of RAF Hornchurch airfield. During World War II the station was a Sector Airfield of RAF Fighter Command's 11 Group, covering London and the south east of England during the Battle of Britain in 1940. Closed in 1962, the airfield was extensively landscaped to create Hornchurch Country Park. The area immediately to the west of the Country Park has been redeveloped into a residential area and is known as the Airfield Estate, referencing its aviation past.

There are several other features in this area which help to define the ward including:

- Spring Farm Park
- Wennington Village
- Chafford School
- The Harris Academy
- Rainham Village Primary School
- Parsonage Farm Primary School
- Brady Primary School
- The RJ Mitchell Primary School

**n. Romford Town (3 Member Ward)**  
**Projected Electorate (2025): 11,810 (2% variance)**



Whilst relatively small in scale compared to some other wards found in the borough, Romford Town is a mix of residential and commercial areas with green spaces to the north of the ward. It is also the administrative centre of the borough.

Romford town centre features prominently within the ward and is a vibrant shopping, business, leisure and entertainment centre attracting 21 million shoppers per year. Contained within the ring road, the town centre also includes the historic Romford Market which is held every Wednesday, Friday and Saturday and dates back to 1247 when it originated as a sheep market. The town centre also includes the Romford Brewery, dating back to 1708 it was more recently converted into a shopping centre in 2001 with some residential developments attached to it.

Residential areas feature of the north of the town centre to the area known as Gidea Park and to the south of the railway line, close to the ring road.

One of the residential areas found in the north of the ward along Main Road is the Gidea Park Conservation Area. An area of architectural significance between Raphaels Park and Romford Golf Course, the Romford Garden Suburb was constructed in 1910–11 on the Gidea Hall and Balgores estates as an exhibition of town planning. Influenced by the 'Garden Cities Movement' it was a demonstration of the need for more and better social housing.

In the next few years an area close to the border with the ring road and south of the railway line will undergo a transformation as part of the Council's housing based regeneration scheme. The Council has entered into a joint venture with First Base, an urban regeneration specialist, to transform land in Bridge Close to bring forward new homes, workspaces, a new school and health services.

There are several other features in this area which help to define the ward including:

- Havering Town Hall
- Central Library
- Romford Magistrates Court
- Romford County Court
- Romford Bus Terminus
- Romford Police Station
- Gidea Park Sports Ground
- Victoria Romford Post Office
- St. Edward the Confessor Church
- The Public Advice and Service Centre (PASC)

- o. Saint Andrew's (3 Member Ward)**  
**Projected Electorate (2025): 12,184 (5% variance)**



Saint Andrew's ward encompasses Hornchurch town centre and the shops, bars, restaurants and cafes that are prominent features within it which stretch along its High Street (A124) and which draw customers from the surrounding communities to the north and south of the ward. The town centre also has a library and is home to the Hornchurch Fire and Ambulance stations.

Its northern boundary runs along the Romford to Upminster TfL railway line and is a strong identifiable border. To the south, its border runs along the London Underground District Line and c2c railway line, again, a strong identifiable border. Its western boundary stretches along the River Ravensbourne, a strong natural boundary line.

The ward name is taken from the church of St. Andrew's which is a Grade I listed church located on the A124 out of the town centre towards Upminster. There has been a church on

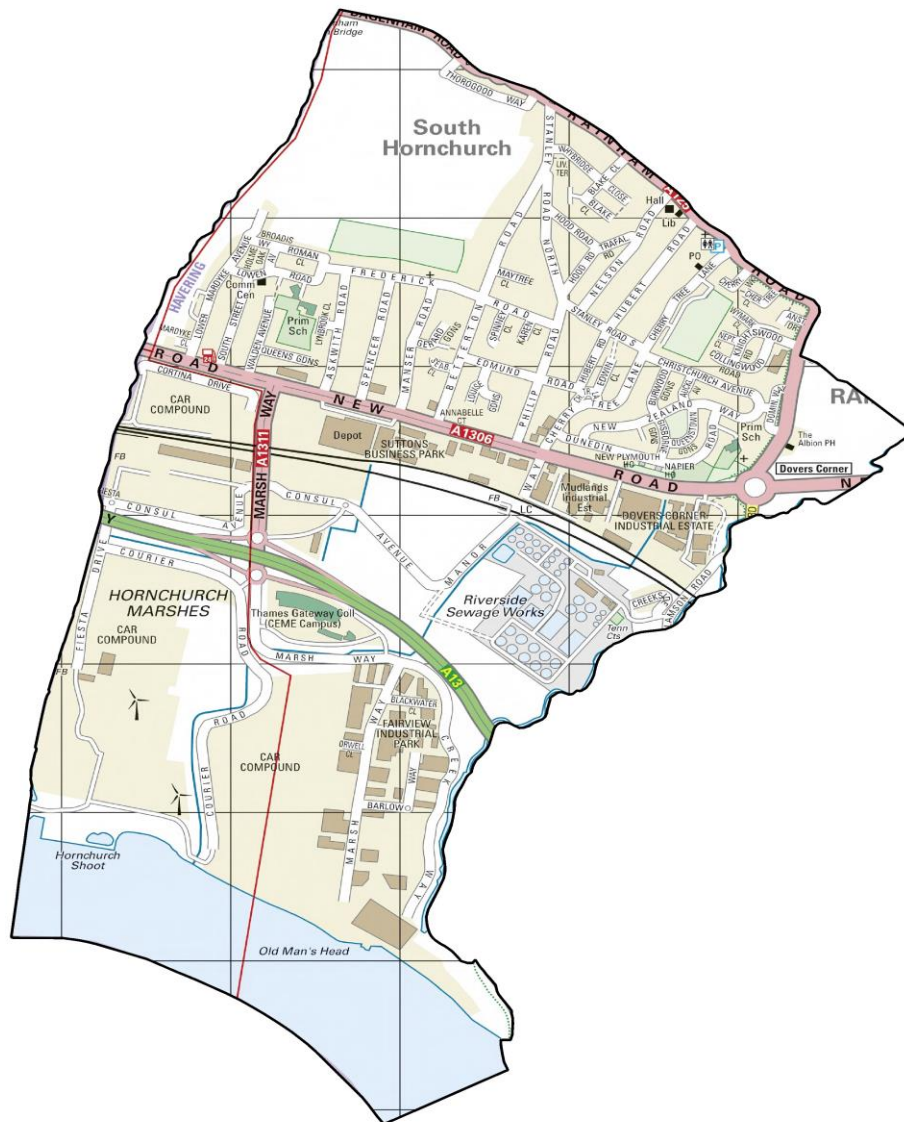
the site since 1163 and it is a landmark associated with the area.

St. Andrew's is a cultural hub for the borough with the Queen's Theatre and Fairkytes Art Centre within close proximity of each other, and which neighbour Langtons House and Gardens. Langtons House is a Grade II Listed 18th Century manor house. The house stands in landscaped gardens with an ornamental lake, orangery and bath house. It is one of the Council's licensed premises for civil ceremonies.

There are several other features in this area which help to define the ward including:

- Hornchurch and Upminster Bridge London Underground Stations
- Hornchurch Cemetery
- Abbs Cross School
- Havering Sixth Form College
- St Andrew's Park
- Harrow Lodge Boating Lake

**p. South Hornchurch (3 Member Ward)**  
**Projected Electorate (2025): 11,220 (-3% variance)**



South Hornchurch ward is located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west and the River Thames to the south, both of which are strong natural ward borders. To the east, the boundary runs along the River Beam to the Thames and is another natural boundary line. To the north, the A125 Rainham Road separates the ward from Elm Park.

There are residential developments to the north of the A1306 known as Orchard Village, formerly the Mardyke Estate, it was built in the 1960s, primarily for workers at Ford's Dagenham car construction plant nearby.

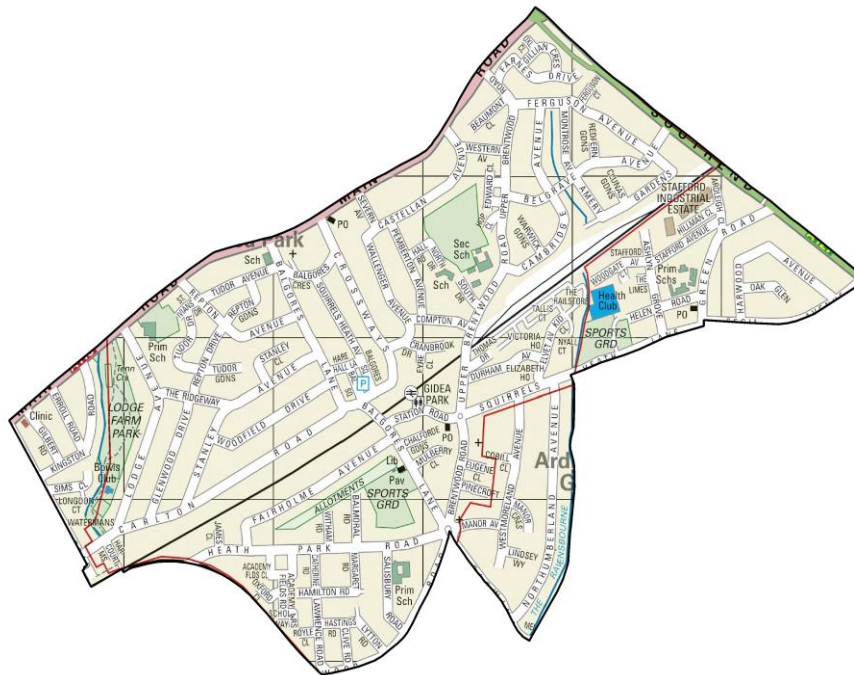
As part of the Council's housing-based regeneration programme, the area immediately south of the A1306 and north of the A13 Arterial Road, to the west of Marsh Way will become Beam Park. Redeveloped to accommodate 3,000 new homes the site will also include a new railway station, framed by a high-quality public square, as well as a medical centre, two schools, retail spaces, a gym, nursery, community facilities, and a multi-faith space.

To the south of the A13 Arterial Road the character of the ward changes dramatically and is dominated by industrial units which lead to the River Thames.

There are several other features in this area which help to define the ward including:

- CEME
- Tesco Retail Distribution Centre
- Newtons Primary School

**q. Squirrels Heath (3 Member Ward)**  
**Projected Electorate (2025): 11,738 (1% variance)**



Squirrels Heath ward is located to the north east of Romford in the area known as Gidea Park. Residential in character its key feature is Gidea Park Train Station which connects local residents with Romford and stations into central London.

Its northern boundary is Main Road which leads from Romford Town Centre to Gallows Corner and is a strong boundary line. The A127 Arterial provides another strong boundary line to the north and east of the ward.

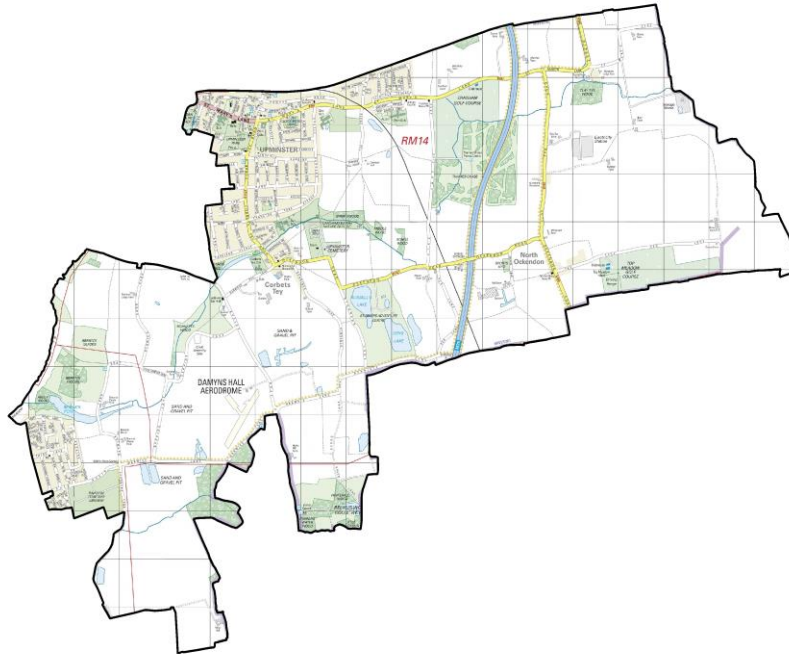
Local amenities and shops can be found in close proximity to the Drill roundabout, Balgores Lane to Station Road where Gidea Park Train Station is located, and also at the junction between Squirrels Heath Lane and Butts Green Road.

There are a number of key roads which assist in identifying communities within the ward. Heath Park Road, Balgores Lane, Upper Brentwood Road and Squirrels Heath Lane falling into that category.

There are several other features in this area which help to define the ward including:

- Gidea Park Library
- Lodge Farm Park
- Gidea Park Primary School
- Ardleigh Green Infant and Junior School
- The Royal Liberty School

**r. Upminster (3 Member Ward)**  
**Projected Electorate (2025): 11,831 (2% variance)**



Upminster ward is the largest in the borough the majority of which is open space. Located in the south west region of the borough, its eastern and southern borders run along borough boundaries with Thurrock Council in Essex.

Residential areas are confined in the main to the centre of Upminster and Corbets Tey areas and to the west with the fringes of Rainham. St Mary's Lane and Corbets Tey Road provide the thoroughfares from which residents in their areas can access the town centre which is bustling with shops, cafes and restaurants.

To the north of the ward is Upminster Underground and Railway Station which connects local residents with services running into London and out to Essex.

The ward features a number of prominent landmarks, most notably the Windmill which is located off St Mary's Lane. Constructed in 1803, it is a Grade II listed building and is widely considered to be amongst the very best remaining English smock mills.

There are several other features in this area which help to define the ward including:

- Damyns Hall Aerodrome
- Upminster Cemetery and Crematorium
- Gerpins Lane refuse centre
- Stubbers Adventure Centre
- Coopers' Company & Coborn School
- Upminster Library
- Upminster Park
- Upminster Windmill Hall
- Corbets Tey School
- Gaynes School
- Cranham Golf Course

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# OPTION 2



## **LONDON BOROUGH OF HAVERING Boundary Commission Review**

### **Part 2 Submission The Local Government Boundary Commission Review for England**



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- i. Harold Wood**
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- k. Heaton**
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- q. Saint Andrew's**
- r. South Hornchurch**
- s. Squirrels Heath**
- t. Upminster**

## 1. SUMMARY

The Local Government Boundary Commission for England (LGBCE) is undertaking a review of the London Borough of Havering's local government electoral arrangements. The outcome of the review being implemented in readiness for the 2022 Council elections.

In September 2019, the Council recommended to the Commission that it retain its existing cohort size of 54 (Part 1 submission). The Commission subsequently informed the Council that it was minded to agree to the proposal.

For its Part 2 submission on warding arrangements, **the Council proposes a pattern of 20 wards across a total membership of 54 councillors**. This results in a mix of 2 and 3 Member wards. The proposal gives a councillor / elector ratio of 1:3866 (by 2025).

The Council considers that it has drawn up a ward arrangement which the Boundary Commission will find acceptable by meeting the statutory criteria for a successful electoral review.

## 2. ABOUT THE BOROUGH

Havering is an outer London borough and the third largest in London, comprising 43 square miles. It is mainly characterised by suburban development, with almost half of the area dedicated to open green space, particularly to the east of the borough. Havering has around 108 parks and green spaces, with 14 parks having 'Green Flag' status.

The borough is 50% Green Belt and resembles Essex in that it has clear Town Centres rather than the continuous mass of housing that makes up the inner London Boroughs. This brings constraints that do not exist in Inner London, such as increased travel time from one urban area to another. As a result, car usage is high, with 77% of households having at

least one car and 32.8% having 2 or more cars – the second highest proportion reported in London.

The borough has good transport links, with a number of railway lines traversing it in a broadly east-west direction, notably the lines from Colchester and Southend into central London. The main arterial A12 and A13 roads pass through the borough, while the nearby M25 motorway forms part of its eastern and northern boundary. The River Thames forms its southern boundary

The principal town, Romford, is densely populated and is an area of major metropolitan retail and night time entertainment. The southern part of Havering is within the London Riverside section of the Thames Gateway redevelopment area and will be an area of increasing development and population change.

Havering is a relatively affluent borough with pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch). There is a gap in life expectancy between the most and least deprived decile within Havering of 7.9 years for males and 5.5 years for females.

The estimated population of Havering is 256,039 and rising - the borough is predicted to have the 10th fastest growth in population of all English authorities (detailed population projections are provided in the next section). Havering has the oldest population in London; almost 24% of its population is 60 plus, compared to a London average of 15%, and 23% nationally. This places a particularly high demand on Havering's health and social care services, compared to other boroughs. Approximately a third of the Council's budget is spent on social care, which will significantly increase in line with the projected demographic changes: further increases are expected in both the older (65 plus) and children age groups.

Around 33% (8,800) of children in the borough live in poverty. Approximately 19% of working age residents have a declared disability/long term illness and Havering has one of the highest rates for serious disabilities among London boroughs.

The current local government finance system has not kept pace with the population changes the borough has faced, with the formula having been frozen since 2013, therefore not reflecting the significant change in demand for services. Havering is one of the nine lowest funded outer London boroughs and has seen the fastest growing child numbers of all the London Boroughs for the last four years in a row - a 45% increase.

### **3 SUMMARY OF PROPOSED WARDING ARRANGEMENTS**

The current Council size (54 councillors) and warding arrangements (18 wards) were determined by the previous electoral review in 1999. In keeping with the general trend across London all wards comprised of three Members.

Greater London Authority (GLA) projections are the only available projections at ward level, making them the only available data source for London boroughs where any analysis is required at ward level, including for boundary reviews. GLA recommends the housing-led variant as default; however the GLA also provides local authorities with projections based on the development trajectory of their choice. These projections are designated “BPO” or Borough Preferred Option, and are not made public due to the potential sensitivity of the underlying development assumptions provided by the local authority. Where a borough has BPO then this is the preferred option for population projections as it is considered more robust, having utilised the most current local council development data.

The last BPO for Havering was produced by the GLA in February 2019. The housing trajectory provided at the time has not significantly changed and therefore this remains our best data source for population projections.

Using the GLA’s 2017-based Borough Preferred Option Projections for Havering, the expected growth in the age 18+ population between 2019 and 2025 is 8.2% - an additional 16,646 adults.

These projections are shown at ward level in the table below. While the rise in the overall 18+ population for the borough is 8.2%, there is a great deal of variance between wards, with South Hornchurch and Romford Town projecting the greatest increases, while in some wards reductions are anticipated.

**GLA 2017-based Borough Preferred Option Projections, Havering Wards, Ages 18+, 2019 & 2025**

| Ward                   | Population Size |                | Change 2019 - 2025 |            |
|------------------------|-----------------|----------------|--------------------|------------|
|                        | 2019            | 2025           | Number             | %          |
| South Hornchurch       | 11,352          | 17,229         | 5,878              | 51.8       |
| Romford Town           | 14,606          | 21,022         | 6,416              | 43.9       |
| Brooklands             | 14,070          | 16,166         | 2,096              | 14.9       |
| Hacton                 | 10,179          | 10,822         | 643                | 6.3        |
| Gooshays               | 12,095          | 12,765         | 670                | 5.5        |
| Upminster              | 10,827          | 11,111         | 284                | 2.6        |
| Hylands                | 11,068          | 11,334         | 267                | 2.4        |
| Heaton                 | 10,608          | 10,860         | 252                | 2.4        |
| St Andrew's            | 11,265          | 11,510         | 246                | 2.2        |
| Rainham and Wennington | 10,290          | 10,484         | 194                | 1.9        |
| Harold Wood            | 12,103          | 12,242         | 139                | 1.1        |
| Emerson Park           | 9,996           | 10,006         | 10                 | 0.1        |
| Mawneys                | 10,557          | 10,563         | 6                  | 0.1        |
| Cranham                | 10,364          | 10,345         | -19                | -0.2       |
| Elm Park               | 10,514          | 10,473         | -41                | -0.4       |
| Havering Park          | 10,388          | 10,316         | -72                | -0.7       |
| Pettits                | 10,753          | 10,661         | -92                | -0.9       |
| Squirrel's Heath       | 11,231          | 11,002         | -229               | -2         |
| <b>LB Havering</b>     | <b>202,264</b>  | <b>218,911</b> | <b>16,646</b>      | <b>8.2</b> |

Source: GLA LB Havering Pop Projections – BPO

The Council's focus when reviewing its warding arrangements is drawn to the Commission's statutory criteria. Those being:

- Electoral equality (a consistent number of electors per councillor);
- Community Identity (strong ward boundaries that reflect communities) and
- Effective and convenient local government (coherent wards).

The Council's aim when drawing up new warding arrangements is to ensure electoral equality where possible (a ratio of 3866 electors per Member being the optimal number).

That is however a difficult task and in the Council's view should not undermine the objectives of the remaining statutory criteria.

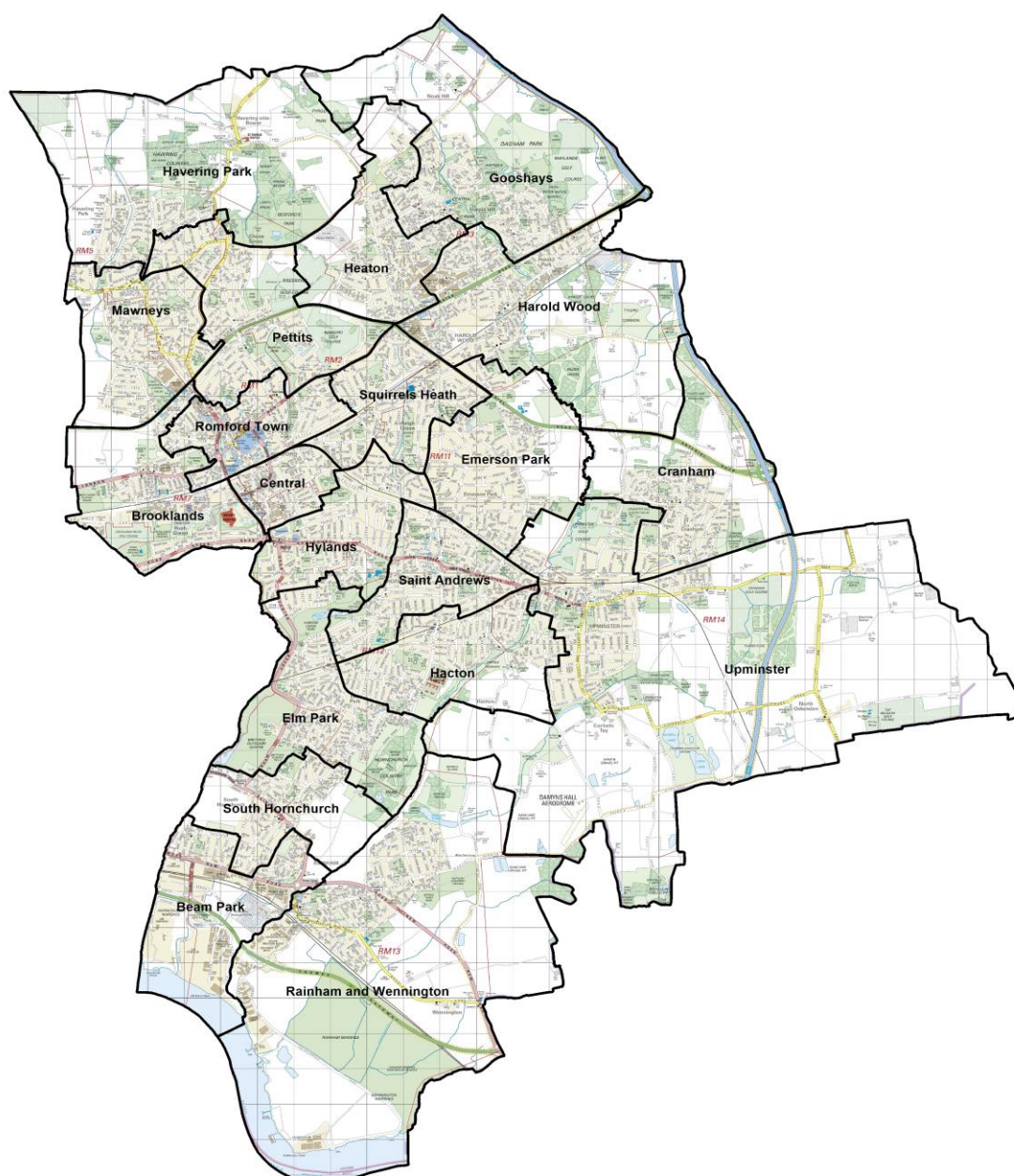
The Council recognises that communities develop over time and that residents identify themselves with the area in which they reside, work or socialise. Those communities are shaped in part by nature (rivers, parkland, etc) and/or by man-made features (roads, bus routes, footpaths, railway lines and stations, etc) but also by the daily activities which people undertake as part of everyday life. Walking to the local shops, going to school, visiting a library, participating in sports at the local sports centre and attending places of religious worship are some of the activities to name but a few which shape the places where people live and the communities they are part of.

In attempting to devise new warding arrangements, the Council has sought create wards which reflect the communities that residents would associate with. In doing so, existing warding patterns have been the foundation for the exercise. The Council has however followed key design principles in shaping their development:

1. That the average ratio of electors per councillors should not exceed a 10% variance;
2. That polling districts be used as building blocks to shape the development of wards where possible.

**The Council therefore proposes to the Commission that the number of wards increase to 20 to reflect the population growth in Romford and in the south of the borough. The total number of councillors should remain at 54.**

**The warding pattern, in the form of a borough-wide map, is shown overleaf along with a table detailing the percentage variances for each ward:**

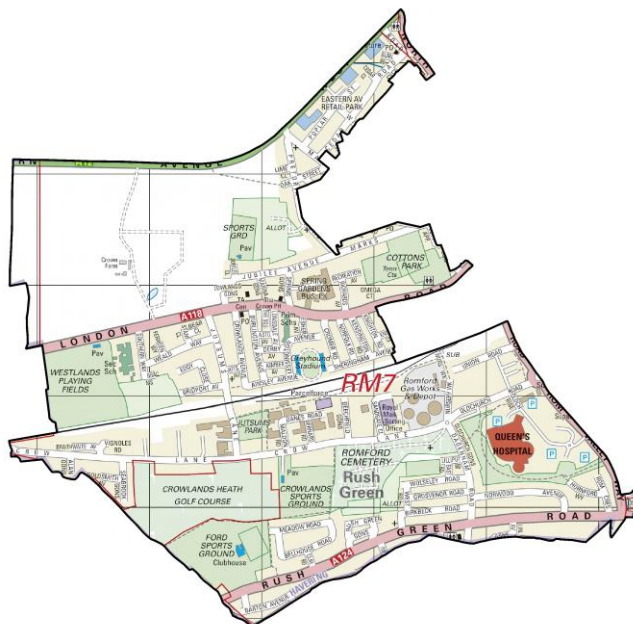


| <b>Check your data</b>              | <b>2019</b>    | <b>2025</b>    |
|-------------------------------------|----------------|----------------|
| <i>Number of councillors:</i>       | <b>54</b>      | <b>54</b>      |
| <i>Overall electorate:</i>          | <b>190,770</b> | <b>208,748</b> |
| <i>Average electorate per cllr:</i> | <b>3,533</b>   | <b>3,866</b>   |

| Name of ward         | Number of<br>cllrs per ward | Electorate<br>2019 | Variance 2019 | Electorate<br>2025 | Variance 2025 |
|----------------------|-----------------------------|--------------------|---------------|--------------------|---------------|
| Brooklands           | 3                           | 10,095             | -5%           | 11,779             | 2%            |
| Cranham              | 2                           | 7,231              | 2%            | 7,414              | -4%           |
| Elm Park             | 3                           | 11,630             | 10%           | 11,832             | 2%            |
| Emerson Park         | 2                           | 7,370              | 4%            | 7,538              | -3%           |
| Gooshays             | 3                           | 10,219             | -4%           | 11,090             | -4%           |
| Hacton               | 3                           | 11,282             | 6%            | 12,188             | 5%            |
| Havering Park        | 2                           | 6,865              | -3%           | 6,998              | -9%           |
| Heaton               | 3                           | 11,498             | 8%            | 11,893             | 3%            |
| Harold Wood          | 3                           | 11,211             | 6%            | 11,385             | -2%           |
| Hylands              | 3                           | 11,196             | 6%            | 11,487             | -1%           |
| Mawneys              | 3                           | 12,157             | 15%           | 12,440             | 7%            |
| Pettits              | 3                           | 11,469             | 8%            | 11,802             | 2%            |
| Romford Town         | 3                           | 9,337              | -12%          | 12,410             | 7%            |
| Rainham & Wennington | 3                           | 9,737              | -8%           | 10,156             | -12%          |
| Squirrels Heath      | 3                           | 10,389             | -2%           | 10,740             | -7%           |
| St Andrews           | 3                           | 10,727             | 1%            | 11,232             | -3%           |
| South Hornchurch     | 2                           | 6,986              | -1%           | 7,517              | -3%           |
| Upminster            | 3                           | 11,865             | 12%           | 12,309             | 6%            |
| Central              | 2                           | 5,936              | -16%          | 8,380              | 8%            |
| Beam Park            | 2                           | 3,570              | -49%          | 8,158              | 6%            |

## 5. Ward by Ward Proposals

- a. **Brooklands (3 Member ward)**  
**Projected Electorate (2025): 11,779 (2% variance)**



Brooklands ward is situated to the west of Romford town centre, with the London Boroughs of Barking & Dagenham and Redbridge running along its western border. It is characterised by a mixture of residential and commercial activity (predominantly along Crow Lane) with green open spaces (Cottons Park), with the Fords Sports Ground (home to West Ham Ladies Football Club), Crowlands Sports Ground, Crowlands Heath Golf Course and Westlands Playing Fields used for sport and recreational purposes.

To the north is the A12 which is the principal arterial road connecting London with Essex and beyond. The A12 also provides a strong ward boundary between the centre of Romford and the north of the borough. To the east of the ward is the Romford ring road which also serves as a significant ward boundary to the town centre and the residential areas of the ward which abut it.

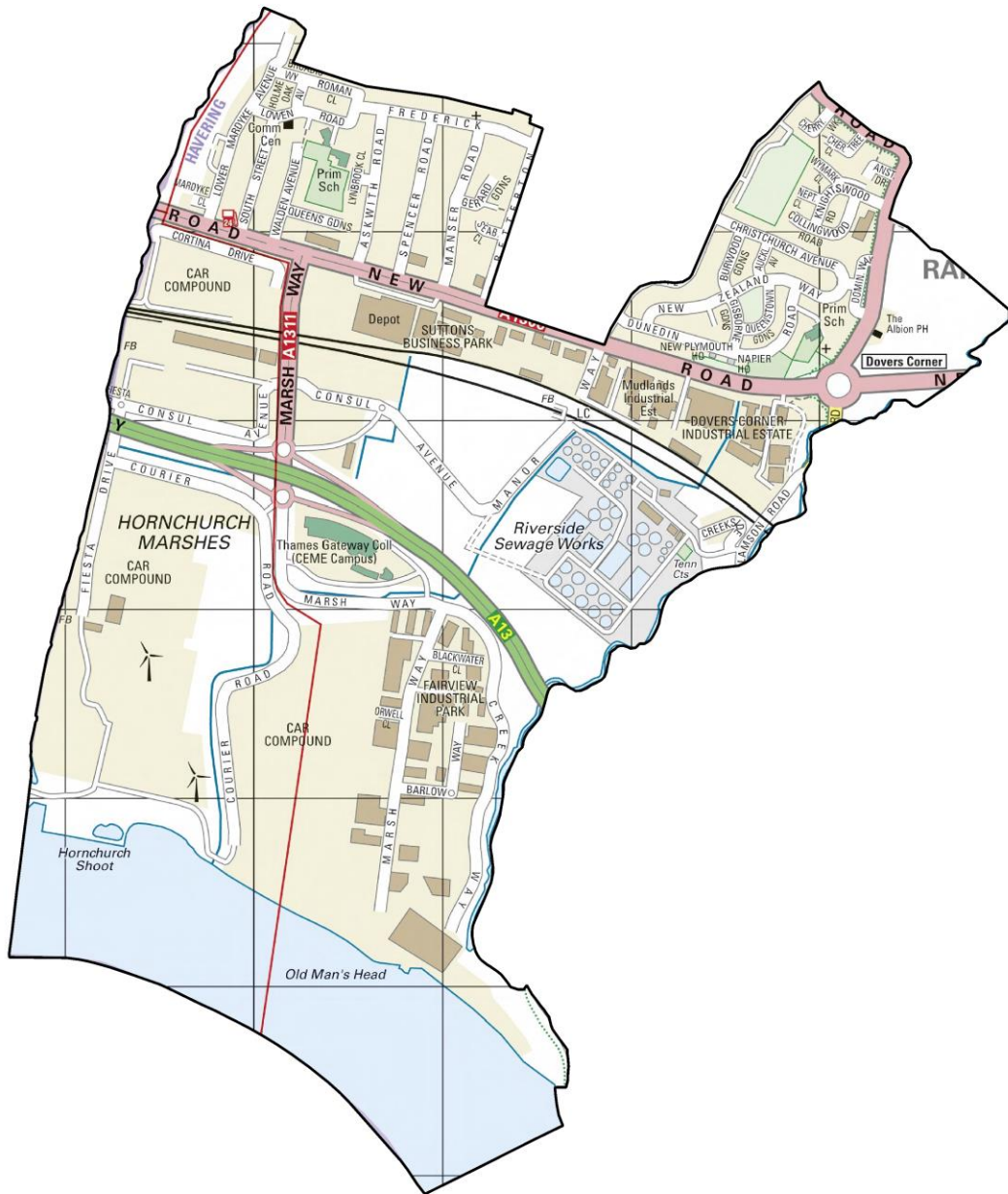
The ward is dissected by the Greater Anglia / TfL rail line which operates between London and Essex / East Anglia. The majority of people residing in the ward live in close proximity to the railway line, either south of the A118 London Road and

north of the A124 Rush Green Road which link Romford with neighbouring areas such as Chadwell Heath and Dagenham.

In recent years there has been significant residential development and there is more planned in the coming years, as reflected in the projected population increase. In recent years the site of the former Oldchurch hospital to the east of the Gas Works along Oldchurch Road has been redeveloped for residential purposes, the extent to which has resulted in the building of a primary school on the development site.

Queen's hospital features prominently in ward. The hospital is the primary accident and emergency facility in the borough. Other prominent landmarks includes the Romford Greyhound Stadium which has been hosting events since 1929 and has stadium capacity for over 1,700 people; and Romford Cemetery which was opened in 1871. St' Edward's CofE Secondary School is also located in the ward with the cohort made up of children from across Havering and east London.

**b. Beam Park (2 Member Ward)**  
**Projected Electorate (2025): 8,158 (6% variance)**



Beam Park is a newly created ward located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west and the River Thames to the south, both of which are strong natural ward borders. To the east, the boundary runs along the River Beam to the Thames and is another natural boundary line. To the north, the A125 Rainham Road separates the ward from Elm Park with the exception of Orchard Village.

As part of the Council's housing-based regeneration programme, the area immediately south of the A1306 and north of the A13 Arterial Road, to the west of Marsh Way will become Beam Park. Redeveloped to accommodate 3,000 new homes the site will also include a new railway station, framed by a high-quality public square, as well as a medical centre, two schools, retail spaces, a gym, nursery, community facilities, and a multi-faith space.

To the south of the A13 Arterial Road the character of the ward changes dramatically and is dominated by industrial units which lead to the River Thames.

There are several other features in this area which help to define the ward including:

- CEME
- Tesco Retail Distribution Centre
- Newtons Primary School

**c. Central (2 Member Ward)**  
**Projected Electorate (2025): 8,380 (8% variance)**



Central ward is a newly created ward in the heart of Romford. Its boundary to the north runs along the TfL rail and Greater Anglia railway line which extends to its eastern boundary with the Romford to Upminster shuttle service.

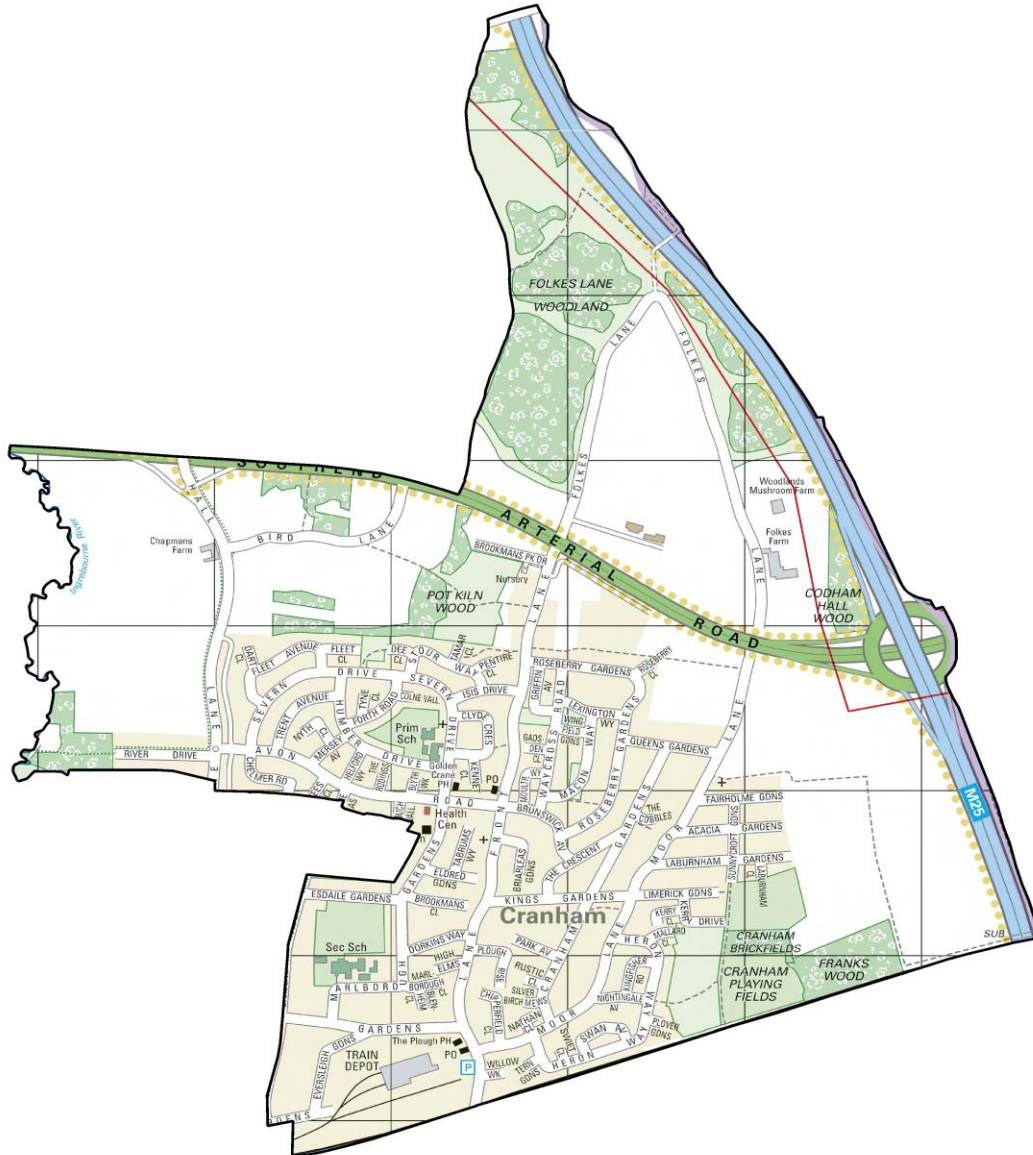
The ward is mostly residential in character but does include retail and leisure outlets within the ring road as part of the town centre and along Rom Valley Way.

In the coming years the area close to the border with the ring road and south of the railway line will undergo a transformation as part of the Council's housing based regeneration scheme. The Council has entered into a joint venture with First Base, an urban regeneration specialist, to transform land in Bridge Close to bring forward new homes, workspaces, a new school and health services.

There are several other features in this area which help to define the ward including:

- Frances Bardsley School
- Raphael Independent School

**d. Cranham (2 Member Ward)**  
**Projected Electorate (2025): 7,414 (-4% variance)**



Cranham ward is located toward the east of the borough with its eastern border running along the borough boundary with the M25 motorway. Cranham is predominantly residential with large areas of woodland to the north of the ward beyond the A127, with sport and recreational facilities available at Cranham Playing Fields.

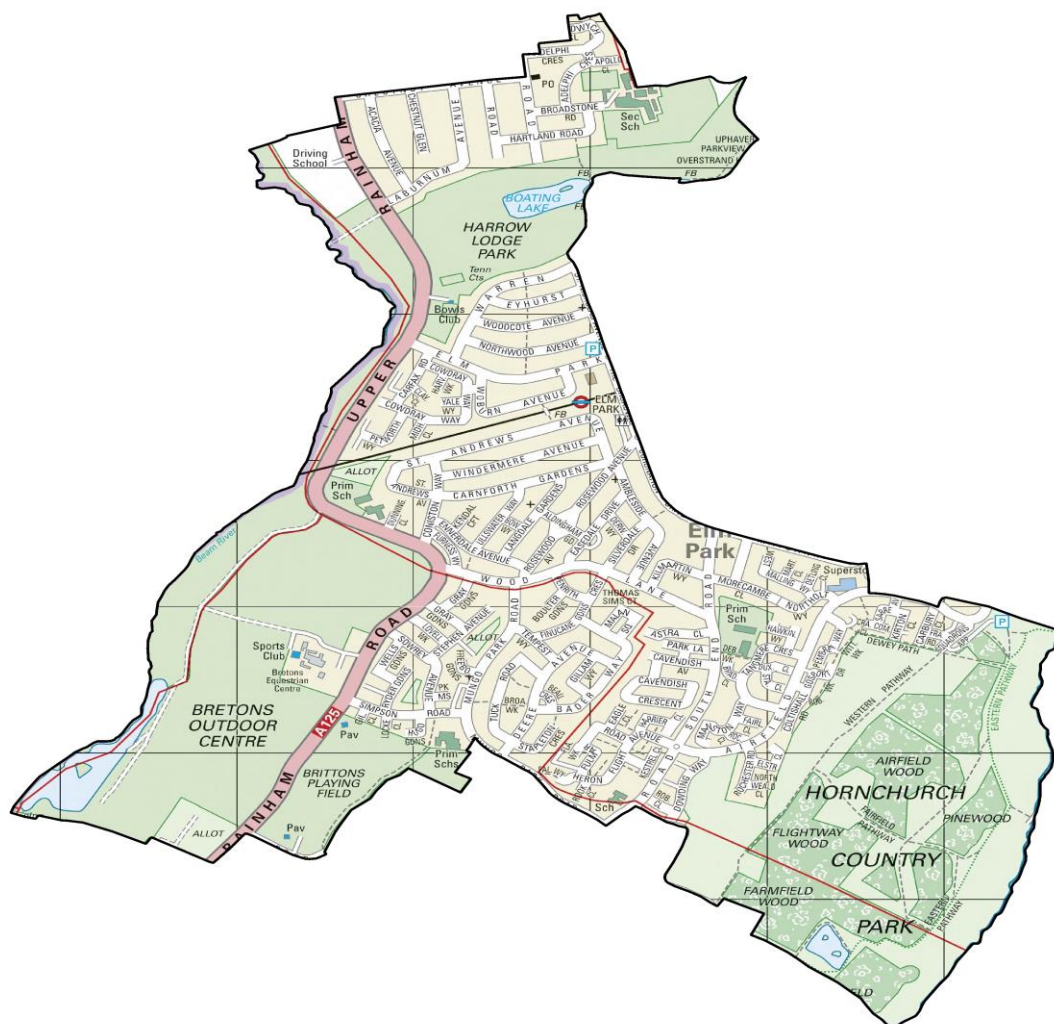
To the south of the ward is the c2c Railway Line which connects train into London and beyond to Essex. The railway line is a strong boundary which separate Cranham from its adjoining areas, most notably Upminster.

Cranham is home to one of the borough's conservation areas. Residential density is greatest in roads adjoining Front Lane Severn Drive, Moor Lane and Avon Road where local amenities such as newsagents, off licences and takeaways are located, along with the Cranham Health Centre which serves the local area.

There are several other features in this area which help to define the ward including:

- Upminster Tithe Barn Museum
- Upminster Train depot
- Cranham Social Hall
- St Luke's Church
- Emerson Park School
- Hall Mead School
- Engayne Primary School

**e. Elm Park (3 Member Ward)**  
**Projected Electorate (2025): 11,832 (2% variance)**



Elm Park ward is located to the west of the borough adjoining the borough boundary with the London Borough of Barking & Dagenham. Elm Park's modest size compared to other wards is reflective of its population density, particularly the areas south of Elm Park TfL Underground Station and the roads adjoining Wood Lane and the Airfield Estate.

Shopping parades and local amenities, including Elm Park Library, are located in close proximity to the Underground Station, along Elm Park Avenue.

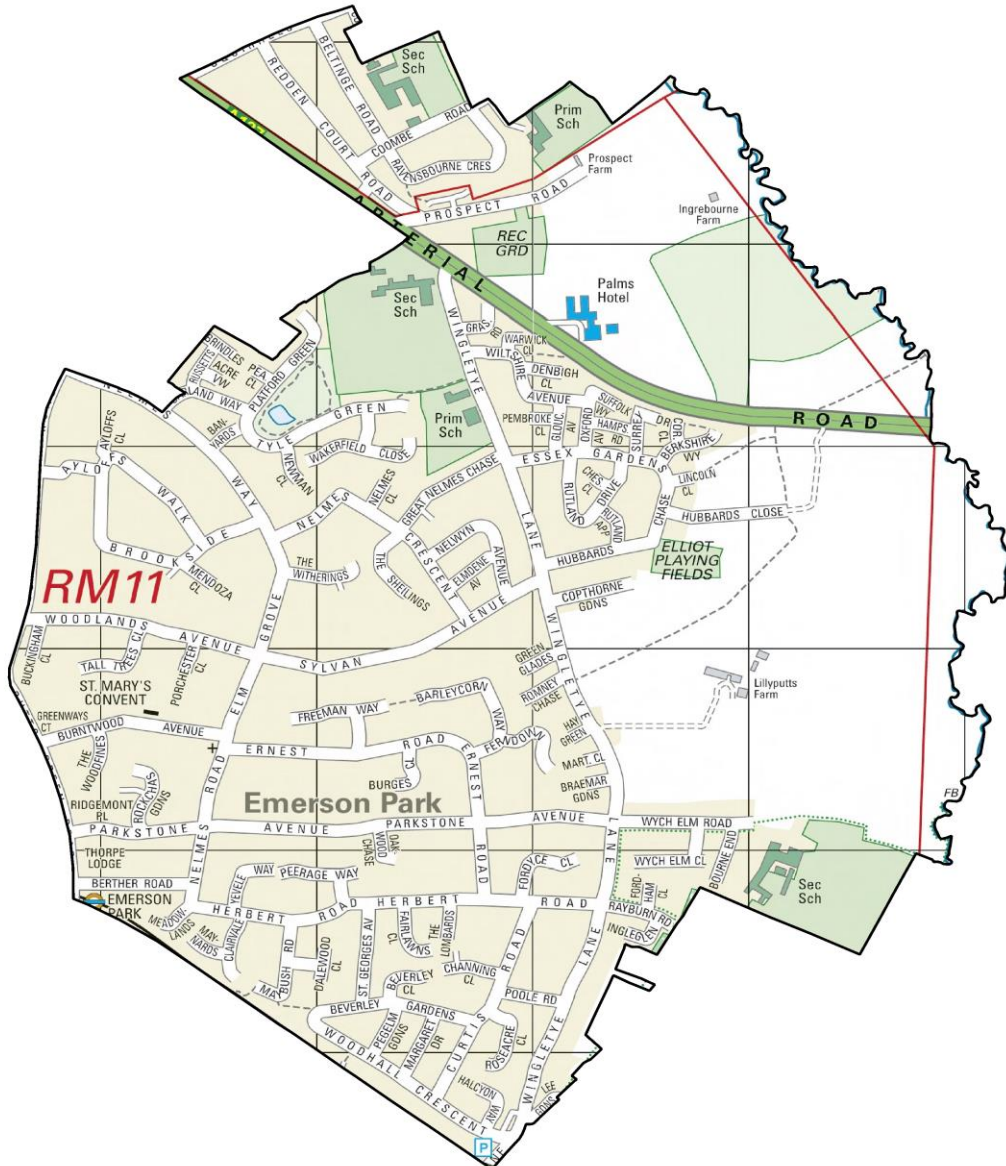
A prominent feature of Elm Park is the A125 Upper Rainham Road which runs from Romford to Rainham and which separates the residential element of the ward from the green spaces which run along the boundary with Barking & Dagenham. The 175 acre Bretons site is a mixture of sports pitches and open space sloping down to the River Beam. The recreation ground supports a variety of activities including football, and model flying. There is also a large lake surrounded by mature trees. There is also the large green open space to the north of the ward with Harrow Lodge Park and its boating lake.

To the east of the ward is the popular Hornchurch Country Park which is a 104.5-hectare park on the former site of RAF Hornchurch airfield. During World War II the station was a Sector Airfield of RAF Fighter Command's 11 Group, covering London and the south east of England during the Battle of Britain in 1940. Closed in 1962, the airfield was extensively landscaped to create Hornchurch Country Park. The area immediately to the west of the Country Park has been redeveloped into a residential area and is known as the Airfield Estate, referencing its aviation past.

There are several other features in this area which help to define the ward including:

- Cardrome
- Hornchurch Bowls Club
- St. Alban's RC Church
- Hornchurch High School
- Whybridge Infant and Junior School

**f. Emerson Park (2 Member Ward)**  
**Projected Electorate (2025): 7,538 (3% variance)**



Emerson Park ward is located towards the centre of the borough; north of Hornchurch and west of Cranham. Mostly residential in character, typified by low density housing with large detached properties and wide tree-lined streets being common features of the ward; prime examples being Sylvan Avenue and Nelmess Way.

To the east and north east of the ward are large open spaces either side of the A127 Arterial Road. The eastern boundary

running predominantly along the River Ingrebourne and is a natural boundary line which separates Emerson park from Cranham and Harold Wood wards.

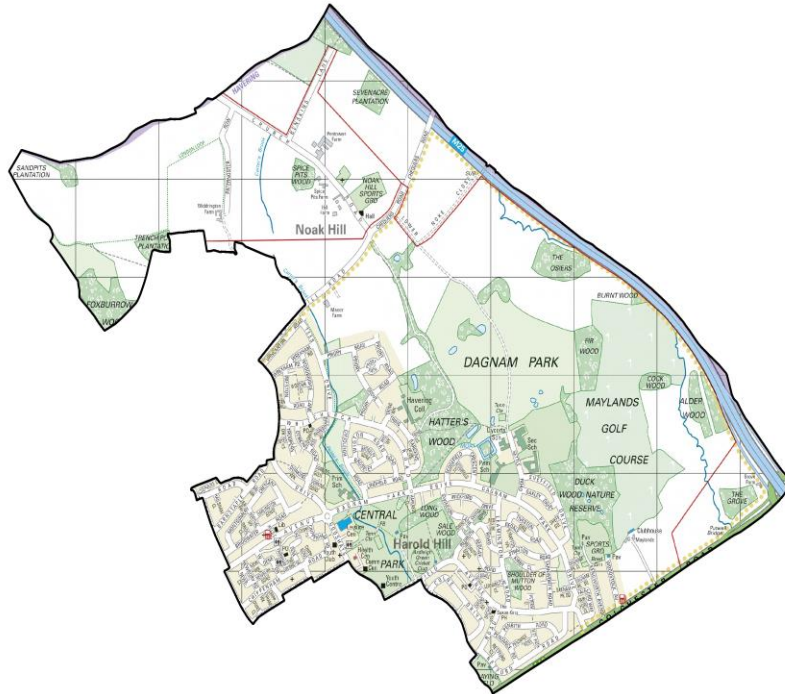
Emerson Park has a railway station to its southern boundary which allows travellers to connect to Romford and Upminster on the TfL shuttle which runs a limited service during the week and on Saturday. The railway line doubles up as a strong divide between neighbouring wards and is a natural boundary line.

Local amenities and convenience stores can be found on Butts Green Road and Ardleigh Green Road.

There are several other features in this area which help to define the ward including:

- Havering College of Further Education
- The Champion School
- All Saints Church
- Nelmes Primary School

**g. Gooshays (3 Member Ward)**  
**Projected Electorate (2025): 11,090 (-4% variance)**



Gooshays ward is located in the Harold Hill area of Romford towards the north east area of the borough. Harold Hill was a planned community, conceived as part of the Greater London Plan in 1944, essentially an estate to house the overspill population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

The manor of Gooshays, upon which the existing ward boundary is loosely based, dates back many centuries but its identity is retained in the name of the road which runs through the ward (Gooshays Drive).

The ward sits directly north of the A12 Arterial Road and its eastern border runs along the M25 motorway, both of which provide strong identifiable ward boundaries.

Despite its dense population and estate design, much of the ward is given to large green open spaces, including Dagnam Park and Duck Wood Nature Reserve. The open spaces are

well used by local residents and are associated as being a core component of the ward.

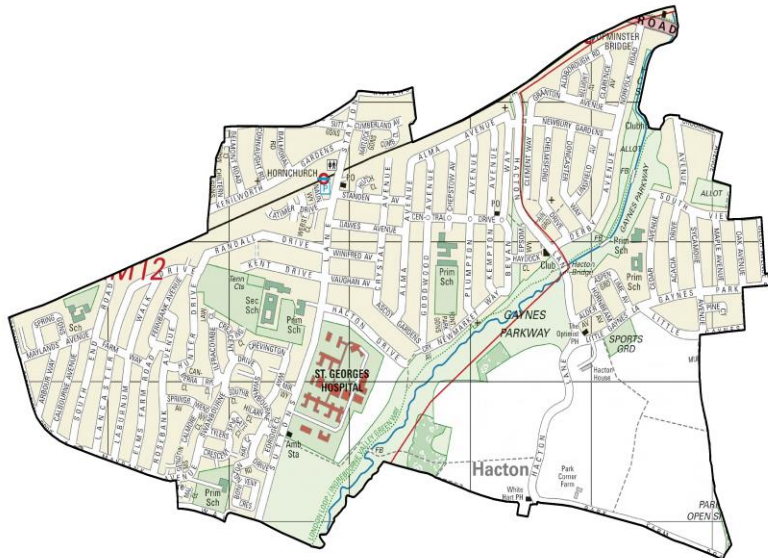
The ward is home to the Central Park Leisure Centre and swimming pool which is popular with local residents and a key landmark in the Harold Hill area and in the ward itself. The leisure centre is located on Dagnam Park Drive which is the principal road running through the ward.

To the north of the ward is the area of Noak Hill. Distinctly different from the built-up estate described previously it is a sparsely populated area of the borough with a number of farm dotted to the north of Noak Hill Road and Chequers Road.

There are several other features in this area which help to define the ward including:

- Paines Brook
- Havering College (Quarles Campus)
- Ardleigh Green and Noak Hill Cricket Clubs
- Maylands Golf Course
- The Drapers Academy
- Mead Primary School
- Drapers' Pyrigo Primary School
- The Manor
- Myplace

**h. Hacton (3 Member Ward)**  
**Projected Electorate (2025): 12,188 (5% variance)**



Located south of the centre of Hornchurch, with Elm Park to the west and Upminster to the east; Hacton ward is most commonly associated with the Racecourse Estate. Built in the years immediately before and after the Second World War on what had been Hacton Farm, the estate lies to the north-west of the River Ingrebourne which traverses the ward.

Along the majority of its northern border runs the London Underground District Line and the c2c railway line. Upminster Bridge and Hornchurch Underground Stations are located along the northern ward boundary.

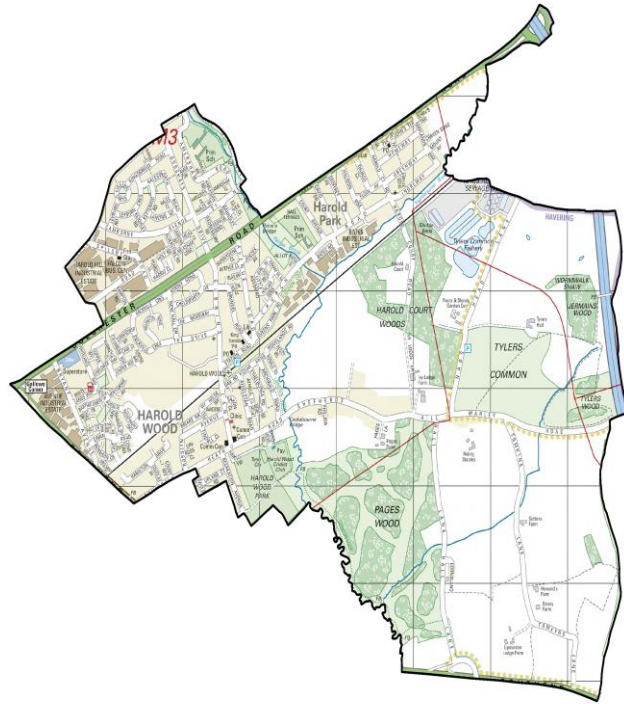
To the west of the ward lies the now derelict St. George's Hospital site which is due to be converted into residential land and which adjoins the Hornchurch Country Park.

The ward is predominantly residential in character with shopping precincts located along Central Drive and Suttons Lane.

There are several other features in this area which help to define the ward including:

- Gaynes Parkway
- Sanders School
- Suttons Primary School
- Hacton Primary School
- Scotts Primary School

**i. Harold Wood (3 Member Ward)**  
**Projected Electorate (2025): 11,385 (-2% variance)**



Harold Wood is located towards the east of the borough, with the majority of the ward running south of the A12 Arterial Road and north of the A127 Arterial Road, both of which merge at the Gallows Corner roundabout, heading east towards the M25 motorway and into Essex.

Harold Wood train station sits within the northern half of the ward and is the congregation point for much daily activity in the ward given its links into Romford and central London. A parade of shops is also located in close proximity to the station, as is the local bus terminus. The area also includes the local Post Office and library.

The residential areas of the ward are confined to the north and west in close proximity to the train station and the A12 and north of the River Ingrebourne. Harold Wood hospital closed at the end of 2006 and has been replaced by a residential project called Kings Park, an NHS polyclinic and the Havering campus of London South Bank University. St. Peter's RC Church is located in close proximity along Gubbins Lane.

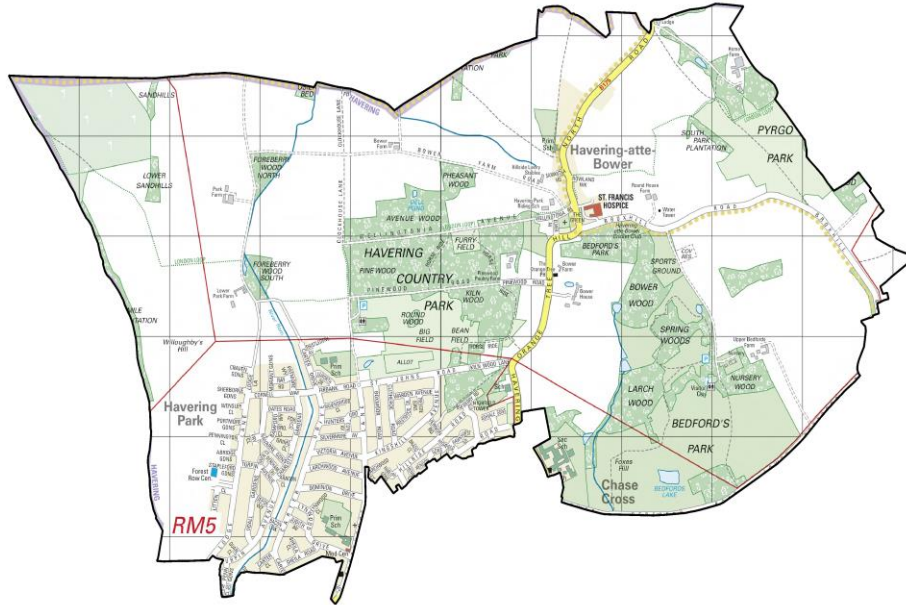
Contained within the ward is an area to the north of the A12, into Harold Hill. This area is within the existing borough ward configuration and is not proposed to change. Similarly, towards the south-western edges of the ward an area cuts in from the A127, this is a feature of the existing ward configuration.

The south and east of the ward is predominantly parkland and green open spaces.

There are several other features in this area which help to define the ward including:

- Harold Wood Cricket Club
- Gallows Corner Retail Park and Industrial Estate
- Bates Industrial Estate
- Pages Wood
- Tylers Common
- Redden Court School
- Harold Wood Primary School

**j. Havering Park (2 Member Ward)**  
**Projected Electorate (2025): 6,998 (-9% variance)**



Havering Park ward encompasses a significant proportion of the north of the borough, running from the border with London Borough of Redridge to the west, skirting along the Harold Hill estate to the east via Lower Bedfords Road. It is typically open space (a mixture of farms and parkland) in character with residential communities to the south-west in the upper areas of Collier Row and to its northern boundaries with the village of Havering-atte-Bower. To the west of the ward running vertically is the River Rom which meanders into central Romford.

There are two large parkland areas, Bedford's Park and Havering Country Park, which are key features of the ward, separated by the B175 road which runs into central Romford to the south and north into western Essex.

The village of Havering-atte-Bower is steeped in history dating back to the 11<sup>th</sup> Century when Edward the Confessor established a hunting lodge in the area which would later become Havering Palace. It is also home to Dame Tipping School, one of the smallest school cohorts in the borough,

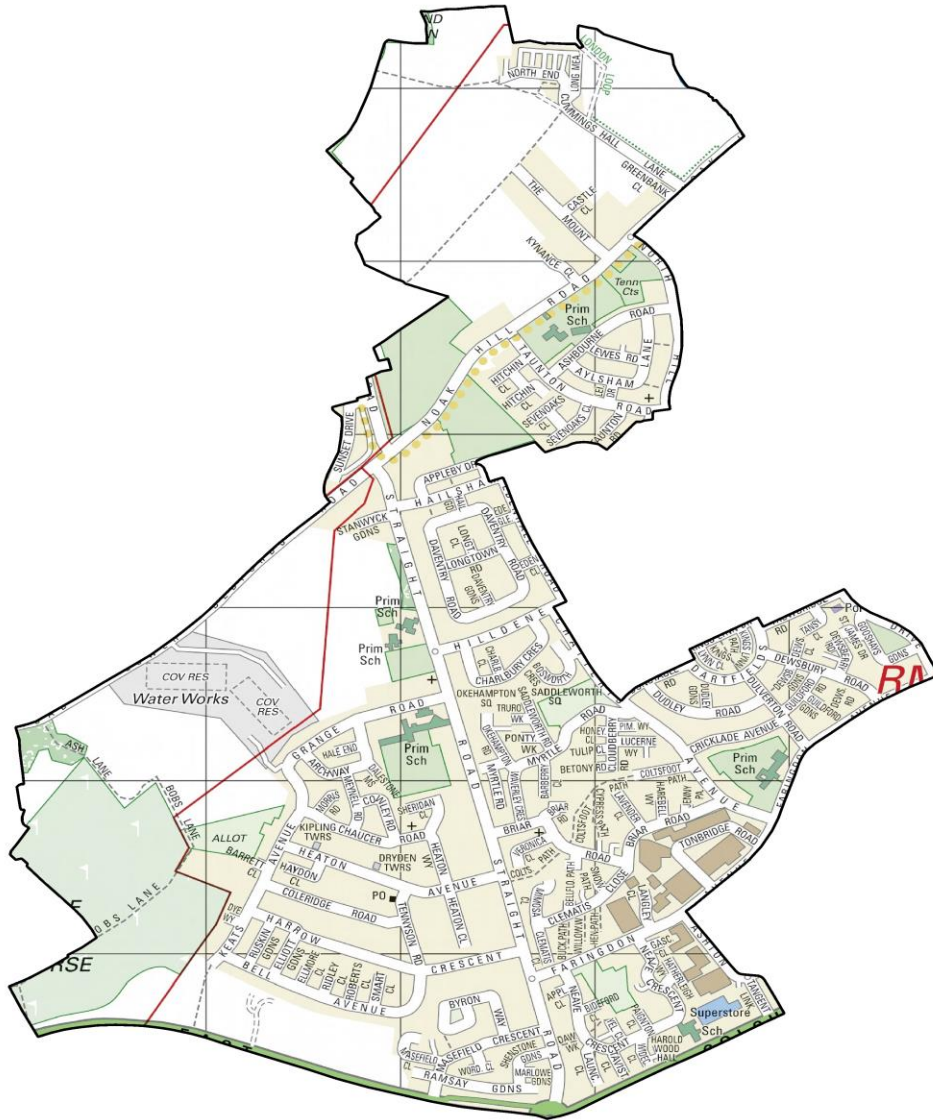
founded in 1891 by Dame Anne Tipping who was daughter of Thomas Chief, a governor of the Tower of London.

Collier Row and Chase Cross have a more typically suburban feel with greater density housing with terraced roads running off Lodge Lane and Clockhouse Lane. The area also houses the Highfield Estate and its high-rise tower blocks.

There are several other features in this area which help to define the ward including:

- St Francis Hospice
- Bower House
- The Green (Havering-atte-Bower)
- The Forest Row Centre
- The Bower Academy
- Clockhouse Primary School
- Collier Row Methodist Church
- Oasis Pinewood Academy

**k. Heaton (3 Member Ward)**  
**Projected Electorate (2025): 11,893 (3% variance)**



Heaton Ward stretches from Heaton Grange and parts of the Harold Hill estate up to the area of Noak Hill in the north of the ward.

The ward is mostly residential in character with Straight Road being the main thoroughfare from which the residential areas of Heaton Grange and Harold Hill are accessible. Harold Hill was a post-war construction designed to house the overspill population of London. Much of the estate's architecture and

planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

Green spaces are found the west of the ward with Risebridge Golf Course and the open areas to the north of Noak Hill Road.

There are several other features in this area which help to define the ward including:

- Hildene Primary School
- St Ursula's RC Junior School
- Broadford Primary School

**I. Hylands (3 Member Ward)**  
**Projected Electorate (2025): 11,487 (-1% variance)**



Hylands ward is situated to the south-east of Romford, moving in to the Hornchurch area. Predominantly residential in character, the ward is serviced by the A124 Hornchurch Road which links Romford and Dagenham to the west with Hornchurch to the east and runs horizontally through the ward; and the A125 Upper Rainham Road which links Romford with Elm Park and Rainham to the south. Many of the roads within the ward adjoin the A124 and A125 with many local amenities running along those main roads.

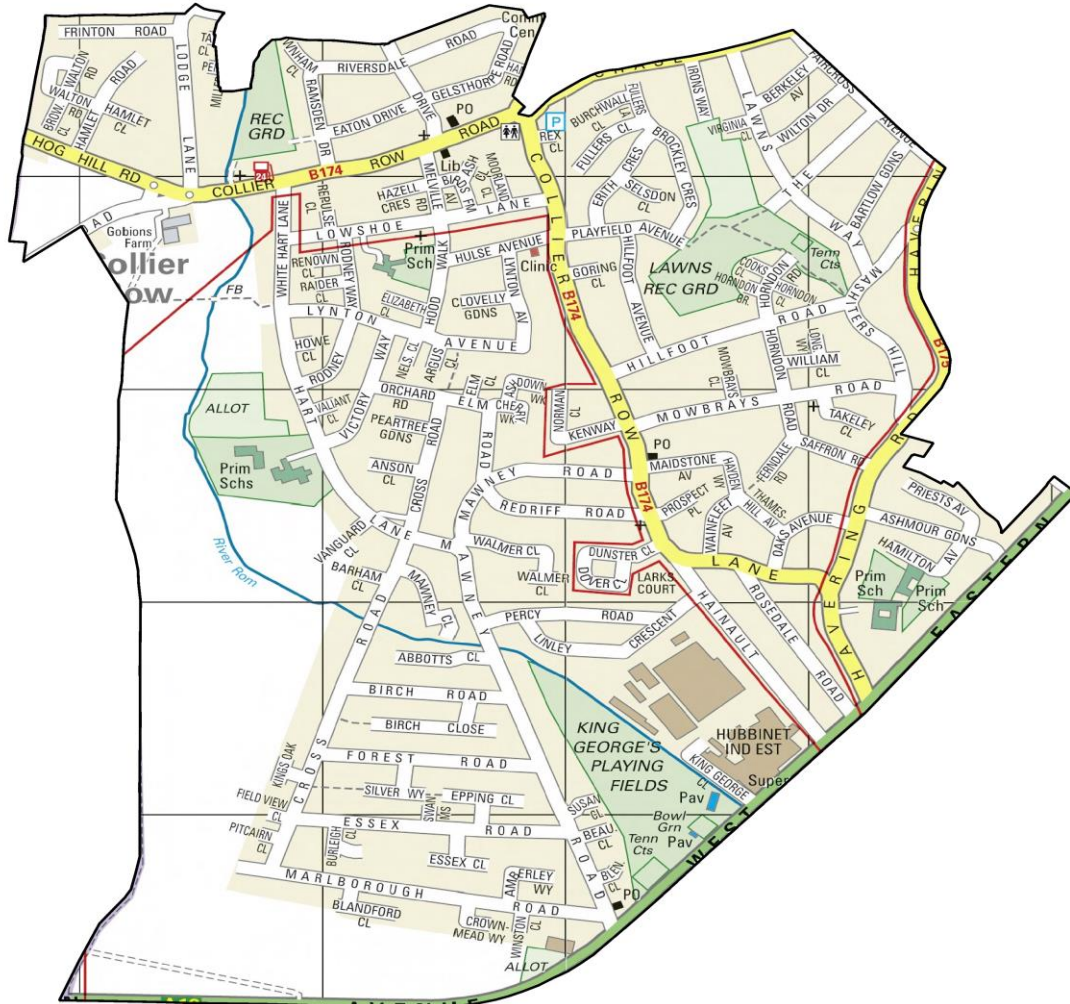
Hylands is home to the popular Hornchurch Sports Centre, Hornchurch Cricket Club and Hornchurch Indoor Bowls Club. In close proximity is the St. Leonard's Hamlet which is one of

the borough's Conservation Areas. The Conservation Area is a former children's 'village', the St Leonard's Cottage homes, built in 1889 on an 80 acre site and converted in 1984 to provide open market housing.

There are several other features in this area which help to define the ward including:

- Hylands Park
- Hylands Primary School
- St Mary's RC Church
- St Mary's Primary School

**m. Mawney (3 Member Ward)**  
**Projected Electorate (2025): 12,440 (7% variance)**



Mawney ward is located to the north-west of Romford Town Centre, running north along the borough's boundary with the London Borough of Redbridge to the west and along the B175 to the east.

The ward is mostly residential in character with industrial and retail parks dotted along the A12 Arterial Road. At its southern end, the ward runs along the Romford Town Centre ring road which is a strong boundary and broadly follows the B174 to its northern reaches.

Collier Row Lane, Collier Row Road, Havering Road, White Hart Lane, Mawney Road and Cross Road are key to the road network in the area and which help form the communities who live in adjoining roads.

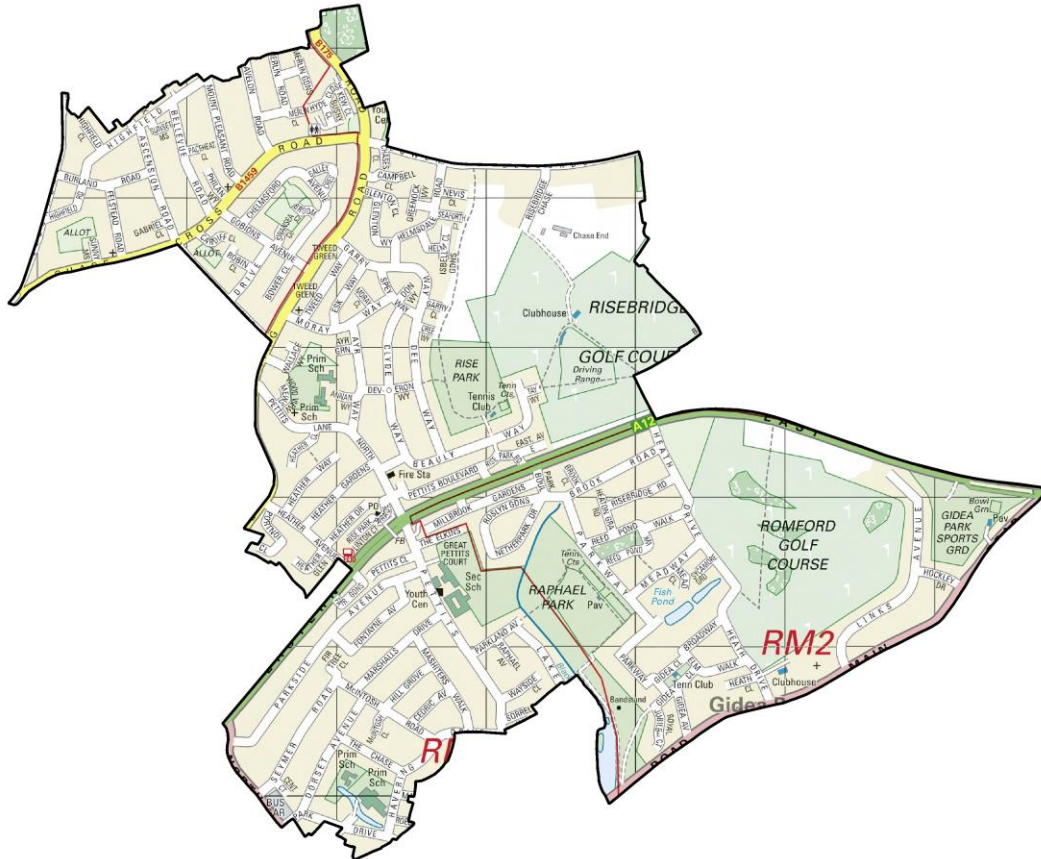
The River Rom runs through vertically through the centre of the ward, leading through to Romford Town Centre where the boundary ends.

Local amenities and shopping parades are located through the ward, principally to the north by the Collier Row Roundabout.

There are several other features in this area which help to define the ward including:

- King George's Playing Fields
- Collier Row Post Office
- Crownfield Infant and Junior School

n. **Pettits (3 Member Ward)**  
**Projected Electorate (2025): 11,802 (2% variance)**



Pettits ward is located north of Romford Town Centre and crosses the A12 into the areas of Rise Park and Chase Cross. The A12 Arterial Road passes through the centre of the ward in an east-west direction with communities formed either side of the B175 Havering Road and B174 Collier Row Lane which run to the north of it.

Most residential in character, population density is not as high as in the neighbouring wards of Mawney and Heaton, particularly to the south of the ward below the A12.

One of the residential areas found south of the A12 and along Main Road is the Gidea Park Conservation Area. An area of architectural significance between Raphaels Park and Romford Golf Course, the Romford Garden Suburb was constructed in 1910–11 on the Gidea Hall and Balgores estates as an exhibition of town planning. Influenced by the 'Garden Cities Movement' it was a demonstration of the need for more and better social housing.

There are several other features in this area which help to define the ward including:

- Marshalls Park School
- St. Edward's Primary School
- Romford Fire Station
- Rise Park Primary School
- Parklands Junior School



the River Thames and the A13 Arterial Road and A1306 make it an ideal location for industrial plants and units. Ferry Lane being testament to the area's industrial feel. However, just a short distance away is Rainham Village which is home to the Grade I listed Rainham Hall, an early 18th Century merchant's home. Rainham Village also has a train station with connections to London and Essex. The village also has its library, parade of shops and is in close proximity to the Tesco superstore which is a prominent feature of the area.

To the south of Rainham Village is the RSPB Rainham Marshes Nature Reserve which is a haven for all kinds of wildlife - birds, water voles, dragonflies and more.

There are several other features in this area which help to define the ward including:

- Spring Farm Park
- Wennington Village
- Chafford School
- The Harris Academy
- Rainham Village Primary School
- Parsonage Farm Primary School
- Brady Primary School

**p. Romford Town (3 Member Ward)**  
**Projected Electorate (2025): 12,410 (7% variance)**



Romford Town is a mix of residential and commercial/retail areas with green spaces to the north of the ward. It is also the administrative centre of the borough.

Romford Town Centre features prominently within the ward and is a vibrant shopping, business, leisure and entertainment centre attracting 21 million shoppers per year. Contained within the ring road, the town centre also includes the historic Romford Market which is held every Wednesday, Friday and Saturday and dates back to 1247 when it originated as a sheep market. The Town Centre also includes the Romford Brewery, dating back to 1708 it was more recently converted into a shopping centre in 2001 with some residential developments attached to it.

Residential areas feature of the north of the Town Centre to the area known as Gidea Park and to the south of the railway line, close to the ring road.

There are several other features in this area which help to define the ward including:

- Havering Town Hall

- Central Library
- Romford Magistrates Court
- Romford County Court
- Romford Bus Terminus
- Romford Police Station
- St. Edward the Confessor Church
- The Public Advice and Service Centre (PASC)

**q. Saint Andrew's (3 Member Ward)**  
**Projected Electorate (2025): 11,232 (-3% variance)**



Saint Andrew's ward encompasses Hornchurch Town Centre and the shops, bars, restaurants and cafes that are prominent features within it which stretch along its High Street (A124) and which draw customers from the surrounding communities to the north and south of the ward. The town centre also has a library and is home to the Hornchurch Fire and Ambulance stations.

Its northern boundary runs along the Romford to Upminster TfL railway line and is a strong identifiable border. To the south, its border runs for the most part along the London Underground District Line and c2c railway line. Its western boundary stretches along the River Ravensbourne, a strong natural boundary line.

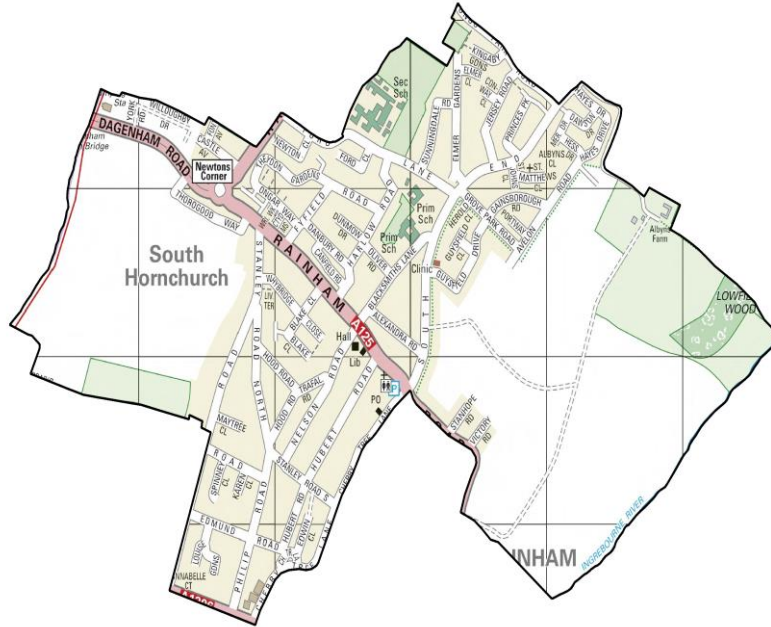
The ward name is taken from the church of St. Andrew's which is a Grade I listed church located on the A124 out of the town centre towards Upminster. There has been a church on the site since 1163 and it is a landmark associated with the area.

Saint Andrew's is a cultural hub for the borough with the Queen's Theatre and Fairkytes Art Centre within close proximity of each other, and which neighbour Langtons House and Gardens. Langtons House is a Grade II Listed 18th Century manor house. The house stands in landscaped gardens with an ornamental lake, orangery and bath house. It is one of the Council's licensed premises for civil ceremonies.

There are several other features in this area which help to define the ward including:

- Hornchurch and Upminster Bridge London Underground Stations
- Hornchurch Cemetery
- Abbs Cross School
- Havering Sixth Form College
- St Andrew's Park
- Harrow Lodge Boating Lake

**r. South Hornchurch (2 Member Ward)**  
**Projected Electorate (2025): 7,517 (-3% variance)**



South Hornchurch ward is located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west and the River Ingrebourne to the east.

There are residential developments to the north of the A1306 known as Orchard Village, formerly the Mardyke Estate it was built in the 1960s, primarily for workers at Ford's Dagenham car construction plant nearby.

There are several other features in this area which help to define the ward including:

- La Salette Primary School
- The Brittons Academy
- Whybridge Primary School

**s. Squirrels Heath (3 Member Ward)**  
**Projected Electorate (2025): 10,740 (-7% variance)**



Squirrels Heath ward is located to the north east of Romford in the area known as Gidea Park. Residential in character one of its key features is Gidea Park Train Station which connects local residents with Romford and stations into central London.

Its northern boundary runs along the TfL railways line and across to Main Road which leads from Romford Town Centre to Gallows Corner. The A127 Arterial provides a strong boundary line to the north and east of the ward.

Local amenities and shops can be found in close proximity to the Drill roundabout, and Balgores Lane to Station Road where Gidea Park Train Station is located, and also at the junction between Squirrels Heath Lane and Butts Green Road.

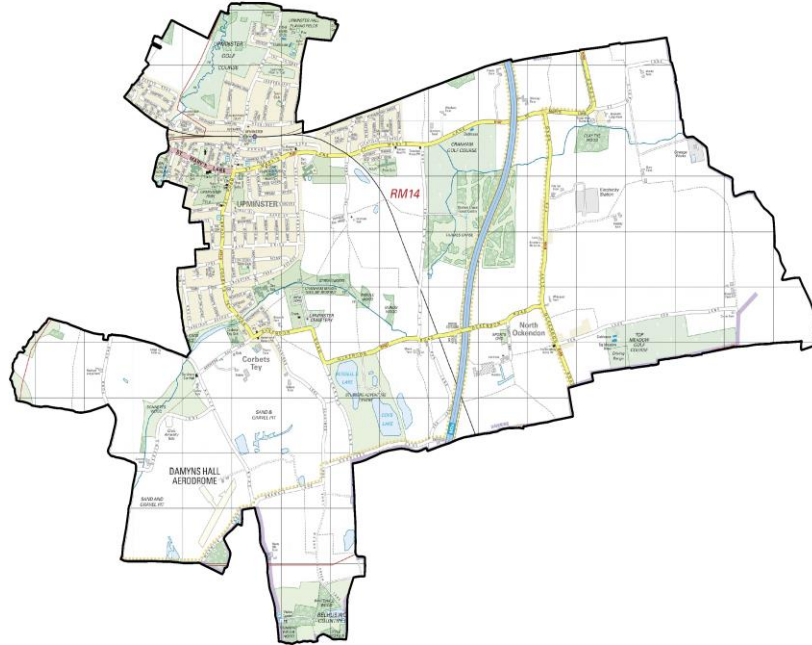
There are a number of key roads which assist in identifying communities within the ward. Heath Park Road, Balgores

Lane, Upper Brentwood Road and Squirrels Heath Lane falling into that category.

There are several other features in this area which help to define the ward including:

- Gidea Park Library
- Havering College of Further Education
- Ardleigh Green Sports Field
- Ardleigh Green Infant and Junior School
- The Royal Liberty School

**t. Upminster (3 Member Ward)**  
**Projected Electorate (2025): 12,309 (6% variance)**



Upminster ward is the largest in the borough the majority of which is open space. Located in the south east region of the borough, its eastern and southern borders run along borough boundaries with Thurrock Council in Essex.

Residential areas are confined in the main to the centre of Upminster and Corbets Tey areas and north into Cranham and the Drury Falls estate. St Mary's Lane and Corbets Tey Road provide the thoroughfares from which residents in their areas can access the town centre which is bustling with shops, cafes and restaurants.

To the north of the ward is Upminster Underground and Railway Station which connects local residents with services running into London and out to Essex.

The ward features a number of prominent landmarks, most notably the Windmill which is located off St Mary's Lane. Constructed in 1803, it is a Grade II listed building and is

widely considered to be amongst the very best remaining English smock mills.

There are several other features in this area which help to define the ward including:

- Damyns Hall Aerodrome
- Upminster Cemetery and Crematorium
- Gerpins Lane refuse centre
- Stubbers Adventure Centre
- Coopers' Company & Coborn School
- Upminster Library
- Upminster Park
- Upminster Windmill Hall
- Corbets Tey School
- Gaynes School
- Cranham Golf Course

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# OPTION 3



## **LONDON BOROUGH OF HAVERING Boundary Commission Review**

### **Part 2 Submission The Local Government Boundary Commission Review for England**



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## 1. SUMMARY

The Local Government Boundary Commission for England (LGBCE) is undertaking a review of the London Borough of Havering's local government electoral arrangements. The outcome of the review being implemented in readiness for the 2022 Council elections.

In September 2019, the Council recommended to the Commission that it retain its existing cohort size of 54 (Part 1 submission). The Commission subsequently informed the Council that it was minded to agree to the proposal.

For its Part 2 submission on warding arrangements, **the Council proposes a pattern of 20 wards across a total membership of 52 councillors**. This results in a mix of 2 and 3 Member wards. The proposal gives a councillor / elector ratio of 1:4014 (by 2025).

The Council considers that it has drawn up a ward arrangement which the Boundary Commission will find acceptable by meeting the statutory criteria for a successful electoral review.

## 2. ABOUT THE BOROUGH

Havering is an outer London borough and the third largest in London, comprising 43 square miles. It is mainly characterised by suburban development, with almost half of the area dedicated to open green space, particularly to the east of the borough. Havering has around 108 parks and green spaces, with 14 parks having 'Green Flag' status.

The borough is 50% Green Belt and resembles Essex in that it has clear Town Centres rather than the continuous mass of housing that makes up the inner London Boroughs. This brings constraints that do not exist in Inner London, such as increased travel time from one urban area to another. As a result, car usage is high, with 77% of households having at

least one car and 32.8% having 2 or more cars – the second highest proportion reported in London.

The borough has good transport links, with a number of railway lines traversing it in a broadly east-west direction, notably the lines from Colchester and Southend into central London. The main arterial A12 and A13 roads pass through the borough, while the nearby M25 motorway forms part of its eastern and northern boundary. The River Thames forms its southern boundary

The principal town, Romford, is densely populated and is an area of major metropolitan retail and night time entertainment. The southern part of Havering is within the London Riverside section of the Thames Gateway redevelopment area and will be an area of increasing development and population change.

Havering is a relatively affluent borough with pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch). There is a gap in life expectancy between the most and least deprived decile within Havering of 7.9 years for males and 5.5 years for females.

The estimated population of Havering is 256,039 and rising - the borough is predicted to have the 10th fastest growth in population of all English authorities (detailed population projections are provided in the next section). Havering has the oldest population in London; almost 24% of its population is 60 plus, compared to a London average of 15%, and 23% nationally. This places a particularly high demand on Havering's health and social care services, compared to other boroughs. Approximately a third of the Council's budget is spent on social care, which will significantly increase in line with the projected demographic changes: further increases are expected in both the older (65 plus) and children age groups.

Around 33% (8,800) of children in the borough live in poverty. Approximately 19% of working age residents have a declared disability/long term illness and Havering has one of the highest rates for serious disabilities among London boroughs.

The current local government finance system has not kept pace with the population changes the borough has faced, with the formula having been frozen since 2013, therefore not reflecting the significant change in demand for services. Havering is one of the nine lowest funded outer London boroughs and has seen the fastest growing child numbers of all the London Boroughs for the last four years in a row - a 45% increase.

### **3 SUMMARY OF PROPOSED WARDING ARRANGEMENTS**

The current Council size (54 councillors) and warding arrangements (18 wards) were determined by the previous electoral review in 1999. In keeping with the general trend across London all wards comprised of three Members.

Greater London Authority (GLA) projections are the only available projections at ward level, making them the only available data source for London boroughs where any analysis is required at ward level, including for boundary reviews. GLA recommends the housing-led variant as default; however the GLA also provides local authorities with projections based on the development trajectory of their choice. These projections are designated “BPO” or Borough Preferred Option, and are not made public due to the potential sensitivity of the underlying development assumptions provided by the local authority. Where a borough has BPO then this is the preferred option for population projections as it is considered more robust, having utilised the most current local council development data.

The last BPO for Havering was produced by the GLA in February 2019. The housing trajectory provided at the time has not significantly changed and therefore this remains our best data source for population projections.

Using the GLA’s 2017-based Borough Preferred Option Projections for Havering, the expected growth in the age 18+ population between 2019 and 2025 is 8.2% - an additional 16,646 adults.

These projections are shown at ward level in the table below. While the rise in the overall 18+ population for the borough is 8.2%, there is a great deal of variance between wards, with South Hornchurch and Romford Town projecting the greatest increases, while in some wards reductions are anticipated.

**GLA 2017-based Borough Preferred Option Projections, Havering Wards, Ages 18+, 2019 & 2025**

| Ward                   | Population Size |                | Change 2019 - 2025 |            |
|------------------------|-----------------|----------------|--------------------|------------|
|                        | 2019            | 2025           | Number             | %          |
| South Hornchurch       | 11,352          | 17,229         | 5,878              | 51.8       |
| Romford Town           | 14,606          | 21,022         | 6,416              | 43.9       |
| Brooklands             | 14,070          | 16,166         | 2,096              | 14.9       |
| Hacton                 | 10,179          | 10,822         | 643                | 6.3        |
| Gooshays               | 12,095          | 12,765         | 670                | 5.5        |
| Upminster              | 10,827          | 11,111         | 284                | 2.6        |
| Hylands                | 11,068          | 11,334         | 267                | 2.4        |
| Heaton                 | 10,608          | 10,860         | 252                | 2.4        |
| St Andrew's            | 11,265          | 11,510         | 246                | 2.2        |
| Rainham and Wennington | 10,290          | 10,484         | 194                | 1.9        |
| Harold Wood            | 12,103          | 12,242         | 139                | 1.1        |
| Emerson Park           | 9,996           | 10,006         | 10                 | 0.1        |
| Mawneys                | 10,557          | 10,563         | 6                  | 0.1        |
| Cranham                | 10,364          | 10,345         | -19                | -0.2       |
| Elm Park               | 10,514          | 10,473         | -41                | -0.4       |
| Havering Park          | 10,388          | 10,316         | -72                | -0.7       |
| Pettits                | 10,753          | 10,661         | -92                | -0.9       |
| Squirrel's Heath       | 11,231          | 11,002         | -229               | -2         |
| <b>LB Havering</b>     | <b>202,264</b>  | <b>218,911</b> | <b>16,646</b>      | <b>8.2</b> |

Source: GLA LB Havering Pop Projections – BPO

The Council's focus when reviewing its warding arrangements is drawn to the Commission's statutory criteria. Those being:

- Electoral equality (a consistent number of electors per councillor);
- Community Identity (strong ward boundaries that reflect communities) and
- Effective and convenient local government (coherent wards).

The Council's aim when drawing up new warding arrangements is to ensure electoral equality where possible (a ratio of 4014 electors per Member being the optimal number).

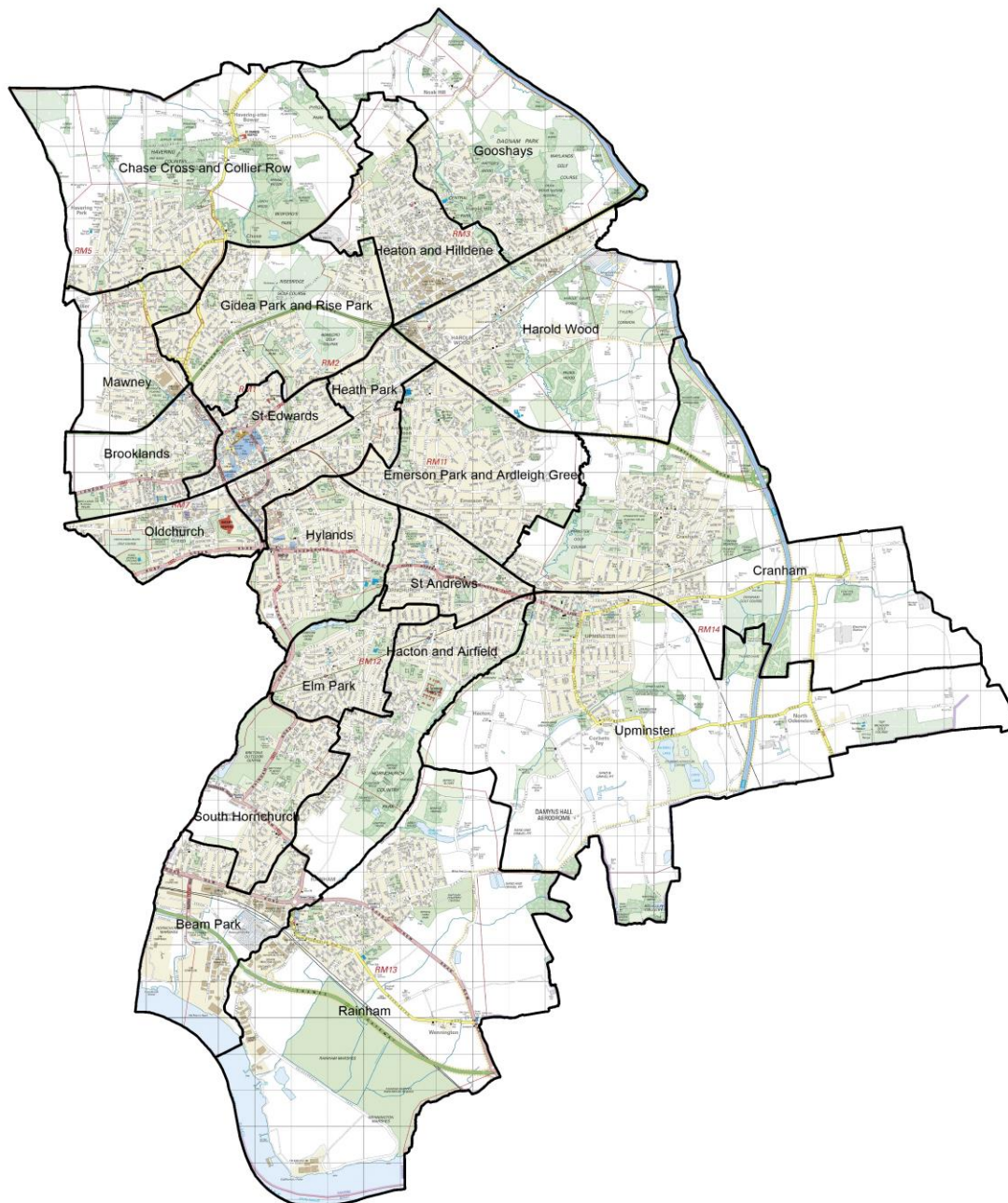
That is however a difficult task and in the Council's view should not undermine the objectives of the remaining statutory criteria.

The Council recognises that communities develop over time and that residents identify themselves with the area in which they reside, work or socialise. Those communities are shaped in part by nature (rivers, parkland, etc) and/or by man-made features (roads, bus routes, footpaths, railway lines and stations, etc) but also by the daily activities which people undertake as part of everyday life. Walking to the local shops, going to school, visiting a library, participating in sports at the local sports centre and attending places of religious worship are some of the activities to name but a few which shape the places where people live and the communities they are part of.

In attempting to devise new warding arrangements, the Council has sought to create wards which reflect the communities that residents would associate with. In doing so, the Council has reviewed not only existing warding patterns but also those which existed at the time of the previous boundary review in 1999. It has also utilised polling districts as building blocks to shape the development of wards where possible.

**The Council therefore proposes to the Commission that the number of wards increase to 20, with a reduction in the total number of councillors to 52.**

**The warding pattern, in the form of a borough-wide map, is shown overleaf along with a table detailing the percentage variances for each ward:**

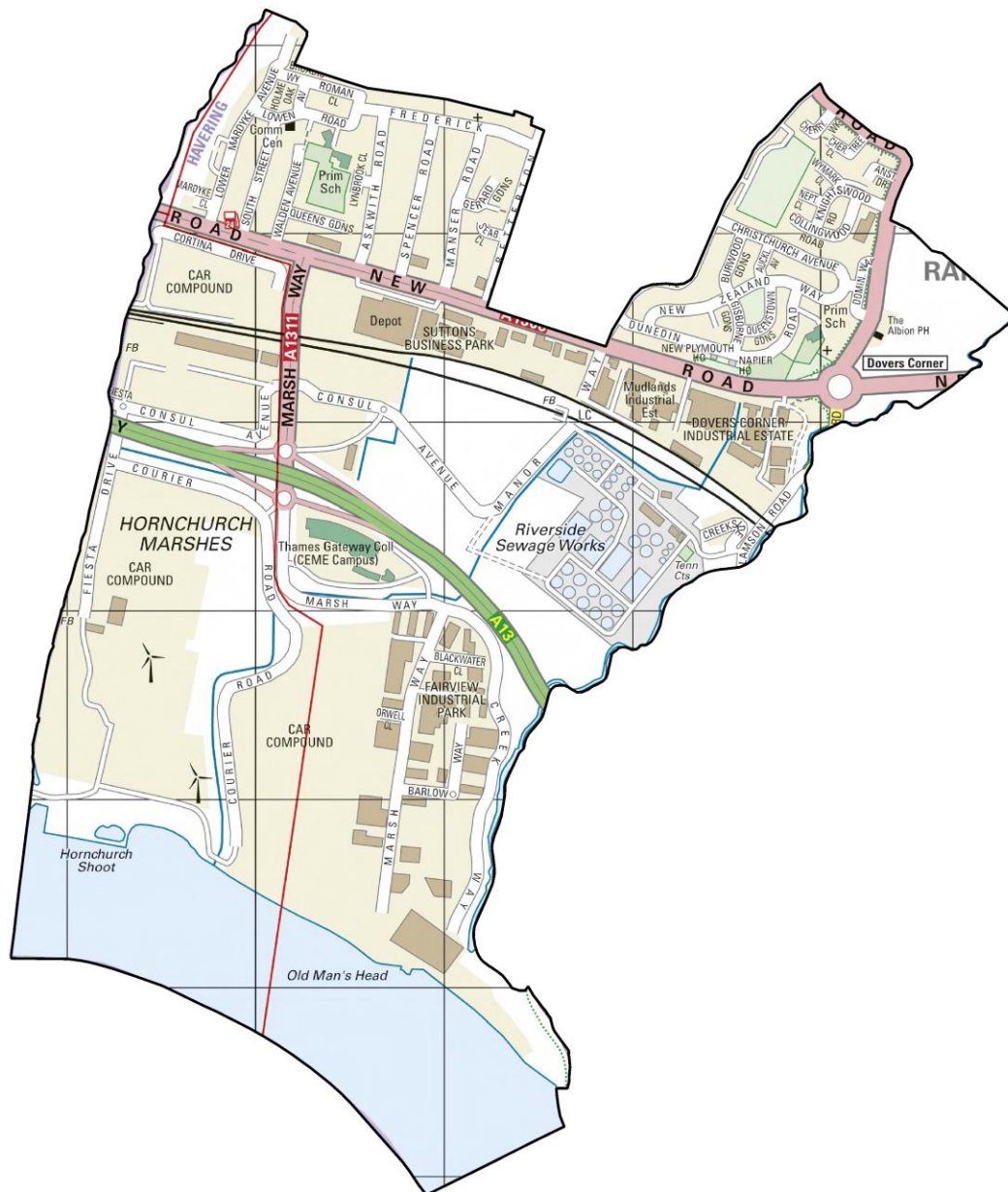


|                              |                |                |
|------------------------------|----------------|----------------|
| <b>Check your data</b>       | <b>2019</b>    | <b>2025</b>    |
| Number of councillors:       | <b>52</b>      | <b>52</b>      |
| Overall electorate:          | <b>190,770</b> | <b>208,748</b> |
| Average electorate per cllr: | <b>3,669</b>   | <b>4,014</b>   |

| Name of ward                    | Number of<br>cllrs per ward | Electorate<br>2019 | Variance 2019 | Electorate<br>2025 | Variance 2025 |
|---------------------------------|-----------------------------|--------------------|---------------|--------------------|---------------|
| Gooshays                        | 2                           | 7,650              | 4%            | 8,114              | 1%            |
| Heaton and Hilldene             | 3                           | 13,513             | 23%           | 14,281             | 19%           |
| Chase Cross and Collier Row     | 3                           | 11,479             | 4%            | 11,718             | -3%           |
| Gidea Park and Rise Park        | 3                           | 13,543             | 23%           | 13,922             | 16%           |
| Mawney                          | 2                           | 8,628              | 18%           | 8,841              | 10%           |
| Brooklands                      | 2                           | 7,265              | -1%           | 7,986              | -1%           |
| St Edwards                      | 2                           | 6,583              | -10%          | 9,008              | 12%           |
| Oldchurch                       | 2                           | 5,584              | -24%          | 7,195              | -10%          |
| Heath Park                      | 3                           | 10,966             | 0%            | 13,484             | 12%           |
| Harold Wood                     | 3                           | 9,537              | -13%          | 9,682              | -20%          |
| Cranham                         | 3                           | 11,543             | 5%            | 11,801             | -2%           |
| Emerson Park and Ardleigh Green | 3                           | 12,138             | 10%           | 12,396             | 3%            |
| St Andrews                      | 2                           | 7,134              | -3%           | 7,324              | -9%           |
| Hylands                         | 3                           | 12,510             | 14%           | 12,998             | 8%            |
| Elm Park                        | 3                           | 10,453             | -5%           | 10,871             | -10%          |
| Hacton and Airfield             | 3                           | 11,420             | 4%            | 12,307             | 2%            |
| Upminster                       | 2                           | 8,929              | 22%           | 9,327              | 16%           |
| Rainham                         | 3                           | 9,737              | -12%          | 10,156             | -16%          |
| South Hornchurch                | 3                           | 8,588              | -22%          | 9,179              | -24%          |
| Beam Park                       | 2                           | 3,570              | -51%          | 8,158              | 2%            |

## 5. Ward by Ward Proposals

- a. **Beam Park (2 Member ward)**  
**Projected Electorate (2025): 8,158 (2% variance)**



Beam Park is a newly created ward located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west and the River Thames to the south, both of which are strong natural ward borders. To the east, the boundary runs along the River Beam to the Thames and is another natural boundary line. To

the north, the A125 Rainham Road separates the ward from Elm Park with the exception of Orchard Village.

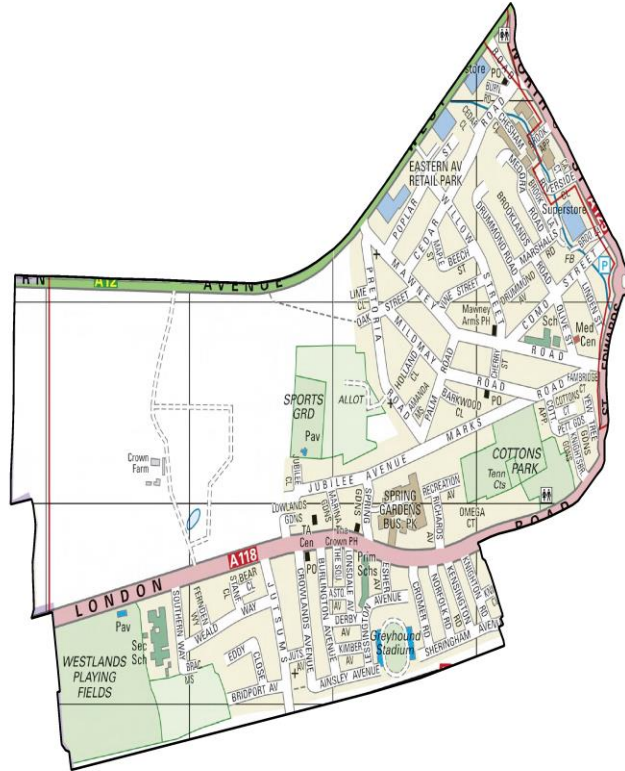
As part of the Council's housing-based regeneration programme, the area immediately south of the A1306 and north of the A13 Arterial Road, to the west of Marsh Way will become Beam Park. Redeveloped to accommodate 3,000 new homes the site will also include a new railway station, framed by a high-quality public square, as well as a medical centre, two schools, retail spaces, a gym, nursery, community facilities, and a multi-faith space.

To the south of the A13 Arterial Road the character of the ward changes dramatically and is dominated by industrial units which lead to the River Thames.

There are several other features in this area which help to define the ward including:

- CEME
- Tesco Retail Distribution Centre
- Newtons Primary School

**b. Brooklands (2 Member ward)**  
**Projected Electorate (2025): 7,986 (-1% variance)**



Brooklands ward is situated to the west of Romford town centre, with the London Boroughs of Barking & Dagenham and Redbridge running along its western border. It is predominantly residential in character with green spaces found at Cottons Park and Westlands Playing Fields.

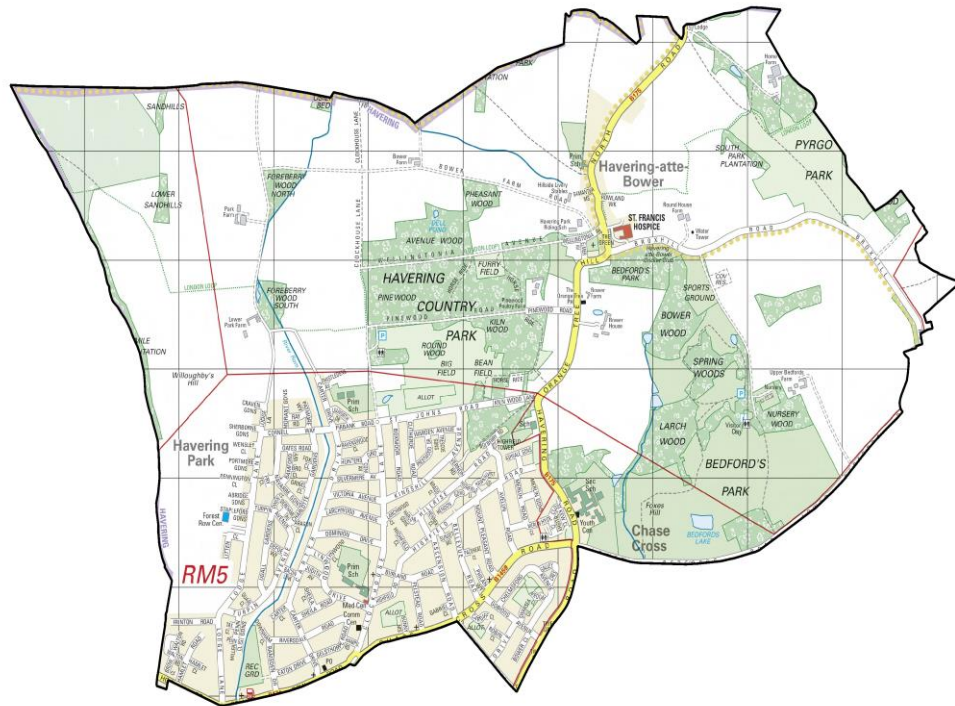
To the north is the A12 which is the principal arterial road connecting London with Essex and beyond. The A12 also provides a strong ward boundary between the centre of Romford and the north of the borough. To the east of the ward is the Romford ring road which also serves as a significant ward boundary to the town centre and the residential areas of the ward which abut it.

To its southern boundary is the Greater Anglia / TfL rail line which operates between London and Essex / East Anglia.

Residential communities can be found north of the railway line and to the west of the town centre ring road and North Street.

Prominent landmarks within the ward include the Romford Greyhound Stadium which has been hosting events since 1929 and has stadium capacity for over 1,700 people. St. Edward's CofE Secondary School is also located in the ward with the cohort made up of children from across Havering and east London.

**c. Chase Cross & Collier Row (3 Member Ward)  
Projected Electorate (2025): 11,718 (-3% variance)**



Collier Row & Chase Cross ward encompasses a significant proportion of the north of the borough, running from the border with London Borough of Redridge to the west, skirting along the Harold Hill estate and Noak Hill to the east via Lower Bedfords Road. It is typically open space (a mixture of farms and parkland) in character with residential communities to the south-west in the upper areas of Collier Row and to its northern boundaries with the village of Havering-atte-Bower. To the west of the ward running vertically is the River Rom which meanders into central Romford.

There are two large parkland areas, Bedfords Park and Havering Country Park, which are key features of the ward, separated by the B175 road which runs into central Romford to the south and north into western Essex.

The village of Havering-atte-Bower is steeped in history dating back to the 11th Century when Edward the Confessor established a hunting lodge in the area which would later become Havering Palace. It is also home to Dame Tipping School, one of the smallest school cohorts in the borough,

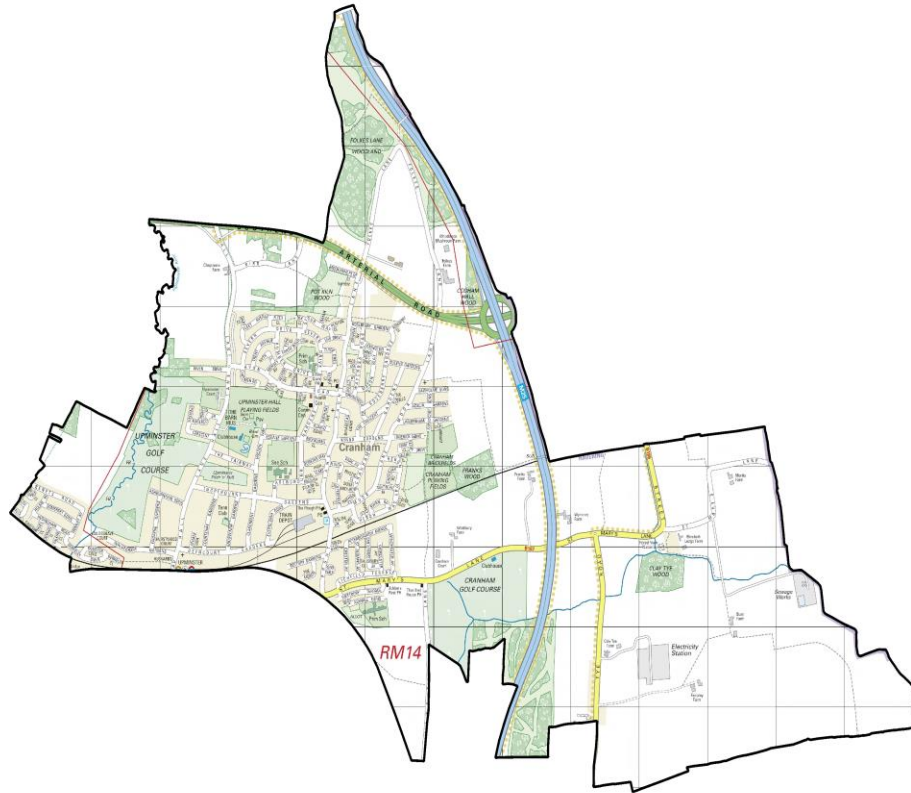
founded in 1891 by Dame Anne Tipping who was daughter of Thomas Chief, a governor of the Tower of London.

The ward has a more typically suburban feel with greater density housing with terraced roads running off Lodge Lane and Clockhouse Lane. The area also houses the Highfield Estate and its high-rise tower blocks.

There are several other features in this area which help to define the ward including:

- St Francis Hospice
- Bower House
- The Green (Havering-atte-Bower)
- The Forest Row Centre
- The Bower Academy
- Clockhouse Primary School
- Collier Row Methodist Church
- Oasis Pinewood Academy

**d. Cranham (3 Member Ward)**  
**Projected Electorate (2025): 11,801 (-2% variance)**



Cranham ward is located toward the east of the borough with its eastern border running along the borough boundary with the M25 motorway and Thurrock Council. Cranham's residential community is found north of the TfL and c2c railway lines with large areas of woodland to the north of the ward beyond the A127 and to the south east either side of the M25 motorway. Sport and recreational facilities are available at Upminster Golf Course and Cranham and Upminster Hall Playing Fields.

To the south of the ward is Upminster TfL Underground and c2c Railway Station which connects train into London and beyond to Essex.

Cranham is home to one of the borough's conservation areas. Residential density is greatest in roads adjoining Front Lane, Severn Drive, Moor Lane and Avon Road where local amenities such as newsagents, off licences and takeaways

are located, along with the Cranham Health Centre which serves the local area.

To the west of the ward along Hall Lane, residential areas become more spacious in character.

There are several other features in this area which help to define the ward including:

- Upminster Tithe Barn Museum
- Upminster Train depot
- Cranham Social Hall
- St Luke's Church
- Hall Mead School
- Engayne Primary School
- The James Oglethorpe Primary School

**e. Elm Park (3 Member Ward)**  
**Projected Electorate (2025): 10,871 (-10% variance)**



Elm Park ward is located to the west of the borough running in part along the borough boundary with the London Borough of Barking & Dagenham. Elm Park's modest size compared to other wards is reflective of its population density.

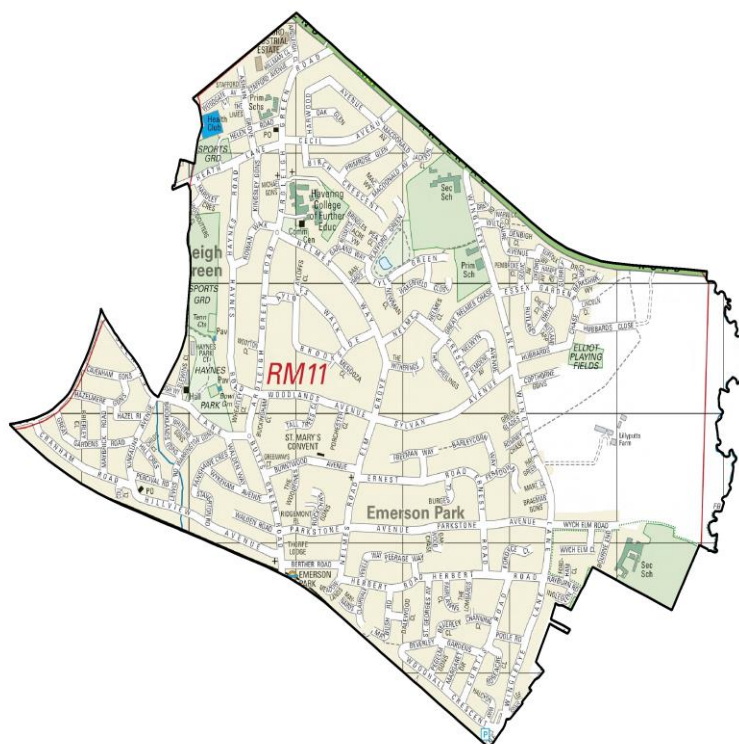
At the heart of the residential community is Elm Park TfL Underground Station which operates on the District Line. Shopping parades and local amenities, including Elm Park Library, are located in close proximity to the Underground Station, along Elm Park Avenue.

To the north of the ward is Harrow Lodge Park and its boating lake, which serve as its principal recreational activity.

There are several other features in this area which help to define the ward including:

- Abbs Cross School
- Harrow Lodge Bowls Club
- Benhurst Primary School
- St Alban RC Church

**f. Emerson Park & Ardleigh Green (3 Member Ward)  
Projected Electorate (2025): 12,396 (3% variance)**



Emerson Park ward is located towards the centre of the borough; north of Hornchurch and west of Cranham. It is almost exclusively residential in character. Low density housing with large detached properties and wide tree-lined streets being common features of the ward; prime examples being Sylvan Avenue and Nelmes Way.

To the east and north east of the ward are large open spaces either side of the A127 Arterial Road. The eastern boundary follows the River Ingrebourne and is a natural boundary line which separates Emerson Park from Cranham and Harold Wood wards.

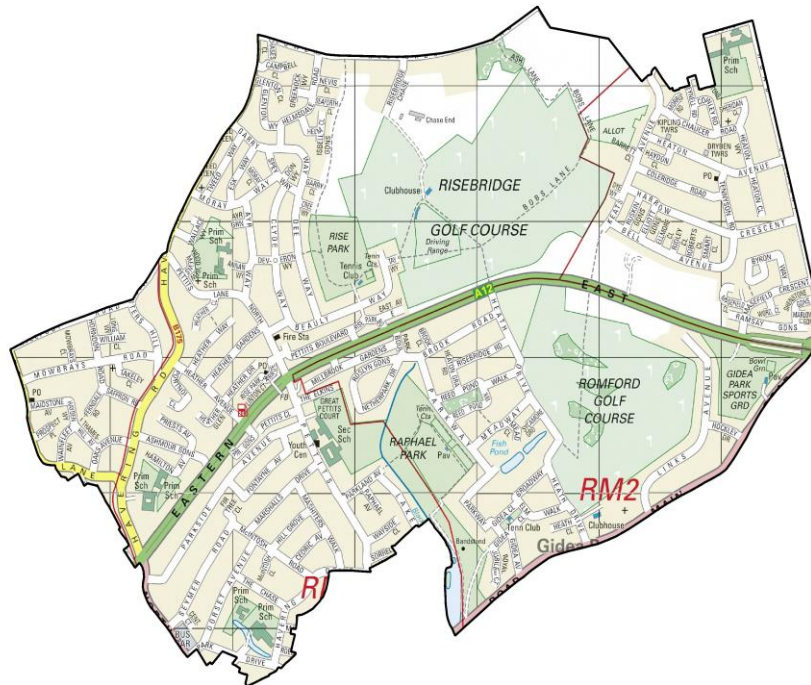
Emerson Park has a railway station to its southern boundary which allows travellers to connect to Romford and Upminster on the TfL shuttle which runs a limited service during the week and on Saturday. The railway line doubles up as a strong divide between neighbouring wards and is a natural boundary line.

Local amenities and convenience stores can be found on Butts Green Road and Ardleigh Green Road.

There are several other features in this area which help to define the ward including:

- Emerson Park Community Hall (in Haynes Park)
- Havering College of Further Education
- The Campion School
- All Saints Church
- Ardleigh Green Baptist Church
- Nelmes Primary School

**g. Gidea Park & Rise Park (3 Member Ward)**  
**Projected Electorate (2025): 13,922 (16% variance)**



One of the largest wards in the borough, Gidea Park & Rise Park is located north and east of Romford town centre, running north of the A12 Arterial Road from Chase Cross to Heaton Grange.

One of the residential areas found in the north of the ward along Main Road is the Gidea Park Conservation Area. An area of architectural significance between Raphaels Park and Romford Golf Course, the Romford Garden Suburb was constructed in 1910–11 on the Gidea Hall and Balgores estates as an exhibition of town planning. Influenced by the 'Garden Cities Movement' it was a demonstration of the need for more and better social housing.

To the north of the A12 and to its eastern boundary is Heaton Grange. Distinctly different in character from the Romford Garden Suburb it connects to the Harold Hill estate, a post-war construction designed to house the overspill population of London. Much of the estate's architecture and planning remains to this day.

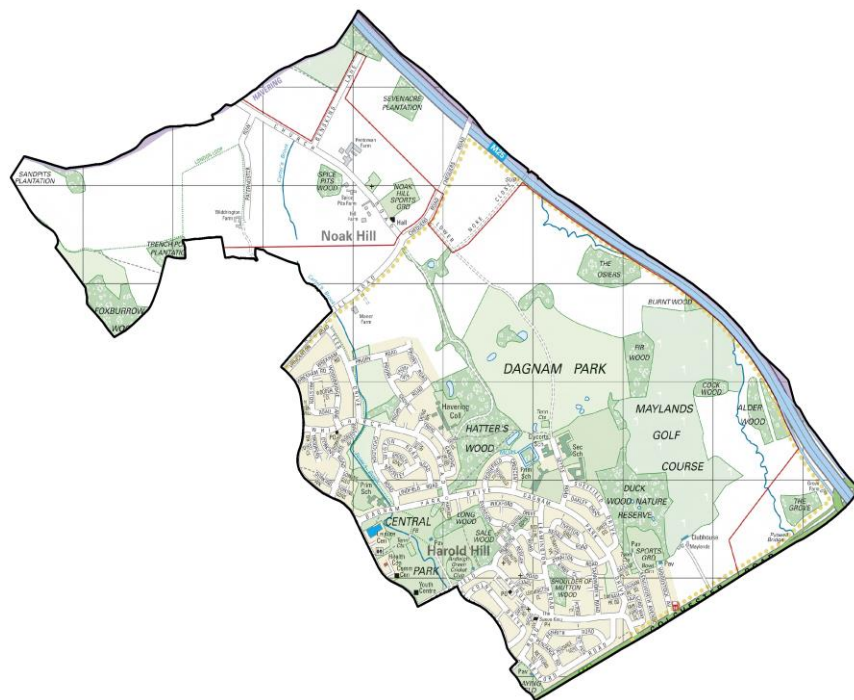
To the west and either side of the B175 Havering Road into Rise Park where residential areas where the population densities are not as high in comparison to Heaton Grange.

There are notable green spaces with Risebridge and Romford Golf Courses, Gidea Park Sports Ground and the popular Raphaels Park.

There are several other features in this area which help to define the ward including:

- Marshalls Park School
- St Edward's Primary School
- Hildene Primary School
- Rise Park Infant School
- Parklands Junior School

**Projected Electorate (2025): 8,114 (1% variance)**



Gooshays ward is located in the north east area of the borough and along with Hilddene & Heaton and Gidea Park & Rise Park wards shares the area known as Harold Hill . Harold Hill was a planned community, conceived as part of the Greater London Plan in 1944, essentially an estate to house the overspill population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

The manor of Gooshays, upon which the existing ward boundary is loosely based, dates back many centuries but its identity is retained in the name of the road which runs through along its western boundary (Gooshays Drive).

The ward sits directly north of the A12 Arterial Road and its eastern border runs along the M25 motorway, both of which provide strong identifiable ward boundaries.

Despite its dense population and estate design, much of the ward is given to large green open spaces, including Dagnam Park and Duck Wood Nature Reserve. The open spaces are well used by local residents and are associated as being a core component of the ward.

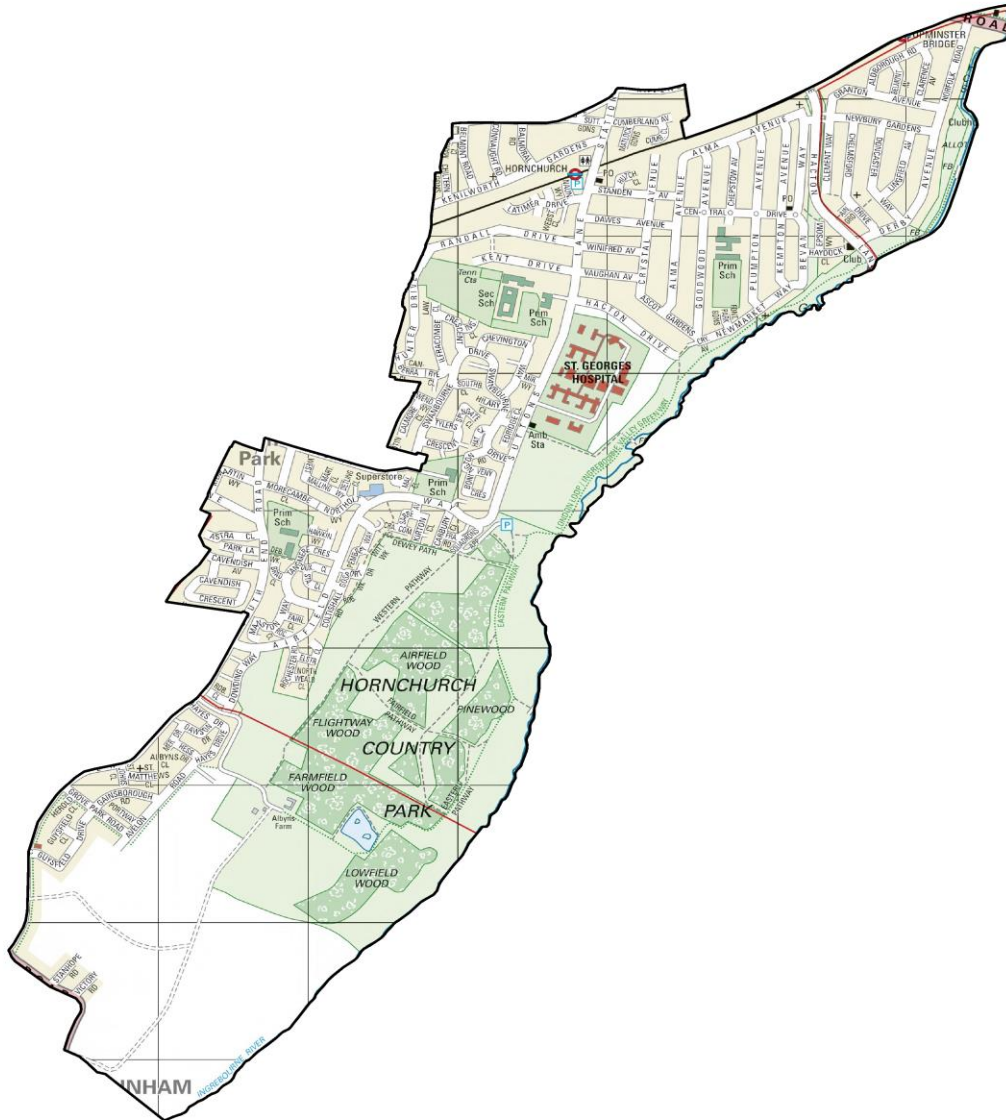
The ward is home to the Central Park Leisure Centre and swimming pool which is popular with local residents and a key landmark in the Harold Hill area and in the ward itself. The leisure centre is located on Dagnam Park Drive which is the principal road running through the ward.

To the north of the ward is the area of Noak Hill. Distinctly different from the built-up estate described previously it is a sparsely populated area of the borough with a number of farm dotted to the north of Noak Hill Road and Chequers Road.

There are several other features in this area which help to define the ward including:

- Paines Brook
- Havering College (Quarles Campus)
- Ardleigh Green and Noak Hill Cricket Clubs
- Maylands Golf Course
- The Drapers Academy
- Drapers' Pyrgo Primary School
- The Manor
- Myplace

i. **Hacton & Airfield (3 Member Ward)**  
**Projected Electorate (2025): 12,307 (2% variance)**



Located south of the centre of Hornchurch, with Elm Park to the west and Upminster to the east. Hacton & Airfield ward is comprises the Racecourse Estate to the north and the Airfield Estate to the south and west.

The Racecourse Estate was built in the years immediately before and after the Second World War on what had been Hacton Farm, the estate lies to the north-west of the River Ingrebourne which traverses the ward.

Towards the south of the ward is the popular Hornchurch Country Park which is a 104.5-hectare park on the former site of RAF Hornchurch airfield. During World War II the station was a Sector Airfield of RAF Fighter Command's 11 Group, covering London and the south east of England during the Battle of Britain in 1940. Closed in 1962, the airfield was extensively landscaped to create Hornchurch Country Park. The area immediately to the west of the Country Park has been redeveloped into a residential area and is known as the Airfield Estate, referencing its aviation past.

Along the majority of its northern border runs the London Underground District Line and the c2c railway line. Upminster Bridge and Hornchurch Underground Stations are located along the northern ward boundary.

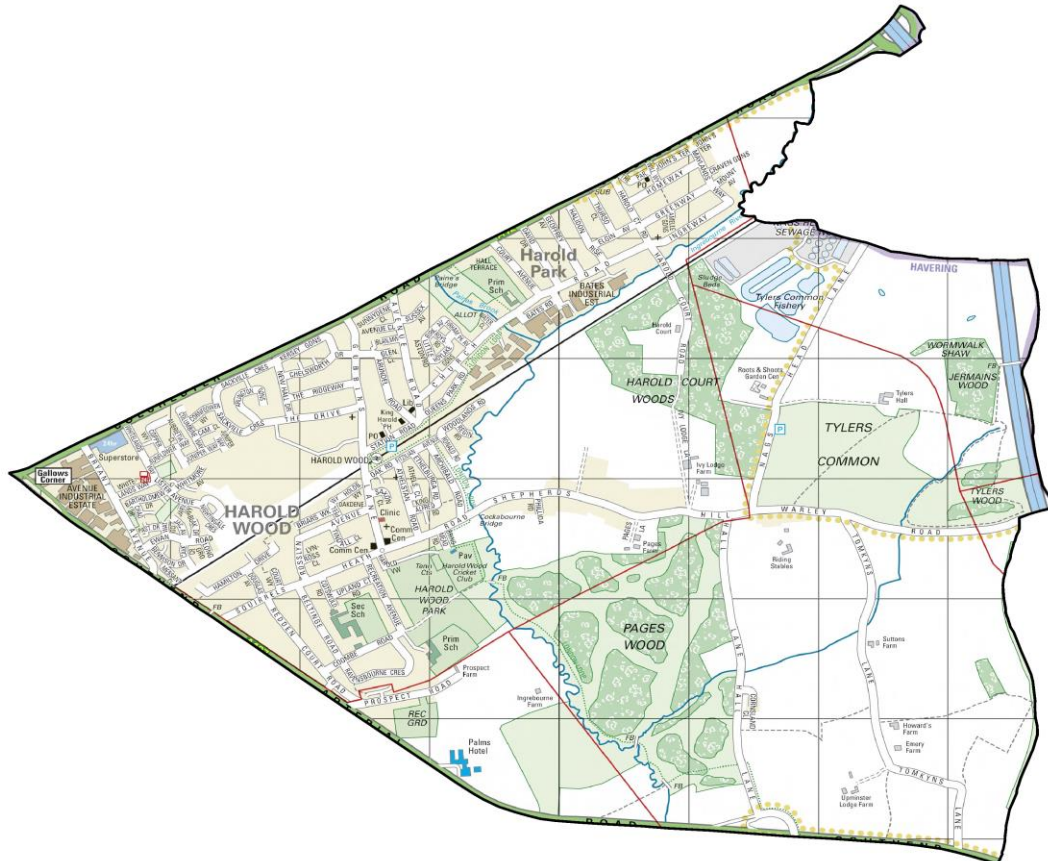
To the west of the ward lies the now derelict St. George's Hospital site which is due to be converted into residential land and which adjoins the Hornchurch Country Park.

The ward is predominantly residential in character with shopping precincts located along Central Drive and Suttons Lane.

There are several other features in this area which help to define the ward including:

- Gaynes Parkway
- Sanders School
- Suttons Primary School
- Hacton Primary School
- Scotts Primary School

j. **Harold Wood (3 Member Ward)**  
**Projected Electorate (2025): 9,682 (-20% variance)**



Harold Wood is located towards the east of the borough, running along the A12 Arterial Road and the A127 Arterial Road, both of which merge at the Gallows Corner roundabout.

Harold Wood train station sits within the northern half of the ward and is the congregation point for much daily activity in the ward given its links into Romford and central London. A parade of shops is also located in close proximity to the station, as is the local bus terminus. The area also includes the local Post Office and library.

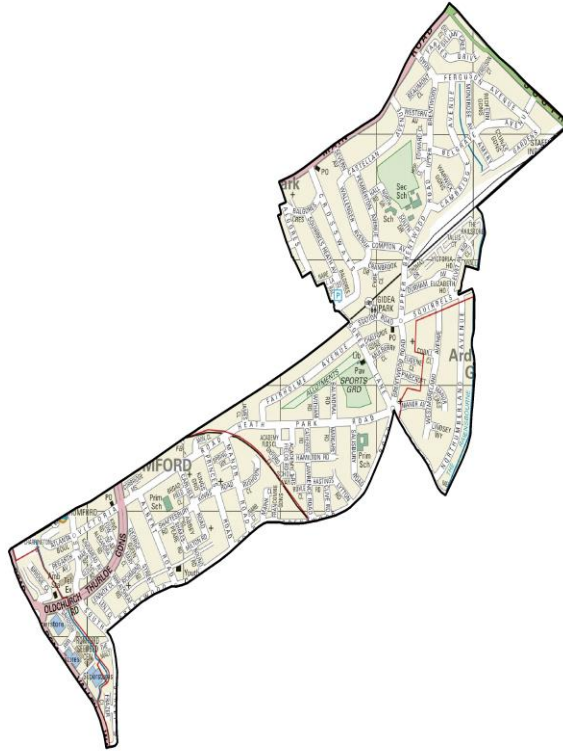
The residential areas of the ward are confined to the north and west in close proximity to the train station and the A12 and north of the River Ingrebourne. Harold Wood hospital closed at the end of 2006 and has been replaced by a residential project called Kings Park, an NHS polyclinic and the Havering campus of London South Bank University. St. Peter's RC Church is located in close proximity along Gubbins Lane.

The south and east of the ward is predominantly parkland and green open spaces.

There are several other features in this area which help to define the ward including:

- Harold Wood Cricket Club
- Gallows Corner Retail Park and Industrial Estate
- Pages Wood
- Tylers Common
- Redden Court School
- Harold Wood Primary School

**k. Heath Park (3 Member Ward)**  
**Projected Electorate (2025): 13,484 (12% variance)**



Heath Park is residential and retail / commercial in character. Part of Romford town centre features prominently within the ward and is a vibrant shopping, business, leisure and entertainment centre attracting 21 million shoppers per year.

Residential areas stretch along the line of the TfL and Greater Anglia railway to the north of the Town Centre towards Gidea Park and to the Gallows Corner roundabout. A key feature of ward is Gidea Park Train Station which connects local residents with Romford and stations into central London.

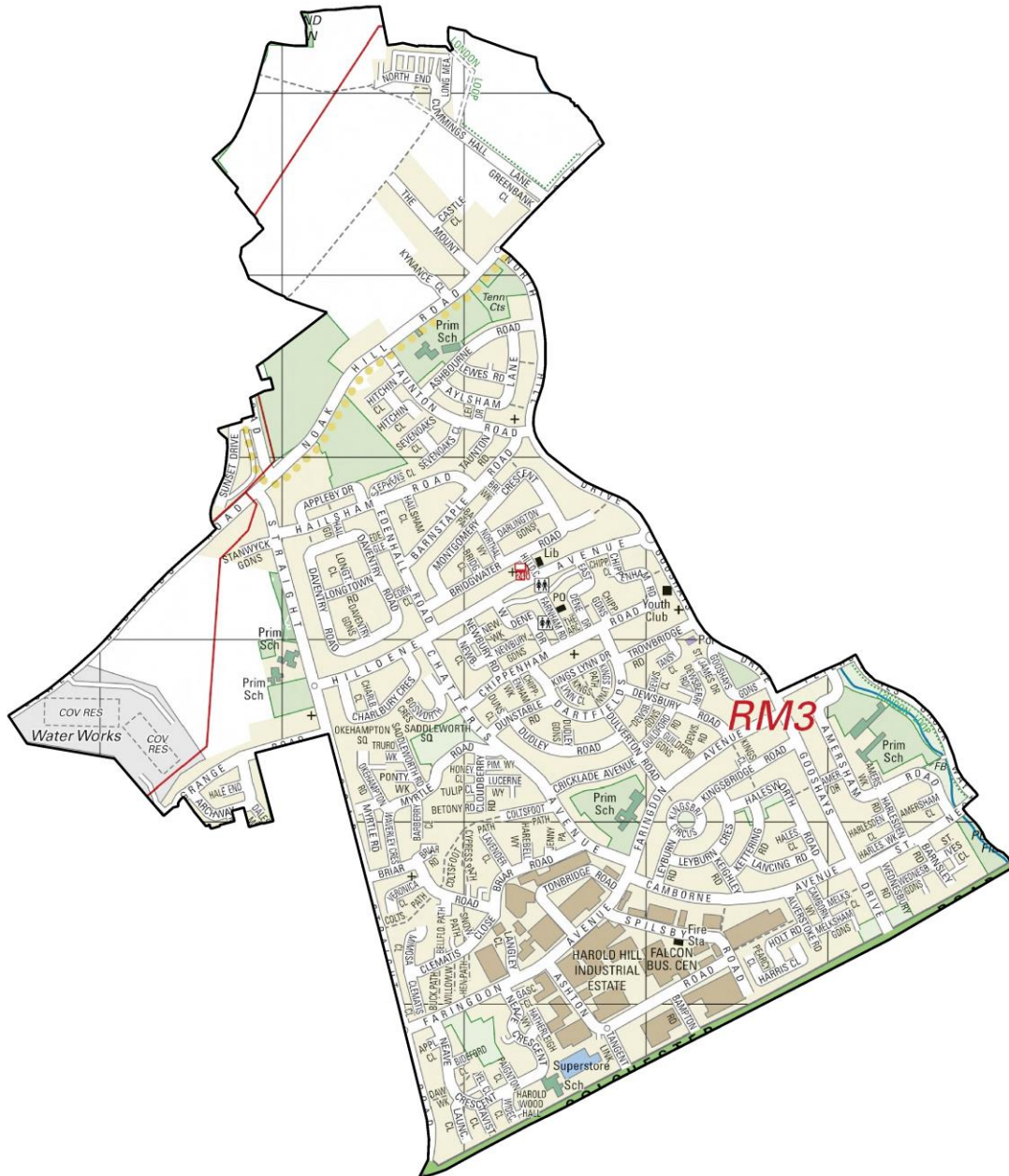
In addition to Romford town centre, local amenities and shops can be found in close proximity to the Drill roundabout, Balgores Lane to Station Road where Gidea Park Train Station is located, and also at the junction between Squirrels Heath Lane and Butts Green Road.

There are a number of key roads which assist in identifying communities within the ward. Heath Park Road, Balgores Lane and Upper Brentwood Road fall into that category.

There are several other features in this area which help to define the ward including:

- Gidea Park Library
- Lodge Farm Park
- Gidea Park Primary School
- The Royal Liberty School

**I. Heaton & Hilldene (3 Member Ward)**  
**Projected Electorate (2025): 14,281 (19% variance)**



Heaton & Hilldene ward stretches along Straight Road from Gallows Corner roundabout and north towards Noak Hill. Most residential in character it comprises a large area of the Harold Hill estate.

Harold Hill is a post-war construction designed to house the overspill population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

The hustle and bustle of everyday life in the ward is located in the shopping precinct along Farnham Road. The precinct also is home to Harold Hill Library and the local Post Office.

There are several other features in this area which help to define the ward including:

- Hildene Primary School
- St Ursula's RC Junior School
- Broadford Primary School
- Mead Primary School
- St George's Church

**m. Hylands (3 Member Ward)**  
**Projected Electorate (2025): 12,998 (8% variance)**



Hylands ward is situated to the south-east of Romford, moving in to the Hornchurch area. Predominantly residential in character, the ward is serviced by the A124 Hornchurch Road which links Romford and Dagenham to the west with Hornchurch to the east and runs horizontally through the ward; and the A125 Upper Rainham Road which links Romford with Elm Park and Rainham to the south. Many of the roads within the ward adjoin the A124 and A125 with many local amenities running along those main roads.

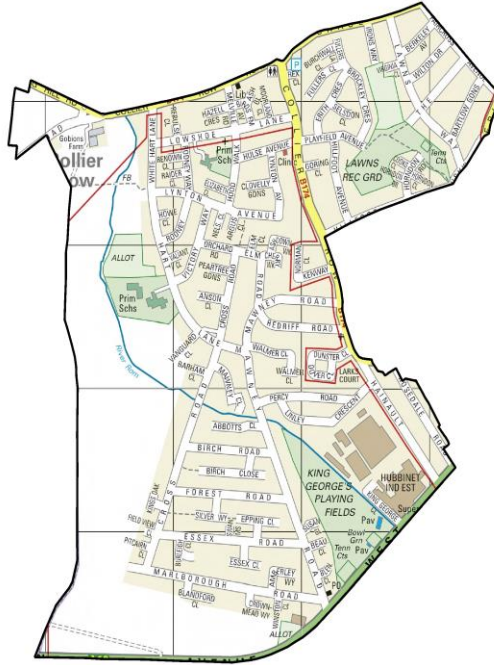
Hylands is home to the popular Hornchurch Sports Centre, Hornchurch Cricket Club and Hornchurch Indoor Bowls Club. In close proximity is the St. Leonard's Hamlet which is one of the borough's Conservation Areas. The Conservation Area is a former children's 'village', the St Leonard's Cottage homes, built in 1889 on an 80 acre site and converted in 1984 to provide open market housing.

There are several other features in this area which help to define the ward including:

- Hylands Park

- Frances Bardsley School
- Hylands Primary School
- St Mary's RC Church
- St Mary's Primary School
- Hornchurch Primary School

**n. Mawney (2 Member Ward)**  
**Projected Electorate (2025): 8,841 (10% variance)**



Mawney ward is located to the north-west of Romford town centre, running north along the borough boundary with the London Borough of Redbridge to the west and along the B175 to the east.

The ward is mostly residential in character. At its southern end, the ward runs along the Romford Town Centre ring road which is a strong boundary and broadly follows the B174 to its northern reaches.

Collier Row Lane, Collier Row Road, Havering Road, White Hart Lane, Mawney Road and Cross Road are key to the road network in the area and which help form the communities who live in adjoining roads.

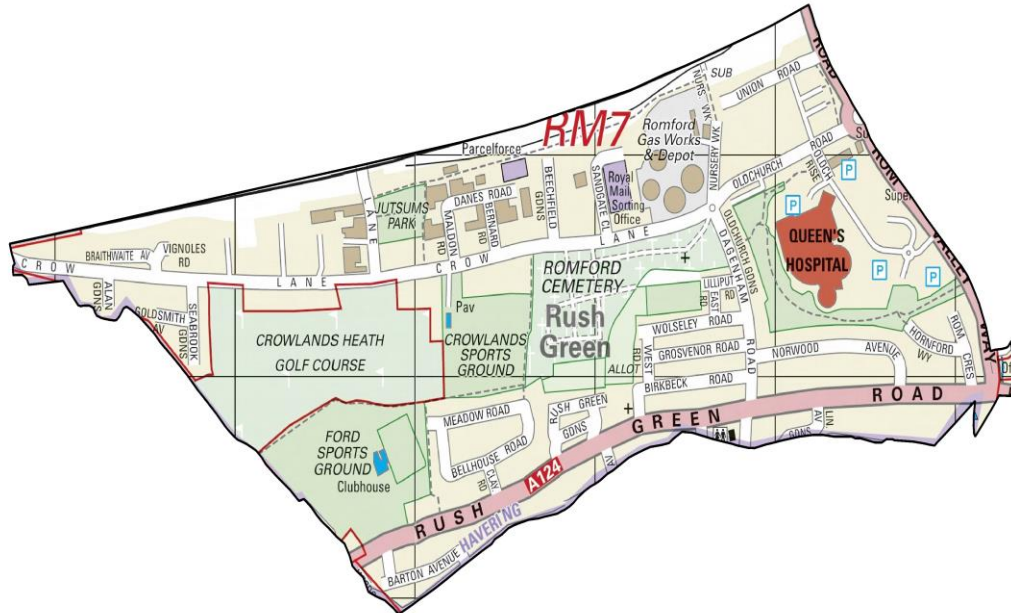
The River Rom runs through vertically through the centre of the ward, leading through to Romford Town Centre where the boundary ends.

Local amenities and shopping parades are located through the ward, principally to the north by the Collier Row Roundabout.

There are several other features in this area which help to define the ward including:

- King George's Playing Fields
- Collier Row Post Office
- Crownfield Infant and Junior School

**o. Oldchurch (2 Member Ward)**  
**Projected Electorate (2025): 7,195 (-10% variance)**



Oldchurch ward is located west of Romford town centre, bordering the London Borough of Barking Dagenham. Its northern boundary runs along the TfL and Greater Anglia railway line and is a strong border.

It is characterised by a mixture of residential and commercial activity (predominantly along Crow Lane) with plenty of green open spaces with the Fords Sports Ground, Crowlands Sports Ground, Crowlands Heath Golf Course and Westlands Paying Fields used for sport and recreational purposes.

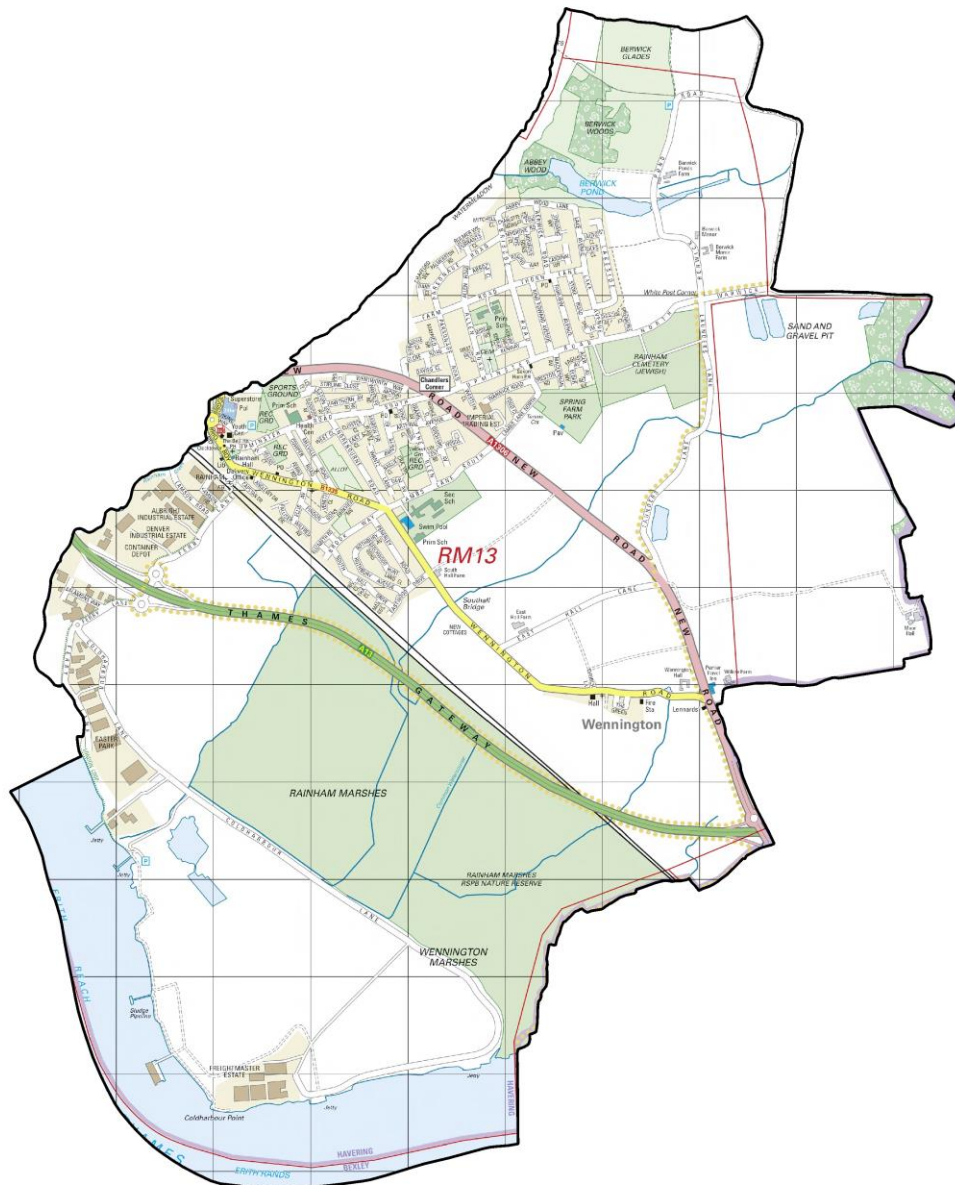
To the east of the ward is the Romford ring road which also serves as a significant ward boundary to the town centre and the residential areas of the ward which abut it.

In recent years there has been significant residential development and there is more planned in the coming years, as reflected in the projected population increase and the creation of a new ward. In recent years the site of the former Oldchurch hospital to the east of the Gas Works along Oldchurch Road has been redeveloped for residential

purposes, the extent to which has resulted in the building of a primary school on the development site.

Queen's hospital features prominently in ward. The hospital is the primary accident and emergency facility in the borough.

**p. Rainham (3 Member Ward)**  
**Projected Electorate (2025): 10,156 (-16% variance)**



Rainham ward is located in the south of the borough, running along the River Thames on its southern border. The boundary line to the west follows the River Ingrebourne in a northerly direction.

The ward comprises a mix of residential, open space, industrial and commercial uses. The ward's positioning next to

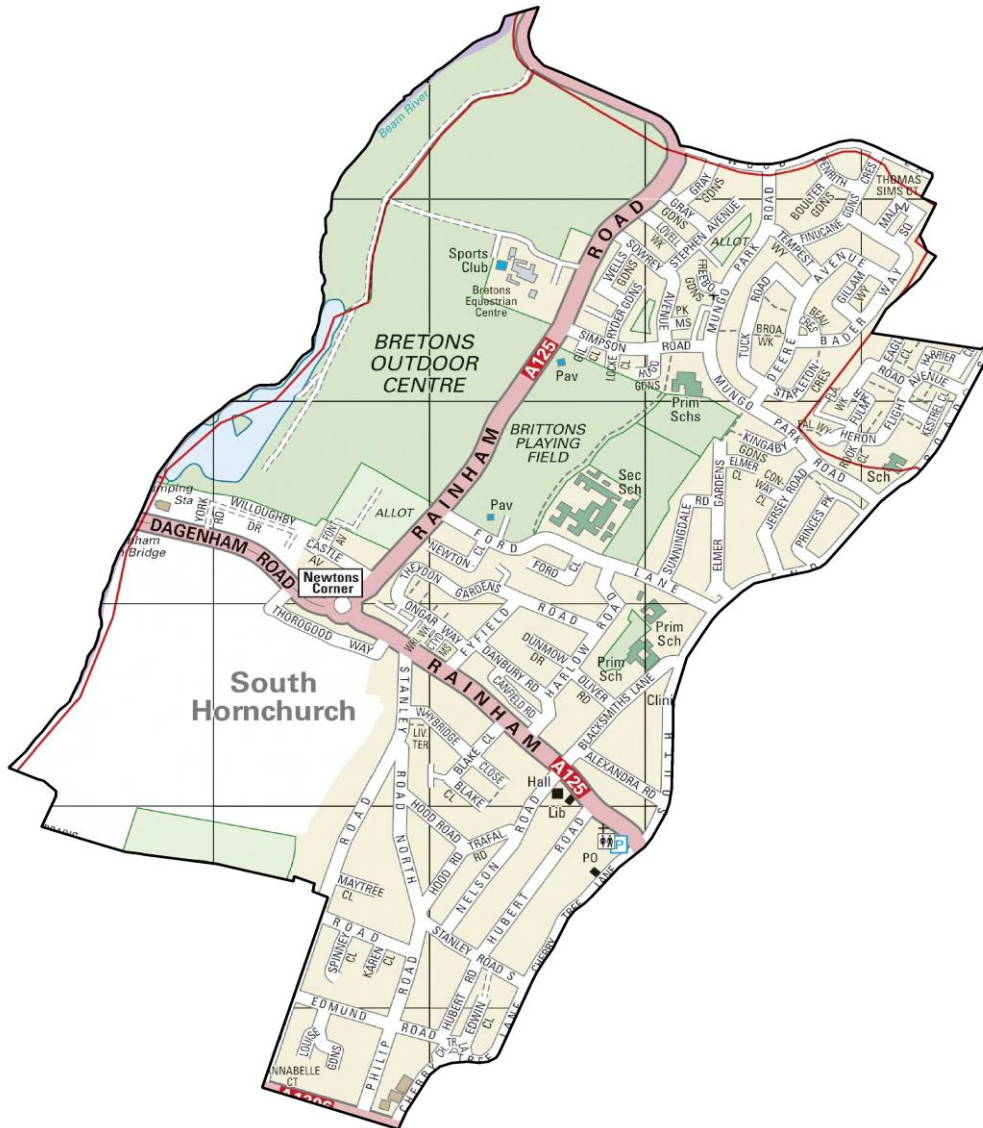
the River Thames and the A13 Arterial Road and A1306 make it an ideal location for industrial plants and units. Ferry Lane being testament to the area's industrial feel. However, just a short distance away is Rainham Village which is home to the Grade I listed Rainham Hall, an early 18th Century merchant's home. Rainham Village also has a train station with connections to London and Essex. The village also has its library, parade of shops and is in close proximity to the Tesco superstore which is a prominent feature of the area.

To the south of Rainham Village is the RSPB Rainham Marshes Nature Reserve which is a haven for all kinds of wildlife - birds, water voles, dragonflies and more.

There are several other features in this area which help to define the ward including:

- Spring Farm Park
- Wennington Village
- Chafford School
- The Harris Academy
- Rainham Village Primary School
- Parsonage Farm Primary School
- Brady Primary School

**q. South Hornchurch (3 Member Ward)**  
**Projected Electorate (2025): 9,179 (-24% variance)**



South Hornchurch ward is located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west and further north towards Elm Park. The ward is predominantly residential in character, with communities running off the B175 Rainham Road.

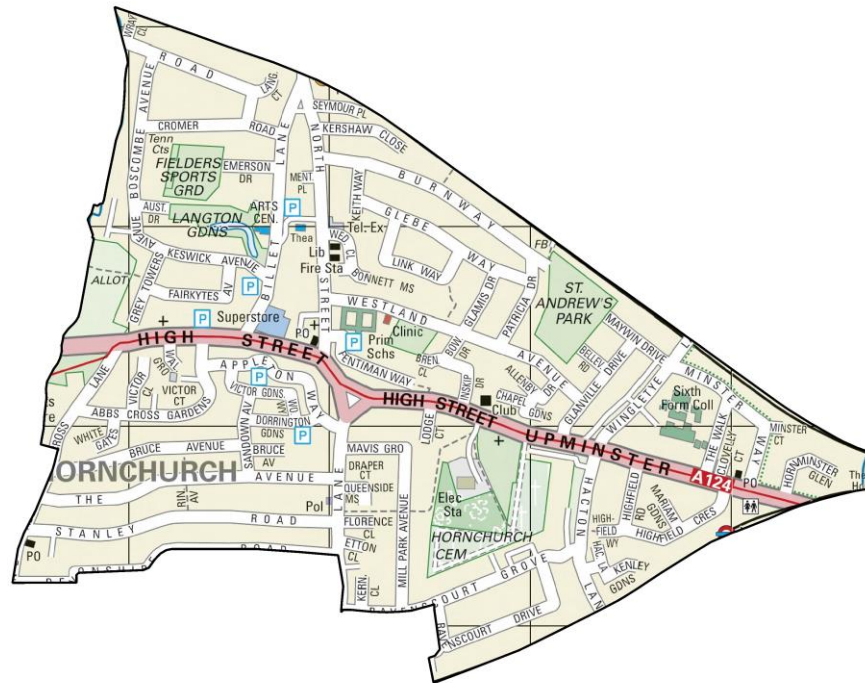
There are however there are significant green spaces to the west of the ward. The 175 acre Bretons site is a mixture of sports pitches and open space sloping down to the River

Beam. The recreation ground supports a variety of activities including football, and model flying.

There are several other features in this area which help to define the ward including:

- The Brittons Academy
- South Hornchurch Library
- Whybridge Primary School
- Scargill Primary School

**r. Saint Andrew's (2 Member Ward)**  
**Projected Electorate (2025): 7,324 (-9% variance)**



Saint Andrew's ward encompasses Hornchurch Town Centre and the shops, bars, restaurants and cafes that are prominent features within it which stretch along its High Street (A124) and which draw customers from the surrounding communities to the north and south of the ward. The town centre also has a library and is home to the Hornchurch Fire and Ambulance stations.

Its northern boundary runs along the Romford to Upminster TfL railway line and is a strong identifiable border. To the south, its border runs for the most part along the London Underground District Line and c2c railway line. Its western boundary stretches along the River Ravensbourne, a strong natural boundary line.

The ward name is taken from the church of St. Andrew's which is a Grade I listed church located on the A124 out of the town centre towards Upminster. There has been a church on the site since 1163 and it is a landmark associated with the area.

Saint Andrew's is a cultural hub for the borough with the Queen's Theatre and Fairkytes Art Centre within close proximity of each other, and which neighbour Langtons House and Gardens. Langtons House is a Grade II Listed 18th Century manor house. The house stands in landscaped gardens with an ornamental lake, orangery and bath house. It is one of the Council's licensed premises for civil ceremonies.

There are several other features in this area which help to define the ward including:

- Upminster Bridge London Underground Station
- Hornchurch Cemetery
- Havering Sixth Form College
- St Andrew's Park

**s. Saint Edward's (2 Member Ward)**  
**Projected Electorate (2025): 9,008 (12% variance)**



St. Edward's ward encompasses Romford town centre and is a mix of residential and commercial areas with green spaces to the north of the ward (Lodge Farm Park). It is also the administrative centre of the borough.

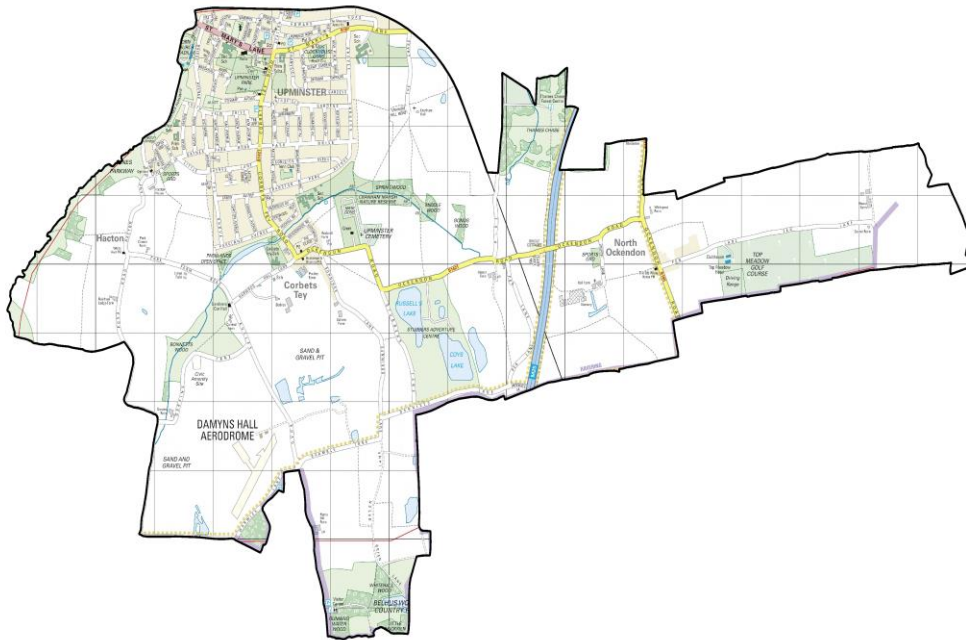
The town centre features prominently within the ward and is a vibrant shopping, business, leisure and entertainment centre attracting 21 million shoppers per year. Contained within the ring road, the town centre also includes the historic Romford Market which is held every Wednesday, Friday and Saturday and dates back to 1247 when it originated as a sheep market. The Town Centre also includes the Romford Brewery, dating back to 1708 it was more recently converted into a shopping centre in 2001 with some residential developments attached to it.

Residential areas feature of the north of the town centre to the Gidea Park and to the south of the railway line, around the ring road.

There are several other features in this area which help to define the ward including:

- Havering Town Hall
- Central Library
- Romford Magistrates Court
- Romford County Court
- Romford Bus Terminus
- Romford Police Station
- St. Edward the Confessor Church
- The Public Advice and Service Centre (PASC)

**t. Upminster (2 Member Ward)**  
**Projected Electorate (2025): 9,327 (16% variance)**



Upminster ward is located in the south east region of the borough, its eastern and southern borders run along borough boundaries with Thurrock Council in Essex.

Residential areas are confined in the main to the centre of Upminster and Corbets Tey areas. St Mary's Lane and Corbets Tey Road provide the thoroughfares from which residents in their areas can access the town centre which is bustling with shops, cafes and restaurants.

To the north of the ward is Upminster Underground and Railway Station which connects local residents with services running into London and out to Essex.

The ward features a number of prominent landmarks, most notably the Windmill which is located off St Mary's Lane. Constructed in 1803, it is a Grade II listed building and is widely considered to be amongst the very best remaining English smock mills.

There are several other features in this area which help to define the ward including:

- Damyns Hall Aerodrome
- Upminster Cemetery and Crematorium
- Gerpins Lane refuse centre
- Stubbers Adventure Centre
- Coopers' Company & Coborn School
- Upminster Library
- Upminster Park
- Upminster Windmill Hall
- Corbets Tey School
- Gaynes School
- Cranham Golf Course

# OPTION 4



## **LONDON BOROUGH OF HAVERING Boundary Commission Review**

### **Part 2 Submission The Local Government Boundary Commission Review for England**



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## 1. SUMMARY

The Local Government Boundary Commission for England (LGBCE) is undertaking a review of the London Borough of Havering's local government electoral arrangements. The outcome of the review being implemented in readiness for the 2022 Council elections.

In September 2019, the Council recommended to the Commission that it retain its existing cohort size of 54 (Part 1 submission). The Commission subsequently informed the Council that it was minded to agree to the proposal.

For its Part 2 submission on warding arrangements, **the Council proposes a pattern of 21 wards across a total membership of 56 councillors.** The proposal gives a councillor / elector ratio of 1:3728 (by 2025).

The Council considers that it has drawn up a ward arrangement which the Boundary Commission will find acceptable by meeting the statutory criteria for a successful electoral review.

## 2. ABOUT THE BOROUGH

Havering is an outer London borough and the third largest in London, comprising 43 square miles. It is mainly characterised by suburban development, with almost half of the area dedicated to open green space, particularly to the east of the borough. Havering has around 108 parks and green spaces, with 14 parks having 'Green Flag' status.

The borough is 50% Green Belt and resembles Essex in that it has clear Town Centres rather than the continuous mass of housing that makes up the inner London Boroughs. This brings constraints that do not exist in Inner London, such as increased travel time from one urban area to another. As a result, car usage is high, with 77% of households having at

least one car and 32.8% having 2 or more cars – the second highest proportion reported in London.

The borough has good transport links, with a number of railway lines traversing it in a broadly east-west direction, notably the lines from Colchester and Southend into central London. The main arterial A12 and A13 roads pass through the borough, while the nearby M25 motorway forms part of its eastern and northern boundary. The River Thames forms its southern boundary

The principal town, Romford, is densely populated and is an area of major metropolitan retail and night time entertainment. The southern part of Havering is within the London Riverside section of the Thames Gateway redevelopment area and will be an area of increasing development and population change.

Havering is a relatively affluent borough with pockets of deprivation to the north (Gooshays and Heaton wards) and south (South Hornchurch). There is a gap in life expectancy between the most and least deprived decile within Havering of 7.9 years for males and 5.5 years for females.

The estimated population of Havering is 256,039 and rising - the borough is predicted to have the 10th fastest growth in population of all English authorities (detailed population projections are provided in the next section). Havering has the oldest population in London; almost 24% of its population is 60 plus, compared to a London average of 15%, and 23% nationally. This places a particularly high demand on Havering's health and social care services, compared to other boroughs. Approximately a third of the Council's budget is spent on social care, which will significantly increase in line with the projected demographic changes: further increases are expected in both the older (65 plus) and children age groups.

Around 33% (8,800) of children in the borough live in poverty. Approximately 19% of working age residents have a declared disability/long term illness and Havering has one of the highest rates for serious disabilities among London boroughs.

The current local government finance system has not kept pace with the population changes the borough has faced, with the formula having been frozen since 2013, therefore not reflecting the significant change in demand for services. Havering is one of the nine lowest funded outer London boroughs and has seen the fastest growing child numbers of all the London Boroughs for the last four years in a row - a 45% increase.

### **3 SUMMARY OF PROPOSED WARDING ARRANGEMENTS**

The current Council size (54 councillors) and warding arrangements (18 wards) were determined by the previous electoral review in 1999. In keeping with the general trend across London all wards comprised of three Members.

Greater London Authority (GLA) projections are the only available projections at ward level, making them the only available data source for London boroughs where any analysis is required at ward level, including for boundary reviews. GLA recommends the housing-led variant as default; however the GLA also provides local authorities with projections based on the development trajectory of their choice. These projections are designated “BPO” or Borough Preferred Option, and are not made public due to the potential sensitivity of the underlying development assumptions provided by the local authority. Where a borough has BPO then this is the preferred option for population projections as it is considered more robust, having utilised the most current local council development data.

The last BPO for Havering was produced by the GLA in February 2019. The housing trajectory provided at the time has not significantly changed and therefore this remains our best data source for population projections.

Using the GLA’s 2017-based Borough Preferred Option Projections for Havering, the expected growth in the age 18+ population between 2019 and 2025 is 8.2% - an additional 16,646 adults.

These projections are shown at ward level in the table below. While the rise in the overall 18+ population for the borough is 8.2%, there is a great deal of variance between wards, with South Hornchurch and Romford Town projecting the greatest increases, while in some wards reductions are anticipated.

**GLA 2017-based Borough Preferred Option Projections, Havering Wards, Ages 18+, 2019 & 2025**

| Ward                   | Population Size |                | Change 2019 - 2025 |            |
|------------------------|-----------------|----------------|--------------------|------------|
|                        | 2019            | 2025           | Number             | %          |
| South Hornchurch       | 11,352          | 17,229         | 5,878              | 51.8       |
| Romford Town           | 14,606          | 21,022         | 6,416              | 43.9       |
| Brooklands             | 14,070          | 16,166         | 2,096              | 14.9       |
| Hacton                 | 10,179          | 10,822         | 643                | 6.3        |
| Gooshays               | 12,095          | 12,765         | 670                | 5.5        |
| Upminster              | 10,827          | 11,111         | 284                | 2.6        |
| Hylands                | 11,068          | 11,334         | 267                | 2.4        |
| Heaton                 | 10,608          | 10,860         | 252                | 2.4        |
| St Andrew's            | 11,265          | 11,510         | 246                | 2.2        |
| Rainham and Wennington | 10,290          | 10,484         | 194                | 1.9        |
| Harold Wood            | 12,103          | 12,242         | 139                | 1.1        |
| Emerson Park           | 9,996           | 10,006         | 10                 | 0.1        |
| Mawneys                | 10,557          | 10,563         | 6                  | 0.1        |
| Cranham                | 10,364          | 10,345         | -19                | -0.2       |
| Elm Park               | 10,514          | 10,473         | -41                | -0.4       |
| Havering Park          | 10,388          | 10,316         | -72                | -0.7       |
| Pettits                | 10,753          | 10,661         | -92                | -0.9       |
| Squirrel's Heath       | 11,231          | 11,002         | -229               | -2         |
| <b>LB Havering</b>     | <b>202,264</b>  | <b>218,911</b> | <b>16,646</b>      | <b>8.2</b> |

Source: GLA LB Havering Pop Projections – BPO

The Council's focus when reviewing its warding arrangements is drawn to the Commission's statutory criteria. Those being:

- Electoral equality (a consistent number of electors per councillor);
- Community Identity (strong ward boundaries that reflect communities) and
- Effective and convenient local government (coherent wards).

The Council's aim when drawing up new warding arrangements is to ensure electoral equality where possible (a ratio of 3728 electors per Member being the optimal number).

That is however a difficult task and in the Council's view should not undermine the objectives of the remaining statutory criteria.

The Council recognises that communities develop over time and that residents identify themselves with the area in which they reside, work or socialise. Those communities are shaped in part by nature (rivers, parkland, etc) and/or by man-made features (roads, bus routes, footpaths, railway lines and stations, etc) but also by the daily activities which people undertake as part of everyday life. Walking to the local shops, going to school, visiting a library, participating in sports at the local sports centre and attending places of religious worship are some of the activities to name but a few which shape the places where people live and the communities they are part of.

In attempting to devise new warding arrangements, the Council has sought to create wards which reflect the communities that residents would associate with. Underpinning the Council's approach has been a commitment to ensure that the average ratio of electors per councillors should not exceed a 10% variance;

**The Council therefore proposes to the Commission that the number of wards increase to 21 and that the number of councillors increase to 56.**

**The warding pattern, in the form of a borough-wide map, is shown overleaf along with a table detailing the percentage variances for each ward:**



| <b>Check your data</b>       | <b>2019</b> | <b>2025</b> |
|------------------------------|-------------|-------------|
| Number of councillors:       | 56          | 56          |
| Overall electorate:          | 0           | 208,748     |
| Average electorate per cllr: | 0           | 3,728       |

| Name of ward           | Number of cllrs per ward | Electorate 2019 | Variance 2019 | Electorate 2025 | Variance 2025 |
|------------------------|--------------------------|-----------------|---------------|-----------------|---------------|
| Albany                 | 2                        | 0               | ✓             | 7,063           | -5%           |
| Ardleigh Green         | 2                        | 0               | ✓             | 7,229           | -3%           |
| Beam Park              | 2                        | 0               | ✓             | 8,097           | 9%            |
| Brooklands             | 3                        | 0               | ✓             | 11,446          | 2%            |
| Cranham                | 3                        | 0               | ✓             | 10,212          | -9%           |
| Elm Park               | 2                        | 0               | ✓             | 7,415           | -1%           |
| Emerson Park           | 2                        | 0               | ✓             | 7,297           | -2%           |
| Gooshays               | 3                        | 0               | ✓             | 12,222          | 9%            |
| Hacton                 | 3                        | 0               | ✓             | 11,222          | 0%            |
| Harold Wood            | 3                        | 0               | ✓             | 12,083          | 8%            |
| Havering Park          | 3                        | 0               | ✓             | 10,791          | -4%           |
| Heaton                 | 3                        | 0               | ✓             | 10,696          | -4%           |
| Hylands                | 3                        | 0               | ✓             | 12,036          | 8%            |
| Mawneys                | 3                        | 0               | ✓             | 10,120          | -10%          |
| Oldchurch              | 2                        | 0               | ✓             | 8,086           | 8%            |
| Pettits                | 3                        | 0               | ✓             | 10,243          | -8%           |
| Rainham and Wennington | 3                        | 0               | ✓             | 10,924          | -2%           |
| Saint Andrews          | 2                        | 0               | ✓             | 8,161           | 9%            |
| South Hornchurch       | 3                        | 0               | ✓             | 12,236          | 9%            |
| Squirrels Heath        | 3                        | 0               | ✓             | 10,318          | -8%           |
| Upminster              | 3                        | 0               | ✓             | 10,851          | -3%           |

## 5. Ward by Ward Proposals

- a. **Albany (2 Member ward)**  
**Projected Electorate (2025): 7,063 (-5% variance)**



Albany is a newly-created ward situated south of the Romford town centre ring road and to the west of Hornchurch. Running along its eastern border is Harrow Lodge Park stretching from Elm Park to the south west and Hornchurch to the north east. The London Boroughs of Barking & Dagenham and Redbridge running along its western border.

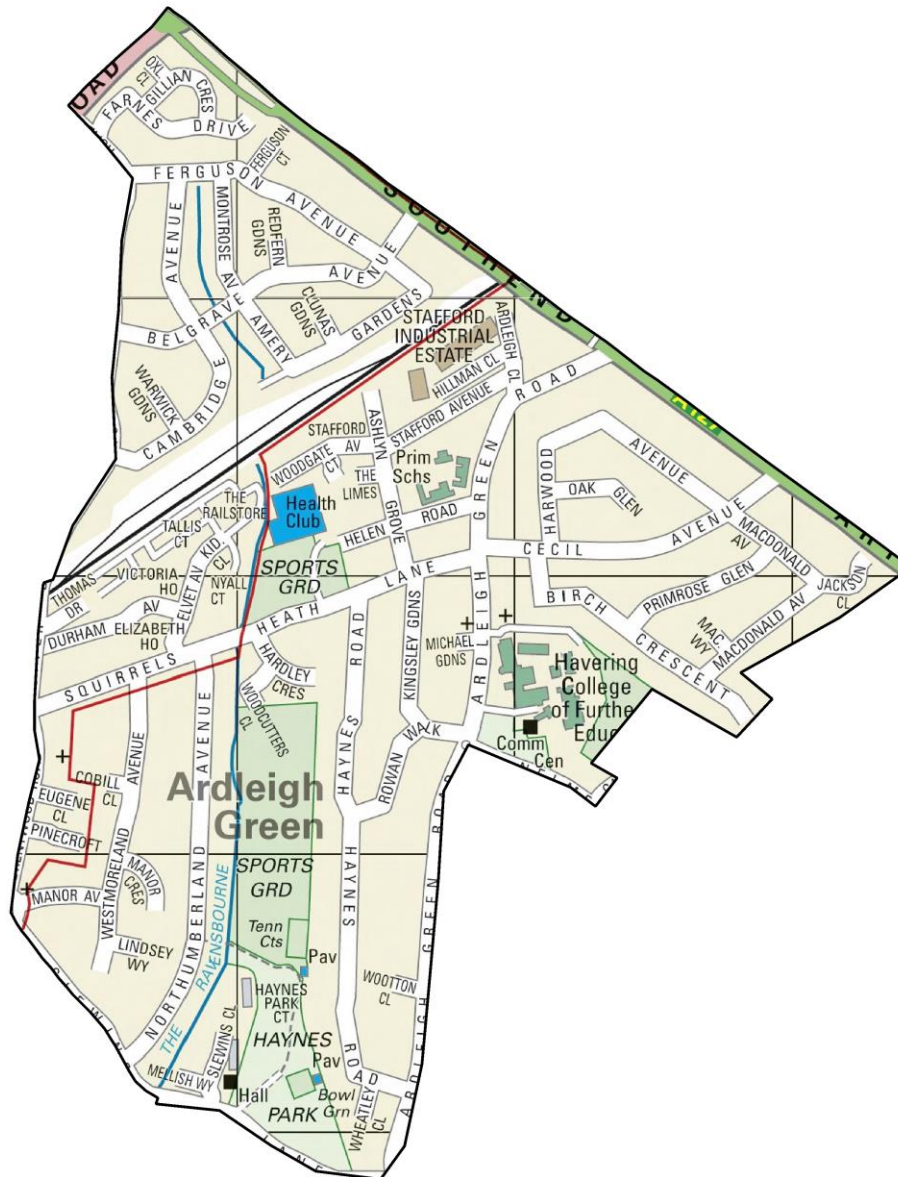
It is mostly residential in character with retail activity in the north west corner of the ward. Residential communities run to the south of the A124 Hornchurch Road and either side of the A125 Rainham Road.

Albany ward is home to the popular Hornchurch Sports Centre, Hornchurch Cricket Club and Hornchurch Indoor Bowls Club. In close proximity is the St. Leonard's Hamlet which is one of the borough's Conservation Areas. The Conservation Area is a former children's 'village', the St Leonard's Cottage homes, built in 1889 on an 80 acre site and converted in 1984 to provide open market housing.

There are several other features in this area which help to define the ward including:

- Cardrome
- Hornchurch High School
- Wykeham Primary School

**b. Ardleigh Green (3 Member Ward)**  
**Projected Electorate (2025): 7,229 (-3% variance)**



Ardleigh Green ward has been re-introduced having previously existed prior to the 1999 review. Mostly residential, it has running through it the TfL and Greater Anglia railway line running into London and out to Essex and beyond.

Prominent communities feature either side of Squirrels Heath Lane and Ardleigh Green Road, with significant open space

afforded by the Ardleigh Green Sports Ground and Haynes Park.

The Havering College of Further Education features prominently within the ward with local amenities and shops nearby along Ardleigh Green Road.

There are several other features in this area which help to define the ward including:

- Emerson Park Community Hall (in Haynes Park)
- Ardleigh Green Junior School
- Catholic Church of Christ the Eternal High Priest
- All Saints Church
- Ardleigh Green Baptist Church

**c. Beam Park (2 Member ward)**  
**Projected Electorate (2025): 8,097 (9% variance)**

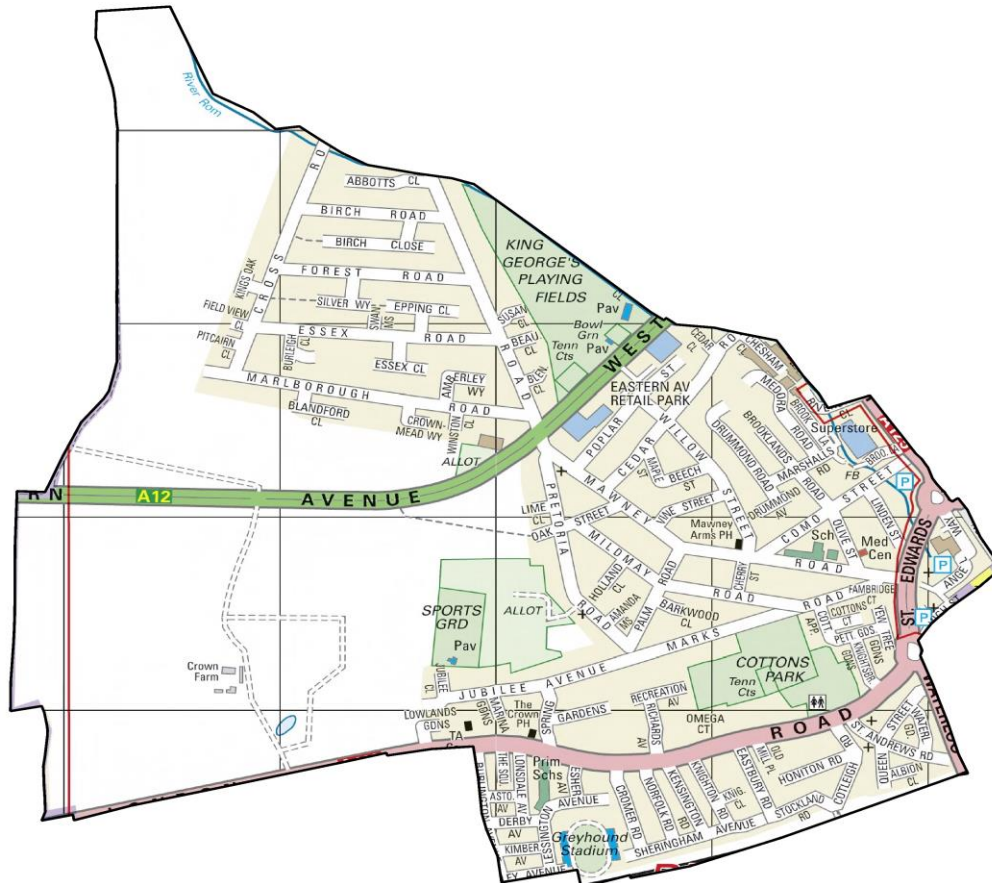


Beam Park is a newly created ward located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west and the c2c railway line to the south.

As part of the Council's housing-based regeneration programme, the area immediately south of the A1306 and north of the A13 Arterial Road, to the west of Marsh Way will become Beam Park. Redeveloped to accommodate 3,000 new homes the site will also include a new railway station, framed by a high-quality public square, as well as a medical centre, two schools, retail spaces, a gym, nursery, community facilities, and a multi-faith space.

To the south of the A13 Arterial Road the character of the ward changes dramatically and is dominated by industrial units which lead to the River Thames.

**d. Brooklands (3 Member Ward)**  
**Projected Electorate (2025): 11,446 (2% variance)**



Brooklands ward is located west of Romford town centre and is mostly residential in character with large open spaces to the west of the ward. Running through its heart is the A12 which is the principal arterial road connecting London with Essex and beyond.

To the east of the ward is the Romford ring road and North Street which serve as significant ward boundaries to the town centre and the residential areas of the ward which adjoin.

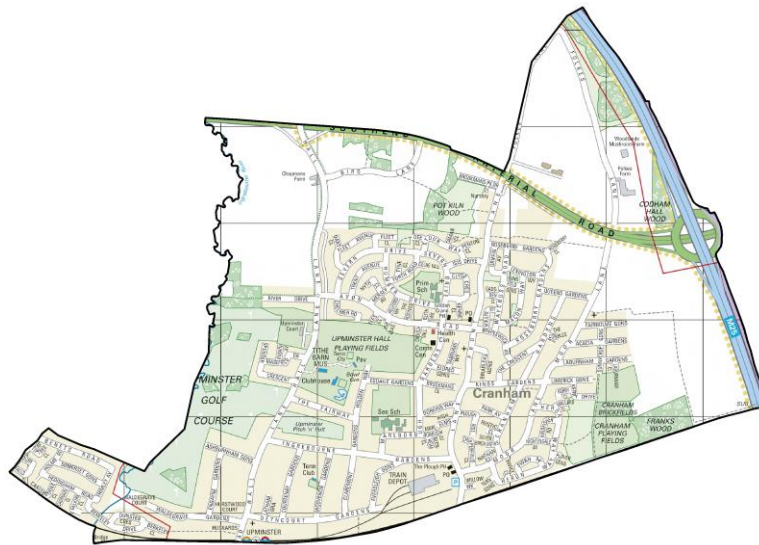
To the south runs the Greater Anglia / TfL railway line which operates between London and Essex / East Anglia.

To the west is the boundary with the London Borough of Redbridge.

The ward has large green open spaces and parks at Kings George's Playing Fields and Cottons Park.

Prominent landmarks within the ward include the Romford Greyhound Stadium which has been hosting events since 1929 and has stadium capacity for over 1,700 people.

**e. Cranham (3 Member Ward)**  
**Projected Electorate (2025): 10,212 (-9% variance)**



Cranham ward is located toward the east of the borough with its eastern border running along the borough boundary with the M25 motorway. Cranham's residential community is found north of the TfL and c2c railway lines with large areas of woodland to the north of the ward beyond the A127. Sport and recreational facilities are available at Upminster Golf Course and Cranham and Upminster Hall Playing Fields.

To the south of the ward is Upminster TfL Underground and c2c Railway Station which connects train into London and beyond to Essex.

Cranham is home to one of the borough's conservation areas. Residential density is greatest in roads adjoining Front Lane, Severn Drive, Moor Lane and Avon Road where local amenities such as newsagents, off licences and takeaways are located, along with the Cranham Health Centre which serves the local area.

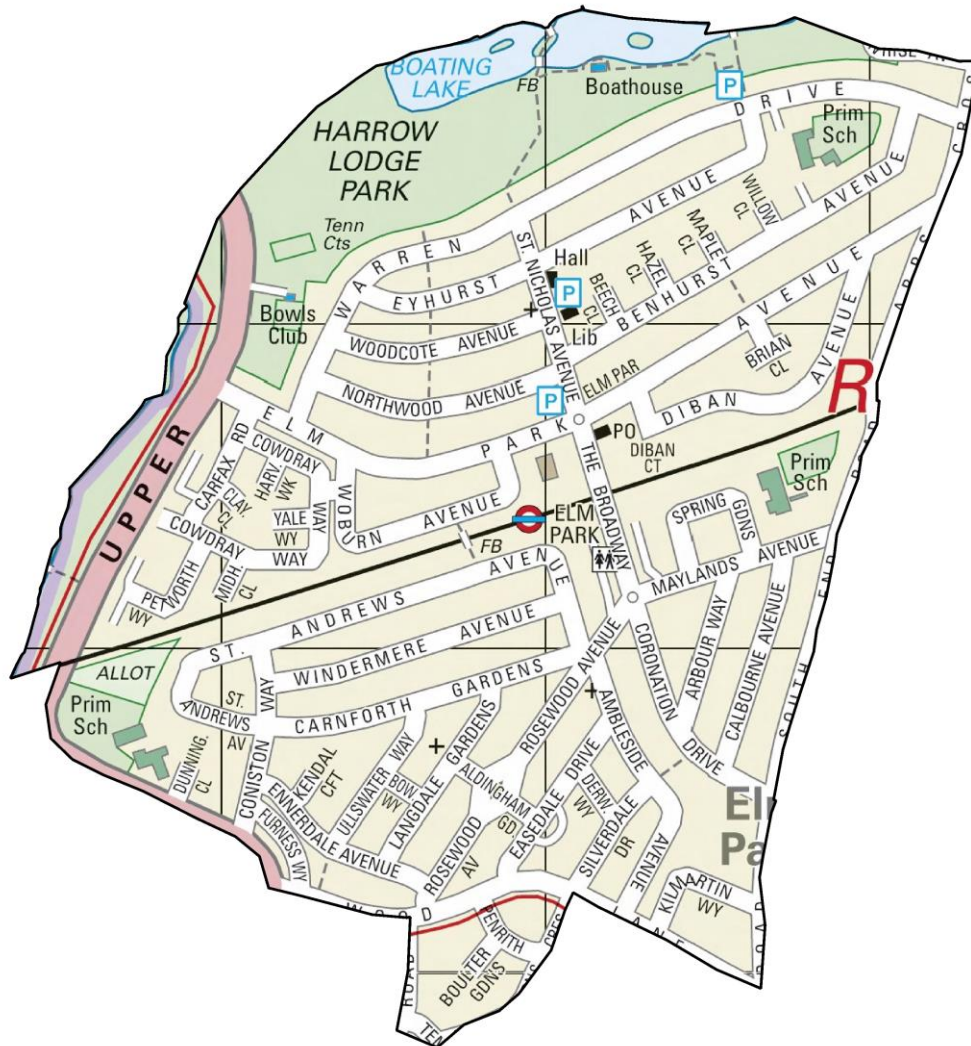
To the west of the ward along Hall Lane, residential areas become more spacious in character.

There are several other features in this area which help to define the ward including:

- Upminster Tithe Barn Museum

- Upminster Train depot
- Cranham Social Hall
- St Luke's Church
- Hall Mead School
- Engayne Primary School

f. **Elm Park (2 Member Ward)**  
**Projected Electorate (2025): 7,415 (-1% variance)**



Elm Park ward is located to the west of the borough adjoining the borough boundary with the London Borough of Barking & Dagenham. Elm Park's modest size compared to other wards is reflective of its population density, particularly the areas south of Elm Park TfL Underground Station and the roads adjoining Wood Lane.

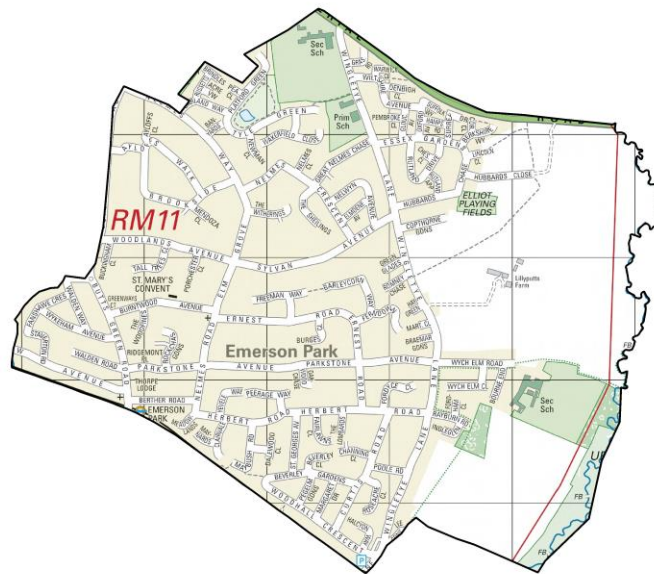
Shopping parades and local amenities, including Elm Park Library, are located in close proximity to the Underground Station, along Elm Park Avenue.

A prominent feature of Elm Park is the A125 Upper Rainham Road which runs from Romford to Rainham and which separates the residential element of the ward from the green spaces which run along the boundary with Barking & Dagenham.

There are several other features in this area which help to define the ward including:

- Hornchurch Bowls Club
- Harrow Lodge Boating Lake
- Benhurst and Elm Park Primary Schools

**g. Emerson Park (2 Member Ward)**  
**Projected Electorate (2025): 7,297 (-2% variance)**



Emerson Park ward is located towards the centre of the borough; north of Hornchurch and west of Cranham. It is almost exclusively residential in character. Low density housing with large detached properties and wide tree-lined streets being common features of the ward; prime examples being Sylvan Avenue and Nelmes Way.

To north lies the A127 Arterial Road. The eastern boundary follows the River Ingrebourne and is a natural boundary line which separates Emerson Park from Cranham and Harold Wood wards.

Emerson Park has a railway station to its southern boundary which allows travellers to connect to Romford and Upminster on the TfL shuttle which runs a limited service during the week and on Saturday. The railway line doubles up as a strong divide between neighbouring wards and is a natural boundary line.

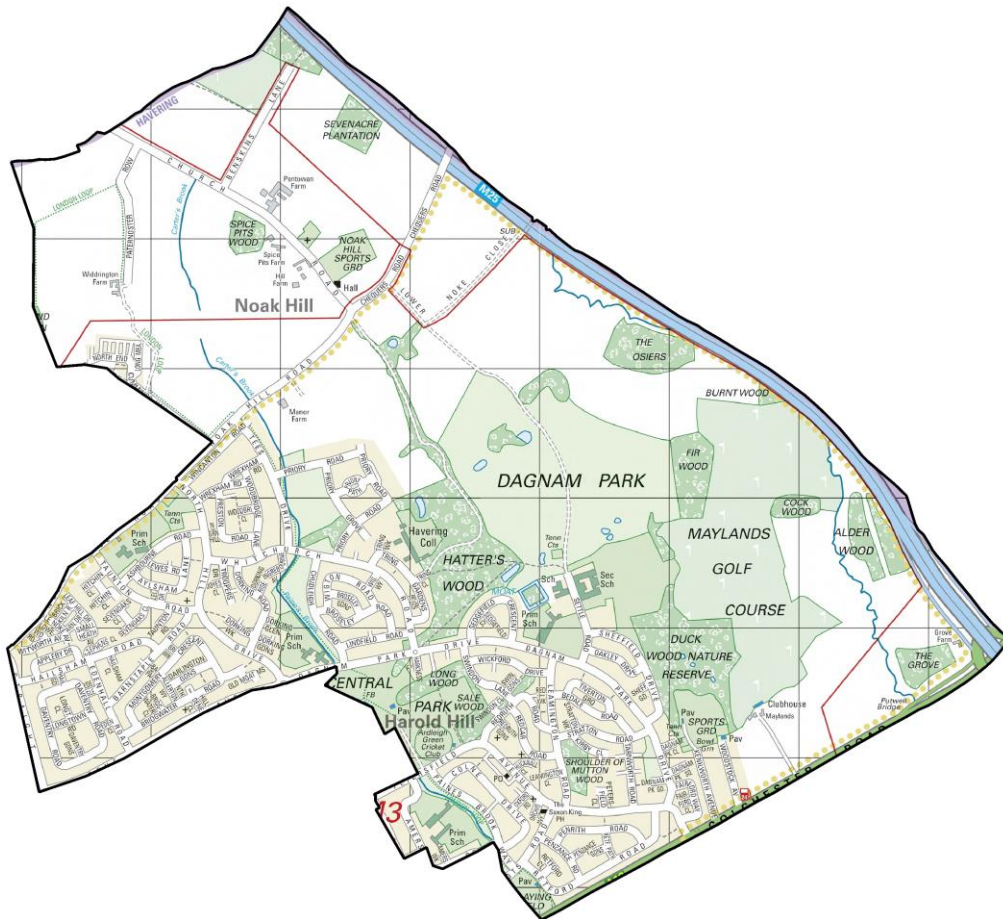
Local amenities and convenience stores can be found on Butts Green Road and Ardleigh Green Road.

There are several other features in this area which help to define the ward including:

- The Campion School

- Emerson Park School
- All Saints Church
- Ardleigh Green Baptist Church
- Nelves Primary School

**h. Gooshays (3 Member Ward)**  
**Projected Electorate (2025): 12,222 (9% variance)**



Gooshays ward is located in the Harold Hill area of Romford towards the north east area of the borough. Harold Hill was a planned community, conceived as part of the Greater London Plan in 1944, essentially an estate to house the overspill population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

The manor of Gooshays, upon which the existing ward boundary is loosely based, dates back many centuries but its identity is retained in the name of the road which runs through the ward (Gooshays Drive).

The ward sits directly north of the A12 Arterial Road and its eastern border runs along the M25 motorway, both of which provide strong identifiable ward boundaries.

Despite its dense population and estate design, much of the ward is given to large green open spaces, including Dagnam Park and Duck Wood Nature Reserve. The open spaces are well used by local residents and are associated as being a core component of the ward.

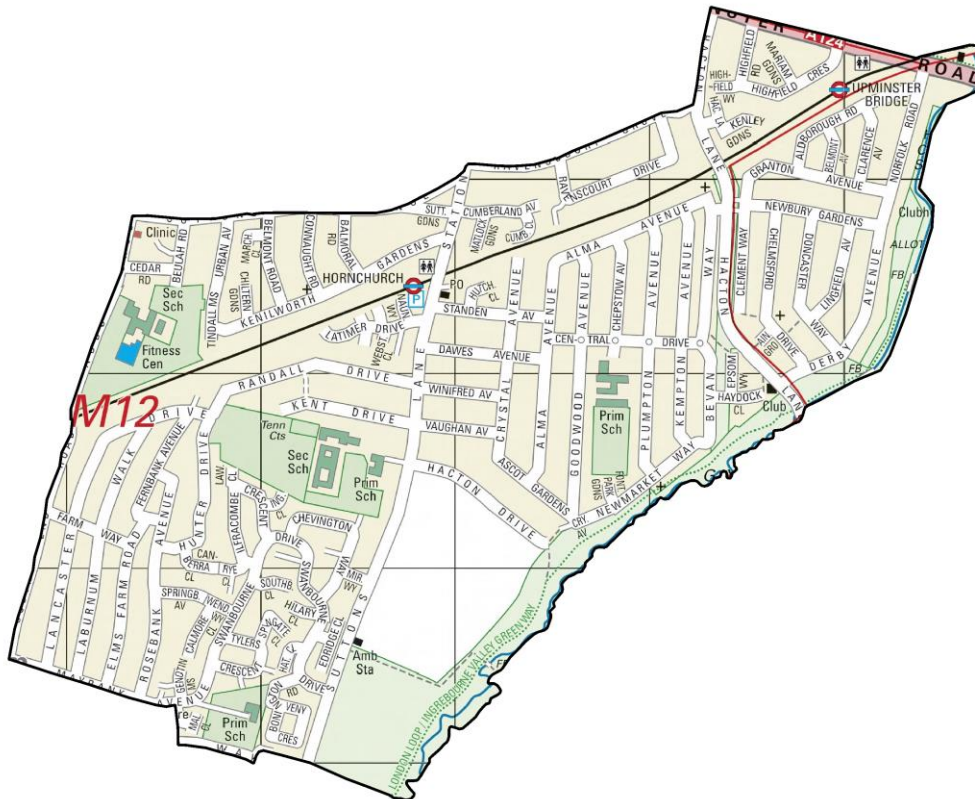
The ward is home to the Central Park Leisure Centre and swimming pool which is popular with local residents and a key landmark in the Harold Hill area and in the ward itself.

To the north of the ward is the area of Noak Hill. Distinctly different from the built-up estate described previously it is a sparsely populated area of the borough with a number of farm dotted to the north of Noak Hill Road and Chequers Road.

There are several other features in this area which help to define the ward including:

- Paines Brook
- Havering College (Quarles Campus)
- Ardleigh Green and Noak Hill Cricket Clubs
- Maylands Golf Course
- The Drapers Academy
- Mead Primary School
- Drapers' Pyrigo Primary School
- The Manor
- Myplace

**i. Hacton (3 Member Ward)**  
**Projected Electorate (2025): 11,222 (0% variance)**



Located south of the centre of Hornchurch, with Elm Park to the west and Upminster to the east. Hacton ward is most commonly associated with the racecourse estate. Built in the years immediately before and after the Second World War on what had been Hacton Farm, the estate lies to the north-west of the River Ingrebourne which traverses the ward.

Upminster Bridge and Hornchurch TfL Underground Stations are located within the ward.

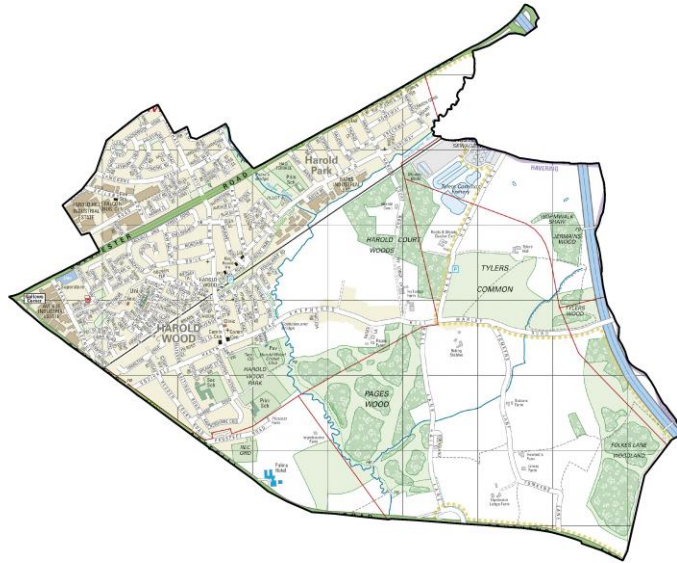
To the west of the ward lies the now derelict St. George's Hospital site which is due to be converted into residential land and which adjoins the Hornchurch Country Park.

The ward is predominantly residential in character with shopping precincts located along Central Drive and Suttons Lane.

There are several other features in this area which help to define the ward including:

- Gaynes Parkway
- Sanders School
- Suttons Primary School
- Hacton Primary School
- Scotts Primary School

**j. Harold Wood (3 Member Ward)**  
**Projected Electorate (2025): 12,083 (8% variance)**



Harold Wood is located towards the east of the borough, with the majority of the ward running south of the A12 Arterial Road and north of the A127 Arterial Road, both of which merge at the Gallows Corner roundabout, heading eastwards towards the M25 motorway and into Essex.

Harold Wood train station sits within the northern half of the ward and is the congregation point for much daily activity in the ward given its links into Romford and central London. A parade of shops is also located in close proximity to the station, as is the local bus terminus. The area also includes the local Post Office and library.

The residential areas of the ward are confined to the north and west in close proximity to the train station and the A12 and north of the River Ingrebourne. Harold Wood hospital closed at the end of 2006 and has been replaced by a residential project called Kings Park, an NHS polyclinic and the Havering campus of London South Bank University. St. Peter's RC Church is located in close proximity along Gubbins Lane.

Contained within the ward is an area to the north of the A12, into Harold Hill. This area is within the existing borough ward configuration and is not proposed to change. Similarly, towards the south-western edges of the ward an area cuts in

from the A127, this is a feature of the existing ward configuration.

The south and east of the ward is predominantly parkland and green open spaces.

There are several other features in this area which help to define the ward including:

- Harold Wood Cricket Club
- Gallows Corner Retail Park and Industrial Estate
- Bates Industrial Estate
- Pages Wood
- Tylers Common
- Redden Court School
- Harold Wood Primary School

**k. Havering Park (3 Member Ward)**  
**Projected Electorate (2025): 10,791 (-4% variance)**



Havering Park ward encompasses a significant proportion of the north of the borough, running from the border with London Borough of Redridge to the west, skirting along the Harold Hill estate to the east via Lower Bedfords Road. It is typically open space (a mixture of farms and parkland) in character with residential communities to the south-west in Collier Row and Chase Cross and to its northern boundaries with the village of Havering-atte-Bower. To the west of the ward running vertically is the River Rom which meanders into central Romford.

There are two large parkland areas, Bedfords Park and Havering Country Park, which are key features of the ward, separated by the B175 road which runs into central Romford to the south and north into western Essex.

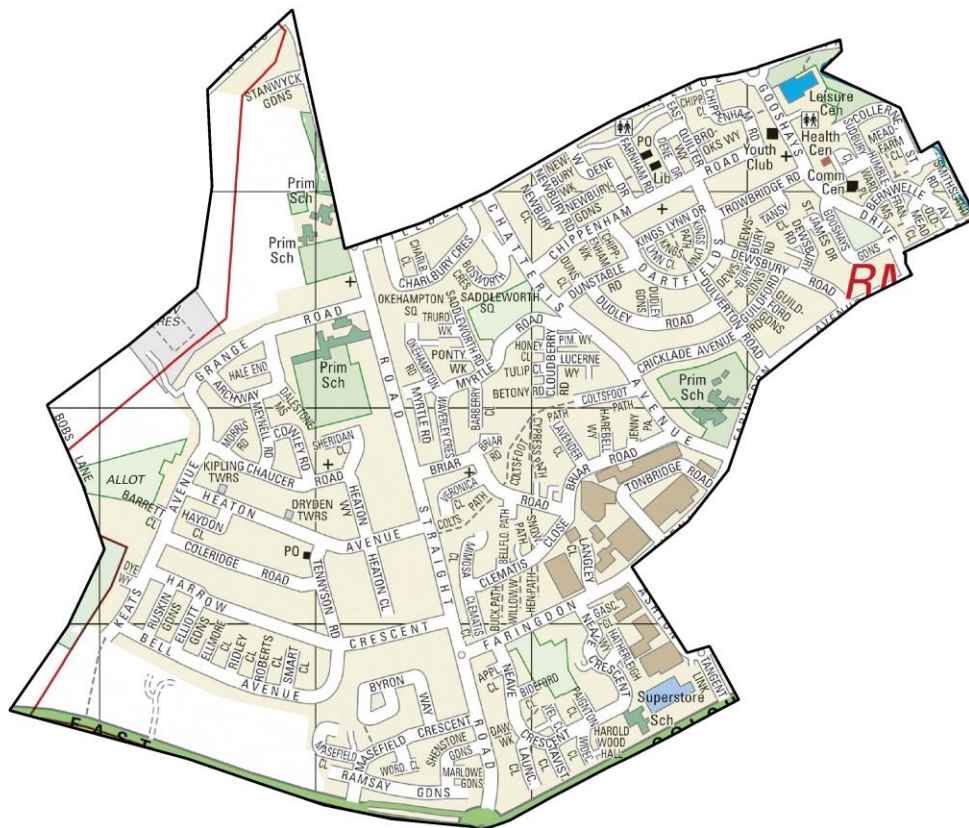
The village of Havering-atte-Bower is steeped in history dating back to the 11<sup>th</sup> Century when Edward the Confessor established a hunting lodge in the area which would later become Havering Palace. It is also home to Dame Tipping School, one of the smallest school cohorts in the borough, founded in 1891 by Dame Anne Tipping who was daughter of Thomas Chief, a governor of the Tower of London.

Collier Row and Chase Cross have a more typically suburban feel with greater density housing with terraced roads running off Lodge Lane and Clockhouse Lane. The area also houses the Highfield Estate and its high-rise tower blocks. Shopping, including the local Post Office, is built up around the Collier Row roundabout which acts as the buffer to adjoining wards.

There are several other features in this area which help to define the ward including:

- St Francis Hospice
- Bower House
- The Green (Havering-atte-Bower)
- The Forest Row Centre
- The Bower Academy
- Clockhouse Primary School
- Collier Row Methodist Church
- Oasis Pinewood Academy

**I. Heaton (3 Member Ward)**  
**Projected Electorate (2025): 10,696 (-4% variance)**



Heaton Ward stretches from Heaton Grange to the west and into the heart of Harold Hill. In-between is Risebridge Golf Course.

The ward is mostly residential in make-up with Straight Road being the main thoroughfare from which the residential areas of Heaton Grange and Harold Hill are accessible. Harold Hill was a post-war construction designed to house the overspill

population of London. Much of the estate's architecture and planning remains to this day and its residents identify themselves as being part of the Harold Hill community.

The ward is home to the Central Park Leisure Centre and swimming pool which is popular with local residents and a key landmark in the Harold Hill area and in the ward itself.

The main shopping precinct for the ward can be found along Farnham Road, running off Hildene Avenue, Within the shopping precinct are the Harold Hill library and local post office.

There are several other features in this area which help to define the ward including:

- Hildene Primary School
- St Ursula's RC Junior School
- Broadford Primary School
- Myplace

**m. Hylands (3 Member Ward)**  
**Projected Electorate (2025): 12,036 (8% variance)**



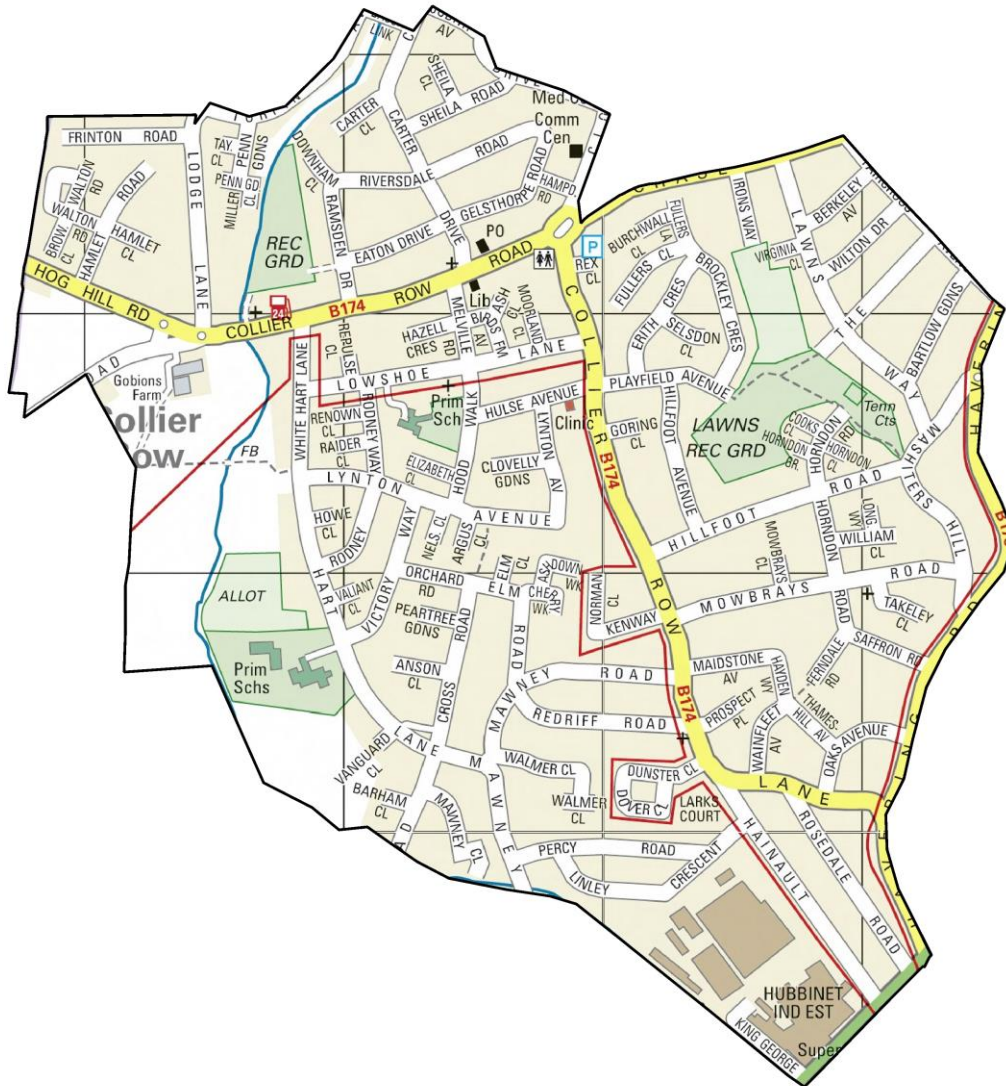
Hylands ward runs from Romford town centre, south-eastwards towards the Hornchurch area. Its northern boundary runs along Victoria Road to the railway line for the Romford to Upminster TfL shuttle service. Its eastern end runs along the River Ravensbourne and is a natural boundary line.

Predominantly residential in character, the southern boundary runs along the A124 Hornchurch Road which links Romford with Hornchurch and runs horizontally through the ward to Park Lane.

The residential character of the ward changes from higher density towards Romford town centre to lower density in the roads closest to the its eastern boundary.

The ward is home to Frances Bardsley School and has open green space at Hylands Park.

**n. Mawney (3 Member Ward)**  
**Projected Electorate (2025): 10,210 (-10% variance)**



Mawney ward is located to the north-west of Romford Town Centre, running north along the borough's boundary with the London Borough of Redbridge to the west and the areas of Pettits and Chase Cross to the east.

The ward is mostly residential in character with industrial and retail parks dotted along the A12 Arterial Road which runs

along its south-eastern border. At its southern end, the ward runs along the River Rom and into Romford town centre.

White Hart Lane, Mawney Road, Collier Row Road and Cross Road are key to the road network in the area and which help to form the communities who live in adjoining roads.

The River Rom runs through vertically through the centre of the ward, leading through to Romford Town Centre where the boundary ends.

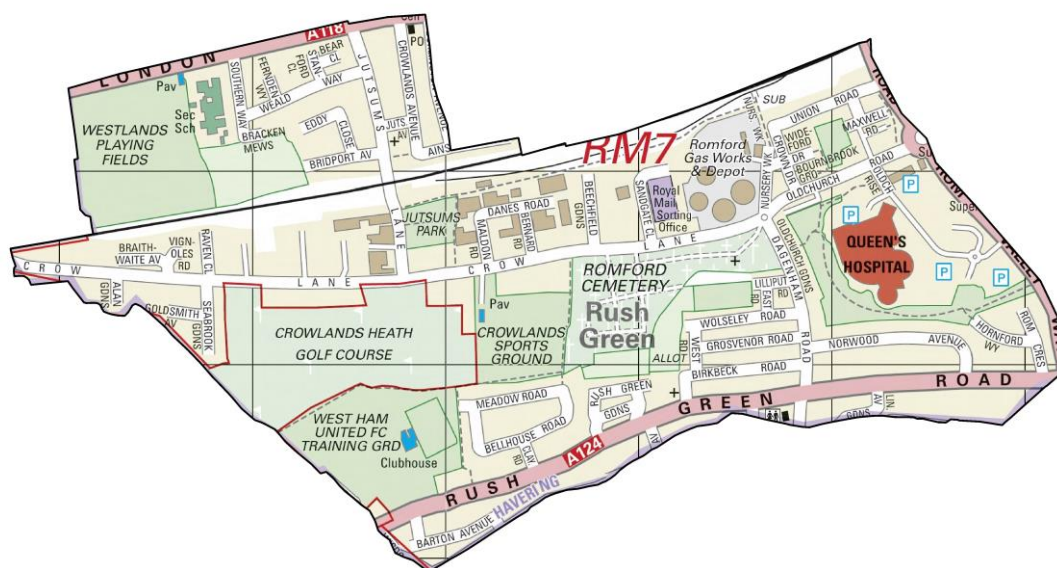
Local amenities and shopping parades are located through the ward, to the north by the Collier Row Roundabout.

There are several other features in this area which help to define the ward including:

- Mawney Road Medical Centre
- Collier Row Post Office
- Crownfield Infant and Junior School
- The Mawney School



- o. **Oldchurch (2 Member Ward)**  
**Projected Electorate (2025): 8,086 (8% variance)**



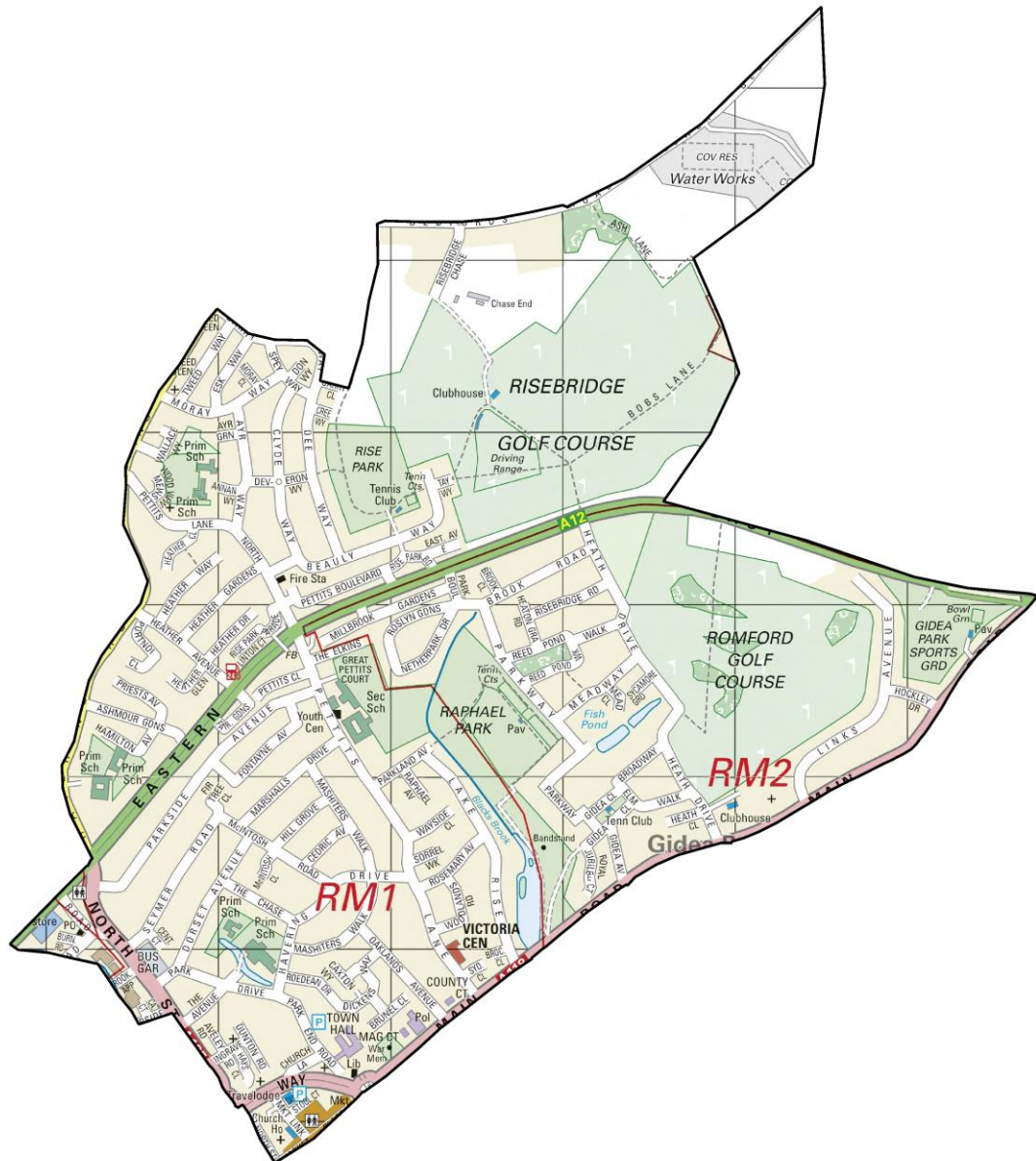
Oldchurch ward is located west of Romford town centre, bordering the London Borough of Barking Dagenham. Its northern boundary runs in part along the TfL and Greater Anglia railway line and along Jutsums Lane and along London Road.

It is characterised by a mixture of residential and commercial activity (predominantly along Crow Lane) with plenty of green open spaces with the Fords Sports Ground, Crowlands Sports Ground, Crowlands Heath Golf Course and Westlands Paying Fields used for sport and recreational purposes.

To the east of the ward is the Romford ring road which also serves as a significant ward boundary to the town centre and the residential areas of the ward which abut it.

In recent years there has been significant residential development and there is more planned in the coming years, as reflected in the projected population increase and the creation of a new ward. In recent years the site of the former Oldchurch hospital to the east of the Gas Works along Oldchurch Road has been redeveloped for residential purposes, the extent to which has resulted in the building of a primary school on the development site.

- p. **Pettits (3 Member Ward)**  
**Projected Electorate (2025): 10,783 (-7% variance)**



Pettits ward is located north of Romford Town Centre and crosses the A12 into the areas of Rise Park and Chase Cross. The A12 Arterial Road passes through the centre of the ward in an east-west direction with communities formed either side of the B175 Havering Road and B174 Collier Row Lane which run to the north of it.

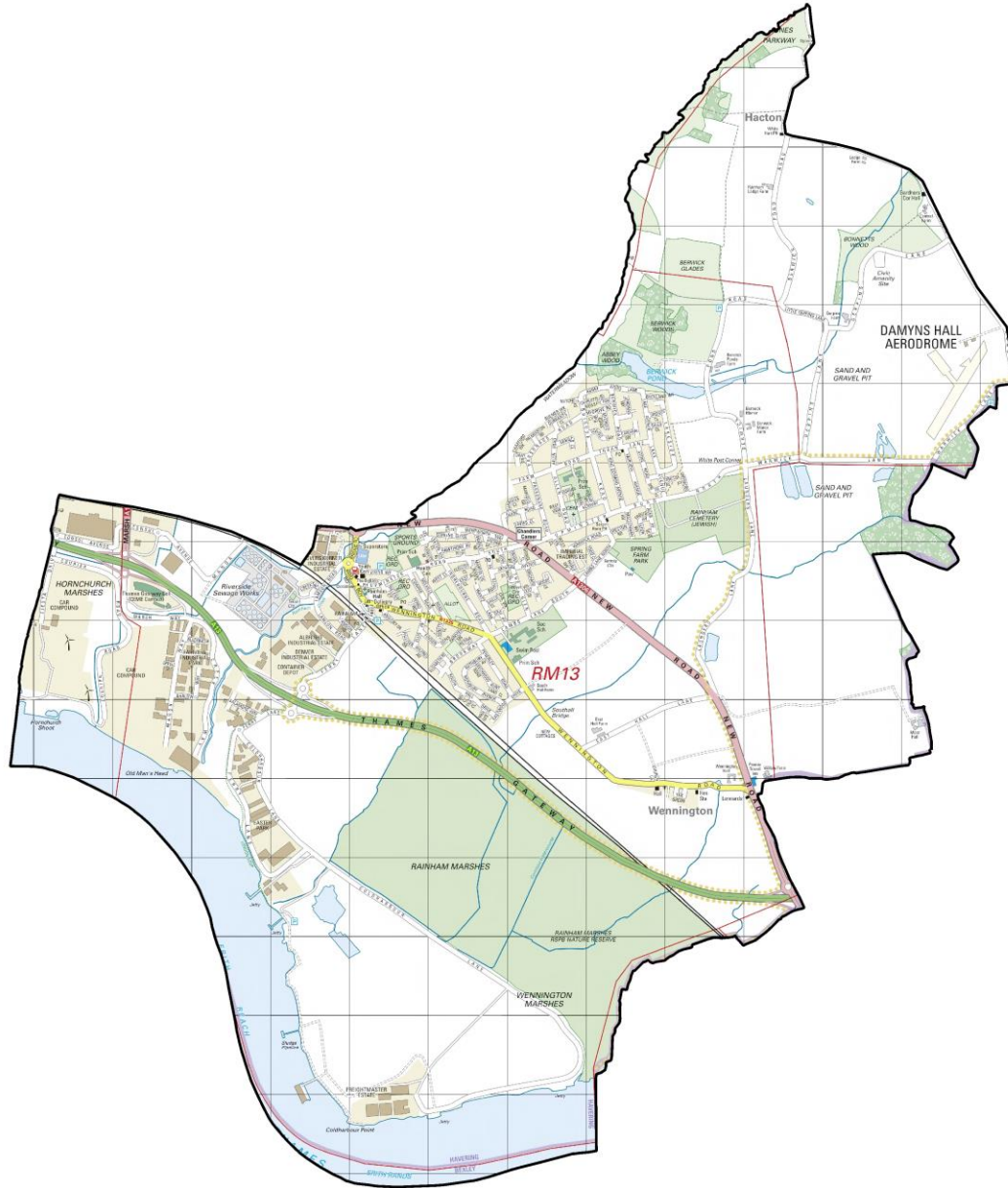
Most residential in character, population density is not as high as in the neighbouring wards of Mawney and Heaton, particularly to the south of the ward below the A12.

One of the residential areas running from the town centre along Main Road is the Gidea Park Conservation Area. An area of architectural significance between Raphaels Park and Romford Golf Course, the Romford Garden Suburb was constructed in 1910–11 on the Gidea Hall and Balgores estates as an exhibition of town planning. Influenced by the 'Garden Cities Movement' it was a demonstration of the need for more and better social housing.

There are several other features in this area which help to define the ward including:

- Marshalls Park School
- St. Edward's Primary School
- Romford Fire Station
- Rise Park Primary School
- Parklands Junior School

**q. Rainham & Wennington (3 Member Ward)  
Projected Electorate (2025): 10,924 (-2% variance)**



Rainham and Wennington ward is located in the south of the borough, running along the River Thames on its southern border. The boundary line to the west follows the River Ingrebourne in a northerly direction.

The ward comprises a mixture of residential, open space, industrial and commercial uses. The ward's positioning next to

the River Thames and the A13 Arterial Road and A1306 make it an ideal location for industrial plants and units. Ferry Lane being testament to the area's industrial feel. However, just a short distance away is Rainham Village which is home to the Grade I listed Rainham Hall, an early 18th Century merchant's home. Rainham Village also has a train station with connections to London and Essex. The village also has its library, parade of shops and is in close proximity to the Tesco superstore which is a prominent feature of the area.

To the south of Rainham Village is the RSPB Rainham Marshes Nature Reserve which is a haven for all kinds of wildlife - birds, water voles, dragonflies and more.

There are several other features in this area which help to define the ward including:

- Spring Farm Park
- Wennington Village
- Chafford School
- Damyns Hall Aerodrome
- The Harris Academy
- Rainham Village Primary School
- Parsonage Farm Primary School
- Brady Primary School

**r. Saint Andrew's (2 Member Ward)**  
**Projected Electorate (2025): 8,161 (9% variance)**



Saint Andrew's ward encompasses Hornchurch Town Centre and the shops, bars, restaurants and cafes that are prominent features within it which stretch along its High Street (A124) and which draw customers from the surrounding communities to the north and south of the ward. The town centre also has a library and is home to the Hornchurch Fire and Ambulance stations.

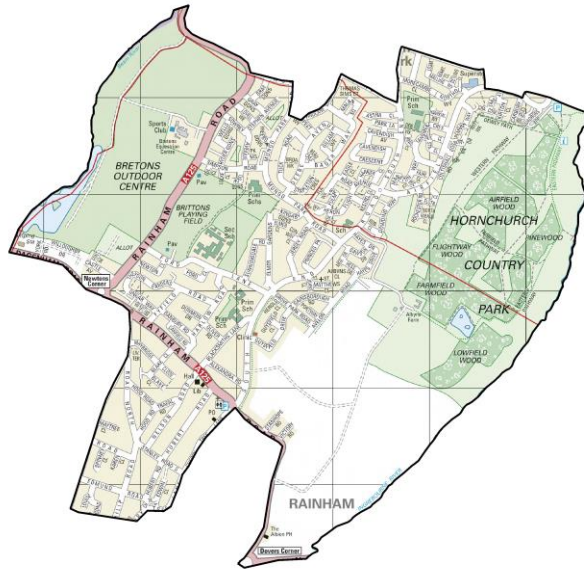
Its northern boundary runs along the Romford to Upminster TfL railway line and is a strong identifiable border. To the south, its border runs along the London Underground District Line and c2c railway line.

Saint Andrew's is a cultural hub for the borough with the Queen's Theatre and Fairkytes Art Centre within close proximity of each other, and which neighbour Langtons House and Gardens. Langtons House is a Grade II Listed 18th Century manor house. The house stands in landscaped gardens with an ornamental lake, orangery and bath house. It is one of the Council's licensed premises for civil ceremonies.

There are several other features in this area which help to define the ward including:

- Hornchurch and Upminster Bridge London Underground Stations
- Hornchurch Cemetery
- Abbs Cross School
- Havering Sixth Form College
- St Andrew's Park

**s. South Hornchurch (3 Member Ward)**  
**Projected Electorate (2025): 12,236 (9% variance)**

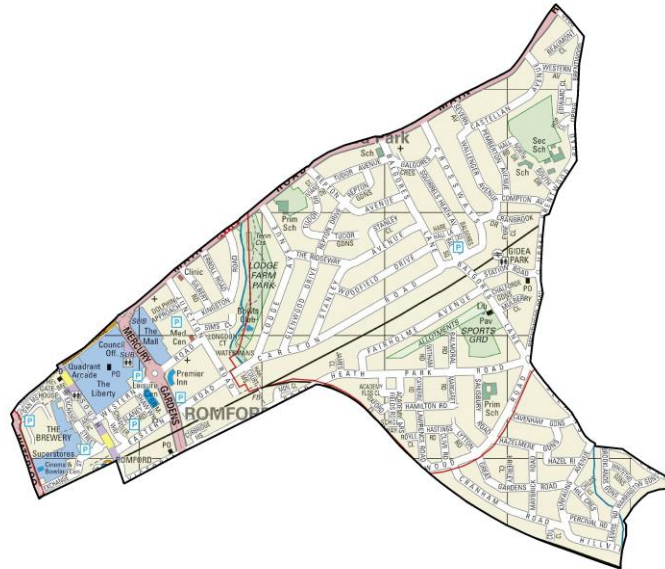


South Hornchurch ward is located to the south of the borough, running along the borough boundary with the London Borough of Barking & Dagenham to the west. To the east, the boundary runs along the River Beam to the Thames and is another natural boundary line. To the north, the A125 Rainham Road separates the ward from Elm Park.

There are residential developments to the north of the A1306 known as Orchard Village, formerly the Mardyke Estate it was built in the 1960s, primarily for workers at Ford's Dagenham car construction plant nearby.

North of the River Ingrebourne is the popular Hornchurch Country Park which is a 104.5-hectare park on the former site of RAF Hornchurch airfield. During World War II the station was a Sector Airfield of RAF Fighter Command's 11 Group, covering London and the south east of England during the Battle of Britain in 1940. Closed in 1962, the airfield was extensively landscaped to create Hornchurch Country Park. The area immediately to the west of the Country Park has been redeveloped into a residential area and is known as the Airfield Estate, referencing its aviation past.

**t. Squirrels Heath (3 Member Ward)**  
**Projected Electorate (2025): 10,318 (-8% variance)**



Squirrels Heath ward is located to the north east of Romford in the area known as Gidea Park.

Its northern boundary is Main Road which leads from Romford Town Centre to Gallows Corner and is a strong boundary line.

Romford town centre features prominently within the ward and is a vibrant shopping, business, leisure and entertainment centre attracting 21 million shoppers per year. Contained within the ring road, the town centre also includes the historic Romford Market which is held every Wednesday, Friday and Saturday and dates back to 1247 when it originated as a sheep market. The Town Centre also includes the Romford Brewery, dating back to 1708 it was more recently converted into a shopping centre in 2001 with some residential developments attached to it.

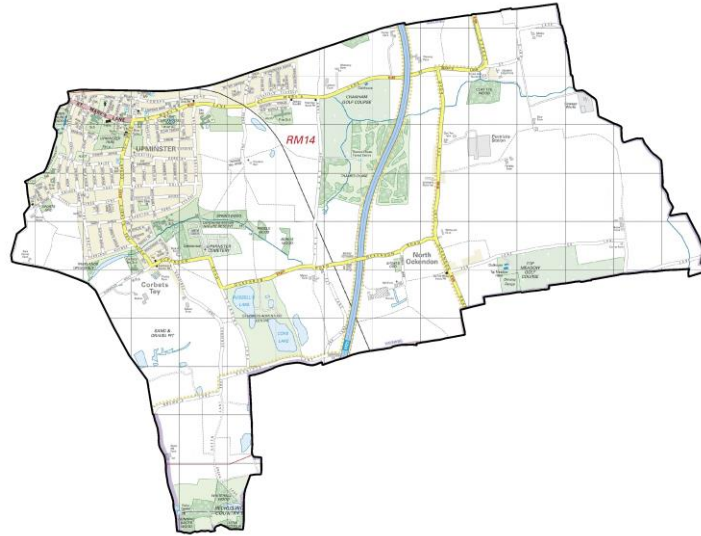
The ward is serviced by Romford and Gidea Park train stations which connect with London and Essex.

There are a number of key roads which assist in identifying communities within the ward. Heath Park Road, Balgores Lane and Upper Brentwood Road falling into that category.

There are several other features in this area which help to define the ward including:

- Gidea Park Library
- Lodge Farm Park
- Gidea Park Primary School
- The Royal Liberty School

**u. Upminster (3 Member Ward)**  
**Projected Electorate (2025): 10,851 (-3% variance)**



Upminster ward is the largest in the borough the majority of which is open space. Located in the south west region of the borough, its eastern and southern borders run along borough boundaries with Thurrock Council in Essex.

Residential areas are confined in the main to the centre of Upminster and Corbets Tey areas and to the west with the fringes of Rainham. St Mary's Lane and Corbets Tey Road provide the thoroughfares from which residents in their areas can access the town centre which is bustling with shops, cafes and restaurants.

To the north of the ward is Upminster Underground and Railway Station which connects local residents with services running into London and out to Essex.

The ward features a number of prominent landmarks, most notably the Windmill which is located off St Mary's Lane. Constructed in 1803, it is a Grade II listed building and is widely considered to be amongst the very best remaining English smock mills.

There are several other features in this area which help to define the ward including:

- Upminster Cemetery and Crematorium
- Stubbers Adventure Centre
- Coopers' Company & Coborn School
- Upminster Library
- Upminster Park
- Upminster Windmill Hall
- Corbets Tey School
- Gaynes School
- Cranham Golf Course