



CABINET

7.30 pm	Wednesday 8 February 2023	Council Chamber - Town Hall
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Members 9: Quorum 3

Councillor Ray Morgon (Leader of the Council), Chairman

	Cabinet Member responsibility:
Councillor Keith Darvill	Lead Member for Climate Change
Councillor Gillian Ford	Lead Member for Adults and Health
Councillor Oscar Ford	Lead Member for Children and Young People
Councillor Paul McGeary	Lead Member for Housing
Councillor Paul Middleton	Lead Member for Corporate, Culture and Leisure Services
Councillor Barry Mugglestone	Lead Member for Environment
Councillor Christopher Wilkins	Lead Member for Finance and Transformation
Councillor Graham Williamson	Lead Member for Development and Regeneration

Zena Smith
Democratic and Election Services Manager

For information about the meeting please contact:
Bernadette Lynch tel: 01708 434849
e-mail: bernadette.lynch@haverling.gov.uk



**Please note that this meeting will be webcast.
Members of the public who do not wish to appear
in the webcast will be able to sit in the balcony,
which is not in camera range.**

Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.

Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means: -

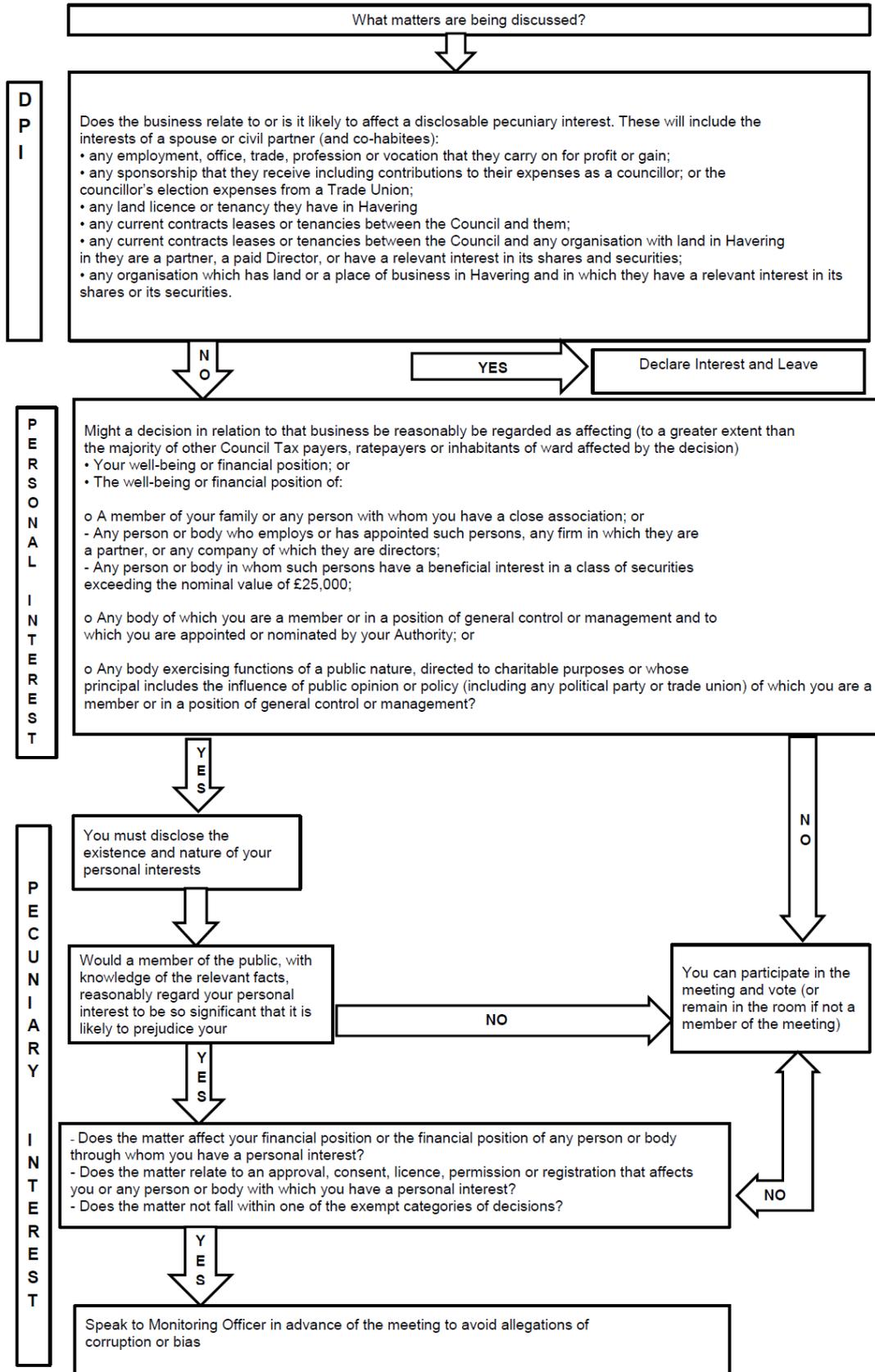
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA

1 ANNOUNCEMENTS

On behalf of the Chairman, there will be an announcement about the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

2 APOLOGIES FOR ABSENCE

(if any) - receive

3 DISCLOSURES OF INTEREST

Members are invited to disclose any interests in any of the items on the agenda at this point of the meeting. Members may still disclose an interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 4)

To approve as a correct record, the minutes of the meeting held on **14 December 2022**, and to authorise the Chairman to sign them.

5 EXCLUSION OF THE PUBLIC

To consider whether the public should now be excluded during the discussions of **agenda items 6, 12 and 13** on the grounds that it is likely that, in view of the nature of the business to be transacted or the nature of the proceedings, if members of the public were present during those items there would be disclosures to them of exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972; and, if it is decided to exclude the public on those grounds, the Committee to resolve accordingly on the motion of the Chairman

6 PROVISIONAL ITEM: REQUISITION OF A KEY EXECUTIVE DECISION FOR AUTHORISATION TO AWARD A CONTRACT FOR THE EXTENSION AND MODIFICATION OF CENTRAL DEPOT. (Pages 5 - 30)

Report and appendices attached (appendices not available to press or public).

Note: the attached report will only require consideration by Cabinet should the requisition of the Key Executive Decision be upheld by the Overview and Scrutiny Board at its meeting on 1 February 2023.

7 PROPERTY DISPOSALS (Pages 31 - 48)

Part exempt report and appendix attached.

8 APPROVAL OF THE HRA BUSINESS PLAN UPDATE, BUDGET 2023/24 & CAPITAL PROGRAMME 2023/24-2027/28 (Pages 49 - 104)

This report presents the HRA Budget recommendations for agreement by Cabinet and recommendations on to Council for consideration and approval.

Report and appendices attached.

9 THE 23/24 COUNCIL BUDGET SETTING REPORT AND 2023-2027 MEDIUM TERM FINANCIAL STRATEGY (Pages 105 - 400)

Report and appendices attached.

10 5 YEAR CAPITAL PROGRAMME & STRATEGY - 2023/24 TO 2027/28 (Pages 401 - 434)

Report and appendices attached.

11 TREASURY MANAGEMENT STRATEGY STATEMENT (Pages 435 - 472)

Report and appendices attached.

12 BRIDGE CLOSE REGENERATION LLP - BUSINESS PLAN 2023-24 (Pages 473 - 796)

Report and appendices attached.

13 HAVERING AND WATES REGENERATION LLP - 2023/24 BUSINESS PLAN (Pages 797 - 1054)

Report and appendices attached.

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MINUTES OF A CABINET MEETING
Council Chamber - Town Hall
Wednesday, 14 December 2022
(7.30 – 8.25 pm)

Present:

Councillor Keith Darvill
Councillor Gillian Ford
Councillor Oscar Ford

Councillor Paul McGeary
Councillor Paul Middleton

Councillor Ray Morgon
Councillor Barry Mugglestone
Councillor Christopher Wilkins

Councillor Graham Williamson

Cabinet Member responsibility:

Lead Member for Climate Change
Lead Member for Adults and Health
Lead Member for Children and
Young People

Lead Member for Housing
Lead Member for Corporate, Culture
and Leisure Services

Leader of the Council

Lead Member for Environment

Lead Member for Finance and
Transformation

Lead Member for Development and
Regeneration

43 APOLOGIES

There were no apologies for absence. Councillor Martin Goode was also present – via videoconference.

44 DISCLOSURES OF INTEREST

There were no disclosures of interest.

45 MINUTES

The minutes of the meeting held on the 9th of November 2022 were agreed as a correct record and signed by the Chairman.

46 **AWARD OF CONTRACT FOR THE INTEGRATED RECYCLING, WASTE COLLECTION AND STREET CLEANSING CONTRACT**

A report before Cabinet sought seeking approval from Cabinet for the Integrated Recycling, Waste Collection and Street Cleansing Contract to be awarded to the preferred bidder following a competitive tendering exercise.

The report outlined the procurement procedure and presented details of the stages conducted during the process to identify the preferred bidder for the new Integrated Recycling, Waste Collection and Street Cleansing Contract due to commence in July 2023.

The contract was due to commence on 30 July 2023 for a term of 8 years with the option to extend for a further 8 years. The estimated value over the initial period of 8 years was £90m and over the full 16-year term was £180m.

A Member asked whether Service Level Agreements had been drawn up with the preferred bidder and if these could be altered if the Council's expectations under the contract were not being fulfilled. Officers confirmed that the contract had gone through the required mechanisms to ensure that it could be managed effectively. Regular performance management and use of Key Performance Indicators would be undertaken to ensure that the contractor was performing successfully. Successful performance could lead to the Council taking up the option to extend the contract.

In regard to the position of existing Havering staff joining the new organisation and their pensions etc, it was confirmed that affected staff had been briefed on the TUPE regulations and what any transition to the new contractor would look like.

It was **AGREED**:

That for the reasons stated in the report and its appendices the Integrated Recycling, Waste Collection and Street Cleansing Contract (the Contract) be awarded to the preferred bidder, subject to the statutory standstill period, for an initial term of eight years with the option to extend for up to a further eight years, by mutual agreement.

47 **BUDGET MONITORING REPORT - PERIOD 6 SEPTEMBER 2022**

A report asked Cabinet to note the Revenue and Capital financial positions at Period 6 and the action plans being taken by services to reduce the overspend.

The Budget Monitoring Report was presented to the Cabinet as an update on the Financial monitoring position of the Council at the end of Period 6 noting a slight improvement in overspend.

Members noted officers and Councillors were lobbying for more funding and a potential solution for more government funding to be allocated to Havering but also noted that current savings that were made were being outstretched by different demand pressures.

It was **AGREED**:

That Cabinet note the Revenue and Capital financial positions at Period 6 and the action plans being taken by services to reduce the overspend.

Chairman

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CABINET

The report is part-exempt and its appendices are not available for public inspection as they contain or relate to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972.

The appendices are in the exempt part of the agenda because they refer to confidential business and financial information and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

CABINET

8 February 2023

Subject Heading:

Authorisation to award a contract for the extension and modification of Central Depot

Cabinet Member:

Councillor Barry Mugglestone

SLT Lead:

Imran Kazalbash, Assistant Director of Public Realm

Report Author and contact details:

Anthony Clements, Principal Democratic Services Officer

Policy context:

The call-in process under Overview and Scrutiny Procedure Rule 17 of the Constitution.

Financial summary:

None of this covering report.

Is this a Key Decision?

The original decision is key with the reasons as stated on the attached Executive Decision report.

When should this matter be reviewed?

Not applicable.

Reviewing OSC:

Overview and Scrutiny Board

The subject matter of this report deals with the following Council Objectives:

People - Things that matter for residents

Place - A great place to live, work and enjoy **X**

Resources - A well run Council that delivers for People and Place.

SUMMARY

Following the upholding of a requisition of a key decision by the Overview and Scrutiny Board on 1 February, Cabinet is invited to consider whether it wishes to make changes to its original decision.

RECOMMENDATIONS

1. That Cabinet considers the comments of the Overview and Scrutiny Board (attached) giving the reasons for its upholding of a requisition of the key Executive Decision on the authorisation to award a contract for the extension and modification of Central Depot.
2. That Cabinet decides whether or not it wishes to make any changes to the original decision and gives its reasons for this.

REPORT DETAIL

- 1.1 At its meeting of 1 February 2023, the Overview and Scrutiny Board upheld a requisition of the key Executive Decision on the Authorisation to award a contract for the extension and modification of Central Depot. The original decision, grounds for the requisition and a response by officers are attached to this report (not available to press or public) as is a summary of the Board's comments and reasons for upholding the call-in (not available to press or public).
- 1.2 In accordance with Overview and Scrutiny Procedure Rule 17 of the Council's Constitution Cabinet is required to consider whether, in light of the requisition and comments by the Board, it wishes to make any changes to the original decision. Cabinet does not necessarily have to agree any changes and may continue with the original decision. It should however agree its reasons for any decision and these should be recorded in the minutes of the meeting.

REASONS AND OPTIONS

Reasons for the decision:

To comply with the requirements of the Overview and Scrutiny Procedure Rules in the Council's Constitution.

Other options considered:

Given that the process this report relates to is a Constitutional requirement, there are no viable alternative options.

IMPLICATIONS AND RISKS

Financial implications and risks: As detailed in the attached Key Executive Decision report.

Legal implications and risks: This cover report addresses the requirement of Overview and Scrutiny Procedure Rule 17 of part 4.9 of the Council's Constitution. Legal implications of the requisitioned decision itself are as detailed in the attached Key Executive Decision report.

Human Resources implications and risks: As detailed in the attached Key Executive Decision report.

Equalities implications and risks: As detailed in the attached Key Executive Decision report.

Health and Wellbeing implications and Risks

As detailed in the attached Key Executive Decision report.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

As detailed in the attached Key Executive Decision report.

Background papers: None.

Appendices (not available to press or public):

Summary of grounds for upholding requisition, 1 February 2023
Key Executive decision report and appendix
Grounds for requisition
Response by officers to requisition grounds

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This Report is part exempt and Appendix B is not available for public inspection as it relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to commercially sensitive information, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

CABINET	
Subject Heading:	Asset Disposal Programme 2022-2028
Cabinet Member:	Councillor Graham Williamson– Cabinet Member for Development and Regeneration
SLT Lead:	Neil Stubbings – Director of Regeneration
Report Author and contact details:	Mark Butler – Director of Asset Management mark.butler@havering.gov.uk t: 01708 432947
Policy context:	Capital Strategy and Asset Management Plan
Financial summary:	The proposals within this paper seek to support the Council’s broader Capital Strategy by delivering a pipeline of capital receipts in the broad sum of £10m p.a. to deliver capital investment priorities whilst reducing the need for capital borrowing.
Is this a Key Decision?	Yes Expenditure or saving (including anticipated income) of £500,000 or more
When should this matter be reviewed?	February 2024
Reviewing OSC:	People/Place OSSC

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents **X**

Place - A great place to live, work and enjoy **X**

Resources - A well run Council that delivers for People and Place.

Place an X as appropriate

SUMMARY

This report considers the adoption of a medium-term asset disposal programme, providing a sustainable pipeline to deliver capital receipts as an integral part of the Council's wider Capital Strategy.

The proposed programme will span 2023/28 albeit the focus of this paper is upon the initial phase of disposals intended for completion by March 2024. Proposals for asset disposals within the subsequent 4 years will be the subject of further reports as part of the broader Capital Strategy updates to Cabinet.

RECOMMENDATIONS

For the reasons set out in the report and its appendices, Cabinet is recommended to:

- Declare the following assets as surplus to the Council's operational requirements:
 - Former Century Youth House, Albert Road, Romford, RM1 2PS
 - Scotts Primary School House, 2 Bonington Road, Hornchurch, RM12 6TH
 - Newtons School House, Lowen Road, Rainham, RM13 8GL
 - Heather Avenue Workshop, 45 Heather Avenue, Romford RM1 4SU
 - Former Petersfield Avenue Depot, Harold Hill RM3 9PR
- Agree to the disposal of the assets identified within Appendix A, noting that the decision to dispose of car park assets is provisional at this stage and is subject to public consultation relating to the required modification of Traffic Management Orders relating to those sites, the outcome of which will be reported back to Cabinet upon completion.
- Agree that the larger sites will be sold to Mercury Land Holdings Limited, where identified within Appendix A.
- Agree to the disposal of the remaining assets within Appendix A by way of auction.

- Agree the award of contract for pre-disposal services at the cost of up to £800,000 to Mercury Land Holdings, associated with the assets listed in Appendix A.
- Delegate authority to the Director of Asset Management in consultation with the Deputy Director of Legal and Democratic Services to conduct all appropriate steps to progress and conclude the 2022/23 asset disposals in a manner that satisfies all legal/regulatory requirements. This delegation to include the terms for any interim lease-back of operational assets and/or subsequent buy-back of assets not subsequently progressed by Mercury Land Holdings.
- Delegate authority to the Director of Asset Management in consultation with the Lead Member for Development & Regeneration to agree appropriate reserve values for those assets proceeding to auction.
- Authorise the Assistant Director of Public Realm to proceed with the process for the modification of Traffic Management Orders in respect of those car parks listed in Appendix A.
- Note the further reports will follow, linked to Council's Capital Strategy, to seek formal Cabinet approval for the disposal of specific assets within the subsequent 4 years of the asset disposal programme.

REPORT DETAIL

1. Context

The Council's Capital Strategy is a key element of the wider budget and financial planning process, seeking to identify both the priorities for forthcoming capital investment and the appropriate funding sources. These funding sources typically comprise a combination of:

- Prudential borrowing.
- Use of developer contributions generated from S106 or CIL (Community Infrastructure Levy) contributions.
- Capital grant (often ring-fenced).
- Capital receipts generated through asset disposal.

The relative 'ratio' of use of the above sources will vary from year to year depending upon a variety of factors, but Havering Council has proactively used the option to generate capital receipts through the sale of surplus assets over the past 15-20 years as a means of minimising reliance on prudential borrowing.

By definition, there is a finite limit to the scope to generate receipts from asset disposals as the asset base diminishes over time, but opportunities are available in the medium term as a consequence of various factors including:

- Existing asset rationalisation proposals – Cabinet agreed in January 2021 to rationalise its administrative accommodation to reflect revised working practices following the Covid pandemic and the opportunity to reduce the Council’s office needs, rendering some buildings surplus to operational requirements
- Medium term financial strategy – the need to achieve significant reductions in the Council’s revenue expenditure has necessitated a comprehensive review and re-prioritisation of Council services and their means of delivery. Resulting from this work is the likely opportunity to rationalise assets linked to front-line service delivery in order to deliver service efficiencies, with a consequent release of some assets from operational use.
- Asset review – the Council’s Asset Management Plan promotes the ongoing review of all assets to ensure that there is a clear and justified requirement for their ongoing retention. Where the alternative use value of an asset exceeds its existing (operational) use value, it is appropriate to review whether the operational case for retaining the asset can be upheld, relative to the opportunity cost (i.e the greater value that could otherwise be realised by releasing the asset). Similarly, there may be examples where the continued retention of an asset generates increasing revenue liabilities due to age, obsolescence and/or future investment/maintenance costs to the extent that disposal represents the most cost-effective option.

The above factors combine to offer a series of opportunities to develop a pipeline of capital receipts in the short to medium term to support the Council’s Capital Strategy. Current indications are that capital receipts in the order of £10m per annum (£50m over the 5 year period of the disposal programme) are likely to required.

2. Pre-considerations for asset disposal

The disposal of any asset requires a varying degree of due diligence work in advance to confirm legal title, identify any potential constraints whether of a legal nature (covenants, restrictions), environmental (e.g. potential contamination or hazardous materials) or other forms of constraint. Subject to the nature of any constraints, it may be appropriate for the Council to explore means of remedying/removing these prior to any disposal in order to maximise receipt, where it is practical and cost-effective to do so.

It is also critical, as a public body, for the Council to demonstrate that it has met its obligations under S.123 of the Local Government Act 1972 to achieve ‘best consideration’ from any disposal.

This generally requires the Council to demonstrate that open market value (OMV) has been achieved, either by evidencing that the asset has been openly marketed, providing an opportunity to potential purchasers to submit an offer, or in circumstances where this is not practical, that an independent valuation has been provided to demonstrate that OMV has been achieved.

The nature of certain assets also requires the Council to complete various steps, some regulatory, others discretionary, as a consequence of proposed disposal. These include:

- Seeking a formal declaration from the Department for Education for any education related assets (including school houses, land etc) to confirm that the asset is surplus to education requirements
- Undertaking a formal public consultation process prior to making a decision to close car parks and to amend Traffic Management/Parking Orders in relation those carparks. The Council would consider the availability, accessibility and capacity of alternative parking provision in the local vicinity as part of this process.
- Specified procedures relating to the potential sale of land identified as public open space.

3. Challenges for the initial phase of asset disposals

This paper introduces the aim to develop a 5 year, medium-term pipeline of capital receipts up to 2028 , but with a more immediate focus on the requirement to generate circa £20m of capital receipts by the end of March 2024.

For the smaller sites it is proposed to progress sales by auction in early 2023 to provide an ongoing flow of receipts pending conclusion of the larger transactions.

For the remaining assets, it is the aim, where possible, to carry out all necessary due diligence (including consultation) and to secure planning permission prior to concluding a sale to Mercury Land Holdings, such that the disposal price reflects the benefit of planning consent.

It is however recognised that it may not be feasible in the case of all sites to:

- complete the prior due diligence work identified above.
- complete the necessary studies to support a planning application, submit the application and secure planning approval
- exchange contracts and achieve legal completion with Mercury Land Holdings.

prior to 31st March 2024.

Where such a scenario is likely to arise for assets within Appendix A, it is proposed that:

- The Council and MLH will agree the potential development capacity of each site.
- Subject to future governance processes the Council will transfer the site formally to MLH for an initial capital payment, prior to the end of March 2024.
- The transaction will also include an appropriate overage/clawback provision such that MLH pay to the Council a proportion of any subsequent uplift in value resulting from the achievement of additional extra plots/units/sq.m of development that is over and above the initial assumed amount.

- Following the issue of planning permission, MLH will determine whether to retain individual sites for developing their private rental product, or seek to dispose of the site to a third party where it does not wish to retain.
- If MLH sells on the site at a higher price before commencing development, overage should be payable to LBH – based upon New Sale Price less index linked original site acquisition price, multiplied by an agreed %, less planning related and holding costs.
- Where planning permission has not been secured by the end of March 2024, it is proposed that the asset is leased back to the Council at a peppercorn rent to hold until planning consent is in place and development can proceed. This would enable operational assets to continue in their current use pending development proceeding.

Where a site does not subsequently obtain planning consent or is abortive for other reasons, then the Council will have a buy-back option on the site in question. The buy-back price to be at the original unconditional price paid by MLH to the Council.

The initial phase of asset disposals is summarised in Appendix A, accompanied by site plans indicating the extent of each site and brief background to the asset becoming surplus, where appropriate.

Indicative values are set out in the exempt Appendix B.

REASONS AND OPTIONS

Other options considered:

Do nothing

This is not considered to be an option as the failure to generate capital receipts would require the Council to increase its level of prudential borrowing to a level that would be unsustainable in the context of current revenue pressures.

Defer all asset disposals until planning permission has been secured

There are pre-existing capital commitments within the Capital Programme that are predicated upon the generation of capital receipts as an alternative funding source to borrowing.

Deferring asset disposals to the point where planning consent is secured is likely to require re-profiling of the agreed capital programme and/or increased prudential borrowing.

Disposal at auction for all disposals

Asset disposal via auction does potentially offer a quicker route to legal completion as exchange of contracts takes place at the point of auction with completion generally required within 28 days.

The larger sites within Appendix A generate affordable housing provision as a planning requirement, the detail and extent of which needs to be confirmed via the planning process, such that any time advantage posed by an auction would be removed.

Sale by auction is however appropriate for the small number of sites set out at Appendix A, by exception, where advance work has already been completed and no affordable housing provision is anticipated.

IMPLICATIONS AND RISKS

Financial implications and risks:

The current capital strategy and MTFS includes the requirement to generate £20m capital receipts by the end of the 2023/24 financial year, with a projected need for a further £10m in each of the subsequent three financial years, to be used to fund elements of the capital programme, thereby reducing potential capital borrowing requirement. The financial implications of each disposal will be considered individually as they are progressed, including satisfying the best value requirement.

To maximise the potential receipt generated from the sale of assets there will be the requirement to incur pre-sale expenditure as identified above within this report. Accounting regulation allows for up to 4% of the expected sale value to be financed from capital receipts and whilst this then increases the amount of receipts needed to be generated, it will ease any additional pressure on revenue as a result of these costs. The £20m receipts target set by the Council by March 2024 would mean additional pre-sale expenditure of up to £800,000 to be financed from capital receipts and therefore increasing the receipts needed to be generated to £20.8m

Pre-Sale expenditure is limited to expenditure incurred on the asset prior to any sale. Once sold any further expenditure would be included in the MLH business plan relating to the specific project

Appendix A includes 5 existing public car parks sites, collectively generating a gross annual income stream in the sum of £390,000p.a. These car park sites also generate annual operating costs (NNDR, maintenance, utility costs) in the sum of c. £200,000 p.a., suggesting a net income across the 5 sites of £190,000 p.a.

In the event of these car parks closing to enable development, a proportion of this income is likely to be displaced to other Council car parks, particularly in Hornchurch, whilst the operational costs will be shed in full.

Any transfer between the Council and MLH (whether freehold or leasehold) will likely trigger payment of SDLT.

Legal implications and risks:

In respect of the auction site and the small site to be disposed to the current leaseholder, the Council will agree adequate reserve prices and a sale price respectively, which will be informed by independent valuation advice, to ensure that the Council can comply with its duty to obtain best consideration, pursuant s.123 Local Government Act 1972.

In respect of the sites proposed for disposal to MLH, the position is more complicated as some of the sites may remain operational. The ability for MLH to develop and/or dispose of those sites will depend upon legal due diligence. Some sites may be subject to public consultation prior to ceasing current operational use. Furthermore, there remains the possibility that planning permission could be refused.

Any disposal to MLH will allow for buy-back to account for the above factors and as such any capital receipt generated by this arrangement may be repayable.

Given the proposed overage provisions there is no suggestion of an undervalue or subsidy.

A separate report/s will be brought to Cabinet to seek a decision as to whether monies will be made available to Mercury Land Holdings to make necessary arrangements for the sale and purchase. These reports will require the Council to demonstrate compliance with the relevant laws including S.123 and State Subsidy laws.

In order to make a direct award of contract the wholly owned Council Company is required to fall within the exemptions contained in regulation 12 Public Contracts Regulations 2015 (as amended). The work undertaken for the Council must be more than 80% of the work undertaken by the Company. The level of control exerted by the Council must be akin to the way the Council controls its internal departments. Mercury Land Holdings Limited in a wholly owned company of the Council and has no private capital participation. These requirements must be met continuously and so must be kept under review if the companies undertake non-Council work.

The direct award of a services contract is considered to fall within the regulation 12 exemption and therefore lawful. Further, the Council's Contract Procedure Rules permit a direct award to a Council wholly owned company where legal requirements are met.

Council should be aware that successful disposals are dependent upon satisfactory title due diligence, consultation and other matters.

Human Resources implications and risks:

There are no anticipated HR issues resulting from this decision.

Equalities implications and risks:

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

An EqHIA (Equality and Health Impact Assessment) is usually carried out when a current or planned service/policy/activity is likely to affect staff, service users, or other residents.

Several of the sites for proposed disposal are no longer operational, as detailed in Appendix A, and have been declared surplus, meaning that there is no material impact upon groups with protected characteristics.

The proposed asset sales include a number of car parks with varying levels of disabled parking provision within. Consideration has been given to the proximity and capacity of alternative disabled parking provision (provided by both the Council and others) within Romford and Hornchurch town centres in order to mitigate the impact of withdrawing the subject car parks from their current use. For the time being these facilities remain in operational use and a full EqHIA will be conducted in advance of any change of operational status.

Health and Wellbeing implications and Risks:

There are no specific Health & Wellbeing implications identified a consequence of the proposed resolution to dispose. Several of the assets identified have already been vacant/surplus for some time, meaning there is unlikely to be any material wellbeing impact arising.

The existing car parks within scope of this report will remain operational in the short-term pending a planning decision on future use.

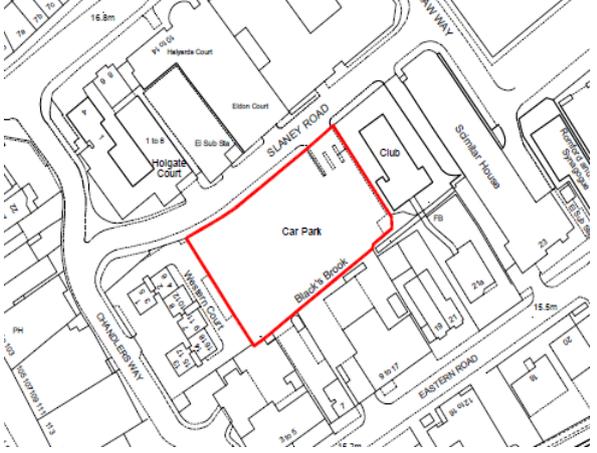
Environmental and Climate Change Implications and Risks:

Disposal of the proposed sites will not, in itself, generate any environmental or climate change implications. Subsequent development of the sites will be subject to seeking planning permission and building control approvals, the process for which will require the applicant to demonstrate how any potential impacts are addressed.

BACKGROUND PAPERS

None.

Appendix A – Sites for proposed disposal

<p>Como Street Car Park, Romford, RM7 7DN</p> 	<p>Surface car park providing 134 spaces, including 7 disabled spaces. The site remains in operational use at present and discontinuance would be subject to public notice and prior consultation. The site was previously agreed for disposal by Cabinet in May 2015.</p> <p>Nearest alternative car parks are: Council:</p> <table border="0"> <tr> <td>Cottons Park</td> <td>(24 spaces)</td> </tr> <tr> <td>Market Place (Mon/Tues/Thurs)</td> <td>(160 spaces, inc. 4 disabled)</td> </tr> <tr> <td>Town Hall (weekends)</td> <td>(60 spaces, inc. 7 disabled)</td> </tr> </table> <p>Other:</p> <table border="0"> <tr> <td>Brewery Shopping centre</td> <td>(1126 spaces)</td> </tr> <tr> <td>Liberty Shopping Centre</td> <td>(800 spaces)</td> </tr> <tr> <td>Britannia Car Park</td> <td>(252 spaces)</td> </tr> <tr> <td>The Mall/Asda</td> <td>(986 spaces)</td> </tr> </table> <p>Proposed disposal to Mercury Land Holdings</p>	Cottons Park	(24 spaces)	Market Place (Mon/Tues/Thurs)	(160 spaces, inc. 4 disabled)	Town Hall (weekends)	(60 spaces, inc. 7 disabled)	Brewery Shopping centre	(1126 spaces)	Liberty Shopping Centre	(800 spaces)	Britannia Car Park	(252 spaces)	The Mall/Asda	(986 spaces)
Cottons Park	(24 spaces)														
Market Place (Mon/Tues/Thurs)	(160 spaces, inc. 4 disabled)														
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Brewery Shopping centre	(1126 spaces)														
Liberty Shopping Centre	(800 spaces)														
Britannia Car Park	(252 spaces)														
The Mall/Asda	(986 spaces)														
<p>Slaney Road, Car Park, Romford, RM1 3NH</p> 	<p>Surface car park providing 134 spaces, including 7 disabled spaces. The site remains in operational use at present and discontinuance would be subject to public notice and prior consultation.</p> <p>Nearest alternative car parks are: Council:</p> <table border="0"> <tr> <td>Cottons Park</td> <td>(24 spaces)</td> </tr> <tr> <td>Market Place (Mon/Tues/Thurs)</td> <td>(160 spaces, inc. 4 disabled)</td> </tr> <tr> <td>Town Hall (weekends)</td> <td>(60 spaces, inc. 7 disabled)</td> </tr> </table> <p>Other:</p> <table border="0"> <tr> <td>Brewery Shopping centre</td> <td>(1126 spaces)</td> </tr> <tr> <td>Liberty Shopping Centre</td> <td>(800 spaces)</td> </tr> <tr> <td>Britannia Car Park</td> <td>(252 spaces)</td> </tr> <tr> <td>The Mall/Asda</td> <td>(986 spaces)</td> </tr> </table> <p>Proposed disposal to Mercury Land Holdings</p>	Cottons Park	(24 spaces)	Market Place (Mon/Tues/Thurs)	(160 spaces, inc. 4 disabled)	Town Hall (weekends)	(60 spaces, inc. 7 disabled)	Brewery Shopping centre	(1126 spaces)	Liberty Shopping Centre	(800 spaces)	Britannia Car Park	(252 spaces)	The Mall/Asda	(986 spaces)
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**Land to the South of Keswick Avenue
(Keswick Avenue Car Park), Hornchurch RM11
1XR**



Surface car park providing 48 spaces, including 2 disabled spaces. The site remains in operational use at present and discontinuance would be subject to public notice and prior consultation.

Nearest alternative car parks are:
Council:

- Billet Lane (94 spaces, inc. 7 disabled)
- Fentiman Way (133 spaces, inc. 9 disabled)
- Appleton Way (48 spaces, inc. 2 disabled)

Other:

- Sainsburys (480 spaces)

Proposed disposal to Mercury Land Holdings

**Dorrington Gardens Car Park, Hornchurch,
RM12 4HX**



Surface car park providing 191 spaces, including 5 disabled spaces. The site remains in operational use at present and discontinuance would be subject to public notice and prior consultation.

Nearest alternative car parks are:
Council:

- Billet Lane (94 spaces, inc. 7 disabled)
- Fentiman Way (133 spaces, inc. 9 disabled)
- Appleton Way (48 spaces, inc. 2 disabled)

Other:

- Sainsburys (480 spaces)

Proposed disposal to Mercury Land Holdings

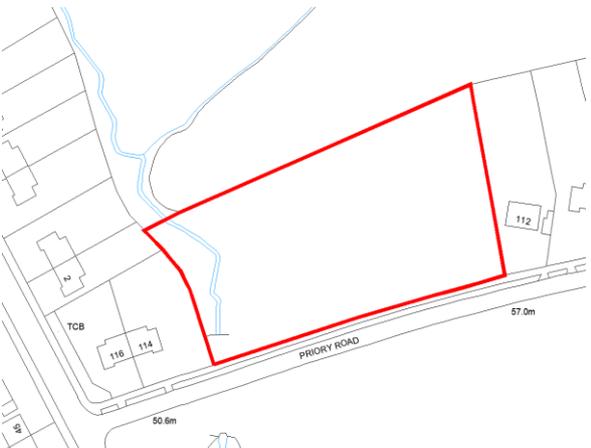
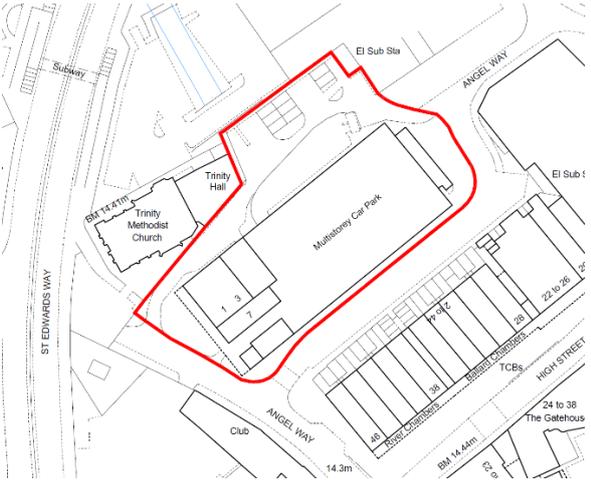
**Former Century Youth House, Albert Road,
Romford, RM1 2PS**



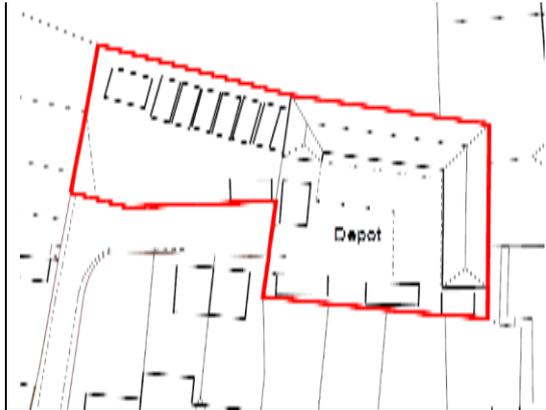
Originally a school, subsequent uses include a youth facility and most recently a pupil referral unit. Formally declared surplus to educational use by the DfE in 2017.

Remaining buildings would now require significant investment and efforts to secure interim lettings have been unsuccessful.

Proposed disposal to Mercury Land Holdings

<p>Land at Priory Road, Harold Hill, RM9 9AL</p> 	<p>Declared surplus at 16th December 2015 Cabinet meeting. Resolution to dispose of site given by Cabinet - 18th January 2017.</p> <p>Planning permission granted in Feb 2021 for residential development</p> <p>Proposed disposal to Mercury Land Holdings</p>														
<p>Angel Way Multi-storey Car Park, Romford RM1 1HR</p> 	<p>Surface car park providing 320 spaces (weekday), 480 spaces (weekend) including 22 disabled spaces. The site remains in operational use at present and discontinuance would be subject to public notice and prior consultation.</p> <p>Nearest alternative car parks are: Council:</p> <table border="0"> <tr> <td>Cottons Park</td> <td>(24 spaces)</td> </tr> <tr> <td>Market Place (Mon/Tues/Thurs)</td> <td>(160 spaces, inc. 4 disabled)</td> </tr> <tr> <td>Town Hall (weekends)</td> <td>(60 spaces, inc. 7 disabled)</td> </tr> </table> <p>Other:</p> <table border="0"> <tr> <td>Brewery Shopping centre</td> <td>(1126 spaces)</td> </tr> <tr> <td>Liberty Shopping Centre</td> <td>(800 spaces)</td> </tr> <tr> <td>Britannia Car Park</td> <td>(252 spaces)</td> </tr> <tr> <td>The Mall/Asda</td> <td>(986 spaces)</td> </tr> </table> <p>Proposed disposal to Mercury Land Holdings</p>	Cottons Park	(24 spaces)	Market Place (Mon/Tues/Thurs)	(160 spaces, inc. 4 disabled)	Town Hall (weekends)	(60 spaces, inc. 7 disabled)	Brewery Shopping centre	(1126 spaces)	Liberty Shopping Centre	(800 spaces)	Britannia Car Park	(252 spaces)	The Mall/Asda	(986 spaces)
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<p>Scotts Primary School House, 2 Bonington Road, Hornchurch, RM12 6TH</p> 	<p>Former caretakers house, no longer occupied and declared by DfE as surplus to educational needs in October 2022</p> <p>Proposed disposal by auction</p>														

<p>Newtons School House, Lowen Road, Rainham, RM13 8GL</p> 	<p>Former caretakers house, no longer occupied and declared by DfE as surplus to educational needs in August 2022</p> <p>Proposed disposal by auction</p>
<p>Heather Avenue Workshop, 45 Heather Avenue, Romford RM1 4SU</p> 	<p>Previously used by Adult Social Care as workshops but declared surplus to operational needs in 2019.</p> <p>Premises have been vacant since without alternative use being identified</p> <p>Proposed disposal by auction</p>
<p>Former Petersfield Avenue Depot, Harold Hill RM3 9PR</p>	<p>Former maintenance depot which has subsequently been used temporarily as a supplementary education space and has latterly been let to council contractors on an interim basis (tenancy at will with break provisions)..</p> <p>No long-term use has been identified for the asset.</p>



Proposed disposal by auction

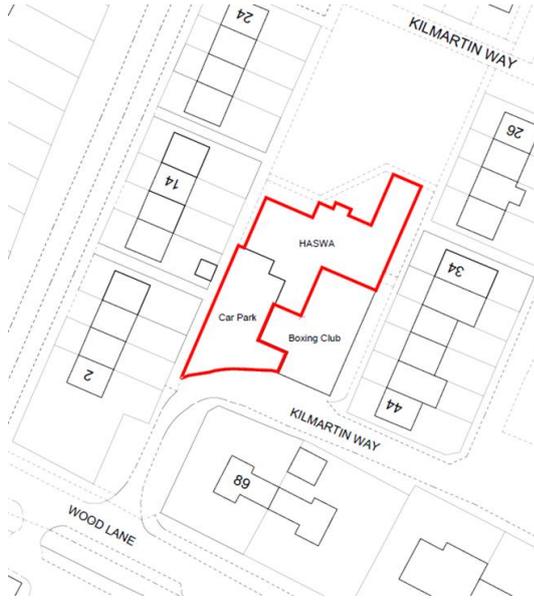
Land at Tweed Way, Collier Row, RM1 4AZ



Declared surplus at 16th December 2015
Cabinet meeting. Resolution to dispose of site
given by Cabinet - 18th January 2017.

Proposed disposal by auction

**Having Asian Social & Welfare Association,
(HASWA) Kilmartin Way, Hornchurch, RM12
5NB**



Proposed disposal of asset to existing tenant,
subject to restrictive covenant retaining the
asset for community use.

By virtue of paragraph(s) 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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CABINET

8th February 2023

Subject Heading:

HRA Business Plan update, Budget 2023/24 & Capital Programme 2023/24–2027/28

Cabinet Member

Councillor Paul McGeary
Lead Member for Housing

SLT Lead:

Patrick Odling-Smee, Director of Housing

Report Author and contact details:

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Policy context:

This report presents the HRA Budget recommendations for agreement by Cabinet and recommendations on to Council for consideration and approval.

Financial summary:

The Council is required to set an annual HRA Revenue Budget for 2023/24. This report includes recommendations to agree the HRA revenue spend budget, the rents and other charges, the HRA Major Works Capital Programme, detailed in Appendix 1a and the Business Plan projections as outlined in Appendix 2a and 2b.

Is this a Key Decision?

Yes

Is this a Strategic Decision?

Yes

When should this matter be reviewed? | September 2022

Reviewing OSC | Places

SUMMARY

This report sets a budget for the Council's Housing Revenue Account (HRA) and HRA Major Works and Capital Programme. Cabinet approved the Housing Asset Management Plan 2021-2051 in October 2021 and the budgets and projections of expenditure required to maintain the stock to a good standard have been used in the preparation of the capital programme in this report. A summary is provided of the HRA Business Plan 2023-2053.

The HRA is a ring-fenced account that is used to manage and maintain the Council's own housing stock. The Council is legally required not to set a deficit budget. The proposed budget will enable the Council to manage and maintain the housing stock to a good standard and provide funding for a significant acquisition, new build and estate regeneration programme. It further sets rents, service charges and other charges for Council tenants and leaseholders for the year 2023/24.

As part of the new regulatory framework for local government housing services, councils are now subject to the Regulator of Social Housing's (RSH) Rent Standard. This has introduced the CPI + 1% increase arrangement, however, in response to the cost of living crisis, and to reduce the cost to the Government of the benefits bill, the RSH has imposed a cap this year limiting increases to 7%.

In order to change any HRA rent liability, the local authority must notify tenants and give 28 days' notice of any change after the authority has made a properly constituted decision of that change. This means that, following a Cabinet decision on rent levels to be charged in any year, the local authority must write to all tenants to advise them of the new rent liability for the following 12 months.

Should the Cabinet adopt the recommendations, a notification will be sent to tenants in the first week of March 2023, to make the new charge effective from the first week of April 2023.

RECOMMENDATIONS

That Cabinet:

- 1 Approve the Housing Revenue Account Budget as detailed in paragraph 3.5.
- 2 Agree that the rents chargeable for tenants in general needs Council properties owned by the London Borough of Havering be increased by 7.0% from the week commencing 3rd April 2023.
- 3 Agree that the rents chargeable for tenants in supported housing Council properties, such as sheltered housing and hostels, owned by the London

Cabinet 8th February 2023

- Borough of Havering, are increased by 7.0% from the week commencing 3rd April 2023.
- 4 Agree the four rent-free weeks for 2023/24 are: the week commencing of 28th August 2023, 18th & 25th December 2023 and the 25th March 2024.
 - 5 Agree that service charges and heating and hot water charges for 2023/24 are as detailed in paragraph 3.14 of this report.
 - 6 Agree that charges for garages should be increased by 7.0% in 2023/24 as detailed in paragraph 2.10 of this report.
 - 7 Agree that the service charge for the provision of intensive housing management support in sheltered housing for 2023/24 shall be as detailed in paragraph 3.17 of this report.
 - 8 Agree the Supported Housing Charge for HRA Hostels as detailed in paragraph 3.23 of this report.
 - 9 Agree that the rent charge to shared ownership leaseholders is increased by 7% as detailed in paragraph 2.9 of this report.
 - 10 Agree that the Careline and Telecare support charge should be increased by 7.0% for 2023/24 as detailed in paragraph 3.21 of this report.
 - 11 Approve the HRA Major Works Capital Programme, detailed in Appendix 1a of this report and refer it to full Council for final ratification.
 - 12 Approve the HRA Capital expenditure and financing for the 12 Estates Joint Venture and other acquisition and regeneration opportunities detailed in section and Appendix 1b of this report and refer it to full Council for final ratification.

REPORT DETAIL

1. BACKGROUND

- 1.1 This report sets out what HRA income the Council has available to spend on housing, the current HRA financial position and the proposed spending plans for 2023/24.
- 1.2 The regulation of social housing has changed as a result of the Grenfell Tower disaster and the Housing Green Paper of 2019. The Government has instructed the Regulator of Social Housing to take a more proactive role in the implementation of the standards and quality of management of council housing. The Housing White Paper has set out a "Charter for Social Housing Residents" that aims to improve the way that residents engage with their landlords. The Government has also implemented a new rent standard for all social housing and issued guidance to local authorities on the implementation of this standard.

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- 1.3 The Council recognises that there is a need for good quality affordable homes, especially for vulnerable residents such as the elderly, those on low income and first-time buyers, and has set out its ambition to meet these needs by using resources generated through the Housing Revenue Account Business Plan. The formula for setting social rent should enable registered providers, including councils, to set rents at a level that allows them to meet their obligations to their tenants, maintain their stock, to at least Decent Homes Standard, and continue to function as financially viable organisations.
- 1.4 However, there are many influences on the resources available to the HRA. These are all identified and quantified within the HRA Business Plan (HRA BP). The Business Plan is composed of various income and expenditure lines. Some of the lines are under the complete control of the Council, whilst some are affected by market conditions, government policy and legislation.
- 1.5 The lines in the business plan that have a direct impact on the income into the HRA BP include:
- Rent policy regarding supported housing rents.
 - Service charge recovery.
- 1.6 The elements which affect the levels of expenditure in the HRA BP include:
- Planned maintenance to existing stock.
 - Responsive repairs and Compliance costs to existing stock.
 - Delivery of new build homes.
 - Staffing costs.
 - Financing costs of the borrowing in the HRA and interest rates.
 - Losses from bad debts, voids etc.
- 1.7 The Building Safety Act 2022 impacts on the HRA are:
- Building Safety and maintaining homes:
 - A strengthened role of the existing Regulator of Social Housing (RSH) in consumer regulation and safety with links to the new Building Safety Regulator.
 - Social landlords must identify a nominated person responsible for Health & Safety
 - Requirement to have data relating to the construction and maintenance of buildings.
- 1.8 A separate report was presented to Cabinet in January 2022 setting out in detail the implications of the Act and the actions that the Council, as a landlord, will be required to take to prepare for its implementation.

2. INCOME

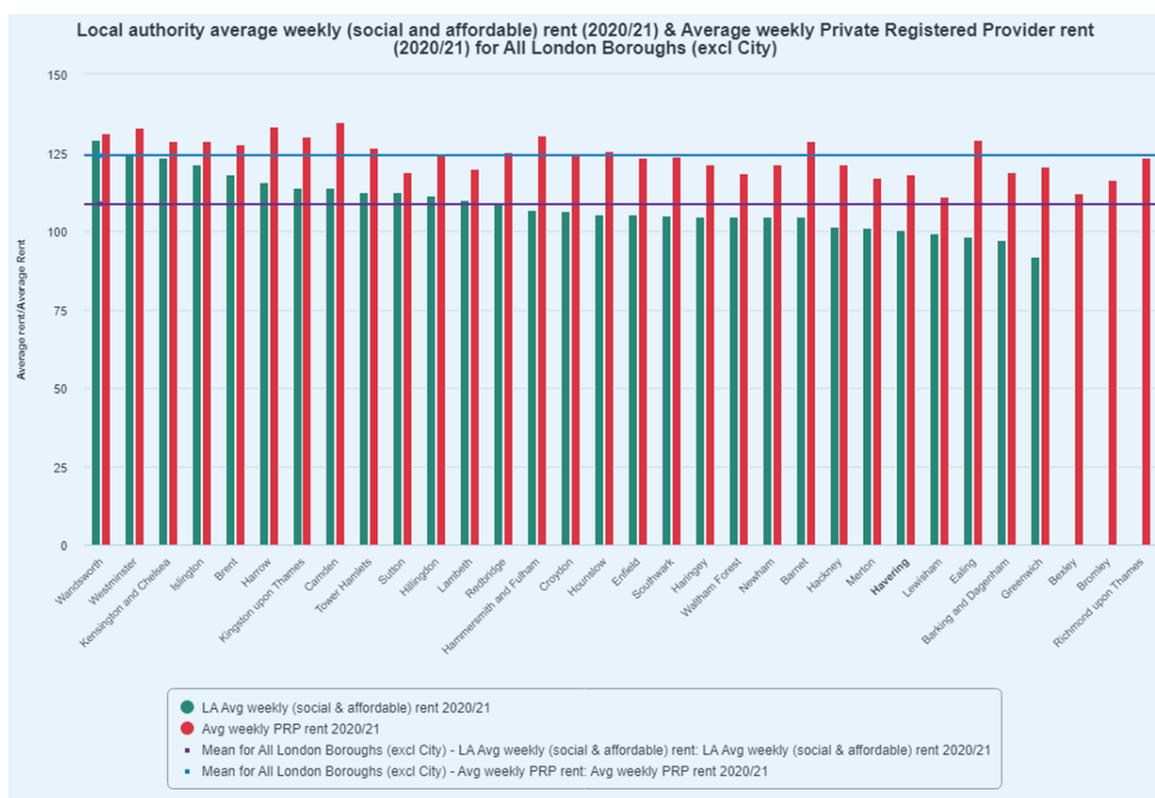
2.1 Rents

- 2.2 Since 2020/21 the RSH has followed rent setting formula of up to CPI +1%, which was intended to apply for 5 years. This provided certainty for rents in council housing up to 2025. However, in response to the steep increase in inflation, and the impact that will have on the cost to the government of welfare benefits the Government, through the RSH, has imposed a cap of 7.0%. The Council does have discretion to set a lower rent however, the significant strain on costs on the HRA

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next year it is recommended to implement the maximum increase allowed. The analysis of the Business Plan in Section 7 demonstrates that given the inflationary impact on building and maintenance costs, and the likely salaries increases, the proposed rent increase only just keeps the HRA in balance within the performance measures.

- 2.3 Following the implementation of Universal Credit a new social housing rents cap at LHA levels was introduced in 2019/20 to replace “limit rents”. In Havering, given the historically low level of council rents, the LHA levels for each bedroom size are above the proposed levels of the 2023/24 social rents and so there is no impact on the HRA BP. Future announcements on LHA levels may have a future impact and this will be kept under review and reported annually as part of the rent setting report. The table below shows the Havering rent levels compared to other London boroughs and the housing association rents in 2020/21 (the latest year for which data is available).



- 2.4 The table shows that Havering Council rents are some of the lowest in London compared to other councils as well as being significantly lower than housing associations rents.
- 2.5 The RSH cap does not apply to formula rents, and the RSH permits the Council to increase formula rents by the CPI + 1%. Formula rents are those underlying rents calculated by the rent formula. Havering has relatively low rents compared to other London boroughs and compared to other sectors. It is therefore proposed that formula rents are increased by the September 2022 inflation rate (10.1%) plus 1%. This will apply to all properties let on or after the 3rd April 2023.
- 2.6 The RSH has confirmed that the rent cap does not apply to supported housing such as sheltered housing and hostels. Given the impact on the cost-of-living effects

Cabinet 8th February 2023

those tenants as much as any other, it is recommended that the increase is limited to 7% for sheltered housing tenants in the same way as general needs tenants.

- 2.7 The 2023/24 average weekly rent, applying the 7.0% increase to all General Needs properties and Sheltered Housing units is £122.24 Individually, the average weekly rent for the general needs properties is £123.42 and £104.63 for the sheltered housing.
- 2.8 The rent charged to hostel residents will be increased in line with new general needs rents for 2023/4 – 7.0%.
- 2.9 Shared ownership leaseholders pay rent for the proportion of the equity of the property that they do not own. The lease stipulates that the increase in in line with the retail price index (RPI). The RPI was 12.6%, however, in order to alleviate the impact of this increase, and in line with the guidance from the RSH, it is recommended that this is capped at 7% in line with other rent increases.

2.10 Garages

- 2.11 It is proposed to increase the level of charges for garages in 2023/4 by 7.0%. There are currently a range of charges for garages within the high, medium and low demand bands. Over one third of our garages have low rates of occupancy. This is due to a combination of poor condition and low marketability. There is significant investment needed to bring the buildings and sites up to a good standard that will enable better utilisation of these assets and increase revenue whilst at the same time improving the amenities for residents. The increased charges will enable revenue to be raised to carry out a number of much needed improvements and support a review of the garages and parking arrangements. This issue is one of our tenants' key priorities. The increase means that the average charge for a high-demand garage will be £17.35 per week (£16.21 in 2022/23), £16.16 per week (£15.10 in 2022/23), for a medium demand garage and £12.57 per week (£11.75 in 2022/23) for a low-demand garage.

2.8 Service charges

Service Charges	2022/23 Weekly charge (£)	2023/24 Weekly charge (£)
Caretaking	3.92	4.83
Internal Block Cleaning	4.25	5.15
Bulk Refuse Collection	0.80	0.87
CCTV - Static Service	1.70	No charge
Housing Enforcement Services	1.44	No charge
Door Entry	0.34	0.41
Grounds Maintenance	4.88	5.30
TV access	1.88	2.30

2.9 Caretaking, Internal Block Cleaning & Bulk Refuse Collection

3 The increases in the costs of the service relate to the increases in salary costs and increased costs of fuel. The weekly increase in the costs of this service is £1.89. Tenants and leaseholders will benefit from not paying the CCTV and enforcement charges, of £3.14.

3.8 Enforcement Services & Static CCTV

3.9 Following a review of the CCTV and enforcement services charges and consultation with tenants and leaseholders, it is recommended that these costs are met from the rent pool rather than being recovered as service charges.

3.10 Grounds Maintenance

3.11 This is recommended to increase by 9% to cover increased costs of staffing, contract inflation and increased costs of tree maintenance.

3.12 Communal Electricity

3.13 Charges from April 2023 will be made based on the consumption at individual blocks in the previous calendar year. The price charged per kWh will be capped at the 2022/23 domestic price cap set by Ofgem of £0.32p. The communal electricity charge is full recoverable through Housing Benefit and Universal Credit.

3.14 Heating & Hot Water Charges

3.15 LBH is part of a consortium of 25 local authorities which enables the Council to continue to deliver considerable efficiencies and cost savings for our residents in the current volatile market conditions. 2022 has seen the most unprecedented wholesale gas and power price movement ever witnessed.

3.16 Charges for heating and hot water will be made based on the consumption at individual block and schemes from April 2023. Prices per kWh will be capped at the 2022/3 domestic price cap set by Ofgem of £0.10p.

3.17 Sheltered Intensive Housing Management Charge

3.18 The sheltered housing service has been reviewed in 2022 and the costs of providing the service has been revised. The new service standard will provide a consistent and high standard of service across all sheltered schemes. The review has been fully consulted on with residents and they have called for a more consistent level of service across all schemes. The service directly supports residents in schemes and in their homes.

3.19 Charges for cleaning scheme will reflect the actual costs of providing the cleaning service at each scheme. The average charge of £11.28 for 2022/23 will change to between £8.93 and £12.69 depending in which scheme the tenant is resident.

3.20 The costs of providing a consistent level of intensive housing management (IHMS) across all schemes will mean that the charge will increase from £16.68 in 2022/23 to £23.17. This reflects 80% of the cost of providing this service in 2023/24. The

Cabinet 8th February 2023

charge for cleaning and IHMS is fully recoverable through Housing Benefit and Universal Credit.

3.21 Service charges – Careline and Telecare support

3.22 It is proposed that the Careline and Telecare service charges will be increased by 7.0%, in line with the rent cap, for 2023/24 as detailed below:

Service	2022/23 Weekly charge (52 Wks) (£)	2023/24 Weekly charge (52 Wks) (£)
Careline – sheltered tenants	5.29	5.66
Careline – community users	5.65	6.05

Service	2022/23 Weekly charge (52 Wks) (£)	2023/24 Weekly charge (52 Wks) (£)
Telecare – base unit plus two sensors	8.20	8.78
Additional Telecare sensor	1.35	1.45

3.23 Hostels in the HRA

3.24 Abercrombie House will close in April 2023 and a temporary hostel will open in Maygreen until the redevelopment of the Harold Hill site takes place. The service provides security and facilities across 24-hour coverage. The unit costs have therefore increased however these have been capped to reduce the impact on residents. The service charges are full recoverable through Housing Benefit and Universal Credit.

Additional Hostel Support

Service	2022/23 Weekly charge (£)	2023/24 Weekly charge (£)
Hostels - Additional Staffing Support (ASS)	31.13	38.91
Hostels – Service Charges (HSC)	60.77	75.96

3. THE HRA BUDGET 2023/4

3.1 The major expenditure from the HRA Business Plan is the investment in existing stock or the capital programme. The level of expenditure is controlled by each local authority and is dependent on the investment levels in the Asset Management Strategy (AMS). During 2020/21, the council carried out a new stock condition survey, the results of which have informed investment decisions in the new Asset Management Strategy.

- 3.2 As detailed in the AMS, this level of expenditure allows decent homes levels to be maintained and health and safety requirements to be met. In order to meet the decent homes target, planned expenditure on new kitchens, bathrooms and electrical systems remain at previous levels.
- 3.3 The level of expenditure also begins to address the zero-carbon journey, bring the worst performing stock up to EPC C and maximising available grant where available.
- 3.4 As the main level of income to the HRA BP comes from rents, it is imperative that the number of rental properties is maximised. The current HRA BP expects to lose 65 properties per year through RTB and other stock due to regeneration. This reduces rental income by around £0.179m per year, assuming a full year loss of income per property. Rent loss will also be incurred from the loss of properties through the regeneration programme. These losses have been factored into the business plan income projections.

3.5 Proposed HRA Budget 2023/24

	2022-23 Final Budget	2023-24 Final Budget	Variance
Income and Expenditure		£	£
Income			
Dwelling rents	(49,025,150)	(52,814,450)	(3,789,300)
Garages	(369,600)	(395,470)	(25,870)
Charges for services and facilities - Tenants	(6,546,900)	(7,023,610)	(476,710)
Charges for services and facilities - Leaseholders	(1,744,570)	(3,196,650)	(1,452,080)
Shared ownership	(278,640)	(485,380)	(206,740)
Other	(733,060)	(750,470)	(17,410)
Total Income	(58,697,920)	(64,666,030)	(5,968,110)
Expenditure			
Repairs and maintenance	11,364,490	14,550,740	3,186,250
Supervision and management plus recharges	26,285,760	28,331,050	2,045,290
Depreciation and impairment	16,590,400	16,590,400	0
Debt management costs	47,820	47,820	0
Bad debt	665,080	665,080	0
Total Expenditure	54,953,550	60,185,090	5,231,540
Net cost of HRA services	(3,744,370)	(4,480,940)	(736,570)
Interest payable and similar charges	9,700,850	12,164,130	2,463,280
Interest and investment income	(35,640)	(35,640)	0
Surplus or deficit for the year on HRA services	5,920,840	7,647,550	1,726,710
Statement on movement of HRA balances			
Surplus or deficit for the year on HRA services	5,920,840	7,647,550	1,726,710
Capital expenditure funded by the HRA	4,270,110	500,000	(3,770,110)
Reversal of impairment charge	(6,778,300)	(6,778,300)	0
Net (income)/Expenditure	3,412,650	1,369,250	(2,043,400)
HRA balance brought forward		(19,573,812)	
Net (income)/Expenditure		1,369,250	
HRA balance carried forward	(19,573,812)	(18,204,562)	

3.6 Depreciation & Impairment

- 3.7 Depreciation is the decline in the value of assets over time due to wear and tear. The Housing Revenue Account receives an annual charge, but an adjustment is also made for the same amount to the Major Repairs Reserve. This can be used to fund capital expenditure, or to pay off debt.
- 3.8 Impairments are reductions/increases in the book value of capital assets, compared with their market value. In accounting for these annual entries, the Housing Revenue Account is allowed to reverse these amounts out to the Capital Adjustment Account, removing the impact on the HRA. The impairment is only realised if the asset is sold.

4. Capital programme

- 4.1 There have been significant changes to the regeneration programme, in response to the current challenging economic situation, as set out below: -
- 4.2 The viability of the programmes has been impacted by a series of adverse economic factors over the past twelve months, which include:
- 4.3 Inflationary pressures, driven by the factors below have led to a rise in costs across the economy impacting on developers where costs have risen and households, which have experienced a rise in the cost of living, reducing disposable incomes. There are two main drivers behind the rise in prices.
- 4.4 The recovery from the COVID-19 lockdowns, which led to a sharp rise in consumer and business demand, which created severe supply side pressures.
- 4.5 The ongoing war in Ukraine, which has had a significant impact on the supply chain and energy markets.
- 4.6 The Bank of England have in response to the inflationary pressures in the economy, have raised the base rate, driving up the cost of borrowing for households and businesses.
- 4.7 The fallout from the Government mini-budget statement on 23 September 2022, which led to an immediate sharp rise in borrowing costs for households, businesses, and government. While most of the tax-cutting commitments have subsequently been reversed, borrowing rates have fallen but not back to the levels in the Summer of 2022. It could be argued that the intervention has added a structural premium on borrowing rates for households, businesses and Government.
- 4.8 In general, the impact of both rising interest rates and costs, have extended the payback of the various schemes, to the Council HRA, resulting in higher level of borrowing over the long-term 30-year forecasts.
- 4.9 12 Sites Joint Venture Funding (Including Farnham & Hilldene)**

- 4.10 The remaining provisions for expenditure below relate to the 12 sites joint venture proposals. A report on the revised Havering and Wates Regeneration Joint Venture (HWR JVLLP) Business Plan and Budget 2023/2024, is to be presented to Cabinet on 8th February 2023. One of the provisional recommendations on this report is:

That Cabinet agree:

Agree and endorse the inclusion of a budget of £77.2m equity for the scheme together with a budget of £70.1m for potential land acquisition/CPO costs within the proposed HRA capital programme that will be considered by Cabinet in February 2023 in the annual rent setting and Capital Strategy and Programme report, and this is recommended to Council for final approval in February 2023.

- 4.11 The gross capital requirement for the scheme is £640 million to deliver 1,273 units of affordable housing. HRA Borrowing for the scheme is set to peak at £293 million. At scheme completion, scheme borrowing is projected to fall to £260 million (£291 million including interest).
- 4.12 The following summarises the potential key changes that have been incorporated into the latest refresh of the HWR JVLLP Business Plan and Opportunity Site Assessments.

- The following sites have been placed on hold pending a review of delivery options, releasing c. £158 million of capital commitments to minimise the Council exposure.
 - Oldchurch Gardens
 - Maygreen Crescent
 - Dell Court
 - Delderfield
 - Brunswick Court.
- Convert 184 homes earmarked for private sale disposal to private rented sector on WQS phase 1.
- Convert Chippenham Road to 100 per cent Council scheme, in recognition of the current economic conditions which has impacted on the scheme viability.
- Incorporate Farham Hilldene into the Joint Venture arrangements as a Council led scheme.
- Setting aside an enhancement to the budget forecasts of £66.3 million predominately to meet the additional costs across the portfolio linked to the current inflationary pressures in the construction sector.

4.9 Bridge Close – Council Direct Delivery

- 4.10 Cabinet approved the provision of a gross HRA capital budget of £407 million to progress the scheme, to fund site assembly and construction activities.

- HRA Borrowing for the scheme is set to peak at £219 million. At scheme completion, scheme borrowing is projected to fall to £74 million (£120 million including interest).
- The proposed budget incorporates the outputs from the latest refresh of the Bridge Close Business Plan, reflecting the following changes: -

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- Update of designs to comply with latest building and fire regulations.
- Update of costs reflecting latest estimates from external advisors.
- Re-profiling of cash flows to optimise Council borrowing exposure

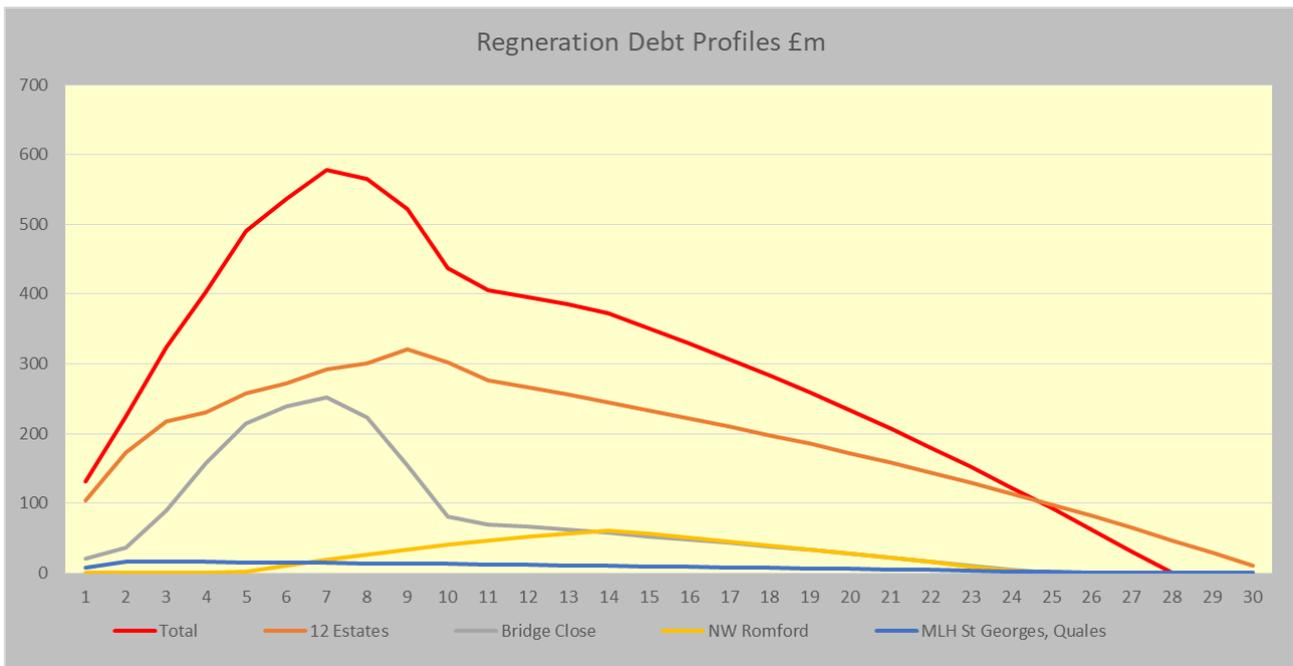
• **St Georges and Quarles**

- Cabinet approved the acquisition of land and properties on the St Georges Hospital site. The development would provide 36 units of affordable housing (14 affordable rent, 22 shared ownership). A gross HRA capital budget of £9.9 million has been set aside, including fees and Stamp Duty Land Tax. The gross budget will be funded by a combination of initial disposal receipts, GLA grant, and HRA borrowing.
- A further £13.0 million, including SDLT has been set aside to progress the acquisition of 34 units of affordable housing on the Quarles development. The scheme will be led by Mercury Land Holdings and is incorporated in its current Business Plan. The gross budget will be funded by a combination of initial disposal receipts, RTB receipts, GLA grant, and HRA borrowing.

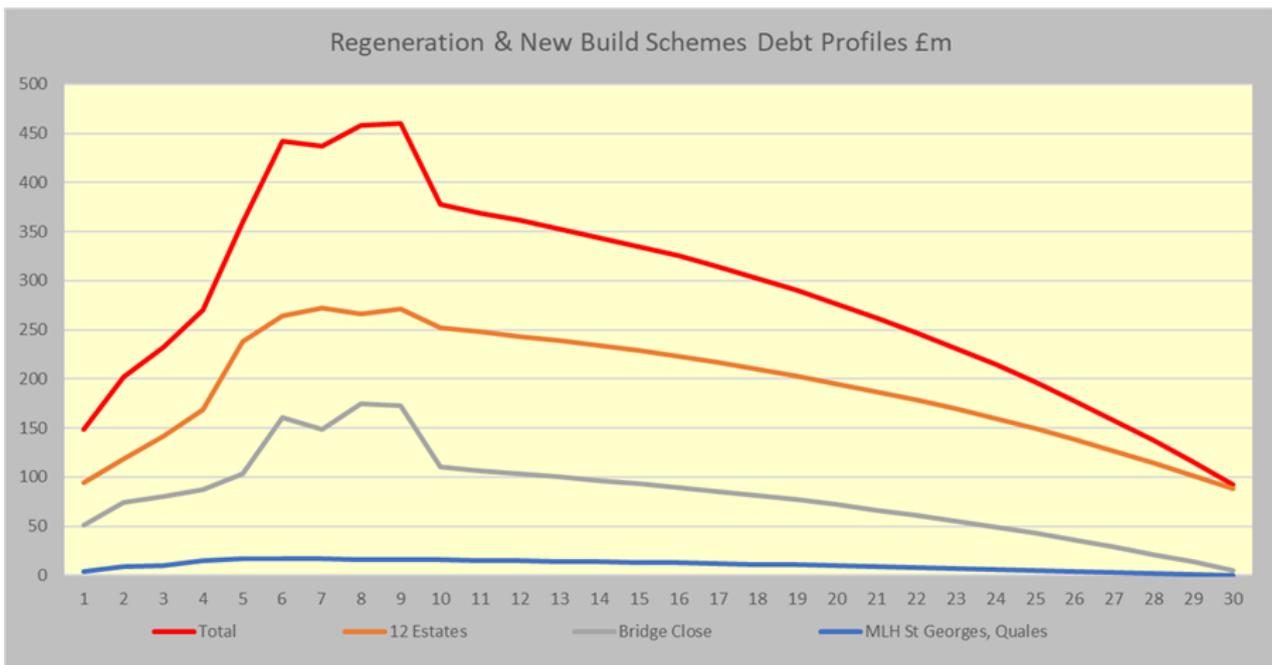
Scheme Name	Years of deliver	No. of units	Total HRA (peak) borrowing requirements
12 Estates (including Farnham Hilldene)	2022-2031	1,273	£293M
Family Welcome Centre	2022-2024		£17m
Bridge Close	2020-2028	487	£219M
St Georges Hospital Quarles	2020- 2024	87	£17M

- The graph below shows specifically the financial impact of the various schemes to the HRA, if long-term borrowing is assumed at 2%, as was presented to Cabinet in February 2022.

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However, interest rates and building costs have increased in the past year. Interest rates are estimated to be in the region of 4.6% in 2023.



5.0 Major Works Budget – HRA 2023/4 – 2028/9 major works resources and proposed spend.

5.1 Appendix 1a sets out proposed the investment needs for the stock over the next 5 years as agreed by Cabinet in the Housing Asset Management Strategy in October 2021. In principle, the investment in existing stock should be funded through revenue contributions to capital rather than borrowing as the investment maintains the value of the asset rather than creating an asset.

5.2 This 30-year plan has been updated to reflect the new Housing Asset Management strategy which will include our continued approach to Decent Homes our continued

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programme of asset improvement across our estates, the continued focus on building safety and compliance programmes plus our commitment to decarbonising our housing by 2040.

- 5.3 The table shows spend broken down by some core themes including our statutory requirements in maintaining the Decent Homes standard for both internal elements (kitchens, bathrooms, heating etc.) and external elements (roofs, wall finished, and windows and doors), this level of spend will maintain our near 100 decent home compliance position.
- 5.4 Total expenditure in the stock over the 30-year plan period is £645m and this includes £18m for fire related works and £72m to reduce the carbon emissions from the stock, this will largely meet our intermediate target of all properties achieving EPC C by 2030 but further funding is likely to be required in the future to achieve full net zero subject to the identified solutions
- 5.5 We have also included monies to upgrade some of our existing communal heating systems which are coming to the end of their life, and will be looking at where we can introduce new technology as appropriate
- 5.6 We are also looking at introducing enhanced technology to improve efficiency in systems, reducing energy use and bills to customers.
- 5.7 We have included monies for the refurbishment of our garage sites, which will help address void issues and bring sites back into use. These monies will be used to improve the access where possible, refurbish the hard standings and improve lighting and security where possible.
- 5.8 We acknowledge that our housing stock does not always match the demand profile of our residents, especially in regard to larger family properties. As part of the Asset Management Strategy, we will develop approaches to how we can better match the need through active asset management and have therefore included monies to undertake extensions, infills, rooftop development or loft conversions where feasible.
- 5.9 Also included are the ongoing projects such as the estate improvement works and a number of replacement lifts across the estate, including the addition of a number of lifts to sheltered properties, both improving accessibility for residents and improving desirability to support lettings.
- 5.10 Budgets have been included for the provision of additional cyclical programmes of work, including gutter and drain clearance and replacement and cyclical decorating programmes. These programmes will allow us to proactively manage our stock and move from a predominantly responsive service to a more planned approach, which will improve the service for our customers, and provide better long-term value for money.
- 5.11 The addition of pro-active cyclical programmes will also ensure we minimise legal disrepair claims, however we have seen an increasing trend across the sector of claims and are working to manage these effectively.

6.0 Repairs, Maintenance and Compliance Budgets

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- 6.1 We have undertaken a comprehensive review of our repairs, voids, maintenance and compliance budgets to ensure they adequately reflect current and future needs. This shows an increase in budget requirement from previous years, the growth being a reflection of changing requirements, under budgeting in previous years and programmes moving from capital to revenue. The Regulation of Social Housing Bill is due to receive Royal Assent in the spring of 2023 and this will mean a new, proactive approach to the regulation of social housing landlords on consumer issues - such as safety, transparency and tenant engagement. It will also strengthen the Regulator of Social Housing by giving it new enforcement powers, ensuring it can effectively intervene when required.
- 6.2 Cabinet will be aware of the tragic death of Awaab Ishak. Like all landlords we have been reflecting on our approach to tackling mould in our properties, and how we support our residents across a number of interrelated issues including overcrowding, insufficient housing supply and the cost-of-living crises. However, investment in the maintenance of our stock is essential to ensure that our homes meet the current and future safety standards.
- 6.3 We have included sufficient monies to continue to address our compliance regimes, both to support our current approaches and to address the new requirements flowing from the Fire Safety Act 2020, and the Building Safety Act and Regulatory Reform (Fire Safety) Order, including the likely need for an annual check of all fire doors and improved building safety information.
- 6.4 We have also included specific budgets for other compliance areas, over and above the core six areas which will help ensure we meet all of our statutory duties as a landlord and comply with the Regulator of Social Housing consumer standards. Included is the budget required for a full asbestos survey of our domestic properties which will help us with improved risk management of homes. Additionally, monies are allocated to provide third party assurance on compliance going forward.
- 6.5 The ongoing requirement for risk assessments, principally around fire and legionella has been included in our revenue budgets, previously these had been capitalised as they drove the initial capital works programmes to bring our properties up to the relevant requirements, going forward the required resurveys should only identify day-to-day repair issues.
- 6.6 We mobilised the new repairs, maintenance and voids contract with Mears starting in April 2022. this has been an extremely challenging period to mobilises, with increasing costs, difficulties in recruiting staff and increased demand form customers. Although performance is lower than hoped, it is comparable with the previous contract and with clears plans to improve to the contractual KPIs.
- 6.7 The build-up of repairs and maintenance costs is comparable to costs of other organisation as provided by Savills and does include reasonable contingencies to reflect market uncertainties and potential legislation changes in the future.

7.0 30-year Business Plan 2021/22 to 2049/50

- 7.1 Attached at Appendix 2a and 2b are extracts from the HRA 30-year Business Plan financial model. Year 1 of the business plan is based on the 2022/23 budget.

7.2 Savills have worked with officers to update the last iteration of the HRA business plan that was produced commencing in financial year 2022/23. However, there have been significant external factors affecting the social housing sector as a whole since this last plan namely:

- Increased repair and capital costs due to high levels of inflation and shortages in the labour sector
- Increased development costs in respect of the estate regeneration schemes that are currently being undertaken due to the same reasons as above
- A significant shift in terms of interest rates where below 2% long-term borrowing rates were achievable at the beginning of 2022 (and not expecting to increase significantly until 2025) are now currently c4.6%
- An increase to utility costs due to rising gas and electricity prices, which may not be fully recovered by service charges
- The 2022/23 pay award to staff being greater than that anticipated (due to cost-of-living pressures)
- A cap of 7% on rent increases for existing tenants instead of a CPI+1% increase of 11.1%.

7.2 Given that absolute uncertainty with regards to future interest rates, build costs and other inflation aspects Savills have not arrived at a formal baseline position on which they can recommend the business plan as viable, rather one that sets the scene as to how these factors can have an impact to the overall forecasts.

7.3 The plan for the HRA is based on keeping a minimum of £10m in working balances and using current reserves above this figure to invest in the major works programme. It has been assumed that all available resources over and above those required for revenue spend, payment of interest on debt and maintaining reserves at £10m, are available for major works, for as long as the Asset Management Strategy requires it.

7.4 The Business Plan projections are based on the following assumptions:

- **Rents, Voids and bad debts**

Rents follow current guidance with re-lets to new tenancies at the properties formula rent (rather than the outgoing rent). Void rates of 2% and Bad Debt provision of 1% have been modelled throughout the plan. It is likely that the current social rent policy will be revisited in light of both its conclusion in April 2024 but also the recent cap on rents increases for April 2023 of 7%.

- **Inflation**

- o 3.5% for 2023.23
- o 4.7% for 2024.25
- o 2.0% for 2025.26 and onwards

- **Stock Numbers**

As at 31st March 2023, the stock numbers were 9,260 tenanted properties. The level of sales is modelled at 50 per annum over the next 30 years which accounts for a stock loss of 16.6% over the plan period (excluding the regeneration schemes). Increase in stock due to regeneration and acquisitions are based on the numbers set out elsewhere in this report.

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- **Interest rates**

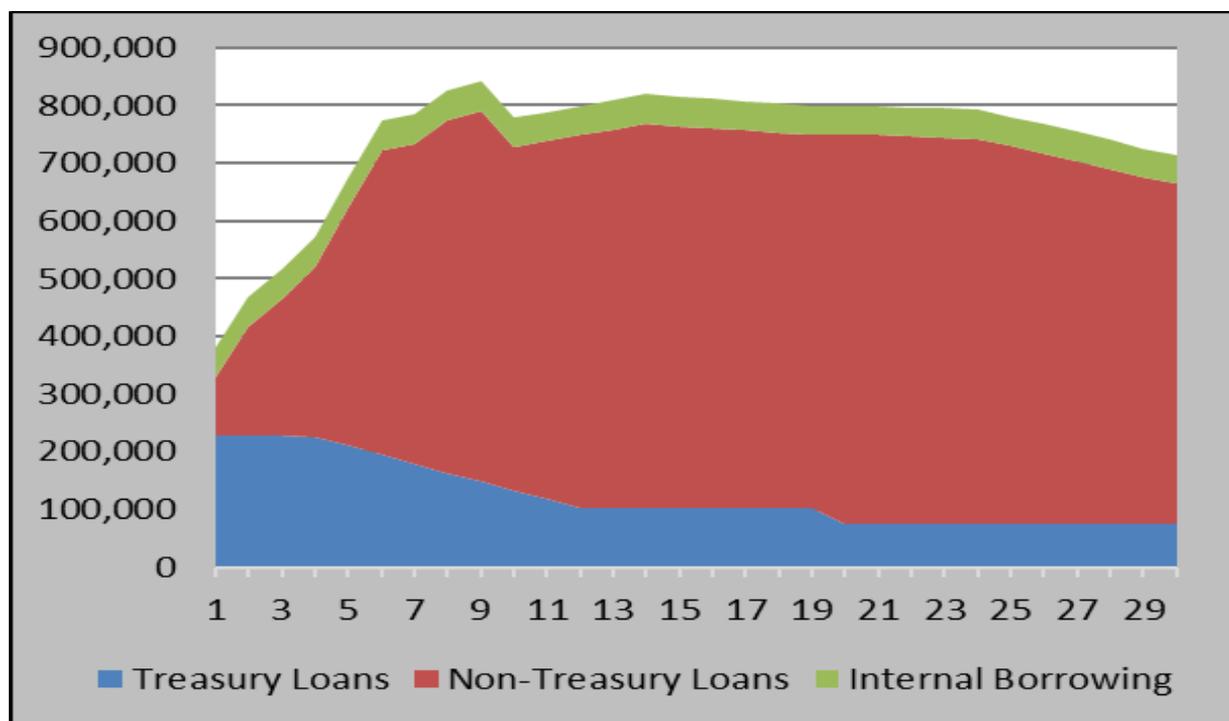
Borrowing for regeneration, new build, loan refinancing and investment in the existing stock ranges from (subject to scenario testing):

- 4.3% for loans drawn down in 2022.23
- 4.1% for loans drawn down in 2023.24
- 3.6% for loans drawn down in 2024.25
- 3.2% for loans drawn down in 2025.26 and thereafter

7.5 The Business Plan assumes maximum borrowing of £846m in year nine. The borrowing is against the following projects, some of which is funded by HRA reserves, land and reinvestment of capital receipts.

Scheme	Capital £m
12 Estates	366
Bridge Close	77
MLH/Other Schemes	96
HRA Acquisitions Fund	51
Welcome Centre	16
Total	606

HRA Debt Analysis



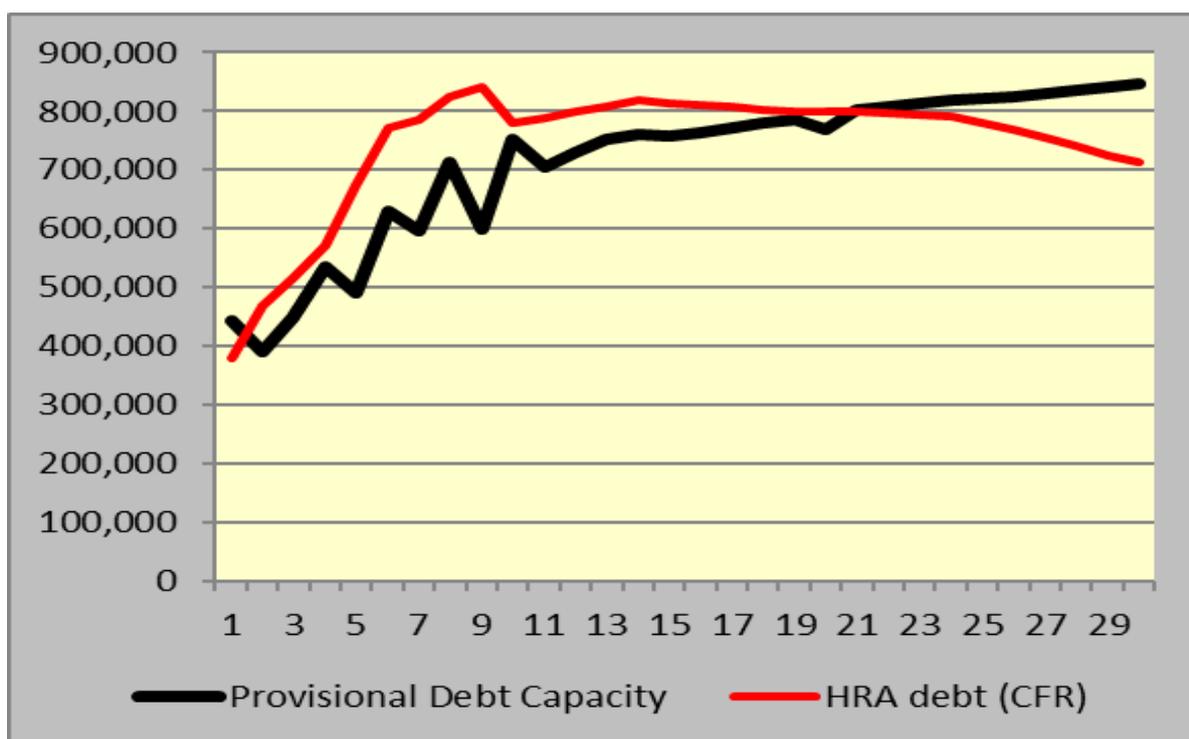
7.6 The HRA continues to increase borrowing until 2037/38, at which point the debt peaks at £896m, up from the previous estimate of £838m and then is capable of being reduced to £697million by year 30.

CFR = Capital Finance Requirement

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- 7.7 From 2038/39, the HRA debt begins to reduce to £714m in year 2053/54 and over the 30 years, the average annual cost of servicing this debt is £24.6m compared to the previous estimate of £18.7m against an average annual rental income of £100m. This is because the debt is made up of long-term loans that are not repaid until after the 30-year plan.
- 7.8 The provisional debt capacity (prudential borrowing) which is set at the “golden-rule” of the interest cover ratio not going below 1.25 as previously agreed. At its greatest, the minimum level of borrowing headroom is minus £241million (at year 5).
- 7.9 The Interest Cover Ratio (ICR) is operating surplus divided by interest costs and represents the cover that the HRA has against its interest cost liabilities in any year; the ICR is set to a minimum which provides comfort that, if there were a sudden drop in income or increase in operating costs, there would be sufficient headroom to continue to cover debt interest. The average ICR for the housing association sector in 2021/22 was around 1.8; typical lending covenants vary between 1.10 and 1.50 depending on the size and nature of the HA, with 1.25 being a typical expectation. That is the level that Cabinet agreed in 2021.

7.10 HRA Debt Position



- 7.11 The Business Plan makes provision for the repayment of some of treasury debt. It would be prudent, in future Business Plans, once projects have been completed, to make provision to reduce debt levels. This level of debt needs to be sustainable in the long term and supported through the Council’s Treasury Management policy.

8 CONCLUSION

- 8.1 The Business Plan extracts (Appendix 2a and 2b) shows that the Business Plan is not sustainable over the 30 years. This is due to the changes in interest rates, inflation and costs. The Housing Revenue Account budget, which is set out in this report for 2023/24 may not be possible to maintain going forward and therefore,

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unless conditions change, amendments to the business plan will be required. It should be noted that the budget has used significant amount of reserves to balance and this will not be possible in future years.

8.2 It is therefore proposed that during 2023/24 the review is carried out into the following areas:

- Review of the current regeneration schemes to identify areas for cost reduction, re-profiling to reduce the peak debt, or alternative delivery models. This review will be carried out in the first 6 months of 2023.
- Reductions in costs of the capital investment programme or re-profiling of expenditure, while continuing to meet our regulatory and statutory obligations.
- Reductions in underlying costs through efficiencies in management costs.

8.3 Unless these savings and cost reductions are achieved in 2023/4 then then it will not be possible to set a balanced budget for 2024/5.

REASONS AND OPTIONS

Reasons for the Decision

The Council is required to set the housing rent, service charges and a budget in accordance with the Local Government and Housing Act 1989 and set a budget that is not in deficit.

Alternative Options Considered

There are no alternative options in so far as setting a budget is concerned. However, there are options in respect of the various elements of the budget. These are considered in preparing the budget and cover such things as the rent and service charge increases, budget growth and major works programme proposals. The rationale for the levels of investment and levels of charges are contained within the body of this report.

IMPLICATIONS AND RISKS

Financial implications and risks:

HRA Revenue

This report largely concerns the financial implications and risks concerning the setting of the HRA budget for 2023/24 and the revision of the figures for the 30-year Business Plan. The HRA is sufficiently robust to generate a minimum estimated annual working balance reserve of £10m at the end of 2022/23 and for the following 3 years.

In addition to £10m reserves on the HRA, there is a bad and doubtful debt provision of £3.834m.

HRA Investment Capital Budget

Appendix 1a sets out the Major Works Programme 2023-28. This is funded from resources available for housing expenditure, which is summarised in the table below:

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London Borough of Havering HRA Business Plan 2022/23+

Base Version

HRA Summary

Year	1	2	3	4	5	6
Financial Year	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28

HRA 30 YEAR SUMMARY

Dwelling rents	49,789,312	54,452,365	59,007,063	60,225,999	61,856,737	63,200,510
Non-dwelling rents	369,600	382,536	400,515	408,525	416,696	425,030
Service charge income	8,291,470	8,581,671	8,985,010	9,164,710	9,348,004	9,534,965
Other income and contributions	1,093,107	1,503,462	3,276,801	6,648,296	2,823,700	8,141,393
Total income	59,543,489	64,920,034	71,669,389	76,447,531	74,445,137	81,301,898
Repairs & maintenance	10,864,490	14,793,890	15,235,556	15,676,114	15,926,769	16,224,952
Management (incl RRT)	26,785,760	27,241,693	28,526,961	29,131,601	29,725,487	30,343,777
Bad debts	665,115	553,171	599,470	611,818	628,368	641,988
Dwelling Depreciation	9,480,290	9,812,100	10,273,269	10,478,734	10,688,309	10,902,075
Debt management	47,820	49,494	51,820	52,856	53,913	54,992
Total costs	47,843,475	52,450,347	54,687,075	55,951,123	57,022,847	58,167,784
Net income from services	11,700,014	12,469,687	16,982,314	20,496,408	17,422,290	23,134,114
Interest payable	-7,874,151	-12,164,130	-15,794,730	-17,606,970	-19,772,195	-23,019,544
Interest income	578,528	674,020	868,017	813,667	910,178	752,991
Net income/expenditure before appropriate	4,404,392	979,577	2,055,602	3,703,105	-1,439,727	867,561
Set aside for debt repayment	0	0	0	0	0	0
Revenue contributions to capital	-4,270,110	-500,000	-11,403,012	-3,486,376	0	0
Net HRA Surplus/Deficit	134,282	479,577	-9,347,410	216,729	-1,439,727	867,561
HRA Balance brought forward	19,570,000	19,704,282	20,183,860	10,836,450	11,053,179	9,613,452
HRA surplus/(deficit)	134,282	479,577	-9,347,410	216,729	-1,439,727	867,561
HRA Balance carried forward	19,704,282	20,183,860	10,836,450	11,053,179	9,613,452	10,481,013

The capital programme incorporates the HRA capital funding requirements for the 12 Estates HWR JVLLP and sets aside sufficient capital resources to fund the acquisition of 321 affordable dwellings (30% affordable) from the Bridge Close HWR JVLLP. These commitments will require the Council (HRA) to borrow an additional £557m by the close of 2026/27.

Risks

Legal implications and risks

Under Part VI of the Local Government and Housing Act 1989, any local authority that owns more than 200 units of housing stock is obliged to maintain a Housing Revenue Account. The HRA is a record of revenue expenditure and income in relation to an authority's own housing stock. The items to be credited and debited to the HRA are prescribed by statute¹. It is a ring-fenced account within the authority's General Fund, which means that local authorities have no general discretion to transfer sums into or out of the HRA.

By section 76 of the Local Government and Housing Act 1989, the Council is required in January and February each year to prepare, and make available for public inspection, proposals relating to the income of the authority from rents and other charges, expenditure in respect of repair, maintenance, supervision and management of HRA property and other prescribed matters. The proposals should be made on the best assumptions and

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estimates available and should be designed to secure that the housing revenue account for the coming year does not show a debit balance. The report sets out information relevant to these considerations.

Section 76 also places a duty on local housing authorities: (a) to ensure that the annual budget for their HRA avoids a deficit; (b) to review and if necessary, revise that budget from time to time and (c) if it seems that an end-of-year deficit may occur, to take all reasonably practicable steps to avoid it. The proposed HRA budget fulfils these requirements.

The report seeks approval for major investment estimates in relation to a variety of schemes. In compliance with Section 151 of the Local Government Act 1972, the Council has in place Financial Regulations and Financial Procedures that provide appropriate arrangements for the approval of major works estimates. The various major works schemes must be capable of being carried out within the Council's statutory powers. To the extent that the details of the schemes appear from the body of the report, it does appear that the proposed works meet this requirement. In particular the maintenance and repair of dwellings may be considered consistent with the Council's repairing obligations under Sections 9Aⁱⁱ and 11 of the Landlord and Tenant Act 1985.

The regulator may under section 194(2A) of the Housing and Regeneration Act 2008 set standards for registered providers requiring them to comply with specified rules about their levels of rent (and the rules may, in particular, include provision for minimum or maximum levels of rent or levels of increase or decrease of rent). The current Rent Standard allows for a rent increase of CPI +1% and so the proposed rent increase as set out within in this paper is in line with the Rent Standard.

The Equality Act 2010 requires the Council to have due regard to the public sector equality duty when carrying out its functions and have due regard to the need to eliminate discrimination and advance equality of opportunity. They must also show they have carried out an Equality Impact Assessment in reaching such decisions as introducing charges to tenants.

Human Resources implications and risks

There are no HR implications arising from this report.

Equalities, Health and Well-being implications and risks

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Equality Act 2010.
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

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The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An equalities impact assessment has been carried out and is attached as appendix 3. Of note, central government influences rent levels and the rent increases proposed within this report will be affordable to households on welfare benefits. Furthermore, best practice and guidance dictates that service charges should be set at a level that covers the cost of providing the service to which the charge relates. Therefore, the Council cannot operate in an unfettered way within regard to the rents and service charges it sets. That said, the Council has examined the proposals in this report from an equalities perspective.

68% of council tenants are in receipt of welfare benefits and this rises to 75% for tenants over 65 years old. The proposed rents and service charges eligible for housing benefit, or universal credit, are within the benefit caps for Havering, therefore those in most financial hardship, which can include particular minority groups, will be protected.

The investment in new homes through the HRA will benefit those in housing need in the borough and will therefore have a positive impact on households with protected characteristics. With the higher percentage of people with disabilities and disadvantages, the ongoing partnership working and future opportunities for engaging with those groups to improve overall health and wellbeing is essential.

The Council will monitor the impact of the increase across protected characteristics. We will ensure that anyone affected by the increase has equal access to advice and information in relation to income maximisation should they be unable to meet their rent/service charge liabilities. We will follow the guidelines set out in the income maximisation policy. The EqHIA will be updated in 6 months with information provided through the monitoring process and if required further activity will be undertaken to mitigate any adverse impact.

The report proposes increases in charges to tenants to ensure the continuing financial sustainability of the HRA. The HRA directly benefits the health and wellbeing of local residents. It funds the delivery of new high quality affordable housing and thereby alleviates levels of overcrowding and households living in poor housing. It also funds the maintenance of existing stock to ensure they do not fall into disrepair and expose tenants to consequent risks to health e.g. associated with damp and mould.

Rents charged in Havering are relatively low and will remain so after the proposed increases. Nonetheless, any increase in charges is likely to put additional financial stress on residents given the ongoing cost of living crisis. Vulnerable residents such as the elderly and those on low income make up the majority of tenants. Most will be shielded from the impact of the proposed increase in charges by a proportionate increase in benefits. Residents with incomes and or savings above the threshold for housing benefits are most likely to struggle. They will be signposted to available support and advice to ensure they receive any benefits available to them.

BACKGROUND PAPERS

- Appendix 1a** Draft 2023/24– 2027/28 HRA Major Works
- Appendix 1b** Draft 2023/24– 2027/28 HRA Regeneration and Acquisition Programme.
- Appendix 2a:** Draft HRA Projections from Business Plan - Years 1-10.
- Appendix 3** Equalities & Health Impact Assessment

APPENDICES

Appendix 1a – Draft 2023/24– 2027/28 HRA Major Works Capital

CAPITAL	2023/2024	2024/25	2025/26	2026/27	2027/2028
Decent Homes Works - Internals	£ 4,949,402	£ 5,449,402	£ 5,199,402	£ 5,981,179	£ 5,981,179
Decent Homes Works - External	£ 8,935,138	£ 5,685,138	£ 3,935,138	£ 8,438,364	£ 8,438,364
Environment Improvement Works	£ 6,211,936	£ 2,244,291	£ 2,244,291	£ 3,493,052	£ 3,493,052
Energy Saving works	£ 6,000,280	£ 6,000,280	£ 10,000,280	£ 5,004,000	£ 5,004,000
Garages and garage site Work	£ 384,142	£ 384,142	£ 384,142	£ 228,731	£ 228,731
Residents Safety Related Works	£ 5,900,000	£ 5,800,000	£ 5,800,000	£ 250,000	£ 250,000
Stock alignment	£ 1,150,000	£ 1,150,000	£ 1,150,000	£ 1,200,000	£ 1,200,000
Professional Support Services	£ 690,000	£ 690,000	£ 690,000	£ 185,000	£ 185,000
Unidentified Asset Works	£ 200,000	£ 200,000	£ 200,000	£ 200,000	£ 200,000
Cyclical works	£ 780,300	£ 795,906	£ 811,824	£ 780,606	£ 780,606
Total	£ 35,201,198	£ 28,399,159	£ 30,415,077	£ 25,760,931	£ 25,760,931

REVENUE	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Responsive Maintenance	£ 4,800,910	£ 5,377,700	£ 6,572,087	£ 6,769,250	£ 6,972,327
Void Maintenance	£ 2,157,750	£ 2,589,233	£ 2,508,664	£ 2,583,924	£ 2,661,442
Compliance	£ 2,377,270	£ 4,154,148	£ 5,060,282	£ 5,212,090	£ 5,368,453
Cyclical Maintenance	£ -	£ -	£ 308,235	£ 317,482	£ 327,007
Asset	£ 79,000	£ 20,600	£ 101,470	£ 142,437	£ 146,073
AD	£ 20,000	£ 25,000	£ 106,550	£ 109,747	£ 113,039
Finance and Utility bills	£ 698,000	£ 718,940	£ 850	£ 876	£ 902
Total	£ 10,132,930	£ 12,885,621	£ 14,658,138	£ 15,135,805	£ 15,589,242

Appendix 1b - 2023/24– 2027/28 HRA Regeneration and Acquisition Programme.

REGENERATION CAPITAL	2023/24	2024/25	2025/26	2026/27	2027/28
	£m	£m	£m	£m	£m
<u>12 Estates</u>					
Affordable Housing	23,005,268	5,337,931	10,273,136	17,247,783	18,322,940
Forward Funding	22,873,969	17,854,430	27,101,045	46,251,464	46,728,734
Partner Loans	7,712,123	14,925,733	11,851,742	11,092,752	4,344,655
Demolition & contingency	2,800,000	0	0	0	0
Site Assembly	4,518,961	5,836,652	4,999,500	4,999,500	4,999,500
12 Estates Total Budget	60,910,321	43,954,745	54,225,423	79,591,499	74,395,829
<u>Bridge Close</u>					
Forward Funding	0	0	0	20,216,257	87,614,488
Partner Loans	20,924,401	3,448,317	3,990,035	0	0
Bridge Close Total Budget	20,924,401	3,448,317	3,990,035	20,216,257	87,614,488
<u>Other Regeneration</u>					
HRA New Build	1,150,000	0	0	0	0
MLH Schemes	2,600,000	5,000,000	5,050,000	0	0
HRA Acquisitions	10,000,000	0	0	0	0
Welcome Centre	8,840,000	8,840,000	2,101,000	0	0
Other Regeneration Total Budget	22,590,000	13,840,000	7,151,000	0	0
TOTALS	104,424,722	61,243,063	65,366,458	99,807,755	162,010,316

Appendix 2: Draft HRA Projections from Business Plan - Years 1-10.

Year	1	2	3	4	5	6	7	8	9	10
Financial Year	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31	2031.32

HRA 30 YEAR SUMMARY

Dwelling rents	49,789,312	54,452,365	59,007,063	60,225,999	61,856,737	63,200,510	65,381,945	68,291,381	70,243,490	72,658,702
Non-dwelling rents	369,600	382,536	400,515	408,525	416,696	425,030	433,531	442,201	451,045	460,066
Service charge income	8,291,470	8,581,671	8,985,010	9,164,710	9,348,004	9,534,965	9,725,664	9,920,177	10,118,581	10,320,952
Other income and contributions	1,093,107	1,503,462	3,276,801	6,648,296	2,823,700	8,141,393	8,720,500	10,603,497	5,799,368	12,161,625
Total income	59,543,489	64,920,034	71,669,389	76,447,531	74,445,137	81,301,898	84,261,640	89,257,256	86,612,484	95,601,345
Repairs & maintenance	10,864,490	14,793,890	15,235,556	15,676,114	15,926,769	16,224,952	16,574,061	16,864,962	17,183,203	17,531,776
Management (incl RRT)	26,785,760	27,241,693	28,526,961	29,131,601	29,725,487	30,343,777	30,998,916	31,653,394	32,313,810	33,007,825
Bad debts	665,115	553,171	599,470	611,818	628,368	641,988	664,155	693,749	713,573	738,121
Dwelling Depreciation	9,480,290	9,812,100	10,273,269	10,478,734	10,688,309	10,902,075	11,120,117	11,342,519	11,569,369	11,800,757
Debt management	47,820	49,494	51,820	52,856	53,913	54,992	56,092	57,213	58,358	59,525
Total costs	47,843,475	52,450,347	54,687,075	55,951,123	57,022,847	58,167,784	59,413,341	60,611,838	61,838,313	63,138,004
Net income from services	11,700,014	12,469,687	16,982,314	20,496,408	17,422,290	23,134,114	24,848,299	28,645,418	24,774,171	32,463,342
Interest payable	-7,874,151	-12,164,130	-15,794,730	-17,606,970	-19,772,195	-23,019,544	-26,226,422	-26,613,875	-27,910,550	-26,856,240
Interest income	578,528	674,020	868,017	813,667	910,178	752,991	615,691	409,323	395,057	138,345
Net income/expenditure before appropri	4,404,392	979,577	2,055,602	3,703,105	-1,439,727	867,561	-762,432	2,440,867	-2,741,321	5,745,446
Set aside for debt repayment	0	0	0	0	0	0	0	1,165,000	0	-1,685,827
Revenue contributions to capital	-4,270,110	-500,000	-11,403,012	-3,486,376	0	0	0	-1,360,132	0	0
Net HRA Surplus/Deficit	134,282	479,577	-9,347,410	216,729	-1,439,727	867,561	-762,432	2,245,735	-2,741,321	4,059,619
HRA Balance brought forward	19,570,000	19,704,282	20,183,860	10,836,450	11,053,179	9,613,452	10,481,013	9,718,582	11,964,316	9,222,996
HRA surplus/(deficit)	134,282	479,577	-9,347,410	216,729	-1,439,727	867,561	-762,432	2,245,735	-2,741,321	4,059,619
HRA Balance carried forward	19,704,282	20,183,860	10,836,450	11,053,179	9,613,452	10,481,013	9,718,582	11,964,316	9,222,996	13,282,615

Cabinet 8th February 2023

Year	1	2	3	4	5	6	7	8	9	10
Financial Year	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31	2031.32

HRA CAPITAL PROGRAMME

Stock capital investment	34,900,556	38,780,962	33,143,896	35,362,568	33,571,523	34,110,519	34,657,646	35,213,014	35,776,734	35,023,119
Other Improvements	0	0	0	0	0	0	0	0	0	0
Development/Acquisition	70,346,017	50,114,229	25,014,583	22,423,636	22,247,283	23,322,440	13,739,213	6,265,714	1,044,286	0
Demolition	13,925,771	25,673,969	17,854,430	27,101,045	66,467,721	134,343,221	91,055,256	94,790,511	105,392,679	35,724,090
Other Regeneration	24,143,192	28,636,524	18,374,050	15,841,777	11,092,752	4,344,655	8,742,560	0	0	0
Capital programme	143,315,535	143,205,683	94,386,959	100,729,025	133,379,278	196,120,835	148,194,675	136,269,240	142,213,699	70,747,209
Scheduled Debt Repayment	0	0	0	0	0	0	0	0	0	0
<i>Financed by...</i>										
Major Repairs Reserve	-22,858,290	-9,812,100	-10,273,269	-10,478,734	-10,688,309	-10,902,075	-11,120,117	-11,342,519	-11,569,369	48,877,220
RTB receipts (Allowable Debt)	-1,065,028	-1,068,066	-1,067,087	-1,074,459	-1,067,728	-1,060,863	-1,053,860	-1,046,717	-1,039,432	-1,032,000
1-4-1 receipts	-6,260,448	-8,111,517	-4,541,687	-2,579,946	-6,726,515	-8,935,047	-6,257,940	-5,690,459	-6,509,917	-1,483,790
Other receipts and grants	-9,094,692	-35,089,623	-19,064,413	-27,992,069	-13,314,165	-75,605,315	-117,897,775	-77,558,614	-106,180,035	-117,108,639
Revenue contributions	-4,270,110	-500,000	-11,403,012	-3,486,376	0	0	0	-1,360,132	0	0
HRA borrowing	-99,766,967	-88,624,377	-48,037,492	-55,117,441	-101,582,561	-99,617,535	-11,864,984	-39,270,798	-16,914,946	0
Capital financing	-143,315,535	-143,205,683	-94,386,959	-100,729,025	-133,379,278	-196,120,835	-148,194,675	-136,269,240	-142,213,699	-70,747,209

Appendix 3

Equality & Health Impact Assessment (EqHIA)

Document control

Title of activity:	HRA Budget & Business Plan 2023/24
Lead officer:	Philip Dewar, Strategy & Policy Officer Patrick Odling-Smee, Director of Housing
Approved by:	Patrick Odling-Smee, Director of Housing
Date completed:	18 January 2023
Scheduled date for review:	Annual

Did you seek advice from the Corporate Policy & Diversity team?	Yes
Did you seek advice from the Public Health team?	Yes
Does the EqHIA contain any confidential or exempt information that would prevent you publishing it on the Council's website?	No

Please submit the completed form via e-mail to EqHIA@havering.gov.uk thank you.

1. Equality & Health Impact Assessment Checklist

Please complete the following checklist to determine whether or not you will need to complete an EqHIA and ensure you keep this section for your audit trail. If you have any questions, please contact EqHIA@havering.gov.uk for advice from either the Corporate Diversity or Public Health teams. Please refer to the Guidance in Appendix 1 on how to complete this form.

About your activity

1	Title of activity	HRA Budget & Business Plan 2020/21		
2	Type of activity	This report recommends the capital and revenue budgets for the council owned housing stock for 2022/3 and the investment in housing for the next 30 years.		
3	Scope of activity	<p>Setting the rent, and services charges for council owned housing for the coming financial year.</p> <p>Approving the housing capital program for the next three years. This includes the investment in the existing housing stock and the new build programme through the regeneration programme.</p> <p>Advising on the review of the HRA 30-year business plan.</p>		
4a	Are you changing, introducing a new, or removing a service, policy, strategy or function?	No	If the answer to <u>any</u> of these questions is 'YES', please continue to question 5.	If the answer to <u>all</u> of the questions (4a, 4b & 4c) is 'NO', please go to question 6.
4b	Does this activity have the potential to impact (either positively or negatively) upon people (9 protected characteristics)?	Yes		
4c	Does the activity have the potential to impact (either positively or negatively) upon any factors which determine people's health and wellbeing?	Yes		
5	If you answered YES:	Please complete the EqHIA in Section 2 of this document. Please see Appendix 1 for Guidance.		
6	If you answered NO:			

Completed by:	Patrick Odling-Smee, Director of Housing
Date:	18 January 2023

2. The EqHIA – How will the strategy, policy, plan, procedure and/or service impact on people?

Background/context:

Who will be affected by the activity?

Tenants and leaseholders of the council housing stock.

Protected Characteristic - Age: Consider the full range of age groups

Please tick (ü) the relevant box:

Positive

Neutral

Negative

X

Overall impact:

Overall impact:

Most council tenants are of working age in Havering. 30% of all council tenants in the Borough are of pension age, compared to 18% of the general population. Of the over 65s, 74.9% of tenants are on full or partial benefits, compared to 68% of all tenants. Housing Benefit or Universal Credit payments will cover or reduce the impact for many tenants, although for benefit purposes, heating and water charges are exempt and tenants are expected to pay these costs themselves. The council also collects these water charges on behalf of the Water Authority which reduces the cost to the residents. Welfare benefits, including pension a and pension credits will be increased by the rate of inflation in April 2023. In sheltered housing, 95% of tenants are on full benefits.

The remaining 25% of older tenants will be responsible for meeting all of their rent and service charge costs. The biggest impact is likely to be on low income working households and pensioner households whose income and savings respectively take them above the Housing Benefit threshold.

We recognise that the increase in service charges could potentially impact negatively on tenants who are not in receipt of Housing Benefit. The decision to increase Telecare and Careline costs may affect those residents who self-fund this service. These services enable tenants to stay in their homes for longer, allowing the tenant to maintain their independence. There is the potential consequence that affected tenants may withdraw their subscription to this scheme. The costs are similar or lower than those charged in other London boroughs.

All tenants, regardless of their age who are affected by the increase in service charges will be notified of the specific changes to their service

charges and will be provided with information and guidance for money and debt advice.

Housing services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in service charges. This applies to all tenants whether in general needs or supported housing accommodation.

Housing Services will advise tenants to make welfare benefits claims and to refer tenants to sources of support. To this end, as part of 'business as usual', details of the increase in service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.

On request, Housing Services can provide this information in an appropriate format according the needs of the tenant.

The impact of the increase in fuel costs is likely to affect older people as the majority of those receiving heat and hot water are in sheltered blocks. The recommendation to cap the increase in line with the government's household current cap will mitigate that impact and will put those residents in a preferable position to other tenants who pay for their own gas and will be subject to the significant increases due this year.

Evidence:

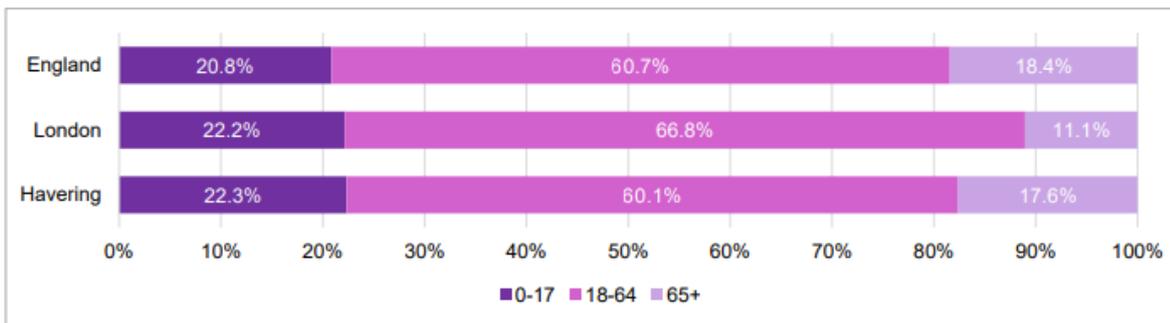
The number of people that live in Havering has increased over the last decade from 237,232 in 2011 to 262,052 in 2021. This is a 10.5% increase compared to a 7.7% increase across London and a 6.6% increase across England. Havering is also becoming a younger borough; the median age has reduced from 40 in 2011 to 39 in 2021. Meanwhile the median age increased in London from 33 in 2011 to 35 in 2021, and England from 39 in 2011 to 40 in 2021.

Within Havering, Emerson Park has the highest median age (49) whilst Rush Green and Harold Hill East have the joint lowest median age out of the London boroughs, although this is below the proportion of over 65's for England as a whole.

The number of children aged under 18 has seen an increase of 15.2% (from 50,827 to 58,550), greatly outpacing the 4.8% and 3.9% increases in London and England, respectively. Havering now has a higher proportion of children aged 0-17 (22.3%) than 80% of local authorities in England. This increase is slightly lower than the latest ONS projections (2018). The ONS predicts that the 0-17 population will grow to 61,350 by 2031.

Furthermore, Havering still has one of the highest proportions of older people aged 65+ in London (second after Bromley). The combined impact of having both a large older population and now a large (and growing) young population is that Havering now has the lowest proportion of working-age adults in London

Figure 1: Comparing Havering aged 0-17, 18-64 & 65+ populations to London and England



The total number of households in Havering increased by 4.2%, to 101,300. Households are either made up of one person (25.8%) or 2 people (30.4%).

Household types in Havering are mainly composed of pensioners or married couples with dependants, with the highest proportion of one person households occupied by a persons aged 65 years and over, at 49.1% of one person households.

It is projected that the proportion of people aged 0-15 and over 65 will increase, with a slight decrease in the proportion of working age population ³.

In relation to Havering tenants, 27.3% of main tenants are aged 65 and over⁴. When we look at the proportion of over 65's as part of the Havering adult population, as a proportion this is over 10% lower, at 16.7%.

Figure 2: Age range of Havering Councils main tenants and the percentage of these as part of the main tenant population

Age Ranges	Havering Main Tenants	Percentage of main tenants
15-19	4	0.04
20-24	206	2.17
25-29	468	4.93
30-34	803	8.46
35-39	917	9.66
40-44	939	9.89
45-49	810	8.53
50-54	965	10.17
55-59	952	10.03
60-64	827	8.71
65-69	723	7.62
70-74	608	6.41
75-79	525	5.53
80-84	361	3.80
85+	383	4.04

For people at aged over 16 in Havering, 59.5% of residents in have a job, an increase from 58.9% in 2011. Data is limited in terms of the working age population who are Havering tenants, as this is ongoing gathered at the time of applying to the housing register, then at the time of offer if needed.

Most tenants receive a form of benefit (housing benefit or universal credit), an estimated 68% of all tenants. The proportion varies amongst age groups with the lowest proportion at age 55-59 (61.1% of this age group) and over 65's at 67.5% of tenants. Whilst the highest percentage is in the 20-24 age range, with 82% of this age group in receipt of some form of benefit towards rent

Figure 3: Proportion of tenants who receive either UC or HB.

Age Range	Percentage of tenants in receipt of benefits by age group (%)	Percentage of main applicants in receipt of UC or HB within each age group (%)
15-19	0.03	75.00
20-24	1.79	82.52
25-29	3.76	76.50
30-34	6.12	72.60
35-39	7.04	73.06
40-44	6.51	66.03
45-49	5.44	63.95
50-54	6.26	61.76
55-59	6.11	61.13
60-64	5.37	61.79
65 and over	19.81	67.5

Life Expectancy

A new-born male baby in the UK today can expect to live for 78.1 years and a girl to 82.5 years,

Sources used:

- 1 – Census 2021 - ONS – Published June 2021
- 2 – Projected population growth by age by 2043 – ONS, 2018
- 3 – Open Housing Report –Current tenancies by management area – 18 January 2021
- 4 – Open housing report – Current tenancies E&D dated 17 January 2023
- 5 - https://www.haveringdata.net/business-and-employment/#/view-report/e20793b6fb0647e4980a5868fa1d817c/_iaFirstFeature

Protected Characteristic - Disability: Consider the full range of disabilities; including physical mental, sensory and progressive conditions

<i>Please tick (ü) the relevant box:</i>		<p>Overall impact: There will be some disabled people on low incomes who may find that the rent and service charge increases may cause them financial difficulties, particularly those who may have income or savings which are just above the threshold to qualify for Housing Benefit. Tenants within this protected characteristic who receive a full or partial award of Housing Benefit or UC may find that this covers or reduces the impact of the increase in service charges. Welfare benefits will be increased by the rate of inflation in April 2023.</p>
Positive		
Neutral		
Negative	x	

maintain their independence. There is the potential consequence that tenants withdraw their subscription to this scheme. The charges are similar or below those charged by other boroughs.

Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in service charges. This applies to all tenants whether in general needs or sheltered housing accommodation.

Information on the increase in rent and service charges will be made accessible to disabled people. To this end, details of the increase in service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.

On request, Housing Services can provide this information in an appropriate format according to the needs of the tenant.

Evidence:

At a national level, individuals with a disability aged 16 – 64 were less likely to own their own home (30.7%) than non-disabled people (53.3%), and more likely to have rented social housing (at 24.9% compared with 7.9%)

The following shows the estimated prevalence of various disabilities in Havering in 2020 for working aged people:

Figure 4: Number of people aged 18-64 with disabilities in Havering by age band, 2020

Age band	Number with learning disability	Number with Impaired mobility	Number with serious visual impairment	Number with moderate or severe, or profound hearing impairment
18-24	519	192	12	347
25-34	911	366	24	791
35-44	882	1,790	23	1,652
45-54	792	1,685	22	4,271
55-64	721	4,438	21	8,143
18-64	3,824	8,471	102	15,204

Figure 5: Number of people aged 18-64 with mental health problems in Havering, 2020

Mental health problem	Number
Common mental disorder	29,906
Borderline personality disorder	3,796
Antisocial personality disorder	5,184
Psychotic disorder	1,100
Two or more psychiatric disorders	11,327

Figure 6: Number of people aged 65 & over unable to manage at least one mobility activity on their own in Havering, 2020

Age band	Number
65-69	1,023
70-74	1,642
75-79	1,506
80-84	1,740
85 and over	3,410
65 and over	9,321

It is also worth mentioning that research on the impact of COVID-19 shows that the coronavirus pandemic has increased psychological distress both in the general population and among high-risk groups. Behaviours such as physical distancing, as well as their social and economic impacts, are worsening mental health consequences. Research on the psychological impact of mass trauma (e.g., natural disasters, flu outbreaks) suggests that the pandemic might particularly harm the mental health of marginalized populations who have less access to socioeconomic resources and supportive social networks (Galea S, 2020).

There are unique stressors and challenges that could worsen mental health for people with disabilities during the COVID-19 crisis. Research on past pandemics shows that disabled people find it harder to access critical medical supplies which can become even more challenging as resources become scarce (Goldmann E, 2014).

Some people with disabilities report higher levels of social isolation than their non-disabled counterparts. They may experience intensified feelings of loneliness in response to physical distancing measures. The Census provides age standardised disability based on the meaning of disability within the Equality Act for Havering residents and found the following:

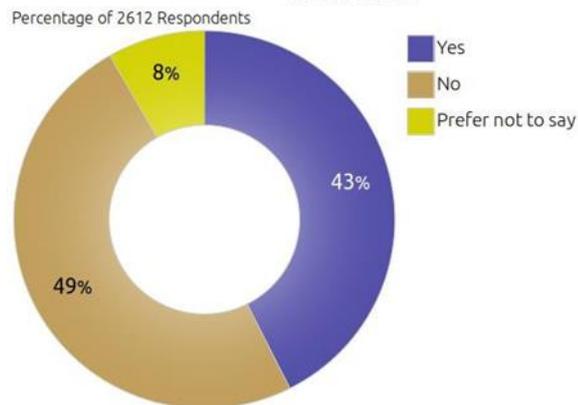
Figure 7: Census 21 disabilities as defined under the Equality Act for Havering Residents

Disability type	% Of Havering residents
Disabled under the Equality Act: Day to day activities limited a lot	6.6
Disabled under the Equality Act: Day-to-day activities limited a little	8.7
Not disabled under the Equality Act	84.7

Data on disabilities in Havering council stock is limited. The most recent Data gathering exercise was completed as part of the STAR, that found the following:

Figure 8: Star survey responses

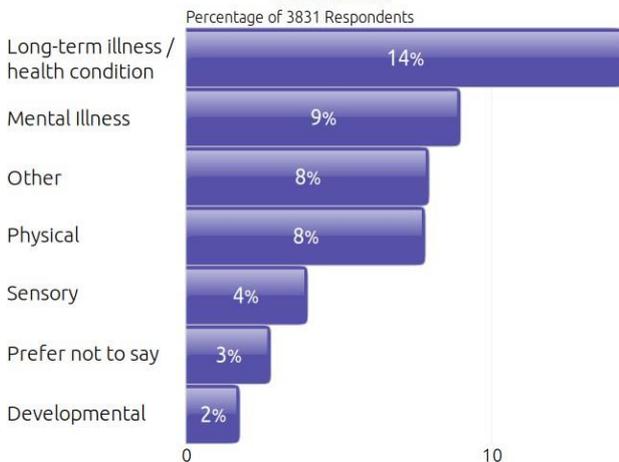
Respondent Has Disability, Impairment Or Health Condition



This is the most recent sample of a good size taken from the Councils Residents. They then go on to identify the following nature of disabilities, impairments and health conditions. This is higher, likely due to tenants being able to give multiple responses.

Figure 9: Star Survey responses

Nature Of Disability, Impairment Or Health Condition



In terms of demand, of the live applications on the housing register at this time, the primary reason is medical for 123 applicants meaning that they have a severe health condition that is significantly impacted by their current housing situation.

Sources used:

1. Outcomes for Disabled People in the UK – 2021
2. Projecting Older People Population Information: <https://www.poppi.org.uk/index.phpProjecting> Adults Needs and Services Information:
3. <https://www.pansi.org.uk>
4. Star survey equality data - 2022
5. Housing Waiting list report dated 19 January 2023

Protected Characteristic - Sex/gender: Consider both men and women		
<i>Please tick (ü) the relevant box:</i>		<p>Overall impact:</p> <p>The demographic profile of Havering council tenants indicates that an increase in service charges is more likely to affect woman rather than men. Many of these tenants will be the heads of single parent families who may be in lower paid/lower income jobs. The decision to increase rent and service charges might cause an increased financial burden on some of our vulnerable tenants, regardless of gender, when considered alongside other elements of welfare reform.</p> <p>Tenants within this protected characteristic who receive a full or partial award of Housing Benefit or UC may find that this covers or reduces the impact of the increase in rent and service charges. While they will still be responsible for meeting the</p>
Positive		
Neutral		
Negative	x	

service charges for heating and water charges. Universal Credit will be increased by inflation in April 2023.

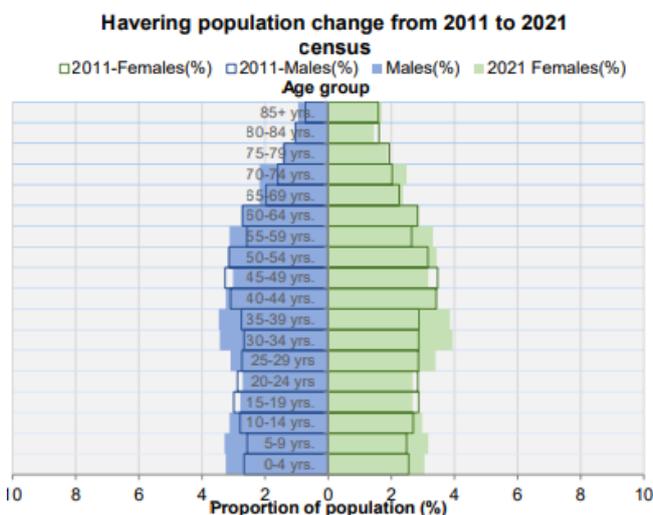
Tenants will be paying a fuller contribution towards the costs of these services and the increase genuinely reflects, and is required to meet, the actual cost of providing this service.

We recognise that any increase in rent and service charges could potentially impact negatively on tenants who are not in receipt of Housing Benefit or UC. Housing services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in service charges. This applies to all tenants whether in general needs or sheltered housing accommodation.

To this end, details of the increase in rent and service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.

Of the estimated 260,651 people in Havering, 48.2% are male and 51.8% are female.

Figure 10 – Percentage of population in each age band in Havering 2011 and 22



Working aged women are less likely to be economically active in Havering (81.4%, compared to 90.5% for men). Women are also more likely than men to live in poverty. As a result, women are more likely to be eligible for social housing with 58% of social rented homes nationally are headed by a female.

In terms of demand for local authority housing in Havering, of the applicant's active on the housing register, 77.1 identify as female.

Within current housing stock, 65.5% main tenants identify as female with two tenants identifying as "other".

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Sources used:

1 - Midyear estimates of population for 2020 – ONS – Published June 2021
 2 – <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/annualsurveyofhoursandearningsashegenderpaygaptables>
 3 – Open housing report - Housing Waiting List 19 January 2023
 4 - Open housing report – Current tenancies E&D dated 17 January 2023

Protected Characteristic - Ethnicity/race: Consider the impact on different ethnic groups and nationalities

<i>Please tick (ü) the relevant box:</i>		<p>Overall impact: 17% of the Havering population is from an ethnic minority. For those tenants who have provided us with the information only 8.3% are from ethnic minorities. However, 22.0% of households on the Housing Register are from ethnic minorities so it is anticipated that the proportion of tenants from ethnic minorities will grow in future years.</p> <p>We recognise that the increase in rent and service charges could potentially impact negatively on tenants who are not in receipt of Housing Benefit or UC. Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist all affected tenants to manage this increase in service charges. This applies to all tenants whether in general needs or sheltered housing accommodation.</p> <p>To this end, details of the increase in rent and service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.</p> <p>Any potential impact to this protected characteristic group is thought to be minimal and will be managed through translation services where necessary. These resources are available to the Council as part of its daily business which will ensure that tenants, whose first language is not English receive the help and support which they may need.</p>
Positive	<input type="checkbox"/>	
Neutral	<input type="checkbox"/>	
Negative	<input checked="" type="checkbox"/>	

Evidence:

Havering continues to be considered one of the most ethnically homogenous places in London, with 75.3% of its residents recorded as White British in the 2021 census, higher than both London and England.

Figure 11 – Population of Havering and London and England and Wales by ethnic group

Ethnic Group	Havering (%)	London (%)	England and Wales (%)
Asian, Asian British or Asian Welsh	10.7	20.7	18.5
Black, Black British, Black Welsh, Carribean or African	8.2	13.5	8
Mixed or Multiple ethnic groups	3.7	5.7	5.8
White (including other white)	75.3	53.8	81.7%
Other ethnic Groups	2.0	6.3	

It was estimated that the ethnically homogenous characteristic of Havering will gradually change due to its growing cultural diversity. In this regard, the Borough's white population was projected to decrease from the current 84% to 78% in 2032, however has seen a decrease to 75.3% in 2021. The BME population, notably those from Black African heritage (though many of whom are likely to be British born) has already increased to 5.4%, ahead of the 2018 projections for 2032 (projected 5.3%).

The UK poverty rate is twice as high for black & minority ethnic groups as for white British groups. Nationally, ethnic minority groups are more likely than white British households to spend a high proportion of income on rent, regardless of whether they live in social or private rented housing. However, the housing they live in tends to be of lower quality, especially among households of Pakistani origin, and overcrowding is more common, particularly among households of Bangladeshi origin which are also almost 3 times more likely to be in deep poverty.

Within Havering council stock, we see the current population by ethnicity where the tenant has made the decision to provide this information:

Figure 12: Ethnicity of Havering Council main tenants as a percentage of the tenant population

Ethnic Group	Havering Tenants	Havering Tenants (%)
Asian, Asian British or Asian Welsh	144	1.7
Black, Black British, Black Welsh, Carribean or African	631	7.4

Mixed or Multiple ethnic groups	216	2.5
White (including other white groups)	7504	88.1
Other ethnic Groups	16	0.2

Blank and refused have been left out. Percentages based on population who have provided this response

Most tenants are White British as would be expected with a homogenous population and secure tenancies, followed quite distantly by Black or Black British African. The biggest difference in local population however is with the Asian ethnic group, where only 1.7% of tenants were from this group, whereas the local population is around 10.7% of Havering.

There is, however, quite a notable change in ethnicity based on housing demand. Housing needs, based on the housing register data, see an increase in the proportion of Black, Black British, Black Welsh, Carribean or African applicants, making up 15.7% of applicants, with White British households at 72.9% of applicants

Figure 13: Ethnicity of applicants with an assessed housing need

Ethnic Group	Havering Waiting List Applicants	Havering Waiting List Applicants (%)
Asian, Asian British or Asian Welsh	116	5.3
Black, Black British, Black Welsh, Carribean or African	345	15.7
Mixed or Multiple ethnic groups	111	5
White (including other white groups)	1605	72.9
Other ethnic Groups	24	1

Blanks and refused have been left out to better match Census data

Sources used:

- 1 - Census 2021; Office for National Statistics (ONS);
- 2 – ONS- ethnicity and national identity in England and wales 2012-12-11
- 2 - [Ethnic group population projections - London Datastore](#)
- 3 - Runnymede Trust analysis of 'Households Below Average Income' data from the Family Resources Survey, Department of Work and Pensions
- 3 - Open housing report – Current tenancies E&D dated 17 January 2023
- 4 - Open housing report - Housing Waiting List 19 January 2023

Protected Characteristic - Religion/faith: Consider people from different religions or beliefs including those with no religion or belief

<i>Please tick (ü) the relevant box:</i>		Overall impact:
Positive		<p>There is insufficient data to suggest that an increase in rent and service charges will have any greater or lesser effect on the grounds of a tenant's faith or religious beliefs. There is a deficit within our data on this protected characteristic with 32% of our tenants preferring not to say or where we have been unable to record this information. A further 30% of our tenants stated that they did not have a faith or religious belief.</p> <p>All tenants regardless of their religion or faith who are affected by the increase in service charges will be notified of the specific changes to their service charges and will be provided with information and guidance for money and debt advice.</p> <p>Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in service charges. This applies to all tenants whether in general needs or supported housing accommodation.</p> <p>Housing Services' will advise tenants to make welfare benefits claims and to refer tenants to sources of support. To this end, details of the increase in rent and service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.</p>
Neutral	X	
Negative		

Evidence:

Most recent available data (Census 2021) show most Havering residents are Christians, however this has decreased to just over half of Havering's population, with the biggest change in no religion.

Figure 14: Religion 2011 and 2021 Census, Havering

Faith	2011	2021
Christian	65.6%	52.2%
Buddhist	0.3%	0.4%
Hindu	1.2%	2.5%
Jewish	0.5%	0.5%
Muslim	2.0%	6.2%
Sikh	0.8%	1.7%
Other Religion	0.3%	0.4%
No Religion	22.6%	30.6%
No Response	6.7%	5.5%

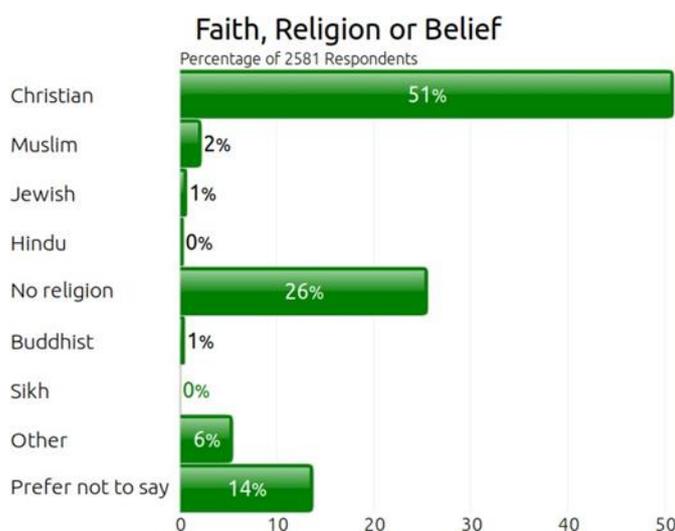
However, data is lacking in relation to Havering tenants, with many tenants either refusing to provide this information or the field in Open housing has been left blank, meaning that this may not have been an option for most tenants to answer. The limited information is as follows:

Figure 15: Religion/belief of Havering Council main tenants

Agnostic	9
Another Religion/Belief	56
Atheist	25
Buddhist	7
Christian	551
Hindu	5
Jewish	2
Muslim	57
No religion	667
Prefer not to answer	106
Sikh	3
(blank)	8031

Alternatively, the Star survey captured religion information, for which 2581 people responded

Figure 16: Religion/belief of Havering council tenants from the Star survey



Half of respondents (51%) are Christian, whilst a quarter (26%) have no religion. Small proportions are Muslim (2%), Jewish (1%) or Buddhist (1%). 6% say they follow another religion and 14% prefer not to answer the question.

However, the Service recognises that as the demographics of the borough and London are changing, the variety of religious beliefs and faiths among our tenants will widen.

Sources used:

- Census 2011; Office for National Statistics (ONS)
- Census 2021; Office for National Statistics (ONS)
- Open housing report – Current tenancies E&D dated 17 January 2023
- Star Survey ED information - 2021

Protected Characteristic - Sexual orientation: Consider people who are heterosexual, lesbian, gay or bisexual

Please tick (ü) the relevant box:

Overall impact:

Positive		Although Housing Services has very limited data available, we have been unable to identify where the increase in service charges will have a disproportionate impact on this protected characteristic
Neutral	X	
Negative		<p>Sexuality is not relevant to the majority of housing services, with the exception of tackling harassment, hate crime or domestic abuse.</p> <p>The increase in rent and service charges will be applied to tenants regardless of their sexual orientation. The increase will not have a disproportionate effect on the ground of this protected characteristic.</p> <p>Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in service charges. This applies to all tenants whether in general needs or supported housing accommodation.</p> <p>Housing Services' will advise tenants to make welfare benefits claims and to refer tenants to sources of support. To this end, details of the increase in rent service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.</p> <p>On request, Housing Services can provide this information in an appropriate format according to the needs of the tenant.</p> <p>Housing Services would benefit from a better understanding of service take up by all service users. This information can then be provided to management so that they can have a clear picture of need, and therefore take appropriate action to plan services. It is anticipated that once Housing Services new IT system is embedded, we will be able to do so.</p>

Evidence:

The 2021 census provided a good quality estimate on sexual orientation in the borough, however tenant data on this matter remains 85% not answered.

Figure 17: Sexual Orientation of main housing tenants and Havering residents

Sexual Orientation	Havering (%)	Havering Tenants Open (%)	Havering tenants STAR Survey (2530 respondents) (%)
Straight or Heterosexual	91.07	14.3	82
Gay or Lesbian	0.95	0.09	2
Bisexual	0.73	0.18	2

All other sexual orientations	0.27	0	3
Not answered	6.98	85.43	12

Nationally an estimated two-thirds (64%) of LGBTQ+ people had experienced anti-LGBT+ violence or abuse and 18% have experienced homelessness at some point in their lives ² Additionally, people who are part of the LGBT+ community generally have an increased likelihood of mental health problems which are more likely to be exacerbated by external factors

Sources used:

- 1 – Census 2021; Office for National Statistics (ONS)
- 2 - Open housing report – Current tenancies E&D dated 17 January 2023
- 3 - Stonewall LGBTQ+ facts and figures, Galops Hate crime report 2021

Protected Characteristic - Gender reassignment: Consider people who are seeking, undergoing or have received gender reassignment surgery, as well as people whose gender identity is different from their gender at birth

Please tick (ü) the relevant box:

Positive

Neutral **X**

Negative

Overall impact:

There is no qualitative or quantitative data to suggest that the increase in Rent and Service Charges would have a greater or lesser effect on people from this protected characteristic

Housing Services would benefit from a better understanding of service take up by all service users. This information can then be provided to management so that they can have a clear picture of need, and therefore take appropriate action to plan services. It is anticipated that once Housing Services new IT system is embedded, we will be able to do so.

Gender reassignment is not relevant to the majority of housing services, with the exception of tackling harassment, hate crime or domestic abuse.

The increase in rent and service charges will be applied to the tenant regardless of any protected group they may belong to. The increase will not have a disproportionate effect on the ground of this protected characteristic.

Tenants within this protected characteristic who receive a full or partial award of Housing Benefit may find that this covers or reduces the impact of the increase in service charges.

We recognise that the increase in rent and service charges could potentially impact negatively on tenants who are not in receipt of Housing Benefit. Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist all affected tenants to manage this increase in service charges. This applies to all tenants whether in general needs or sheltered housing accommodation.

		Housing Services' will advise tenants to make welfare benefits claims and to refer tenants to sources of support. To this end, details of the increase in rent and service charges will be included in the end of year rent statement sent out to tenants. We will also include information on Housing Services' pages on the Havering website, the tenant magazine 'At the Heart' and in any direct contact our officers have with tenants.
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Evidence:

The census 2021 gives us a better picture of Gender Identity in Havering, albeit this question was voluntary.

Figure 18: Gender Identity in Havering

Gender Identity	Havering (%)
Gender Identity the same as sex registered at birth	93.67
Gender Identity different from sex registered at birth but no specific identity given	0.25
Trans women	0.11
Trans man	0.1
Non-binary	0.03
All other gender identities	0.02
Not answered	5.82

There is a deficit in the data held on tenants who have undergone or are undergoing gender reassignment. In a similar vein to the protected characteristic of sexual orientation, there is a reticence among residents and tenants to disclose this information.

We recognise that this is an elective process on the part of the tenant and Housing Services will respect the confidence given to our officers when a tenant discloses this information to us.

Sources used:

1 – Census 2021; Office for National Statistics (ONS)

Protected Characteristic - Marriage/civil partnership: Consider people in a marriage or civil partnership

<i>Please tick (ü) the relevant box:</i>		Overall impact:
Positive		There is no qualitative or quantitative data to suggest that the policy would have a greater or lesser effect on people on account of their marital status
Neutral	X	
Negative		The marital status of residents does not have any impact on the management and delivery of Havering's housing services. Evidence of marriage or civil partnership is used only to enable officers to determine if a person has the right to succeed to a tenancy when their

partner dies.

It is thought that this policy will not have any negative impact on persons within this protected characteristic.

Evidence:

For Havering as a whole, we find the following:

Figure 19: Census 2021 data on legal partnership status for Havering Residents

Legal Partnership Status	% Of Havering Residents
Never married and never registered a civil partnership	36.9
Married or in a registered civil partnership	47.0
Separated, but still legally married or still legally in a civil partnership	1.9
Divorced or civil partnership dissolved	7.8
Widowed or surviving civil partnership partner	6.4

We do not collate data on the marital status of council tenants, only at the point of entry on to the Housing Register and for the purposes of succession of a tenancy.

However, as part of the STAR survey, we gathered information in relation to tenants' relationship status and found the following:

Figure 20: STAR Survey equality information on Relationship Status



Of the households that responded, 47% of respondents are single and 27% are married, whilst 9% are widowed, 5% co-habiting and 2% in a civil partnership.

Sources used:

Census 2021 – ONS
STAR Survey Equality responses - 2021

Protected Characteristic - Pregnancy, maternity and paternity: Consider those who are pregnant and those who are undertaking maternity or paternity leave

<i>Please tick (ü) the relevant box:</i>		Overall impact:
Positive		<p>An impact on this protected characteristic may be more likely as tenants within this group may be on a lower income, particularly where they are receiving maternity/paternity leave pay or benefits.</p> <p>Tenants within this protected characteristic who receive a full or partial award of Housing Benefit may find that this covers or reduces the impact of the increase in rent and service charges.</p> <p>Tenants will be paying a fuller contribution towards the costs of these services and the increase genuinely reflects, and is required to meet, the actual cost of providing this service.</p> <p>We recognise that the increase in rent and service charges could potentially impact negatively on tenants who are not in receipt of Housing Benefit. Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in rent and service charges.</p> <p>Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in rent and service charges.</p>
Neutral		
Negative	<input checked="" type="checkbox"/>	

**Expand box as required*

Evidence:
 The only data which Housing Services collects for this protected characteristic is due dates for pregnancy, usually collated at the point of entry to the Housing Register. This data is used to ascertain the size of property/ the number of bedrooms a tenant is requires under the 'bedroom standard'.

However, due to the nature of the protected characteristic, it would be difficult to collect accurate and up to date data.

Sources used:

No data is currently available concerning this protected characteristic.

Socio-economic status: Consider those who are from low income or financially excluded backgrounds

<i>Please tick (ü) the relevant box:</i>		Overall impact:
Positive		<p>The increase in rent and service charges may have a disproportionate effect on those with a lower income, as they may have a lower level of disposable income available to cover this increase.</p>
Neutral		

<p>Negative</p>	<p>X</p>	<p>An increase in rent and service charges will have a negative impact upon the finance of residents not currently in receipt of full Housing Benefit, or for those tenants who are working in lower paid employment. It could affect tenants of pension age whose income and savings fall just above the threshold to qualify for Housing Benefit.</p> <p>45% of council tenants will be affected as they do not receive full or partial housing benefit. Approximately 55% of our tenants will have the impact reduced by their entitlement to Housing Benefit, and 95% of sheltered housing residents are on full Housing Benefit.</p> <p>Welfare Benefits will increase by the rate of inflation (10.1%) in April 2023 and the rental payments will be increased in line with the rent increase (7%).</p> <p>The council have a cost of living strategy to minimise the impact of the cost of living on residents. A full list of support available to help is available on the council website here: Financial help and advice The London Borough Of Havering</p> <p>Tenants will be paying a fuller contribution towards the costs of these services and the increase genuinely reflects, and is required to meet, the actual cost of providing this service.</p> <p>We recognise that the increase in service charges could potentially impact negatively on tenants who are not in receipt of Housing Benefit. Housing Services has a dedicated resource in our Financial Inclusion and Welfare Benefit team who can provide advice and support to assist tenants to manage this increase in service charges.</p>
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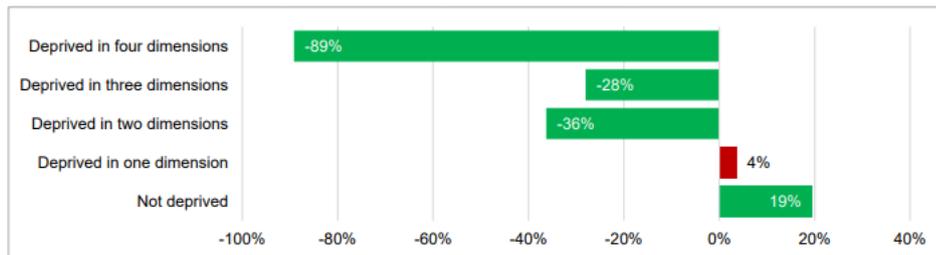
Evidence:

Across London, the raw number of households in poverty in socially rented properties sits at 950,000. Whilst this is like the total number of private renters in a similar position (870,000) the actual rate of poverty is higher, at 51% (PRS 33%).

As part of the Census, households were classified in terms of dimensions of deprivation based on selected household characteristics. Specifically, households were deprived if they met one or more of the following four dimensions of deprivation: employment, education, health and disability or housing.

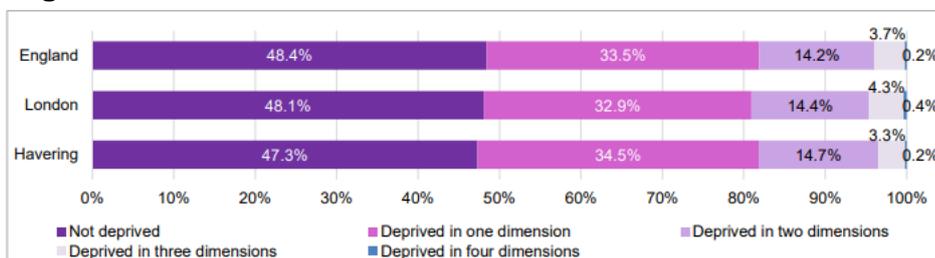
From 2011 to 2021, the proportion of households in Havering experiencing at least one dimension of deprivation has increased by 4% (1250 households). However, the proportion of households experiencing multiple dimensions of deprivation has decreased.

Figure 21: Percentage (%) change in Havering household deprivation from 2011 to 2021



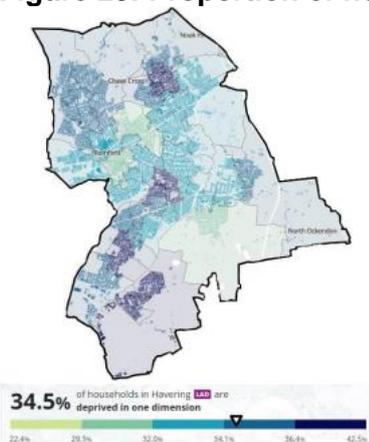
According to the Census, compared to the London (51.9%) and England (51.6%) average Havering has a marginally higher proportion of households living in deprivation (52.7%)

Figure 22: Proportion (%) of the population that are deprivation in Havering, London & England in 2021



The neighbourhoods (MSOAs) in Havering where there are higher proportions of households deprived in one dimension are in Harold Hill East, Hornchurch, South Hornchurch, Rainham West and Rainham East & Wennington. Household deprivation is a complex topic, and the data here simply show how many households were deprived in any of the four stated dimensions. A limitation of this data is that it does not detail the specific dimensions in which households are deprived. More information on each of the four dimensions will become available in future topic releases The Department for Levelling Up, Housing and Communities are also planning to update the Indices of Deprivation (IoD) (last updated in 2019), which is considered a more robust measure of deprivation. In the 2019 IoD Havering's average Index of Multiple Deprivation (IMD) score ranked 112th nationally (out of 151) and 24th in London (out of 33).

Figure 23: Proportion of households deprived in one dimension in Havering



In Havering, 59.5% (124,781) of usual residents aged 16 and over were in employment at the time of the Census 2021. This is a higher rate of economic activity than the England average of 57.4%, but lower than the London average of 61.4%. Havering has the eleventh lowest rate of residents who are economically active and in employment in London.

The proportion of over 16s in Havering claiming out-of-work benefits (3.8%) matches the rest of England and is lower than seen for London (4.7%)

Figure 24: Claimants by Gender for Havering, London and England

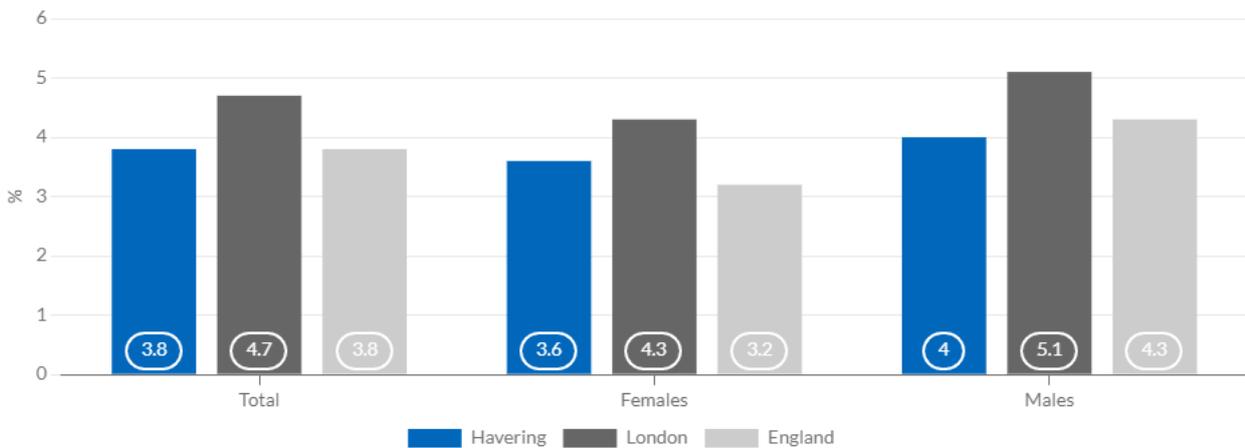
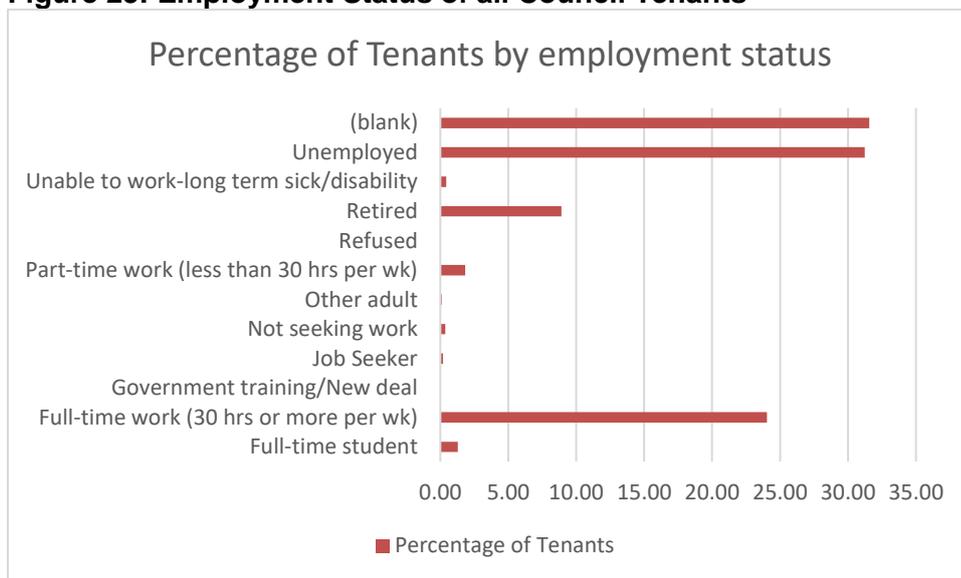


Figure 25: Employment Status of all Council Tenants



Data held on current Council Tenants demonstrates that 28.8% of all Council Tenants are employed on a full-time or part-time basis, while just over 30% are unemployed. The number of tenant's whose employment status remains unrecorded will change as the process of reviews takes place over time.

It is worth adding once more that this data is not reliable in that this data is only picked up at the point where a tenant accepts an offer of council home, and individual circumstances can change over time.

Sources used:

- 1 - HM Revenue and Customs - Personal Tax Credits: Children in low-income families local measure
- 2 - [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://communities.gov.uk)
- 3 - Annual Survey of Hours and Earnings (ASHE), ONS and ONS CPI series – June 2021
- 4 - People on out-of-work benefits, by London borough | Trust for London
- 5 – Census – ONS 2021
- 6 - Open housing report – Current tenancies E&D dated 17 January 2023

Health & Wellbeing Impact: Consider both short and long-term impacts of the activity on a person’s physical and mental health, particularly for disadvantaged, vulnerable or at-risk groups. Can health and wellbeing be positively promoted through this activity? Please use the Health and Wellbeing Impact Tool in Appendix 2 to help you answer this question.

<i>Please tick (ü) all the relevant boxes that apply:</i>		Overall impact:
Positive		<p><u>Section 210(1)</u> of the Housing Act (1996) requires a housing authority to have regard to the following provisions when assessing the suitability of accommodation for an applicant:</p> <ol style="list-style-type: none"> 1. (a) <u>Parts 9 and 10 of the Housing Act 1985</u> (the ‘1985 Act’) (slum clearance and overcrowding); and, 2. (b) <u>Parts 1 to 4 of the Housing Act 2004</u> (the ‘2004 Act’) (housing conditions, licensing of houses in multiple occupation, selective licensing of other residential accommodation, additional control provisions in relation to residential accommodation). <p>The rent increase and increase in service charges will provide the resources to fund the development programme to deliver new high quality affordable housing in the borough through the regeneration programme. This will alleviate levels of overcrowding and households living in poor housing in the borough thereby improving the health outcomes.</p> <p>Do you consider that a more in-depth HIA is required as a result of this brief assessment? No</p>
Neutral	ü	
Negative		

Evidence:

The Census 2021 provided some evidence of the general information on the health and wellbeing of Havering residents. This was self-reported, however provides an idea of the perceived general state of Havering resident health at that time.

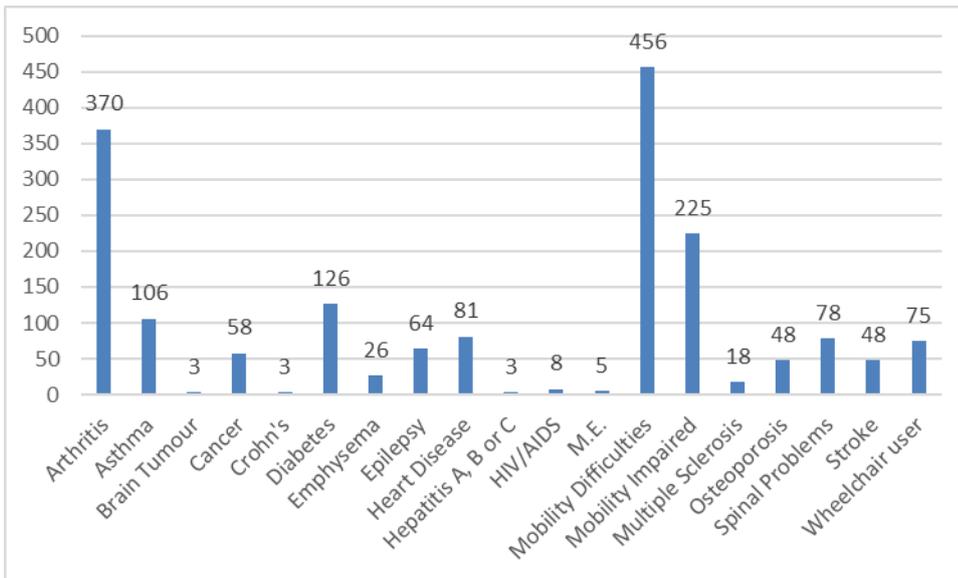
Figure 26: Perceived health rating of Havering Residents

Perceived Health Rating	% Of Havering Residents
Very Good Health	48.2
Good Health	34.8
Fair Health	12.3
Bad Health	3.6
Very Bad Health	1.1

Average self-reported wellbeing in Havering has increased slightly from 2021/2022 to 2022/2023, increasing from 7.5 to 7.6 out of 10 for Life Satisfaction, which is still relatively high. For anxiety we see a continuation of this increase, seen from 2015/16 (2.6 out of 10) to 2021/22 (3.1 out of 10), albeit this is still in the low category. “Happiness” saw a slight decrease to 7.4 in 2021/22 from the previous year and “worthwhile” also dropped to 7.8

Where the tenant continues to have an ongoing housing need and continues to meet the eligibility criterion for social housing according to the Council’s Allocation Scheme, the Council will offer the tenant a new tenancy for an appropriate property.

Figure 27: Council Tenants who have identified a health issue



Data extracted from Open housing indicates that 21.5% of council tenants have identified themselves as having a disability. This is, however, a figure reliant on the self-reportage of tenants and does not necessarily mean that all instances of physical disability require an adaptation or change in housing.

Sources used:

- 1 - [Personal well-being in the UK - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)
- 2 – Census 2021
- 3 - Open housing report – Current tenancies E&D dated 17 January 2023

3. Outcome of the Assessment

The EqHIA assessment is intended to be used as an improvement tool to make sure the activity maximises the positive impacts and eliminates or minimises the negative impacts. The possible outcomes of the assessment are listed below and what the next steps to take are:

Please tick (✓) what the overall outcome of your assessment was:

	1. The EqHIA identified <u>no significant concerns</u> OR the identified <u>negative concerns</u> have already been <u>addressed</u>		Proceed with implementation of your activity
	2. The EqHIA identified some <u>negative impact</u> which still needs to be <u>addressed</u>		COMPLETE SECTION 4: Complete action plan and finalise the EqHIA
	3. The EqHIA identified some <u>major concerns</u> and showed that it is <u>impossible to diminish negative impacts</u> from the activity to an acceptable or even lawful level		Stop and remove the activity or revise the activity thoroughly . Complete an EqHIA on the revised proposal.

4. Action Plan

The real value of completing an EqHIA comes from the identifying the actions that can be taken to eliminate/minimise negative impacts and enhance/optimize positive impacts. In this section you should list the specific actions that set out how you will address any negative equality and health & wellbeing impacts you have identified in this assessment. Please ensure that your action plan is: more than just a list of proposals and good intentions; sets ambitious yet achievable outcomes and timescales; and is clear about resource implications.

Protected characteristic / health & wellbeing impact	Identified Negative or Positive impact	Recommended actions to mitigate Negative impact* or further promote Positive impact	Outcomes and monitoring**	Timescale	Lead officer
Increase in rent and service charges	Negative impact on most groups.	That the increases are covered through welfare benefits. Letters and advice provided to tenants on UC.	That increases in rent and service charges are covered by Universal Credit and Housing Benefit.	Within one month of the increase.	Evonne Hudson, AD Housing Management

Add further rows as necessary

* You should include details of any future consultations and any actions to be undertaken to mitigate negative impacts

** Monitoring: You should state how the impact (positive or negative) will be monitored; what outcome measures will be used; the known (or likely) data source for outcome measurements; how regularly it will be monitored; and who will be monitoring it (if this is different from the lead officer).

5. Review

In this section you should identify how frequently the EqHIA will be reviewed; the date for next review; and who will be reviewing it.

Review:

The assessment will be reviewed on an annual basis.

Scheduled date of review: January 2024

Lead Officer conducting the review: Patrick Odling-Smee

Please submit the completed form via e-mail to EqHIA@havering.gov.uk thank you.



CABINET

Subject Heading:

2023/24 Budget and 2023-2027 Medium Term Financial Strategy

Cabinet Member:

Councillor Christopher Wilkins

SLT Lead:

Dave McNamara
S151 Officer

Report Author and contact details:

Richard Tyler
Head of Financial Strategy and Business Intelligence
01708 433 957

Richard.Tyler@oneSource.co.uk

Policy context:

This report sets out the Council's revenue budget requirement for 2023/24 and MTFS for the following three years. It makes proposals regarding the level of Council Tax required to meet the budget requirement. The report also provides an update on the outcome of the 2023/24 local government financial settlement.

Financial summary:

This report includes:

- the approach to setting the Council's 2023/24 budget and MTFS for the following three years
- the outcome of the local government finance settlement
- The recommended Council Tax level for 2023/24.

Is this a Key Decision?

Yes:

Expenditure or saving (including anticipated income) of more than £500,000.

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents	(X)
Place - A great place to live, work and enjoy	(X)
Resources - A well run Council that delivers for People and Place.	(X)

EXECUTIVE SUMMARY

The Financial position of the Council is acute and the Administration have addressed that position by taking the appropriate steps to enable a balanced budget to be set for 2023/24 and to adopt an approach to ensure that the Council can be sustained financially going forward.

The budget report is the financial articulation of the Councils new vision adopted in November 2022 “The Havering you want to be part of”. Over the next four years, adoption of the following principles will help deliver that vision, and the budget will develop accordingly over that time.

1. People - Things that matter for residents.
2. Place - A great place to live, work and enjoy.
3. Resources - A well run Council that delivers for People and Place

The report sets out the Council’s current financial situation and its approach to achieving financial balance over the period 2023/24 to 2026/27.

This report consists of the following sections:

- Introduction (Section 1)
- Background and Strategic Context (Section 2)
- The revenue monitoring position for 2022/23 (Section 3)
- The budget process (Section 4)
- The Local Government finance settlement and update on Government spending review plans (Section 5)
- 2023/24 Budget Proposals (Section 6)
- Impact of proposals on Council Tax levels (Section 7)
- Update on the Medium Term Financial Strategy (Section 8)
- Proposed Fees and Charges (Section 9)
- Contingencies Reserves and General Balances (Section 10)
- Update on the Capital Programme (Section 11)
- Budget risks and uncertainties (Section 12)

- Chief Financial Officer statement regarding the robustness of the budget (Section 13)
- Discount for Council Tax Payers Paying in Full (Section 14)
- Council Tax Support Scheme 2023/24 (Section 15)

RECOMMENDATIONS

Cabinet is asked to:

- Agree the Council Tax requirement for 2023/24 to be set at £149.070m as set out in section 6 and **Appendix G** of the report *(to follow in final version for Full Council)*;
- Agree the Delegated Schools' draft budget set out in section 5.2 of this report;
- Agree a 2.99% increase in core Council Tax for 2023/24 as set out in paragraph 6.9;
- Agree an additional 2% Council tax increase for the Adult Social Care Precept;
- Note the Medium Term Financial Strategy position as set out in Section 8
- Agree the fees and charges schedule as set out in Section 9 and Appendix C
- Note the risks to the 2023/24 budget as set out in Section 12
- Note the requirements of S106 of the LGA 1992 Act as set out in Section 1
- Agree that to facilitate the usage of un-ringfenced resources, the Chief Financial Officer in consultation with Service Directors will review any such new funds allocated to Havering; make proposals for their use; and obtain approval by the Leader and the Cabinet Member for Finance and Transformation.
- Delegate to the Chief Financial Officer in consultation with Service Directors the authority to make any necessary changes to service and the associated budgets relating to any subsequent specific grant funding announcements and to administer funding, where delays may otherwise adversely impact on service delivery and/or budgetary control, subject to consultation with Cabinet Members as appropriate.

- Delegate authority to the Cabinet Member for Adult Social Services and Health and the Leader to approve an annual spend plan for the Public Health grant.
- Delegate to the Directors of Children's and Adults authority to agree inflation rates with social care providers for 2023/24.
- Note the Equalities Impact Assessment in respect of the CTS Scheme as set out in Appendix E to this report.
- Note the summary version of the Council Tax Support Scheme for 2023/24 as set out in Appendix F to this report (unchanged from 2022/23).

Cabinet is asked to recommend to Council for consideration and approval:

- Agree the Council Tax requirement for 2023/24 to be set at £149.070m as set out in section 6 and Appendix G of the report;
- The Delegated Schools' draft budget set out in section 5.9 of this report;
- A 2.99% increase in core Council Tax for 2022/23 as set out in paragraph 6.8;
- An additional 2% Adult Social Care Precept ;
- That it pass a resolution as set out in section 14 of this report to enable Council Tax discounts for early payment to be given at the 2022/23 level of 1.5%.
- Recommend to Full Council that the Council Tax Support Scheme for 2023/24 is adopted as set out in Section 15 of this report (unchanged from 2022/23).
- To note and approve an estimated £0.292m of the £0.364m Council Tax Support fund 2023 provisional allocation to be used to credit £25 to an expected 11,690 Council Tax payers in receipt of Council Tax Support during 2023/24.
- To allocate the remaining Council Tax Support funding estimated at £0.072m to the Council Tax Discretionary Reduction policy.
- Delegate to the Chief Financial Officer the power to accept on behalf of the Council all grant funding allocated to the Council by external bodies, including central government (but provided that any new application for grant funding shall be in accordance with the Council's scheme of delegations).

REPORT DETAIL

1. Introduction

- 1.1 This report presents the proposed 2023/24 budget and also an update of the Medium Term Financial Strategy (MTFS) between 2023/24 and 2026/27 that will support the delivery of the Council's objectives and priorities. The report includes a recommendation to increase the Havering element of Council Tax by 4.99% (including the Adult Social Care precept) in order to meet the new budget requirement whilst maintaining tight financial control and ensuring prudent levels of reserves and balances are maintained.
- 1.2 Councillors are reminded that Section 106 of the Local Government Finance Act 1992 requires any Member who is two months or more in arrears on their Council Tax to declare their position and not to vote on any issue that could affect the calculation of the budget or the Council Tax. Any Member affected by Section 106 who fails to declare could be subject to prosecution.

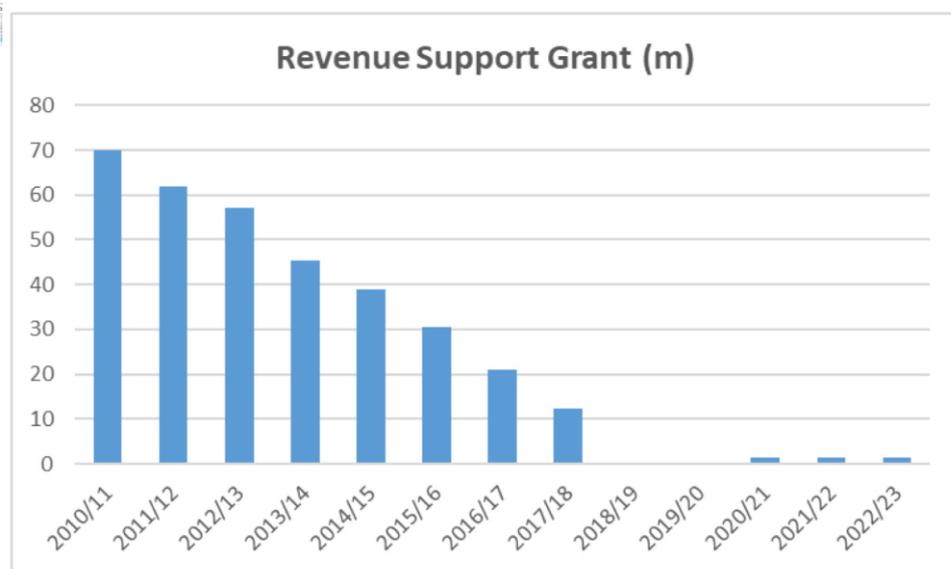
2. Background

- 2.1 The 2023/24 budget process has been one of the most difficult in recent memory. The cost of provision of Council Services has risen dramatically due to sharply rising inflation rates and increases generally in the cost of living driven by world economics and the impact of the war in Ukraine.

The current economic situation has developed whilst the Council is still recovering from the aftermath of 10 years of austerity followed by the COVID pandemic.

During the austerity period from 2010 onwards Havering suffered significant cuts to its funding. Havering's revenue support grant reduced in real terms from around £70m to only £1.5m in 2022/23. The provisional settlement increased this figure to £1.9m but primarily by rolling specific grants into RSG.

Table1: Reduction in RSG since 2010



During this period the Council had to make substantial savings in order to balance the budget and cover the loss of central grant. This process did make the Council more efficient but this position does also result in it being now increasingly difficult to find further savings from an already low cost efficient position

The 2023/24 budget has been prepared following over two years where the impact of the COVID pandemic has profoundly affected everything the Council does. The Council responded quickly and decisively to the pandemic and succeeded in providing a high quality service to its residents in very difficult circumstances. The Council has restored all services and supporting the recovery of the borough as we come out of the pandemic. There are still legacy impacts of the pandemic particularly through the number of clients the Council is supporting following discharge from hospitals.

It is quite notable that during the COVID pandemic a number of London Boroughs were able to increase their reserves through the grants being provided together with their other sources of income exceeding the level of spend in those years. This was not the case in Havering where every penny of general COVID support was used and the Council still had a significant overspend at the end of 2021/22. Havering's general balances remain at £10.9m which is below our target of £20m and set to reduce further due to the 22/23 overspend currently projected.

The current year has brought a sharp increase in the cost of living triggered by the effects of the Ukraine war which has impacted on everyone. Havering has been faced with rapidly rising costs particularly in Social Care where the pressure on our providers has resulted in sharply increasing unit costs and fees. There has been increased pressure on the homelessness budget as residents struggle to make ends meet and all costs linked to inflation have gone up.

The 2022/23 budget was set at a time of much lower inflation and unsurprisingly Havering like many other authorities have a significant reported in year pressure for 2022/23. The 2023/24 budget process therefore needs not only to project and fund future demand but also to make good the current year overspend.

A report to September Cabinet set this position out in detail and identified a £70m funding gap over the next four years in order to be able to deliver Council Services. The Government have recognised the pressures local Government is facing and the recent financial settlement has brought welcome extra funding to partially mitigate the Social Care pressures the Council is facing. The extent of the pressures built up over 2022/23 and 2023/24 has meant that even with this cash injection the Council has had to identify over £10m of further savings and efficiencies in order to balance the budget.

The Government's own funding model assumes that Local Councils will increase their Council tax by the maximum allowable; both in general terms and through the Adult Social Care Precept. The Council only ever increases council tax as a last resort but given the extreme pressures on social care and the rises in the cost of services the increase is necessary for 2023/24.

The Council has reduced its budget significantly over the last 12 years and whilst this has been largely achieved through efficiency and modernisation the continued requirement for savings places an ever increasing risk on the budget position. **Appendix D** of this report sets out the financial risks facing the Council and all of these risks will be closely monitored in the months ahead.

Havering's key aims and objectives over the next four years are set out in the Council's Corporate Plan which was presented to Cabinet in November 2022. This budget and MTFs underpins the values and objectives set out in that paper and sets out the steps taken to deliver a balanced budget to enable those key objectives to be realised.

Delivery of the Corporate Plan objectives is a key measure of future success for the authority. The Council will work hard to deliver all the individual objectives set out in the Corporate Plan and the 2023/24 budget, Capital Programme and MTFs set out in this report enables that work to commence.

3. The Current 2022/23 Revenue Monitoring Position

- 3.1 The 2022/23 revenue monitoring position has been significantly impacted by the increased costs of living which have particularly affected Social Care costs. Both Adults and Children's Services have increased costs both through client numbers and more significantly through the additional inflationary cost of placements. The 2022/23 budget included significant growth totalling over £15m in these services but this growth has proved to be inadequate given the high inflation rates.

The forecasted revenue position at Period 8 (November) is an overspend of £13.3m. This has reduced from the position reported to September cabinet (£19.1m) and services are working hard to reduce the overspend still further in

the remaining months of the year. The table below sets out the variances by department.

Table 2; Revenue Monitoring Position as at 30th November 2022

Service	Original Budget £'m	Revised Budget £'m	Forecast £'m	Current Forecast Variance to Budget £'m
A3000B-Public Health	(1.650)	(0.274)	(0.274)	0.000
A4000B-Childrens	46.496	50.588	56.106	5.518
A4600B-Adults	72.523	72.671	76.325	3.654
A5000B-Neighbourhoods	11.514	10.431	13.556	3.125
A5500B-Regeneration Programme	1.262	1.255	0.925	(0.330)
A5700B-Housing	3.883	3.860	3.860	0.000
A7000B-oneSource Shared	1.895	2.825	4.911	2.086
A8000B-oneSource Non-Shared LBH	0.361	0.071	1.274	1.203
A9000B-Chief Operating Officer	4.891	5.143	4.763	(0.380)
Service Total	141.175	146.571	161.446	14.875
Treasury Management	8.136	8.136	5.336	(2.800)
Corporate Contingency	1.000	1.000	0.000	(1.000)
Other Corporate budgets	22.599	17.402	19.652	2.250
Overall Total	172.910	173.109	186.434	13.325

It is expected that the reported position will improve by year end. This overspend is likely to have a significant impact on the Council's reserves. The Council's general reserves currently stand at £10.9m and even with a planned £2m contribution would be diminished significantly by the projected outturn. The Council will review all earmarked reserves to identify if any can be released in order to limit the impact on general balances.

- 3.2 As inflation rates went up it became obvious at an early point in the year that the 2022/23 budget was likely to overspend. The Council quickly recognised the need to incorporate the ongoing impact of the overspend into its medium term planning and accordingly an additional £10m was built into the 2023/24 budget. This is a realistic measure recognising the ongoing impact of the sharp unit cost increases in 2022.

As explained later in this report the Council has undertaken zero based exercises in the Social Care budgets in order to project potential costs and inform the budget setting process. This has been done from a starting point of the 2022/23 budget and so fully builds in the ongoing impact of the current year overspend and also the future projected impact of increased client numbers and inflation in 2023/24. These are volatile budgets and whilst the Council will always aim to budget to fully cover future costs, external market factors can influence this position.

4. The Budget Process

4.1 The process to set the budget and medium term financial strategy is an ongoing one and in effect starts at the beginning of the financial year. The process is robust and developing the budget gap takes account of the following factors:

- The ongoing impact of the 2022/23 overspend
- Inflation Rates
- Demographic Assumptions
- Interest Rates and the cost of borrowing
- Current in-year pressures
- Implications of the future Capital programme
- The need to establish prudent levels of balances and reserves

4.2 The identification of demographic pressures moving into 2023/24 has been a robust process using metrics measuring both unit costs and client numbers. This process for both Adults and Children's has presented a very challenging position due to the sharp increases in the cost of living and inflation rates in 2022. There are also emerging pressures on the homelessness budget. The Government provides an annual grant to support the costs of homelessness but the increased numbers in recent months is putting this budget under strain

4.3 The Government has recognised these pressures and provided grant funding in the local government finance settlement to partially address these issues. The funding is set out in the section below but there is still considerable uncertainty both in the extent of the demographic and inflationary pressures in future years and the extent to which central government will recognise these pressures in future funding.

5 The Local Government Financial Settlement

5.1 On 19th December 2022 the Government published the 2023/24 Provisional Local Government Finance Settlement. The announcement broadly confirmed the additional grants which had been indicated in firstly the Autumn Statement and then a Government Policy Statement in early December.

The announcement brought welcome extra funding for Local Government which will help close the budget gap but was also disappointing as the method to distribute the additional Social Care money was still largely based on historical data. Core Band D Council Tax thresholds will be 2.99% in 2023-24. The Adult Social Care precept will be 2% in 2023-24 and 2024-25.

Core Spending Power

Core Spending Power (CSP) is the Government's measure of the change in funding an authority receives from year to year. The settlement announced for 2023/24 and 2024/25 represent the largest increases in Core Spending Power (CSP) that local government has received for more than a decade. However this increase assumes that local authorities increase their Band D by the maximum

allowed. On this base, CSP will increase by 9.2% in 2023/24 and 7.9% in 2024/25.

Table 3: Core Spending Power for Havering for 2023/24

CORE SPENDING POWER - HAVERING	2022/23	2023/24	Increase	Proportion of increase
	(M)	(M)	(M)	%
Settlement Funding Assessment (Business Rates and Revenue Support Grant)	36.012	37.750	1.739	0.87%
Compensation for under-indexing the business rates multiplier	3.532	6.107	2.575	1.29%
Council Tax Requirement	140.823	148.721	7.898	3.94%
New Homes Bonus	0.283	0.352	0.069	0.03%
Lower Tier Services Grant	0.300	0.000	-0.300	-0.15%
Services Grant	2.382	1.342	-1.040	-0.52%
Grants rolled in to Revenue Support Grant	0.298	0.000	-0.298	-0.15%
Sub Total General	183.629	194.273	10.644	5.32%
Improved Better Care Fund	6.825	6.825	0.000	0.00%
Social Care Grant	8.482	14.246	5.764	2.88%
Grant rolled into Social Care Grant	0.586	0.000	-0.586	-0.29%
Market Sustainability and Fair Cost of Care Fund	0.679	0.000	-0.679	-0.34%
ASC Market Sustainability and Improvement Fund	0.000	2.355	2.355	1.18%
ASC Discharge Fund	0.000	0.957	0.957	0.48%
Sub Total Social Care Funding	16.572	24.383	7.811	3.90%
Core Spending Power	200.201	218.656	18.455	9.22%

For authorities like Havering much of Core Spending Power relates to our ability to generate income through Council Tax and as such a significant proportion of our 9.2% CSP increase relates to assumed additional Council Tax yield.

Social Care Funding

All the main social care grants will be distributed based on the 2013/14 Adult Relative Needs Formula. £160m nationally of the Adult Social Care precept will be equalised as part of the grant distribution. Additional grants of £2.2bn will be distributed in 2023/24 (and a further £1.1bn in 2024/25). This is particularly disappointing for Havering who had made a strong case for using updated formulae to distribute the Social Care Grants rather than the chosen data which is now nearly 10 years old.

Table 4: Social Care Grant Funding for Havering 2023/24

SOCIAL CARE GRANTS - HAVERING	2022/23	2023/24	Increase	Haverings proportion of National Pot
	(M)	(M)	(M)	
Rollover of Social Care Grant for 2022/23 (£2.346 bn Nationally)	8.482	8.482	0.000	0.36%
Independent Living Fund (Rolled in for 2023/24) (£161m)	0.586	0.586	0.000	0.36%
Element used to equalise for 2% ASC precept flexibility for 2023/24 (£160m)	0.000	0.213	0.213	0.13%
Additional funding through existing ASC RNF for 2023/24 (£1.185bn)	0.000	4.966	4.966	0.42%
Improved Better Care Fund	6.825	6.825	0.000	0.32%
Market Sustainability and Fair Cost of Care Fund (rolled into line below)	0.679	0.000	-0.679	0.00%
ASC Market Sustainability and Improvement Fund (£562m)	0.000	2.355	2.355	0.42%
ASC Discharge Fund (£300m)	0.000	0.957	0.957	0.32%
TOTAL	16.571	24.383	7.812	0.36%

The table shows that Havering has received on average 0.36% of the National Funding pot for Social Care. Government exemplifications on a potential updated

formula reflecting actual need of local residents would increase Havering's share of the national pot to 0.48% and even if this had just been applied to the 2023/24 increase in grant Havering would have been over £2m better off. We have lobbied the Government on this point in the past and have done so again in our response to the settlement.

The additional government funding into social care is very welcome, however it is not sufficient for the council to be able to deliver against the objectives set by government. It is of note that despite representations made to government repeatedly over the course of 2022 to ensure a fairer settlement for adults and children's social care costs in future local government settlements, the allocation of funding has been via the ASC RNF or the IBCF distribution formula, meaning that more central London boroughs have again received significantly more funding than outer London, as set out in the table below:

Table 5 – North East London borough allocations of social care monies 2023/24

	ASC Discharge Fund iBCF direct to councils	Adult Social Care Market Sustainability and Improvement Funding	Social care grant (CSC & ASC)	TOTAL 2023/24
Newham	2.41	3.439	7.25	13.099
Tower Hamlets	2.357	3.43	7.233	13.021
Hackney	2.332	3.29	6.937	12.560
Redbridge	1.413	2.613	5.51	9.537
Waltham Forest	1.33	2.549	5.375	9.255
Havering	0.957	2.355	4.966	8.277
Barking And Dagenham	1.501	2.138	4.508	8.147
City of London	0.045	0.114	0.241	0.401
TOTAL	12.346	19.929	42.021	74.296

The council considers the allocations received perverse, given for example, the older people's population in Havering is the highest in North East London (a larger driver of hospital admissions and discharge cost pressure), and the borough has the most care home beds in the footprint.

Social Care Grant

There has been an increase in this grant of some £1.265bn (less council's abilities to raise funding through the ASC Precept, therefore £1.185bn). This is to be ring-fenced for adults and children's social care, with further guidance to be published in due course, and to note Havering's allocation will be £4.966m.

Discharge Funding

An additional £600m of grant funding has been made available by government, with £300m being allocated directly to councils, with the other £300m to be distributed to Integrated Care Boards. This funding will have to be pooled in the

Better Care Fund between the council and North East London ICB. Draft Guidance suggests that the funding will need to be used to support hospital discharge, freeing up hospital beds for those who most need them. The Discharge Funding made available for the current 2022/23 winter is required to be reported on fortnightly, and it is anticipated this requirement will continue.

Adult Social Care Market Sustainability and Improvement Funding

£562m nationally is to be ring-fenced to adult social care to support the government objectives of addressing discharge delays, social care waiting times, low fee rates, workforce pressures and to promote technological innovation in the sector. Havering will receive £2.355m. It is this funding in particular that is of most concern and will be insufficient for the council to make any meaningful inroads in meeting these objectives.

The council submitted its Cost of Care exercise in mid-October 2022 to the DHSC as required, ahead of government announcements that the proposed care cap on what residents would have to pay towards their care would be delayed until at least October 2025. Whilst the care cap introduction has been delayed, as noted above, there is expectation from government that councils should still move towards the assessed median cost of care over the next two financial years.

In its submission to the DHSC, the council estimated that moving to the assessed median cost care would result in a cost pressure of £9m as set out in the table below:

Table 6: Estimated Cost Pressures

Cost Of Care *	2023/24	2024/25	2025/26	2026/27
Residential	2,813	2,842	2,877	2,915
Nursing	2,840	2,840	2,840	2,840
Home Care	3,221	3,255	3,295	3,338
Total Fair Cost of Care at 2022/23 prices	8,874	8,936	9,011	9,092

*assumes uplifting to cost of care median from April 2023 for illustrative purposes

It can be seen therefore that the allocation of £2.355m to ensure market sustainability is woefully insufficient to address low fee rates, let alone the other government objectives set out above. The council’s cost of care submission stated that any move towards the median cost of care would need to be contained within any funding received from government, with no further growth planned within the council’s MTFS itself. The government has also stated that there will be reporting requirements placed on the Fund, with details to be published in due course.

Other Grants:

There has been a further round of New Homes Bonus as had been widely expected. Havering was just above the threshold and has received £352k in NHB. The Business Rate Multiplier has been frozen again at 49.9p. The Government provide a compensatory grant for the loss of Business Rates which now totals £6.1m for Havering.

The Services Grant has been reduced nationally from £822m to £464m. Havering's grant has reduced from £2.382m to £1.342m. This was expected and is partly to claw back the funds for the 1.25% NI increase that was reversed and partly to fund the Social care precept equalisation grant. The Lower tier Services grant (£294k for Havering) has been discontinued and the funding redistributed elsewhere in the settlement.

Settlement Funding Assessment (SFA) (Retained Business Rates and Revenue Support Grant)

Havering's Settlement Funding Assessment has increased by £1.739m. This is reflective largely of increased assumed Business Rate Yield. The final actual increase will be confirmed once the DLUHC considers the Council's NNDR1 2023/24 Business Rate Estimate. This estimate was produced in January. The increase in SFA however includes £298k of specific grants rolled into RSG so the real estimated budget increase is £1.441m as shown in the table below

Table 7: Settlement Funding Assessment Havering

SETTLEMENT FUNDING ASSESSMENT	2022/23	2023/24	Increase
	(M)	(M)	(M)
Revenue Support Grant	1.454	1.899	0.445
Grants rolled into RSG	0.298	0	-0.298
Assumed Business Rates (inc Top Up)	34.558	35.851	1.294
TOTAL	36.310	37.750	1.441

Public health grant

The Public health grant is outside Core Spending Power and is announced separately from the settlement itself. SR21 announced that public health grant would increase in line with inflation but final figures are yet to be confirmed.

5.2 Dedicated Schools Grant and Schools Funding

The Dedicated Schools Grant (DSG) is a ring-fenced grant that is allocated to local authorities to meet their responsibilities for early years' education, the funding of schools and for provision and support for pupils with special educational needs and disabilities and for pupils requiring alternative provision. The grant is allocated in four "blocks" and the Havering's allocation for financial year 2023-24 is shown in table 1 below.

Previously, as part of the Autumn Spending Review 2021, the Government announced that the total core school budget is increasing to £56.8 billion by 2024-25, a £7 billion cash increase compared with 2021-22. 2023-24 is the second year of the three-year funding settlement.

For 2022-23 budgets, the Government introduced a Schools Supplementary Grant to allocate additional funding announced in the Autumn Spending Review 2021. This was distributed to schools separately from the main National Funding Formula allocation. For 2023-24 the Schools Supplementary Grant (SSG) is being rolled into the schools NFF to ensure that this additional funding forms an on-going part of schools' core budgets.

In the Autumn 2022, central government announced that the overall core schools funding (including funding for mainstream schools and high needs) is increasing by a further £2 billion in 2023-24 compared to the previous year, on top of the £4 billion increase in 2022-23.

From the additional £2 billion injection in 2023-24 financial year, £1.6 billion is ring-fenced for mainstream schools through the new Mainstream Schools Additional Grant (MSAG), which replaces the rolled-in grant of SSG. MSAG grant is applicable to mainstream schools for the 5 to 16 year-old age range only. Schools will have the flexibility to prioritise their spending of MSAG to best support the needs of their pupils and staff and address cost pressures. The remaining £400m has been allocated to high needs funding for 2023-24.

The MSAG will be in the form of a separate grant for 2023-24 only, and the funding will be incorporated into core budget allocations for 2024-25, similar to SSG.

As part of the Autumn Spending Review 2021, funding for early years' provision has increased by £180m. In the Autumn 2022, for financial year 2023-24, central government announced an additional £20m in Early Years funding. This is applied via a year-to-year protection of 1%, and a gains cap for 3/4 year olds of 4.9%, and a gains cap for 2 year olds of 10.0%.

Each local authority will, as usual, receive funding in four blocks, all of which have now been confirmed for 2023-24 (prior to recoupment of funding for Academies, which will be finalised in the coming months):

Table 8 - Havering's DSG allocation

Year	Schools Block							High Needs Block	Early Years	Central School Services Block	Total DSG
	Primary Funding per pupil (£)	Secondary Funding per pupil (£)	Pupil number allocation (£m)	Premises, pupil growth, falling rolls (£m)	NNDR (£m)	SSG/MSAG (£m)	Allocation (£m)	Allocation (£m)	Allocation (£m)	Allocation (£m)	Allocation (£m)
2023-24	4,912.04	6,626.62	217.32	2.13	2.34	7.50	229.30	40.83	21.79	1.70	293.62
2022-23	4,667.87	6,285.13	201.78	1.61	2.34	6.07	211.80	36.33	19.73	1.66	269.53
Change	244.17	341.49	15.54	0.52	0.00	1.43	17.50	4.50	2.06	0.04	24.09

Notes:

1. All of the above figures are before recoupment by the DfE for pupils attending academies, non-maintained special schools and post 16 special educational needs provision.
2. The additional Schools Block funding includes funding for an increase of 836 pupils in Havering schools.
3. The Early Years block is indicative and will be recalculated based on the January 2023 and 2024 early years censuses.
4. For comparative purposes, the SSG and MSAG have been identified separately.

- **Schools Block** - The allocations to local authorities include at a minimum a 2.4% increase in the formula factor rates within the national funding formula, with at least £5,715 for every secondary school pupil, and £4,405 per primary pupil. Local authorities are required to ensure that these minimum per pupil levels are delivered in constructing their local funding formula although many schools will already be above these levels.

Following agreement with the Schools Funding Forum and consultation with all schools, Havering is able to apply the national funding formula in full with a minimum 0.5% per pupil increase for all mainstream schools and academies with an affordability cap of 3.15% for schools that have received a higher per pupil increase greater than 0.5%.

The effect on Havering schools of implementing the NFF in 2023-24 is as follows:

	No of schools receiving the minimum 0.5% increase per pupil	No of schools receiving an increase between 0.5-3.15% per pupil (on formula)	No of schools increase capped at 3.15% per pupil
Primary	2	16	41
Secondary	1	5	12
Total	3	21	53
	4%	27%	69%

Although this provides an increase in funding for all schools in Havering, many will continue to struggle to set balanced budgets as a result of past and continuing financial pressure in having to fund national pay awards for teachers and support staff, and inflationary increases on goods and services. School governors and head teachers are therefore continuing to implement efficiencies in the costs of running of their schools in an attempt to avoid falling into deficit.

The Schools Funding Forum agreed the transfer of 0.5% (£1.1m) of the overall Schools Block to High Needs. They also agreed to use £160k of the Schools Block to fund pupil growth and falling rolls at the existing levels.

Although the final DSG settlement includes Rates (NNDR) for schools, from 1st April 2023, this will be recouped from LAs and paid by the ESFA directly to billing authorities on behalf of all maintained schools and academies. The ESFA will be making business rates payments directly to billing authorities.

- **Early Years Block** – the additional £200m has been allocated to local authorities by increasing the hourly rates used to fund parents’ free entitlement to early years provision.

The funding rates for Havering for 2023-24 are as follows:

Age	2022-23 rate £	2023-24 rate £	Change £	Change %
2 yr olds	6.03	6.52	0.49	8.1

Age	2022-23 EYNFF* rate £	2022-23 TPPG** rate £	2022-23 total rate £	2023-24 total rate £	Change £	Change %
3&4 yr olds	5.59	0.07	5.66	5.72	0.06	1.1

* EYNFF – Early Years National Funding Formula

** TPPG – Teachers’ Pay and Pension Grants

The 2022-23 funding rate for 3&4 year olds is £5.59. Incorporating the grants for teachers’ pay and pensions, previously paid separately to maintained schools with nurseries, into the EYNFF hourly rate results in a 7p rise to £5.66. The funding rate for 2023-24, which incorporates the funding for teachers’ pay and pension, is £5.72, a rise of 6p (1.1%).

From a local authority’s allocation, the pass-through rate to providers is a minimum of 95%, including contingencies and an inclusion fund to support access for children with special educational needs and disabilities. Local authorities to carry out their statutory duty to ensure sufficiency of provision, quality assurance, the funding of providers, data management control and business support can have a maximum of 5% for those services.

Consultation with early years’ providers is currently underway to confirm Havering’s funding arrangements for 2023-24.

- **High Needs Block** – as with schools’ funding, the distribution of funding from central to local government is through a national formula. The formula for High Needs funding includes a number of factors including historic funding, pupil population, deprivation and the number of pupils attending special schools and post 16 provision.

Following the allocation of £400m for High Needs announced in the Autumn Review 2022, Havering has received an additional £1.8m in the High Needs Block, bringing the total in High Needs Block to £4.5m.

In common with many other local authorities, Havering will have difficulty in containing its expenditure within the allocation of funding because of an increasing number of pupils and students with Education, Health and Care plans and increasing complexity of need.

Havering is participating in the DfE Delivering Best Value (DBV) programme. This aims to support LAs in delivering high quality provision within the allocation of funding.

- **Central School Services Block** - this block is to fund some of the statutory education functions of local authorities that in previous years has been funded from the Schools Block and an Education Services Grant. This block also allocates funding for an LA’s historic commitments previously funded within the Schools Block. Statutory functions include school admissions, the funding of national copyright licences, servicing the Schools Forum and other statutory duties previously funded from an Education Services Grant.

The removal of the ESG in 2017 resulted in a shortfall against the cost of providing LA statutory services. This shortfall has been met by MTFS contribution, savings made centrally and a contribution from LA maintained schools, as illustrated in Table 7.

Table 9	£m
Estimated service costs in 2023-24	1.858
MTFS Contribution to Education Support Functions	(0.600)
DSG Central Services Block for LA central duties (previously ESG grant)	(0.742)
Contribution from schools – Education Functions	(0.414)
Service Efficiencies	(0.102)
Balance	nil

6 2023/24 Budget Proposals

- 6.1 A report to Cabinet in September updated the MTFS to reflect the latest assumptions at that time. That report set out a potential £23m funding gap for 2023/24 rising to £69.5m by 2026/27 before savings, the financial settlement and changes to Council Tax as set out in the table below.

Table 10: Financial Position presented to September 2022 Cabinet

September Cabinet	2023/24	2024/25	2025/26	2026/27	4 Year Plan
	£m	£m	£m	£m	£m
Corporate Pressures	6.0	4.7	2.7	1.7	15.2
Fair Cost of Care	1.0	3.0	2.7	1.2	7.9
Demographic Pressures	10.0	4.7	4.7	4.7	24.1
Inflationary Pressures	9.7	5.3	4.8	4.8	24.7
Changes to External Funding	-1.9	0.2	6.3	0.0	4.6
Previously agreed savings	-2.0	-1.8	-1.6	-1.6	-6.9
LATEST GAP	23.0	16.1	19.6	10.8	69.5

6.2 The report was written prior to the Local Government Finance Settlement and also projected the budget position before additional savings had been built in.

Since that time new data has become available and adjustments have been added.

6.3 The rising cost of Social Care

Inflation and the cost of living continued to rise through 2022/23 and both Children's and Adults' have worked hard to try and contain costs. The services have undertaken exercises during the autumn to fully assess potential demand and costs for 2023/24 onwards based on the latest demographic and inflationary data as well as taking into account government funding intended to support moving towards the median cost of care and other objectives including supporting hospital discharge.

There is continuing pressure on social care from providers who are experiencing increasing costs. A number of providers are leaving the market meaning clients are needing to be rehomed often at a higher cost. There are also increasing pressures with a significant number of elderly carers who advise of their difficulties in maintaining their caring role and have said they would be seeking increased resources and potentially long term placements for the people they care for.

The budget has been updated to provide for the expected additional costs of these social care pressures in the Medium Term Financial Strategy.

6.4 Additional Costs of Levies

The East London Waste Authority manage waste disposal for Havering and three other boroughs (Newham, Redbridge and Barking and Dagenham). The cost of waste disposal for Havering was just over £18m in 2022/23. The majority of the costs are based on a 25-year contract with Renewi and are index linked to inflation. The rise in inflation has therefore resulted in a sharp increase in projected Levy costs from 24/25 onwards. The increase in 23/24 has been damped by application of ELWA reserves.

6.5 Increased Cost of Inflation

The cost of living has been increasing across the UK since early 2021. The annual rate of inflation reached 11.1% in October 2022, a 41-year high, before easing to 10.7% in November 2022. Increase in prices for energy and consumer goods are pushing inflation higher. Consumer prices, as measured by the Consumer Prices Index (CPI), were 10.7% higher in November 2022 than the year before.

Increases in the costs of consumer goods, underpinned by strong demand from consumers and supply chain bottlenecks, have been factors causing rising inflation. Food prices have also been rising sharply over the past year.

Another important driver of inflation is energy prices, with household energy tariffs and petrol costs increasing. From November 2021 to November 2022, domestic gas prices increased by 129% and domestic electricity prices by 65%. Gas prices increased to record levels after Russia launched its full-scale invasion of Ukraine and continued to rise during much of 2022 due to cuts in Russian supply. Electricity prices are linked to gas prices and have followed a similar trend.

These increases have a direct link to Local Government costs and Social Care in particular. Havering has worked closely with its providers to secure value for money services over many years and whilst inflationary costs of all supplies including energy and food have driven unit costs up, the Council continues to ensure Value for Money from its suppliers.

6.6 Pay inflation

In the autumn there was a nationally agreed pay award for Local Government Officers which reflected both increases in the cost of living and that salaries had not kept pace with inflation over a number of years. The full year impact of this pay award has been built into the 2023/24 budget. The Council has also provided for future year pay awards at 3% which is well below the current rate of inflation but reflective of likely restrictions on Public Spending.

6.6 Saving Proposals

The September Cabinet paper set out four focus areas where the Council was going to aim to find savings and efficiencies to help balance the 2023/24 budget.

These areas were:

- Improving our Business Efficiency
- Changing how we fund and provide services
- Increasing our Income
- Reducing or stopping Services

Detailed proposals were developed over the summer and consulted on between October and December 2022. The administration has now considered those proposals and the outcome of the consultation and are able to recommend that the savings in the table below are proposed to be built in to the budget process.

The savings proposals profiled total £19.433m over 4 years with £9.626m achievable in 2023/24. A further £9.414m of savings proposals are due to be implemented in later years but these will be subject to development and due consideration.

Table 11: New Savings Proposals

Savings Proposals	2023/24	2024/25	2025/26	2026/27	4 Year Plan
	£m	£m	£m	£m	£m
Improving our Business Efficiency	(3.657)	(0.714)	(0.260)	(0.260)	(4.891)
Changing how we fund and Provide Services	(2.747)	(2.320)	(2.620)	(2.720)	(10.407)
Increasing our Income	(1.674)	(0.005)	0.000	0.000	(1.679)
Reducing or Stopping Services	(1.548)	(0.696)	(0.212)	0.000	(2.456)
TOTAL SAVINGS	(9.626)	(3.735)	(3.092)	(2.980)	(19.433)

Further details of these savings proposals can be found at **Appendix A**

6.7 The Council's commitment to Climate Change

Havering is fully committed to the Climate change agenda and has set a target of being Carbon Neutral by 2040. Many projects are already underway to help towards this goal including:

- A programme of work to improve the energy efficiency of approximately 130 Council homes is on site and progressing well. Stakeholder consultation has also started on a standard low energy specification for the Council's Housing.
- The Waterloo and Queen Street Development Project will enhance biodiversity by ensuring retention of water runoff via a natural swale system. The scheme will also benefit from the planting of 159 new trees on site (71% uplift from existing) and buildings will enjoy sustainable green and brown roofs.
- Intensive work has begun on collating and analysing where applications are meeting or exceeding policy requirements in terms of low/zero carbon

targets for new buildings, sustainable drainage and green infrastructure/biodiversity.

- Decarbonisation related energy grants have been promoted to all known Landlords. On 4th October, the Council held a Landlord forum in partnership with the National Landlords Association where we presented information on how landlords could make their homes more energy efficient.
- A first draft of the Havering Air Quality Action Plan (AQAP) is complete. We are currently on track for a revised AQAP in summer 2023.
- We have contacted water companies and are confident that they all have processes in place to detect water leakages within the Borough.
- Working with the Havering Volunteer Centre and the Green Forum grant applications are being made to raise community awareness about the role everyone has to play in tackling climate change.

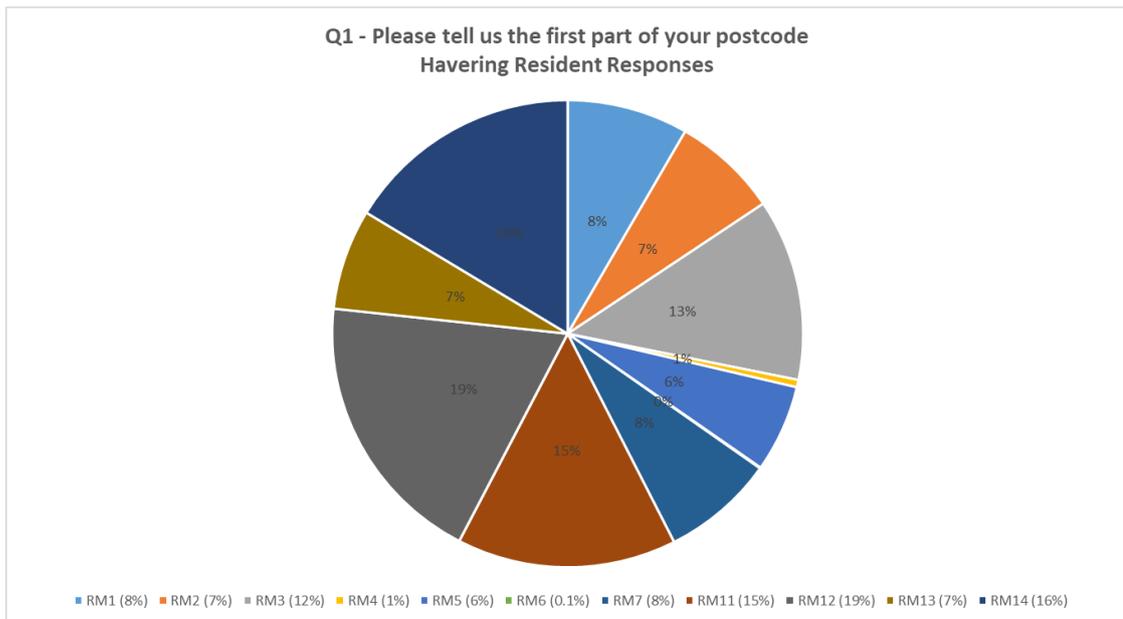
The Council is reviewing any funding commitment required for its workplan on climate change. Further details of this will be presented at a future cabinet at which any resources required will be set out. It is recommended that the Council uses CIL Funding to cover potential costs in 2023/24 whilst this review is undertaken.

6.8 Budget Consultation

As set out in this report the budget round was always going to be particularly difficult this year due to the increases in the cost of provision of services. The Council recognised the need to communicate the budget position effectively to the public and key stakeholders and accordingly ran a comprehensive budget consultation between October and December 2022.

The consultation paper was available online and in hard copy and the Council also ran a number of drop in sessions at the libraries around the borough.

The response rate to the consultation was very high with 3,188 responses compared to under 500 in the previous exercise in 2021. 97% of respondents declared as Havering Residents and the responses were spread fairly evenly across the various Havering postcodes as set out in the pie chart below



Almost half of all respondents (49%) found out about the consultation from the Council's e-newsletter with 17% of respondents finding out by other means. Of these 17%, over half were from the Council's leaflet drop.

There was a good response rate from respondents aged between 55 and 74, with most responses coming from respondents aged between 55-64 (21%) and 65-74 (21%).

The full outcomes of the consultation are attached at **Appendix B** but can be summarised as follows:

Over a third (38%) of respondents rated the Cost of Living Crisis as their number one issue. The three most important issues that respondents feel that Havering is likely to face in the next year by weighted rank are:

- Cost of Living Crisis
- Crime/Community Safety
- National Health Service/Healthcare

Crime/Community Safety and National Health Service/Healthcare remain important issues from the previous year, however with the current economic situation, Social Care appears to be less of a concern when compared to the Cost of Living Crisis.

When asked which three things you are personally most concerned about at the moment the responses were as follows:

18% of respondents rated Paying Bills as their number one issue. When a weighted ranking was applied, the three things that respondents are personally concerned about are:

- Paying Bills
- Cleanliness of Street and Local Area
- Anti-Social Behaviour in My Community

The council did not include any particular assumptions on a Council Tax increase but provided an illustration on how a 1.99% increase in Council Tax would mean an increase of 60p per week on an average Band D property in the borough.

- 43% supported an increase of up to 2%
- 17% supported an increase of 2% or above
- 38% did not support an increase

The top three proposals that respondents feel will have the most negative affect on them are:

- Reduction of CCTV Monitoring Hours (34%)
- Reduced Grounds Maintenance (19%)
- End of Grant Funding for Citizens Advice Bureau (19%).

The top three proposals that respondents feel will have the most negative affect on them are:

- Alternative Weekly Collection/Containerisation of Waste/Recycling (59%)
- Review of Parking Services Delivery Model (27%)
- Highway Procurement Savings (24%).

Councillors have received the outcomes of the budget consultation and have therefore been able to take all the outcomes into consideration when making final decisions on the budget proposals and Council Tax level set out in this report.

6.9 Balancing the budget and setting the 2023-27 Medium Term Financial strategy

The saving proposals set out in section 6.7 together with the Local Government Finance Settlement have significantly closed the budget gap for 2023/24. It is recommended that the remaining balance is closed by applying a 2.99% general increase to Council Tax and a 2% Social Care Precept, an overall increase of 4.99%. Increasing Council Tax is only ever considered when all other options have been exhausted. Given the extreme and continued pressure on social care this is a necessary measure to balance the budget.

The Mayor of London has proposed a 9.74% increase in the GLA Precept including an additional £15 for policing. The GLA provide services such as transport, Policing, Fire and Ambulances. Approximately 20% of the Council Tax residents pay relates to the GLA Precept and the Council has no control over this increase.

The table below sets out the revised Medium Term Financial Strategy to balance the budget for 2023/24

Table 12: Medium Term Financial Strategy position

	2023/24	2024/25	2025/26	2026/27	4 Year Plan
	£m	£m	£m	£m	£m
Waste Collection and Disposal	1.583	3.437	2.535	1.654	9.209
Concessionary Travel increased costs	1.074	1.600	1.300	0.300	4.274
Capital Financing Costs	2.287	3.957	1.403	2.098	9.745
Other Corporate Pressures/reductions	0.135	2.088	-1.000	0.000	1.223
Homelessness Pressure	0.500	0.000	0.000	0.000	0.500
Childrens inflation and Demographics	8.162	1.000	1.000	1.000	11.162
Adults Inflation and Demographics	9.486	3.472	3.472	3.472	19.902
Public Health Future Burdens	0.000	0.000	0.000	0.867	0.867
Other Inflation including Pay and Energy	7.145	5.535	5.035	5.035	22.750
Futute cost of Care over assumed Govt Funding	0.000	0.000	1.000	3.000	4.000
Savings agreed in 2022 budget	-1.850	-1.773	-1.600	-1.600	-6.823
TOTAL PRESSURES	28.522	19.316	13.145	15.826	76.809
Government Settlement Funding	-13.811	-3.991	6.015	0.000	-11.787
New Savings proposals (Appendix A)	-9.626	-3.735	-3.092	-2.980	-19.433
Future year indicative savings	0.000	-1.450	-4.364	-3.600	-9.414
Provision for non delivered savings	2.000	0.000	0.000	0.000	2.000
GAP Before Council Tax Decisions	7.085	10.140	11.704	9.246	38.175
Adult Social Care Precept 2%	-2.840	0.000	0.000	0.000	-2.840
General Council Tax 2.99%	-4.245	0.000	0.000	0.000	-4.245
FINANCIAL POSITION	0.000	10.140	11.704	9.246	31.090

Putting all this together gives a balanced budget for 2023/24 but a medium term financial gap to 2027 of £31.1m.

It should be noted that the Council Tax level residents pay is also affected by the GLA Precept level which is set by the Mayor of London. The Mayor is currently consulting on his proposed 2023/24 budget and will formally set the new precept at a meeting on the 23rd February 2023.

The future year gap is reflective of ongoing pressures in the following areas:

- Demographic pressures reflecting expected rises in demand for social care
- Inflationary pressures – The MTFs recognises that inflation is currently rising and so provides for assumed future contractual increases in energy and pay awards

- Corporate pressures including the financing cost of the capital programme, increased costs of levies and increased costs of concessionary fares. It should be noted that concessionary fares costs went down during the pandemic due to reduced footfall and the expected increase is partially reflective of usage rising back to pre-pandemic levels
- As has already been noted the pressure identified in adults and children's social care of a combined £17.648m, has not been supported with sufficient investment from government, with the additional grant money into social care totalling £8.277m – less than half the amount the Council actually needs
- The Council has also included in its medium term planning an increased contribution to balances in 2024/25. This is aimed at moving the Council towards its medium term target of £20m of general balances. The requirement for this in the budget will be reviewed later in 2023 when the 2022/23 outturn position is confirmed and the review of earmarked reserves and their application has been completed.
- The MTFs also provides for the expected loss of Government grant in 2025/26 due to the expected funding reforms which include Levelling up and the Fair Funding Review

The Council Tax requirement for 23/24 will be £149.070m. The table below and **Appendix G** sets out more detail on the new proposed Council Tax levels. *(to follow in final version for Full Council);*

Table 13: Proposed Council Tax Levels

	Havering Base Council Tax (2.99% inc)	ASC Precept (2% inc)	Total Havering Council Tax (4.99% inc)	GLA Precept (9.74% inc)	Total Council Tax (5.94% inc)
BAND A	£954.51	£148.15	£1,102.66	£289.43	£1,392.09
BAND B	£1,113.59	£172.85	£1,286.44	£337.66	£1,624.10
BAND C	£1,272.67	£197.54	£1,470.21	£385.90	£1,856.11
BAND D	£1,431.76	£222.23	£1,653.99	£434.14	£2,088.13
BAND E	£1,749.93	£271.61	£2,021.54	£530.62	£2,552.16
BAND F	£2,068.11	£320.99	£2,389.10	£627.09	£3,016.19
BAND G	£2,386.27	£370.38	£2,756.65	£723.57	£3,480.22
BAND H	£2,863.53	£444.45	£3,307.98	£868.28	£4,176.26

7 Taxbase

- 7.1 The Council's Taxbase is projected to increase during 2023/24. This is as a result of an increase in the number of chargeable properties and a reduction in single

person discounts. The Band D taxbase for Havering is set at 90,128 Band D equivalents. This is an increase of 738 Band D equivalents in comparison to 2022/23.

8. Updating the Medium Term Financial Strategy 2023-2027

8.1 The budget process has closed the gap for 2023/24 enabling a balanced budget to be set. There is however still a significant gap in future years of £31.1m to 2027.

8.2 Closing the Medium Term Financial Gap

At this stage it is prudent to flag the continuing risks over the next few years but there is work ongoing which it is expected will close the budget gap for 2024/25 during 2023. This includes:

- Review of corporate and demographic pressures

The Council has adopted a prudent approach to future corporate and demographic pressures including capital financing costs. These assumptions will all be tested during the first part of 2023 and the assumptions will be updated accordingly.

- Specific Reviews of Adults and Children's Social Care budgets

The Council has developed metrics to measure the numbers and unit costs of its clients receiving social care support. These metrics have been used to model future demand and cost in the MTFS and moving forward these models will regularly be updated in both the 2023/24 monitoring and the next iteration of the MTFS.

- Further Savings

The budget is a cyclical process and opportunities to save money, modernise and improve efficiency happen every year. This is a normal process that every authority undertakes every year regardless of the financial position moving forward. As stated earlier in this report the Council is fully committed to significant digital and IT enhancements which will lead to efficiency and savings.

- Updated Capital Financing Assumptions

The medium term financial strategy assumes a prudent position on all capital schemes including the major regeneration schemes. If the schemes are able to progress as forecasted in the business plans then the level of income generated will potentially exceed the current planned position. The Council has also taken a prudent position on future interest rates as recommended by our treasury advisors. Over time these assumptions can be updated.

9 Fees and Charges

9.1 The Council annually reviews its fees and charges to customers. **Appendix C** sets out the proposed fees and charges for 2023/24. In setting the fees and charges the Council takes account of:

- Full cost recovery where appropriate
- Statutory fees rates
- Inflation
- Benchmarking and other market comparators
- Delivery costs for social care providers.
- Current market conditions for any increase

10 Contingency, Reserves and Balances

10.1 The Council maintains a £1m central contingency budget as a sensible and prudent measure to mitigate unforeseen in-year events. When departments show an in-year overspend position the expectation is that they will develop an action plan to mitigate the pressure. The medium term financial strategy recognises demographic and inflationary pressures so the central contingency is maintained purely for unforeseen events.

10.2 Earmarked Reserves

Earmarked Reserves are time limited reserves for specific purposes. Some reserves such as the Insurance Fund will need to be replenished each year in line with projected future claims whilst others will be expected to be spent over the next four years. The Council makes decisions to set up reserves where funding is required in future years as projects are identified.

It should be noted that the Council will always seek to contain costs and minimise the need to draw on the planned reserves where possible. The Council reviews reserves through the year and particularly at year end in order to ensure appropriate funds are set aside for future year projects and requirements and funds are released where they are no longer required.

10.3 General Balances

The General Fund Balance stood at £10.9m at 31 March 2022. The Council has a further planned contribution built into the 2022/23 budget but the continued pressures on social care due to inflation and demographics has resulted in a significant overspend being predicted in the current revenue monitor. The Council is working tirelessly to reduce this overspend but the outturn position may result in a draw on the general reserves position. The Council will seek to

avoid this if possible as it would delay the objective of building reserves up as set out in previous budget reports.

The Council is fully committed to building up reserves in the medium term to the £20m level set out in previous budget reports. The Council's budget each year includes provisions to move towards this target.

11 The Capital Programme and Strategy

11.1 The Capital Strategy and Programme is presented in a separate report on this agenda. The Medium Term Financial Strategy takes full account of the interest and borrowing cost of the proposed programme. This includes the revenue implications of a number of new bids which are included for approval by Council.

11.2 The Table below sets out the proposed General Fund Capital Programme for the next 5 years.

Table 14: Five year Capital Programme to 2027-28

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Adults Services						
Adults - DFG	4.895	0.000	0.000	0.000	0.000	4.895
Adults - Other	1.677	0.000	0.000	0.000	0.000	1.677
Adults Services Total	6.571	0.000	0.000	0.000	0.000	6.571
Customer, Communication & Culture						
Leisure - Other	0.955	0.000	0.000	0.000	0.000	0.955
Leisure - SLM	0.010	4.552	0.000	0.000	0.000	4.562
Libraries	0.067	0.000	0.000	0.000	0.000	0.067
Customer, Communication & Culture Total	1.033	4.552	0.000	0.000	0.000	5.585
Transformation	9.457	6.494	1.980	1.180	0.000	19.111
Childrens Services	2.225	0.000	0.000	0.000	0.000	2.225
Learning & Achievement						
Learning & Achievement Other	0.000	0.000	0.022	0.000	0.000	0.022
Schools	0.887	0.000	0.000	0.000	0.000	0.887
Learning & Achievement Total	0.887	0.000	0.022	0.000	0.000	0.909
Environment						
Environment - Other	3.352	0.000	0.000	0.000	0.000	3.352
Grounds Maintenance	0.150	0.000	0.000	0.000	0.000	0.150
Highways	8.318	7.750	7.182	7.000	7.000	37.250
Parks	0.500	0.000	0.000	0.000	0.000	0.500
Environment Total	12.320	7.750	7.182	7.000	7.000	41.252
Registration & Bereavement Services	0.070	0.000	0.000	0.000	0.000	0.070
Asset Management						
Asset Management - Other	7.078	0.000	0.000	0.000	0.000	7.078
Corporate Buildings	3.657	3.205	0.216	0.226	0.238	7.542
Health & Safety	0.092	0.018	0.000	0.000	0.000	0.110
Schools Conditions Programme	4.985	0.000	0.000	0.000	0.000	4.985
Schools Expansions	17.861	22.865	0.000	0.000	0.000	40.727
Vehicle Replacement	0.110	0.000	0.000	0.000	0.000	0.110
Asset Management Total	33.783	26.089	0.216	0.226	0.238	60.551
ICT Infrastructure	6.982	3.020	2.242	0.000	0.000	12.244
Capital Contingency	2.000	0.000	0.000	0.000	0.000	2.000
Regeneration	170.560	131.682	45.051	28.000	28.000	403.294
Total GF Capital Expenditure	245.889	179.587	56.692	36.406	35.238	553.812
HRA Capital Expenditure	143.206	94.387	100.729	133.379	196.121	667.822
Total Capital Expenditure	389.095	273.974	157.421	169.785	231.359	1,221.634

12 Budget Risks and Uncertainties

12.1 There are a number of financial risks and uncertainties which could potentially impact on the 2023/24 budget and also medium term forecasting. This section summarises those risks. **Appendix D** sets out these risks in more detail.

12.2 The Government have a number of reviews they have promised to implement. These are now not likely to happen until 2025/26 at the earliest. At the moment the financial impact of these reforms are unclear and for Adult Social Care in

particular the full cost of the new care system is unknown. Other reviews such as fair funding and levelling up are expected in 2025/26 as well and it is hoped that the Government will provide exemplifications as soon as possible to show their intentions.

- **Reform of Adult Social Care**

The Government has now delayed the implementation of the Funding Reform (the care-cap element which would have introduced a cap on the amount people would have to pay for their adult social care services) until at least October 2025. This funding has been allocated to councils to help fund general Social Care Pressures across children's and adults. However other aspects of the funding reform are going ahead – specifically the ring-fenced Mark Sustainability and Improvement Fund, with council's expected to use this funding to 'move towards' a reasonable cost of care following the completion of the Fair Cost of Care exercise in Summer / Autumn of 2022. The funding allocated to Havering is insufficient to make much headroom towards moving to a reasonable / median cost of care.

- **Fair Funding Review and Levelling Up**

The review of Local Government Finance distribution formulas is now unlikely until 2025/26 but is still expected to be wide ranging and will cover all cost drivers for local authorities. It is unclear at present how the government will choose to weight the various formulae and datasets available. There is therefore a direct risk to Havering's funding if the demographic pressures the borough is facing are not fully reflected in the revised formula. The initial modelling of the impact of the review implied that the overall effect would be to re-distribute funding away from London. Equally the Levelling Up review has promised to redirect funds to other areas of the country and potentially away from the south east. Unless there is new funding for Levelling Up this will almost certainly be detrimental for London Boroughs and Havering.

- **Loss / Reduction in Business Rates**

The downturn in the economy has hit businesses hard. There is a significant and ongoing risk of business failure in the borough. This in turn will reduce the business rates collectable and also the level of bad debt. The Council almost certainly will bear a proportion of the lost income from reductions in the total amount of collectable business rates.

- **Business Rate reform**

The Government still accepts that reform of the Business Rate system is necessary although it is unclear exactly when and how they are planning the reforms. It is equally unclear what the impacts of this reform will be and as such this is a risk to the medium term position.

- **New Legislation/Burdens**

The Government periodically reviews national service provision and can transfer new burdens onto local government. When this happens there is always a risk that either the amount or the funding mechanism results in a new pressure for authorities. This is a risk particularly relevant to the

recovery period following the COVID pandemic where it is entirely possible that Government will place expectation and burdens on local government without the ongoing funding to support those pressures.

- **Changes to Interest Rates/ Inflation**
The national economic situation is uncertain. As a result changes to interest rates and inflation levels are inevitable. The MTFS takes account of the current high inflation rates but assumes they will come down in the medium term in accordance with OBR forecasts. If this does not happen there will potentially be pressures on both pay and price locally and nationally.
- **Demographic pressures**
The borough's increased and aging population has resulted in demographic pressures over a number of years. Demographic pressures continue to be a significant risk both through government underfunding and accelerated population growth in the borough.
- **Health Funding**
Following the pandemic, health funding has been received to help manage the resulting ongoing cost pressures, there is a risk that this funding may not continue and if it didn't it would add add to the councils pressures.
- **In-year pressures and overspends**
The 2023/24 budget will be a robust balanced budget that takes account of all known pressures facing services. There remains a risk however that increased demand and other demographic pressures over forecasts will result in service overspend next year.
- **Future waste disposal arrangements**
The current contractual arrangements with Renewi expire in 2027. There is likely to be significant investment required to secure future arrangements after that date. Future potential costs are therefore volatile and subject to those negotiations. It is expected however that the levy payable after 2027 will reduce considerably.
- **Risks associated with the delivery of the regeneration programme**
The Council has an ambitious and far reaching regeneration programme which will rejuvenate key areas of the borough. There are however associated risks with the programme which are set out in detail in the business cases of the various schemes. The risks include:
 - **Cost of delays:** Delays to the programme result in some work needing to be repeated and updated and the cost of finance being incurred before it is required.
 - **Additional cost of re-design and changing plans:** If the plans are changed significantly this can lead to additional costs if the new designs are more expensive but also the delay costs as described above and potentially abortive costs on the original plans.

- **Impact of a downturn in the economy including housing prices:** The schemes assume sales valuations in order to achieve returns on investment. Clearly a downturn in the Housing market will affect these assumptions.
- **Impact of inflation:** The models assume costs over the medium term and the business plans have been updated to reflect higher inflation rates. If inflation continued to remain high for a prolonged period this would have a direct impact on these costs.
- **Changing build costs/variability:** As the schemes progress it is possible that variations to the original specifications or additionality is required to deliver the required outcomes.
- **Changes in legislation:** All assumptions are based on current regulations. Should any national legislation change regarding building works then this could affect the overall costs.
- **Issues with land e.g. contamination:** There are currently no expected issues with any of the land involved in the various regeneration schemes. It is possible albeit unlikely that an issue may emerge as the projects progress.
- **Overall financial risk:** The Council will invest significantly in the early years of these schemes with a return on investment in some cases maturing only in the medium term. Adverse movement in the assumptions caused by any of the above reasons will affect the financial modelling set out in the business cases and is therefore a material risk to the Council.

In mitigation, the Regeneration Joint Ventures include a number of mechanisms for the partners to exit from arrangements where schemes become unviable or for individual projects to be paused until conditions improve.

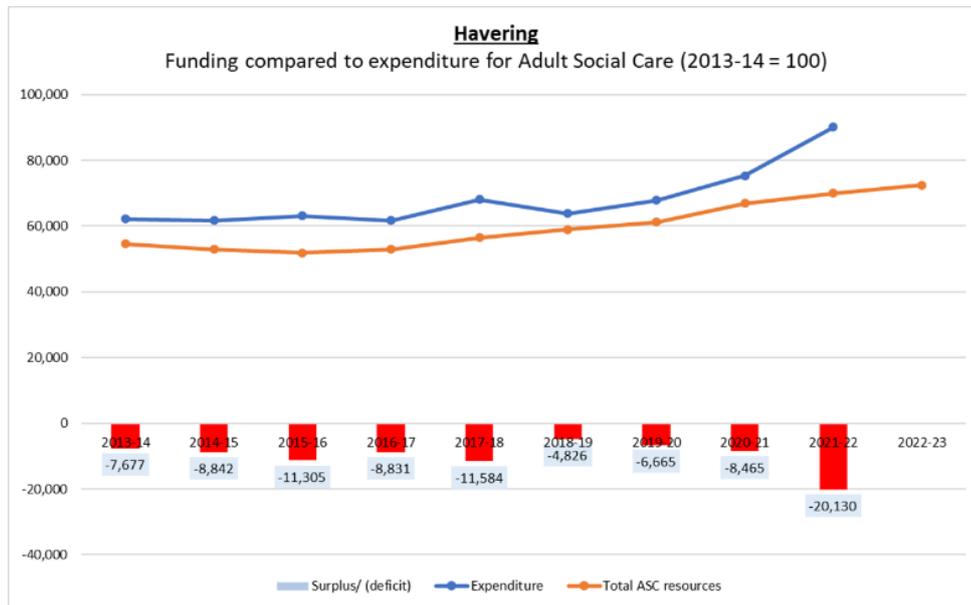
13 Chief Financial Officer (S151 Officer) statement regarding the robustness of the budget and MTFS

13.1 Section 25 of the Local Government Act 2003 requires Chief Financial Officers to report to their authorities about the robustness of estimates and the adequacy of reserves when determining their budget and level of council tax. Authorities are required to consider their Chief Financial Officer's report when setting the level of council tax.

The Financial position of the Council is acute and the Administration have addressed that position by taking the appropriate steps to enable a balanced budget to be set for 2023/24 and to adopt an approach to ensure that the Council can be sustained financially going forward.

Resources have failed to keep pace with financial pressures over the last decade but specifically over the last five years where pressures in Adult Social Care have been particularly acute. The following table illustrates how expenditure since

2020/21 has increased significantly more than the resources including Social Care Grants and ASC precepts.



Whilst the Government has increase overall resources for Adult Social Care, this has been insufficient to keep pace with pressure and has been compounded by historic funding distribution that no longer allocates scarce resources to those authorities in most need. This is compounded by taking into account local authority's ability to generate additional resources from Council Tax, but not from other income sources. As such Government grant is allocated to authorities who are in a position to increase their reserves and balances. It is against that backdrop that the Council's MTFs has been developed.

13.2 Robustness of Reserves and Balances

The budget has been prepared using a four-year Financial Strategy. The Government has provided information about future Social Care funding for 2024/25 but no assurance over future funding beyond then and as such planning even a four year framework is very difficult. If the Government produces exemplifications of future intentions this would greatly inform the later years of the financial plan.

The need to have a robust budget and medium term financial plan underpinned by adequate reserves has never been greater and this has been at the forefront of the Council's planning process this winter.

In setting the 2023/24 budget the process has taken account of the following factors

- The forecast revenue position as set out in the Period 6 Cabinet Report in December 2022 and updated to Period 8 for this report.

- The outcome and forecast impact on the Council of the Provisional Local Government Financial settlement as presented in this report.
- The Autumn Statement announced in November 2022.

As the development of the budget for 2023/24 has progressed, the position has been the subject to review and challenge with Heads of Service, the Senior Leadership Team, the Leader of the Council and Cabinet Members. Due consideration has been given to the delivery of key priorities in this challenge process and this is reflected in the detailed budget proposals.

The Council has reviewed its pressures using the latest demographic and inflationary trends. In respect of savings, the proposals have been risk assessed and will be monitored closely during the year. A review of legislation takes place on an ongoing basis as part of the budget development process to assess possible implications.

The Council has continued to identify efficiencies and cost reductions for inclusion in the budget. In 2023/24 the budget includes significant savings from across the departments some of which are potentially challenging. The scale and complexity of this process means that it is once again prudent for the Council to include a provision for non-achievement which has been included in the budget. Departments will work hard to achieve all savings and if this provision is not required then the budget will be available for other priorities or contribution to reserves.

At a more detailed level, budgets have been built having due regard to:

- Staffing changes incorporating proposed restructures
- Inflation including energy cost increases
- Contractual commitments
- Existing budgets
- The proposals for budget adjustments and savings
- The impact of changes to specific grants.

The budget includes a contingency that will provide a reasonable level for unforeseen issues that could arise during the year. This has had due regard to a risk assessment. Further information on the basis of this is set out later in this statement.

A review of the 2022/23 significant budget variances has taken place to inform the development of the 2023/24 budget position. It is fully recognised that there are ongoing pressures in 2022/23 and the detailed process has taken account of this in creating the 2023/24 budget.

This has been particularly apparent in both Children's and Adult Social Care where there have been significant ongoing pressures in 2022/23. The 2023/24 budget includes over £17m of demographic growth and inflation to mitigate the increased pressures in this area

13.3 The Adequacy of Estimates Reserves and Balances

Local authorities are required to maintain adequate balances to deal with unforeseen demands upon financial resources. It is the responsibility of each authority to set its level of reserves based on local conditions, but taking into account national factors. Although a view can be sought from the external auditors it is not their responsibility to prescribe or recommend the appropriate level. In setting the level, the Authority should take into consideration the advice of their Chief Financial Officer (CFO), taking into account all local relevant circumstances.

The General Fund Balance stood at £10.9m at 31 March 2022. The Council has a further planned contribution built into the 2022/23 budget of £2m however the unprecedented financial situation due to increased costs of social care has resulted in a significant overspend being predicted in the current revenue monitor. The Council is working tirelessly to reduce this overspend but the outturn position may result in a draw on the general reserves position. The Council will seek to avoid this if possible as it would delay the objective of building reserves up as set out in previous budget reports.

The historic rule of thumb from the now defunct Audit Commission was that 5% of net budget should be held as a General Reserve that should be untouchable except in major emergencies. The Council holds slightly more than this at 7% of net budget. However, the volume and complexity of the issues facing local government and the level of public expectation of councils from their residents suggests this is no longer sufficient. The medium term financial strategy includes proposals to increase balances towards the target of £20 million but this will be subject to no further funding gaps resulting from the current cost of living increases.

Members will be aware that the working balances provide protection against unforeseen events that could impact on the authority. Reserves must be used carefully and can be used only once. As reflected in the revenue budget strategy, the Council will not utilise General Fund Balances to subsidise its budget or suppress council tax increases. Further it will not use any specified or earmarked reserves to subsidise its budget or to suppress council tax increases on an on-going basis as this is neither financially sustainable nor prudent.

It may, in exceptional circumstances, utilise appropriate specified or earmarked reserves to bridge short term forecast budget shortfalls to facilitate delivery and implementation of projects and service initiatives that will generate additional income or reduce on-going expenditure to achieve a balanced budget. Approval of decisions to utilise reserves in this manner will require the appropriate approval of a robust business case including implementation plan.

The Council maintains a number of earmarked funds for specific purposes and their use is planned and approved for these purposes. Often they are used to comply with accounting policies, manage arrangements across financial years, or to fund known future commitments.

The sums established within earmarked reserves were agreed by the Senior Leadership Team as at 1st April 2022 and were fully allocated to projects or liabilities. Other reserves continue to be expended/ planned in accordance with their specific approved purpose. A review is planned to take place as part of the accounts closure process over the next few months.

13.4 Opportunity Cost of Reserves

Holding general reserves to meet unexpected events or emergencies is a necessary requirement. However, there are opportunity costs and benefits of holding cash balances, which can be measured in different ways, depending on what these resources were alternatively to be used for. For example, holding cash gives a financial benefit in contrast to using the cash to fund capital expenditure. The financial benefit would be the difference between the investment return and the total borrowing cost. At the current time due to low interest rates, these are in fact broadly neutral. However, a cost of around 4% will be incurred in respect of a requirement to make revenue provision to repay debt.

On this basis, for every £1m of cash held, the purely financial benefit could be deemed to be £0.040m per annum or approximately £0.400m per year for balances of £10 million. This is dependent on prevailing money market conditions, which in the current economic climate can fluctuate significantly. Using the balances to repay debt earlier would not achieve a matching saving given the costs around early redemption and the similarity in short-term lending rates and long-term borrowing rates. For information, £1.4m equates very approximately to 1% on the level of Band D Council Tax.

If, however, this is considered in the context of using these balances to fund one off expenditure, then the opportunity cost is the improvements that would accrue from that expenditure. This might for example be improvements in services, increased performance or some other measure and would be assessed via a business case. Such items have been considered by officers during the course of developing the MTFS, but these have not generally been included within the final proposals or the detailed budget given the broad financial constraints within which Havering is operating.

Should these items be included within the budget, they would obviously provide a basis for additional and/or improved services; with the need to appreciate that reserves exist for various reasons, and once expended, either have to be replenished, or the funding terminated. This is the opportunity that is being potentially foregone by holding general reserves. However this is only relevant to the extent that such proposals align to Council's priorities and Medium Term Financial Strategy.

It is important that in considering the level of working balances that the issue of the opportunity costs and benefits of such an approach is also considered and that Members weigh up the potential benefits against the risks. The other important factor in making this judgement is to consider is that balances can as indicated only be spent once, and can realistically only be used to support one

off expenditure, or to allow time for management action to be implemented to address ongoing expenditure requirements.

As stated above, the use of significant levels of balances to fund ongoing spending or reductions in Council Tax can pose material financial risks, especially given that the Council's ability to generate funds to replenish reserves through Council Tax is severely restricted by the Council Tax capping regime. Hence the level of reserves held overall requires a balance to be struck between the opportunity cost of holding balances against the unknown risks facing the Council and the need to safeguard the provision of local services if such risk were to crystalize.

13.5 Review of Reserves and Contingency

The assessment of the sums required for reserves and contingency purposes is reviewed regularly, taking into account the various risks facing the Council, the level of risk, the actions taken to mitigate risk, and the financial assessment of the risk. The review includes consideration of the Corporate Risk Register, with the objective of ensuring that all risks having a potential financial impact are covered in the reserves and contingency assessment.

The Corporate Risk Register is kept under review by the Senior Leadership Team, so any changes are then reflected when the reserves and contingency assessment is updated.

13.6 Summary of Robustness of the Budget and MTFS

The 2023/24 budget and 2023-27 MTFS has been prepared taking into account the following:

- The impact of the current cost of living inflationary pressure on the 2023/24 and future budgets.
- The estimated impact of underlying cost pressures, evidenced by financial monitoring reports in the current year.
- The estimated impact of inflationary pressures and pay awards. Allowance has been made for cost increases over and above the general rate of inflation where these are known.
- The estimated impact of demographic change and the effect of increasing demands on services where these are unavoidable.
- Provision for legislative change and changes to the Council's statutory responsibilities.
- The estimated impact of capital financing charges for the capital programme including regeneration and highways schemes.

- Provision for the impact of government grant changes across the lifetime of the MTFs and the continued risk of further tightening of finances in future years.

Furthermore, taking into account the budget risks and uncertainties, and assuming that the recommendations set out above are agreed, the Council's contingencies and balances are considered prudent. The S151 Officer is therefore of the view that the budget is robust. However, Members' attention is drawn to the need for close monitoring of the budget and, in particular, the achievement of the targets for savings. It will be essential for firm financial management to be exercised throughout the year to ensure that expenditure is contained within budget and targets for service improvements are met.

14 Discount for Council Tax Payers Paying in Full

14.1 The Council has agreed in the past to offer a discount to Council Tax payers who pay their Council Tax in full. It is necessary for Cabinet to recommend Council to agree a specific resolution for this purpose or for any change proposed as the current assumption is that the discount remains at 1.5%. Cabinet should note that a similar discount is not permitted under business rate regulations. Any revenue foregone by offering a 1.5% discount is offset by the notional interest earned on the advance payment of Council Tax.

14.2 Resolution

"Any Council Tax payer who is liable to pay an amount of Council Tax to the authority in respect to the year ending on 31 March 2024, who is served with a demand notice under Article 20(2) of the Council Tax (Administration and Enforcement) Regulations 1992 and who makes payment to the authority of the full balance of the estimated amount shown on that demand by 1 April 2023, may deduct a sum equivalent to 1.5% from the estimated amount and such reduced amount shall be accepted in full settlement of that estimated amount".

14.3 The Council meeting in March will receive a resolution in the form required reflecting the recommendations of Cabinet.

15 Council Tax Support Scheme 2023/24

15.1 The local Council Tax Support (CTS) Scheme in Havering has been designed to support residents on low incomes pay their Council Tax. Council Tax Support rules for claimants of pensionable age are prescribed in law and can cover up to 100% of the Council Tax due. For working age claimants with disabilities and claimants without disabilities, they can receive up to 80% and 75% respectively off their Council Tax bill. Local authority Care Leavers can receive up to 100% in Council Tax Support. The rules within the CTS scheme for working age applicants have been developed by the Council.

The Council proposes to maintain the current CTS Scheme for 2023 putting forward no amendment to that scheme in 2022. A copy of the 2022 Council Tax Support Scheme can be found at https://www.havering.gov.uk/downloads/download/367/havering_local_council_tax_support_scheme

In accordance with Schedule 1A of the Local Government Finance Act 1992, Full Council is required to endorse the Council Tax Scheme for 2023 before 11 March 2023.

The Council has given due regard to the Equality Act 2010 and the need to eliminate unlawful discrimination. Consequently, an Equality and Health Impact Assessment is attached to this report at **Appendix E**. An Equality Impact Assessment was also completed in 2021 and this can be found at

App E: EqHia Council Tax Support Scheme 2022-23.pdf Havering.gov.uk)

A draft summary version of the Council Tax Support Scheme for 2023 is contained within **Appendix F**. A full version of the draft CTS 2021 scheme can be found at

https://www.havering.gov.uk/downloads/file/5855/draft_local_council_tax_support_scheme_2023-24

16. Council Tax Support Fund 2023

In recognition of the impact of rising bills, Government announced on the 23 December 2022 the Council Tax Support fund to support the most vulnerable households in England.

The Council Tax Support funding will provide a credit of up to £25 to Council Tax accounts to supplement those households who still have a balance to pay after the main Council Tax Support has been credited to their account. This means that if a household receive 100 percent Council Tax Support and have no council tax to pay, they will not receive a £25 credit to their Council Tax account.

No application is required from the Council Tax Support household for the above as Councils are expected to process the credit automatically. In addition, Government ask Councils to consider using a proportion of their allocation to help locally vulnerable households with Council Tax bills. At Havering, the Council Tax Discretionary Reduction policy and application is already established for this purpose. The Council Tax Support fund guidance is limited and can be found [here](#).

The funding is for the 2023/24 financial year and Havering has been given a provisional allocation of £0.364m.

In January 2023, there were 10,478 existing Council Tax payers with a balance to pay after receiving Council Tax Support. Assuming these numbers remain roughly the same when projected through to 1 April 2023, this will require

£261,950 (10,478 x £25) from the fund. It is likely that a further estimated 1,212 new claims for Council Tax Support will be made during the course of the 2023/24 financial year and this will be at a cost of £30,300 (1,212 x £25). The total cost of crediting Council Tax accounts in 2023/24 with £25 would be £292,250.

This would leave £72,289 to help economically challenged households during 2023/24 with their Council Tax through the usual Council Tax Discretionary Reduction application process. The Government would like to see this discretionary reduction on the March 2023 Council Tax bills however, this is reliant on the Council's IT supplier being able to deliver the software in early February 2023.

Management information to monitor progress is also required on a quarterly basis by the Department for Levelling Up, Housing and Communities.

REASONS AND OPTIONS

Reasons for the decision:

The Council is required to set a balanced budget in advance of the beginning of each financial year. This report sets out the process to reach a balanced budget for 2023/24 and sets out the Council's future plans for balancing the budget in the medium term from 2023/24 to 2026/27.

Other options considered:

The report outlines all the options identified for balancing the 2023/24 budget. Officers will continue to seek further options for balancing the budgets in future years.

IMPLICATIONS AND RISKS

Financial Implications and Risks

The financial implications of the Council's Medium Term Financial Strategy are fully set out in this report and are therefore implicit in the body of this report.

Legal Implications and Risks

Under S151 of the Local Government Act 1972 a local authority has to make

arrangements for the proper administration of its financial affairs. Each Member has a duty to ensure that the Council complies with its legal obligations by agreeing a balanced budget.

The Council is required under Part 1, Chapter III of the Local Government and Finance Act 1992 (the 1992 Act) to set its council tax for the forthcoming year. In accordance with section 30(6) of the Act this decision must be made before 11 March of the preceding year. The Council's calculation of its "council tax requirement" in accordance with sections 31A and 31 B of the 1992 Act is reflected in the body of this report.

The Council has a duty to maintain a balanced budget throughout the year and, accordingly, members are required to monitor the Council's financial position regularly in accordance with section 28 of the Local Government Act 2003 and take appropriate action if there is any significant deterioration in its financial position

The Council is required to set a balanced budget, taking into account a range of factors, including consultation feedback, and decisions must also have regard to the Council's public sector equality duties under the Equality Act 2010.

The budget consultation and approval process is separate from individual decisions which may need to be taken for example in relation to service delivery; these may require a separate consultation process and equality impact assessment before a final decision is taken.

Local Authorities owe a fiduciary duty to council taxpayers, which means the Council must consider the prudent use of resources, including control of expenditure, financial prudence in the short and long term, the need to strike a fair balance between the interests of council taxpayers and ratepayers and the community's interest in adequate and efficient services and the need to act in good faith in relation to compliance with statutory duties and exercising statutory powers.

Where consultation is undertaken it must comply with the "Gunning" principles; namely it must be undertaken at a formative stage, sufficient information should be provided to enable feedback, adequate time should be given for consideration of responses and the feedback should be taken into account in any decision taken.

Human Resource Implications and Risks

The Council continues to work closely with its staff and with Trades Unions to ensure that the effects on staff of the savings required have been managed in an efficient and compassionate manner. All savings proposals or changes to the funding regime that impact on staff numbers, will be managed in accordance with both statutory requirements and the Council's Managing Organisational Change & Redundancy policy and associated guidance.

Equalities and Social Inclusion Implications and Risks

Havering has a diverse community made up of many different groups and individuals. The Council values diversity and believes it essential to understand and include the different contributions, perspectives and experience that people from different backgrounds bring.

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

Note: ‘Protected characteristics’ are: age, gender, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council demonstrates its commitment to the Equality Act in its decision-making processes, the provision, procurement and commissioning of its services, and employment practices concerning its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing of all Havering residents in respect of socio-economics and health determinants.

Any decisions which need to be taken in furtherance of the budget proposals will be undertaken in accordance with the duty set out in Section 149 of the Equality Act 2010 and where appropriate full Equality Assessments will be undertaken and form part of the decision making process.

Health and Wellbeing Implications and Risks

The Council considers health and wellbeing implications in all the decisions it takes. The impact on general health and wellbeing is fully considered in developing the savings proposals in this report and in setting the Council’s budget each year

Climate Change Implications and Risks

The establishment of the Havering Climate Action Plan signals a commitment by the Council to tackle climate change and will affect all Council policies and decisions. This budget and financial strategy has been developed with this

Climate Action Plan at its forefront with good financial stewardship and procurement contributing to the Council's aim of achieving net-zero annual carbon emissions by 2040. In addition, all projects included in the programme will follow the principles set out in the action plan and adhere to its key values.

BACKGROUND PAPERS

None

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APPENDIX A - SAVINGS PROPOSALS

Savings Proposals	Department	Detail	2023/24	2024/25	2025/26	2026/27	4 Year Plan
			£m	£m	£m	£m	£m
Improving our Business Efficiency							
Reducing Agency and increasing the number of permanent Social Workers	Childrens	A restructure of the Children's Social care department is being undertaken. It is expected that this reorganisation of roles will enable the service to permanently recruit to roles that have been hard to fill, with the development of a corporate parenting service and rationalisation of posts.	(0.260)	(0.520)	(0.260)	(0.260)	(1.300)
Education Administrative Savings	Childrens	Restructures across Education Services are expected to deliver savings and also increase income from trading activities	(0.334)	(0.041)			(0.375)
Removal of Senior Regeneration Manager (Master Planning & Area Action) (G12)	Regeneration	The post is currently vacant and th work on future master planning can be picked up on a project basis through one off funding	(0.098)				(0.098)
Fund Regeneration Posts on a project basis using reserves rather than base budget	Regeneration	A number of Regeneration Posts currently funded by base budget can be funded on a project by project basis using reserves set aside for this purpose	(0.119)				(0.119)
Review of posts across policy and the PMO and communications	Chief Operating Officer	Review and restructure of teams to delete vacant posts and rationalise teams to improve efficiency	(0.543)				(0.543)
Increased Interest Receivable on Cash balances	Corporate	Review of Interest receivable busgets following the increase in lending rates during 2022	(1.000)				(1.000)
Restructure of Public Realm Services	Neighbourhoods	Restructure of Public realm staffing structures to deliver efficiencies	(0.200)				(0.200)
Restructure Enforcement Service	Neighbourhoods	The current restructure of the Environmental Enforcement & Community Safety (EE&CS) service will combine two teams who currently have the same generic JD. This saving will delete several permanently funded vacant posts from an establishment of 15 to 12.	(0.130)				(0.130)
Restructure planning applications team and improve processes including the deletion of vacant posts	Neighbourhoods	Restructure to save costs and improve efficiency	(0.118)	(0.038)			(0.156)
Reduction in the level of Equipment provided - Adults	Adults	The Service provides equipment to residents with identified needs to support them to maintain their independence and safety at home and in the community. Some equipment currently provided by adult social care can be purchased privately, such as perching stools and bath seats. Residents would be provided with information on where they can purchase what they need	(0.030)				(0.030)
Assistive Technology - review ASC subsidy (funded by BCF)	Adults	At present adult social care subsidises free assistive technology (such as care line) for around 1,700 residents. However only 700 of them are eligible for services. It is proposed that the subsidy be removed for anyone not eligible for services.	(0.300)	(0.100)			(0.400)
Lapse of former PCT contracts	Adults	This proposal relates to the ending of contracts in adult social care which are not being renewed when they cease on 31st March 2023. There are no adverse impacts anticipated for residents.	(0.515)				(0.515)
Merge welfare rights function into oneSource	Adults	This proposal is to merge the welfare rights function in adults with a similar service in oneSource. There will be a small reduction in service to residents	(0.010)	(0.015)			(0.025)
SUBTOTAL			(3.657)	(0.714)	(0.260)	(0.260)	(4.891)

APPENDIX A - SAVINGS PROPOSALS

Savings Proposals	Department	Detail	2023/24	2024/25	2025/26	2026/27	4 Year Plan
			£m	£m	£m	£m	£m
Changing how we fund and Provide Services							
Review of Home to School Transport	Childrens	The savings proposed in this business case will result in changes to the entitlement to transport for families. The business proposal will update our policy so some children and young people will have changes in their current model of transport assistance	(0.100)	(0.200)	(0.500)	(0.600)	(1.400)
Use of Mawney Road property for careservices	Housing	Shared supported Housing for people with Mental Health problems which will be cheaper than the current unit costs paid to external suppliers	(0.078)				(0.078)
Outsource Littering Enforcement Function and Introduce Chipside for enforcement activity	Neighbourhoods	The outsourcing of this enforcement activity is expected to generate additional income	(0.049)				(0.049)
Better Living	Adults	Better Living is a strength based approach to working with residents, both with and without identified social care needs. Frontline staff work with individuals to divert people away from statutory services by connecting them to family and community and voluntary networks to meet some, or all, of their needs.	(1.000)	(1.000)	(1.000)	(1.000)	(4.000)
Targeted Reviews - Adult Services	Adults	There has been a programme of work in the Service to review high cost packages of care. This includes packages with 121 support or more, and packages with multiple services to support their needs. The savings will be achieved by reducing package costs in these areas	(1.100)	(1.100)	(1.100)	(1.100)	(4.400)
Respite recommissioning savings	Adults	Adult social care provides respite care for people who live with their families, and who need a break from their caring role. We are reviewing the way we provide respite, to get better value for money in the way we pay for placements and other services	(0.070)				(0.070)
Review of Electronic call monitoring	Adults	For people who receive care in their home, we ask care workers to tell us electronically when they arrive and leave the residents' homes. We want to change the system we use (from an external supplier) to a new one that will be cheaper	(0.080)				(0.080)
Grow Shared Lives	Adults	Shared Lives is a service that supports people, usually with someone with a learning disability, by working with residents who are able to have the vulnerable person live with them, meaning they are living with a family rather than in expensive residential care. We want to expand this scheme, to move people currently in residential care to living with families	(0.020)	(0.020)	(0.020)	(0.020)	(0.080)
Develop integrated commissioning function as to support the Havering Borough Partnership	Adults	We are working with the our NHS partners to create the right commissioning service to support the new Havering Borough Partnership, so that we can jointly address some of the most significant health needs in the borough. By moving to a more integrated service across the NHS and the council, this will realise savings for the council.	(0.250)				(0.250)
SUBTOTAL			(2.747)	(2.320)	(2.620)	(2.720)	(10.407)
Increasing our Income							
increase garden waste charge charges from £60 to £70	Neighbourhoods	Increase in annual fees	(0.248)				(0.248)

APPENDIX A - SAVINGS PROPOSALS

Savings Proposals	Department	Detail	2023/24	2024/25	2025/26	2026/27	4 Year Plan
			£m	£m	£m	£m	£m
Increase bulky waste collection charges	Neighbourhoods	Increase in annual fees	(0.038)				(0.038)
Increase the charge on crossovers	Neighbourhoods	Increase in the charge for service provision for crossovers to reflect current uplifts in costs	(0.135)				(0.135)
review of parking charges across the borough	Neighbourhoods	Increase on /off street and permit charges as set out in Appendix C . Increase deployment of Enforcement Officers to maximise compliance. Saving partially offset by extension of free 30 minutes parking to Hornchurch and Upminster	(0.742)				(0.742)
Rationalise Pay and Display machines	Neighbourhoods	The new machines will require card or app payments only. Some residents will need and will receive support using the technology. The new machines will improve efficiency through reduced faults. Residents who do not have cards will be offered paypoints and the Council will further publicise the use of apps	(0.195)				(0.195)
Review of transactions, including the introduction of charges where fees are not currently applied and Deployment of AI within Licensing/Public Protection including householder pre application licence fees	Neighbourhoods	Review of fee structures across the service	(0.027)	(0.005)			(0.032)
Actively market and promote planning pre-application advice and PPA service	Neighbourhoods	Change the way we provide certain planning application services including using new IT systems to replace paper-based services	(0.026)				(0.026)
Increase of Cremation Fees and sale of new burial products	Neighbourhoods	Increase the cost we charge for cremations in the borough and bring in new offers for residents around burial at cemeteries	(0.068)				(0.068)
Sports and Arts Service - post deletion and increased income	Chief Operating Officer	Deletion of a vacant post and increase in projected income from Hornchurch stadium and Social Halls	(0.105)				(0.105)
Backdate all community care charges to start of care package	Adults	At present ASC assessed charges for care services provided to applicable clients for social care packages are backdated up to a maximum of 4 weeks from the completion of financial assessments. The proposal is to now backdate charges to the date that care services start.	(0.090)				(0.090)
SUBTOTAL			(1.674)	(0.005)	0.000	0.000	(1.679)
Reducing or Stopping Services							
Full review of Early Help Provision	Childrens	We propose to undertake a reorganisation of Children's Services in order to drive efficiencies and improve workflows and pathways for children and families requiring preventative and statutory services. We also plan to permanently close Chippenham Road, Elm Park and Hilldene Children's Centres and instead deliver services that happened at those centres from other locations. The wider reorganisation of children's services will seek to address any shortfall in services and management capacity in this area by ensuring some targeted resources to continue to deliver on the Early Help strategy.	(0.506)	(0.422)	(0.212)		(1.140)
Reprovision of Youth Services	Childrens	Review and rationalise youth service provision within the borough and maximise the commercial potential of the MyPlace building to create long term sustainability	(0.446)	(0.054)			(0.500)

APPENDIX A - SAVINGS PROPOSALS

Savings Proposals	Department	Detail	2023/24	2024/25	2025/26	2026/27	4 Year Plan
			£m	£m	£m	£m	£m
Reduction in Inclusive Growth non-staffing budget	Regeneration	A reduction in survey and engagement work with local businesses and businesses looking to potentially relocate to Havering	(0.088)				(0.088)
Remove Employment and skills funding post	Chief Operating Officer	Deletion of vacant post and review of other funding sources to deliver this service	(0.058)				(0.058)
Review of funding to CAB and HVC	Chief Operating Officer	The review has identified that in 23/24 a further proportion of the support to the CAB is Housing related and will be funded from the HRA. The proposal is to put an SLA in place to understand take up during the year, and based on this a decision on future funding will be considered for 2024/25 onwards.	(0.050)	(0.130)			(0.180)
Fund Climate Posts from CIL rather than base budget	Chief Operating Officer	The Council is fully committed to developing initiatives relating to Climate Change. The posts relating to this work will now be funded from CIL income rather than a base budget	(0.150)				(0.150)
Shared Supported Housing Saving	Housing	Proposal to hand back some shared supported Housing properties to Landlords. To mitigate the reduction the Council is actively looking for better quality, self-contained accommodation from Housing associations and CICs, where we transfer the management and support to external providers. It should be noted that shared housing in HMOs is problematic, difficult to manage and unpopular, with some external Landlords not investing in their properties to keep them in good condition.	(0.070)	(0.090)			(0.160)
Review of Community Toilet options	Neighbourhoods	Payments made to businesses to ensure toilets are readily available in other establishments e.g restaurants, shopping centres, libraries	(0.055)				(0.055)
Closure of Corbets Tey toilets	Neighbourhoods	The toilets are currently closed due to regular vandalism and require Capital investment. Alternate facilities are available at nearby Upminster Library	(0.024)				(0.024)
Change to CCTV Monitoring hours	Neighbourhoods	Reduction of staffed monitoring hours to focus on times and days where issues present themselves more regularly. At other times cameras will operate but on a review only basis rather than live monitoring	(0.008)				(0.008)
Remove School Crossing Patrols	Neighbourhoods	School children and parents will use crossing infrastructure without Council supervision. In some sites it is likely that schools and volunteer may provide a service. Assessments are also underway by an independent consultant to assess need and as a result some sites may remain if there is a specific requirement	(0.063)				(0.063)
Reprovision of Mental Health Supported Housing	Adults	Mental Health Services are provided by NELFT under a section 75 partnership with the Council. The proposal is to close the existing group homes, working with Housing, to support people into alternate supported housing provision	(0.030)				(0.030)
SUBTOTAL			(1.548)	(0.696)	(0.212)	0.000	(2.456)
TOTAL SAVINGS			(9.626)	(3.735)	(3.092)	(2.980)	(19.433)



Name of Consultation		Budget Consultation 2023-24	
Date Consultation was Published	14 October 2022	Date Closed	30 December 2022
Repository	Citizen Space		
Overview	There were 3188 responses received for the 2023/24 budget consultation compared to 456 responses for the 2022/23 budget consultation, an increase of 699%		
Responses Received	There were 3188 responses 3180 were on-line responses and 8 were paper copies		
Responses Analysed	3188		
Basis of Exclusion	There were no exclusions		

Question 1

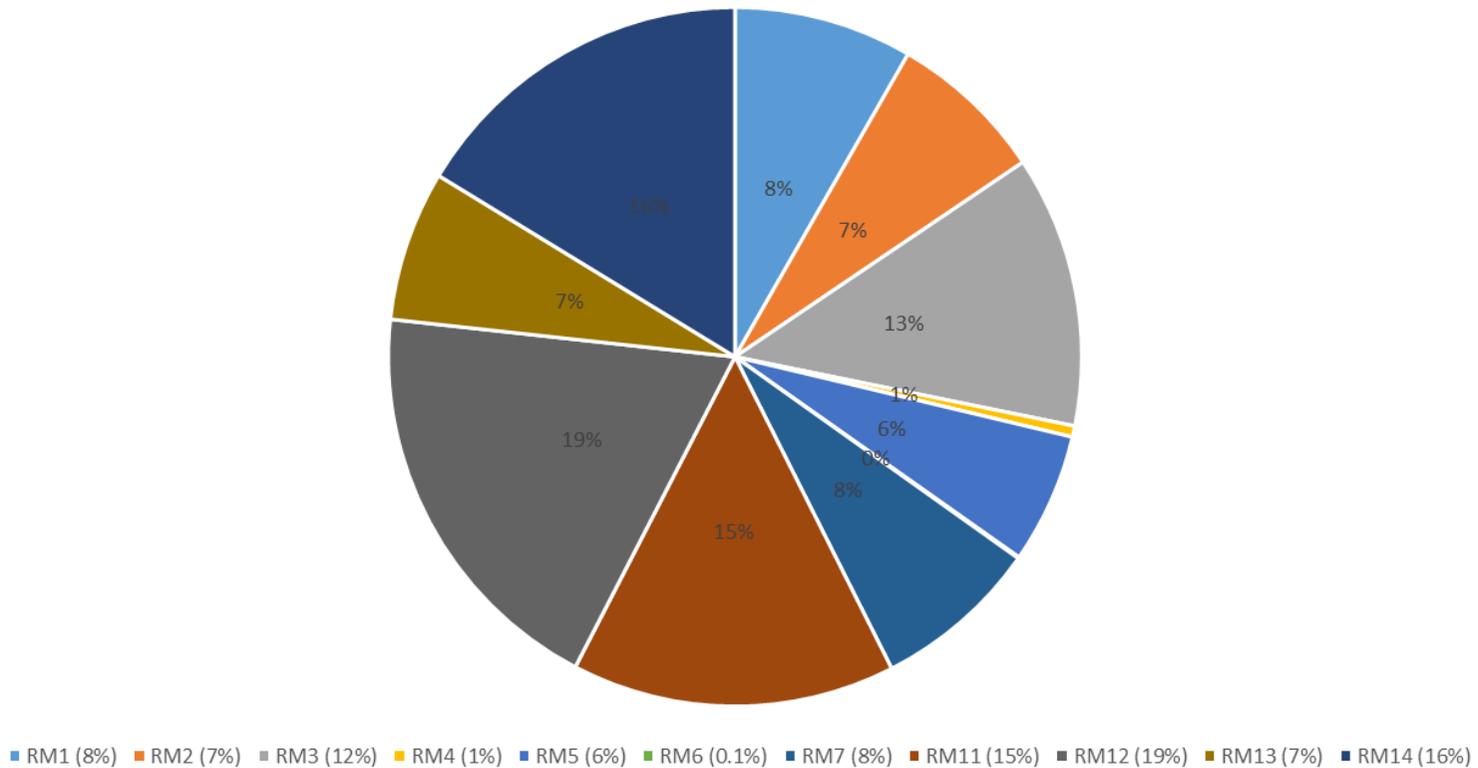
Please tell us the first part of your postcode (3 or 4 characters)

Analysis

3148 (99%) of responses were from RM postcodes, the majority of which are within Havering, however it should be noted that some postcodes (such as RM4, RM6 and RM14) can cover neighbouring boroughs. It should also be noted that 97% of respondents who answered Q3 identified themselves as Havering residents.

The majority of respondents (19%) come from RM12 (Hornchurch, Elm Park), 16% from RM14 (Upminster, Cranham, North Ockendon, Bulphan) and 15% from RM11 (Hornchurch, Emerson Park and Ardleigh Green) areas.

**Q1 - Please tell us the first part of your postcode
Havering Resident Responses**

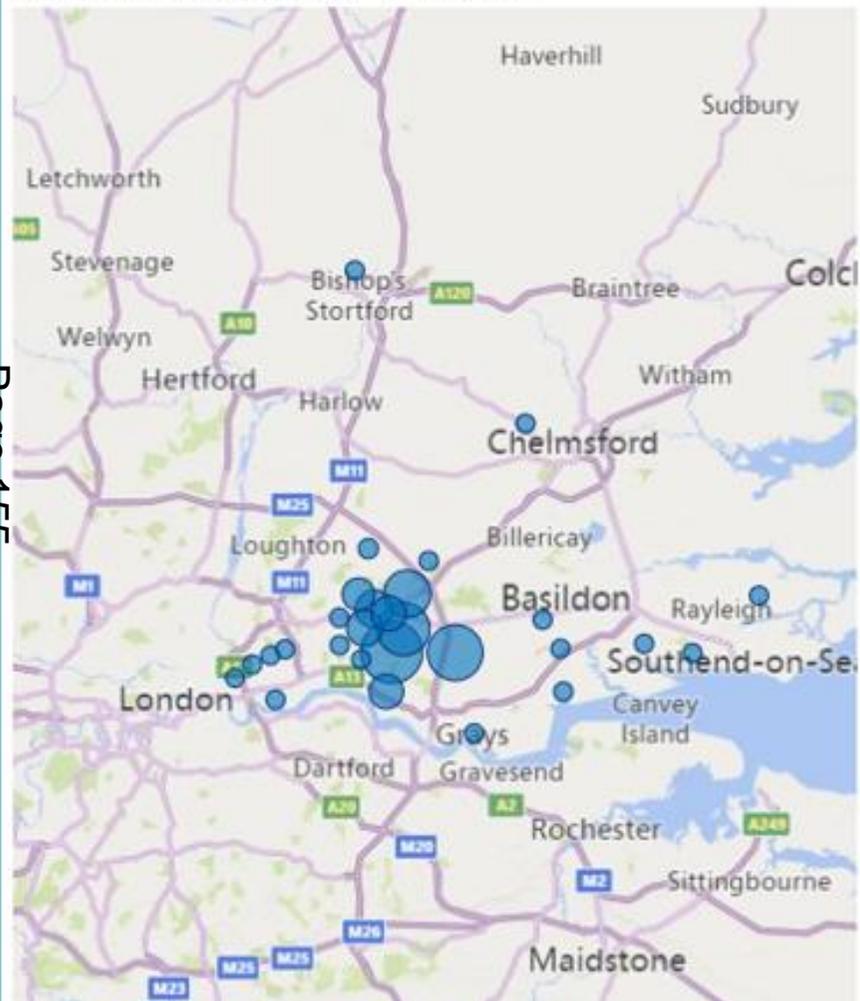


Question 1

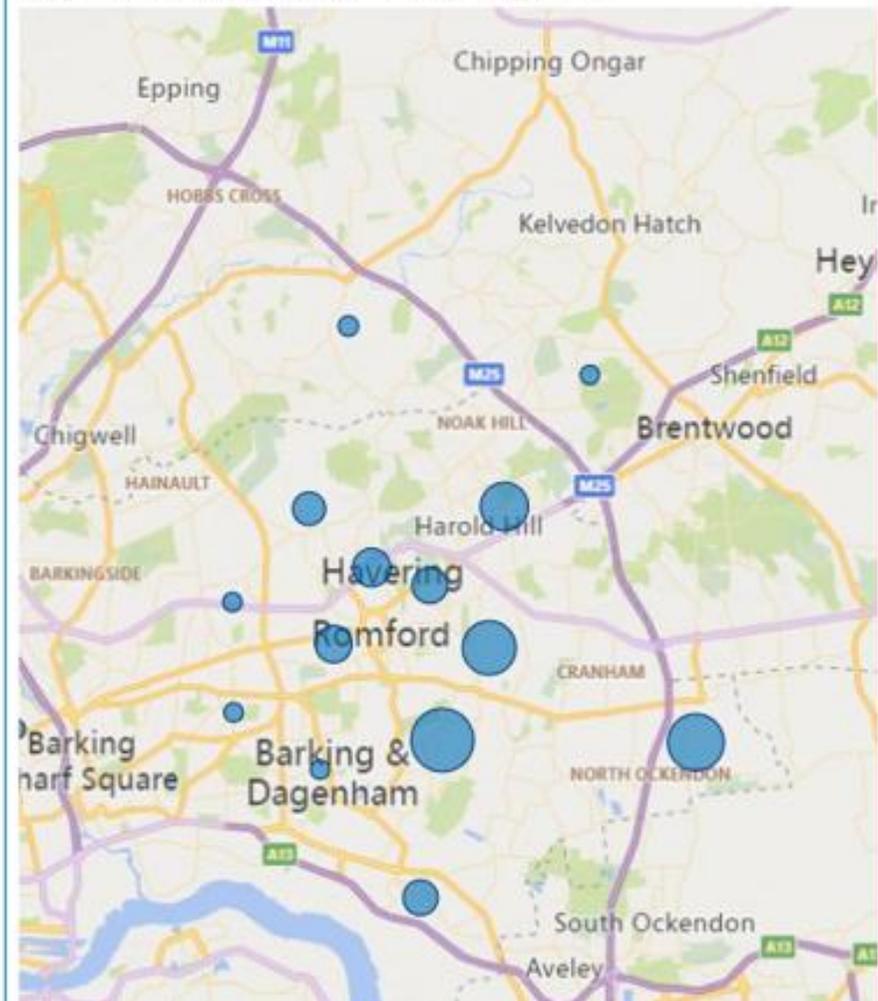
Postcode maps - wider view and Havering view

Analysis 21 responses (0.7%) were from out of the borough postcodes and 19 respondents (0.6%) declined to share this information.

Location of responses - wider view



Location of responses - Havering view

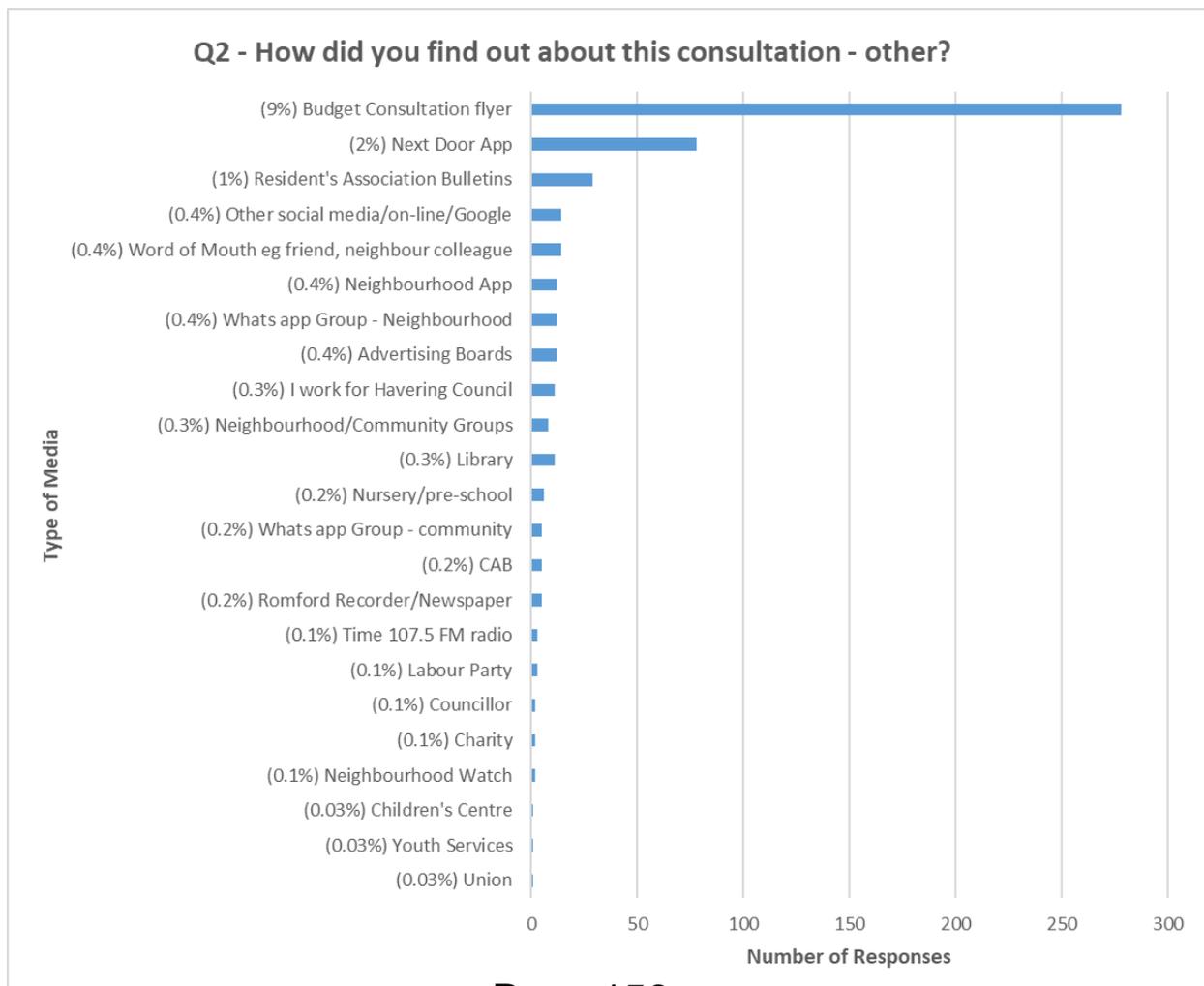
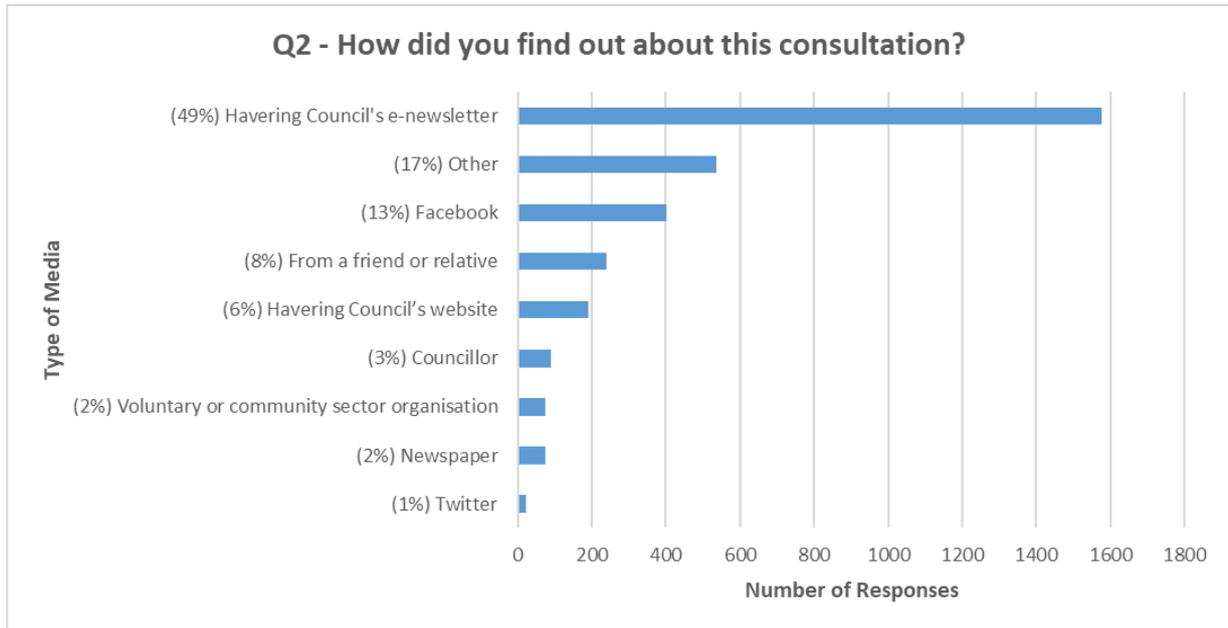


Question 2

How did you find out about this Consultation?

Analysis

Almost half of all respondents (49%) found out about the consultation from the Council's e-newsletter with 17% of respondents finding out by other means. Of these 17%, over half were from the Council's leaflet drop.



Question 3

Please tell us in what capacity you are completing this consultation

Analysis The overwhelming majority of respondents (97%) identified as Havering residents

- 3090 identified as residents of the borough AND/OR
- 43 representing/owning a local business
- 37 representing a charity that covers the Havering area
- 20 representing a community group in Havering
- 77 work for Havering Council (resident)
- 21 work for Havering Council (non-resident)
- 9 represent a public sector organisation
- 7 are Councillors

Q3 - Please tell us in what capacity you are completing this consultation

- I am a resident (97%)
- I represent/own a local business (1%)
- I work for Havering Council (Resident) (2%)
- I represent a charity (1%)
- I work for Havering Council (Non Resident) (0.7%)
- I represent a community group (0.6%)
- I represent a public sector organisation (0.3%)
- Other (0.2%)
- I am a Councillor (0.2%)



Q3 – If you selected ‘other’, please specify

Citizens Advice Bureau	3 respondents
HAC and Fairkytes Arts Group	1 respondent
Harold Hill Bowls Club	1 respondent
Havering Council's Residents Panel	1 respondent
London Citizens Advice Network	1 respondent

Question 4

What would you say are the three most important issues Havering is likely to face in the next year?

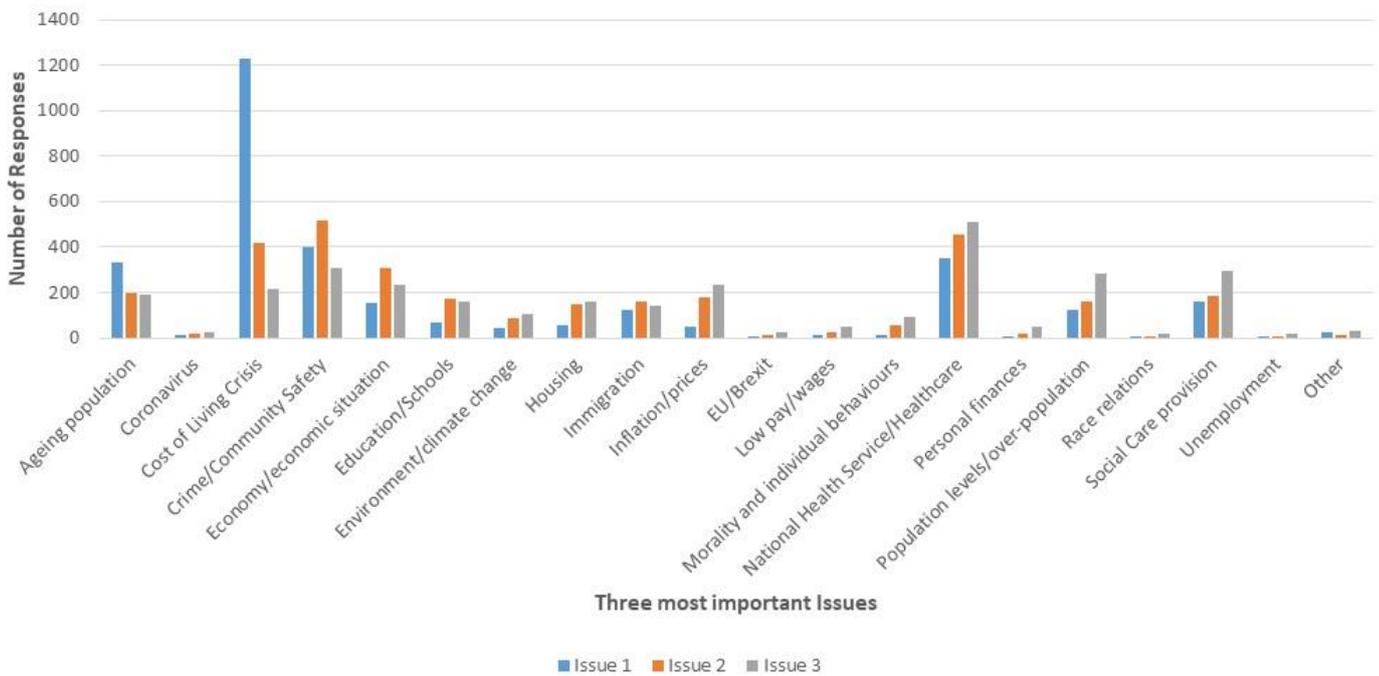
Analysis

Over a third (38%) of respondents rated the Cost of Living Crisis as their number one issue. The three most important issues that respondents feel that Havering is likely to face in the next year by weighted rank are:

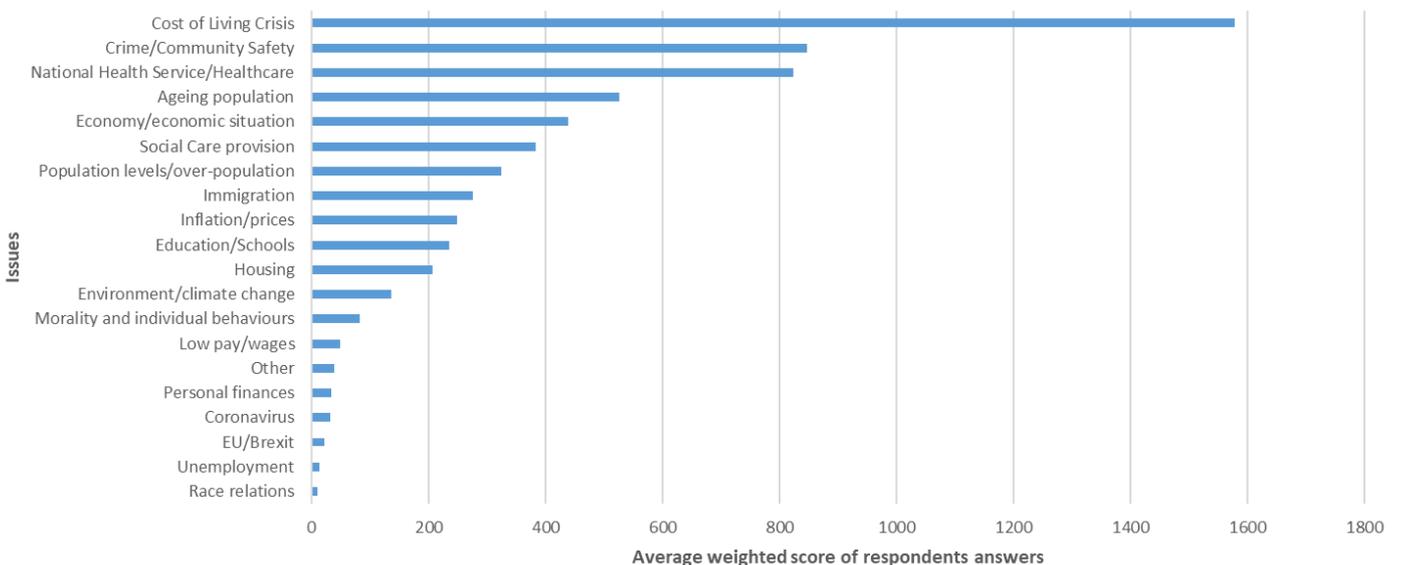
Cost of Living Crisis, Crime/Community Safety, National Health Service/Healthcare

Crime/Community Safety and National Health Service/Healthcare remain important issues from the previous year, however with the current economic situation, Social Care appears to be less of a concern when compared to the Cost of Living Crisis.

Q4 - What would you say are the three most important issues Havering is likely to face in the next year?



Q4 - Three most important issues Havering is likely to face in the next year
Average Weighted Ranking



Q4 Issues Affecting Havering - Comments

There were 79 comments, 16% of which were regarding changes to refuse collection

Effects of changing refuse collections
Lack of SEND provision
State of the roads inc pot holes and weeds
Over development causing medical/schooling/traffic congestion issues
Insufficient Government funding
Mental health provision and support for families in crisis
Fly tipping and cleanliness of borough
Loss of greenbelt
Parking charges
Closure of community Children's Centre
Lack of support/facilities/activities for young children
Traffic Management
ULEZ
Changes to services to the community and local facilities (libraries)
Homelessness including beggars and vagrants
Lack of parental support groups
Lack of Community communication for elderly residents
Crime and safety
Energy Crisis
Environmental impact of relaxed planning rules
Threat of massive data centre near Upminster
Lack of help available in crisis situations
Lack of police presence
Not locking the parks at night
Closure of public toilets
Rainham Quarry concerns
Travellers accommodation concerns
Licensing and decline of pubs in Hornchurch

Question 5

Which three things are you personally most concerned about at the moment?

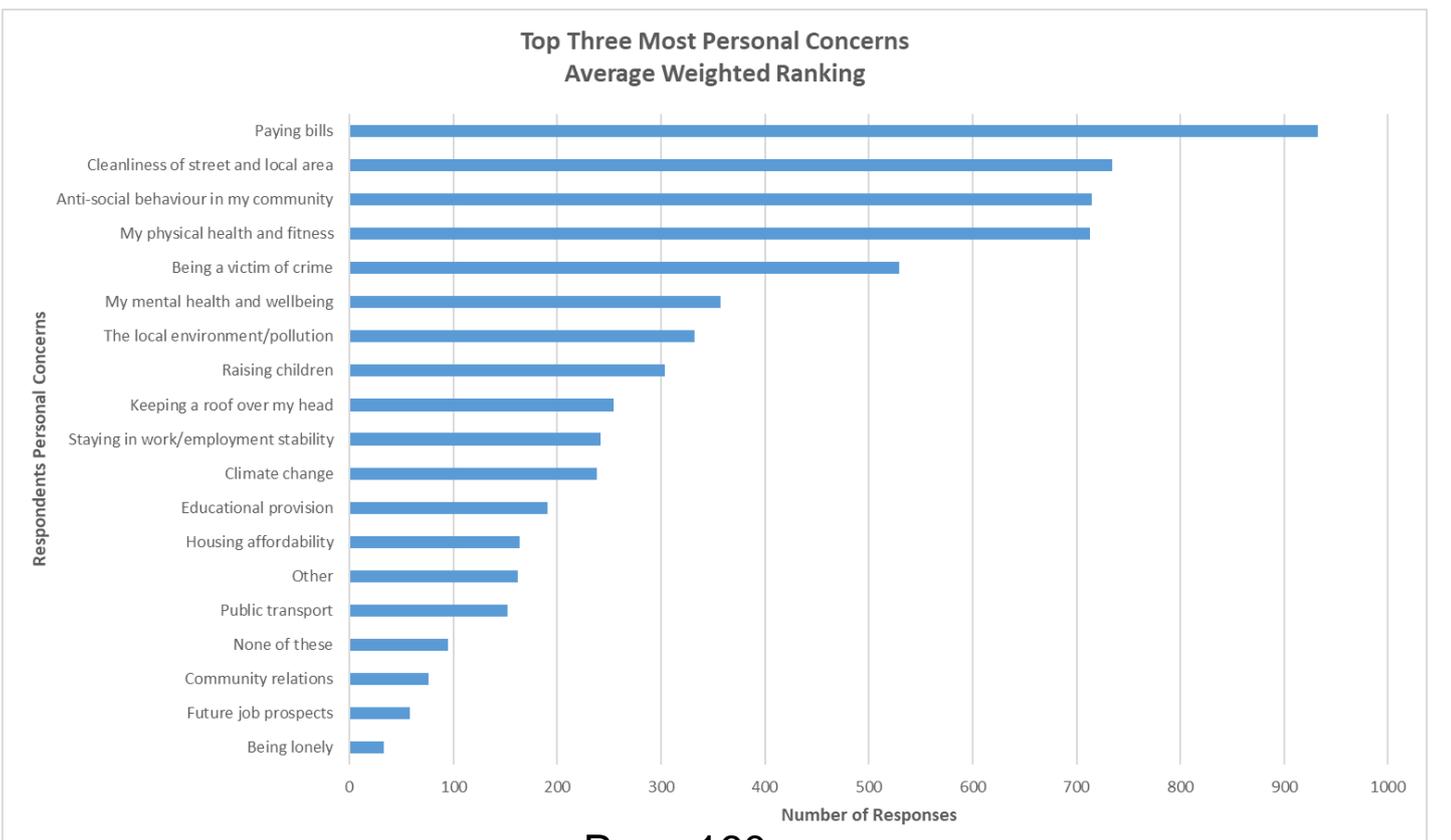
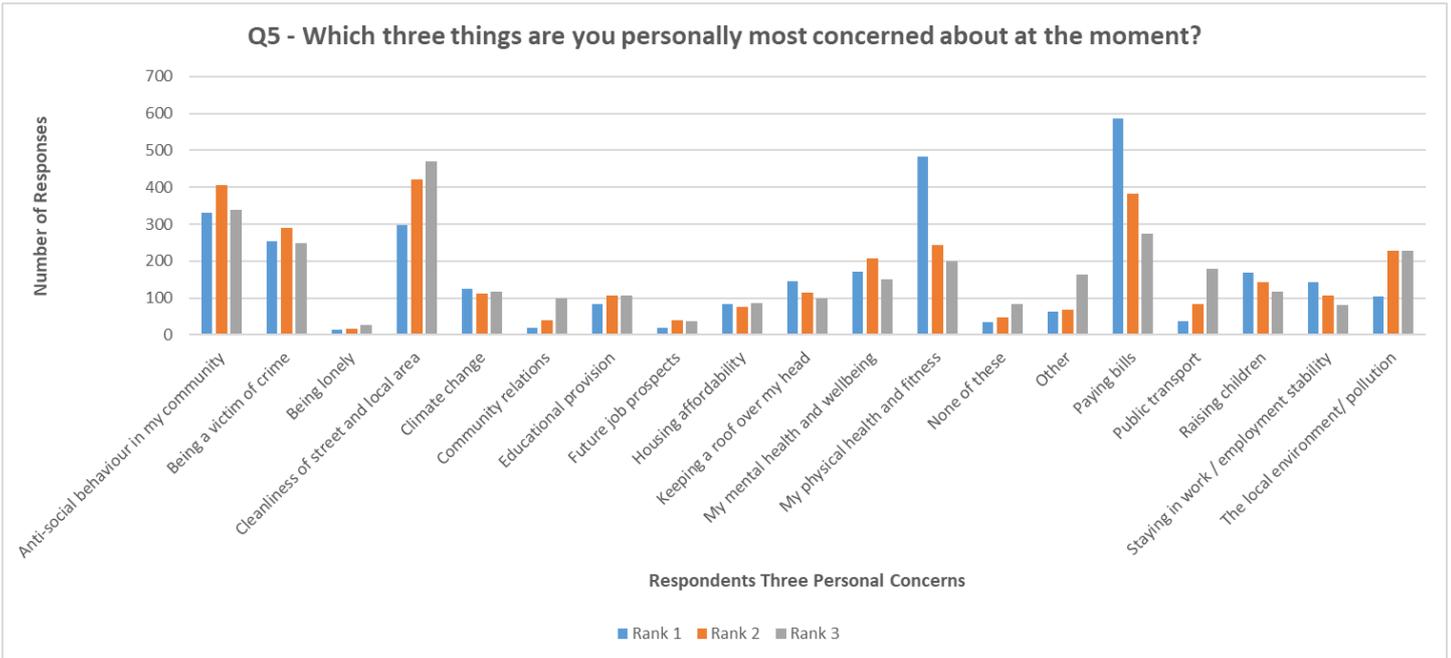
Analysis

18% of respondents rated Paying Bills as their number one issue.

When a weighted ranking was applied, the three things that respondents are personally concerned about are:

Paying Bills, Cleanliness of Street and Local Area, Anti-Social Behaviour in My Community

Cleanliness of Street and Local Area and Anti-social Behaviour in My Community remain personal concerns from the previous year, however with the current economic situation, My Physical Health and Fitness appears to be slightly less of a concern when compared to Paying Bills.

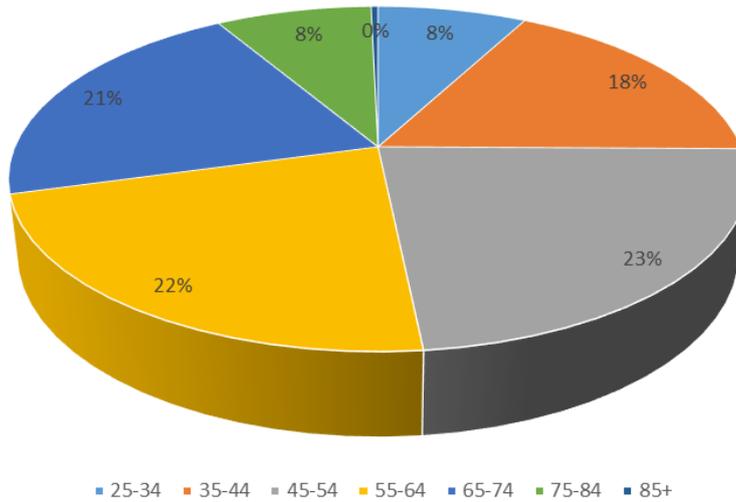


**Q5 -
Gender
and Age
Analysis**

Respondents aged 45-54 rated Paying Bills as their first and highest concern (22%), followed closely by those aged 55-64 (21%) and 65-74 (20%), and those who identified as White-British (84%).

It should be noted however that the highest overall responses to the consultation came from those in the age range of 55-64 and 65-74 (43%) and from those identifying as White-British (83%).

Age Profile of Respondents who choose Paying Bills as their first and highest concern



Ethnicity Profile of Respondents who chose Paying Bills as their first and highest concern

- White - British (84%)
- White - European (3%)
- Asian/Asian British - Indian (2%)
- Black/Black British - Caribbean (2%)
- White - Irish (2%)
- White - Other (2%)
- Black/Black British - African (1%)
- Asian/Asian British - Bangladeshi (1%)
- Mixed/Multiple Groups - White and Black African (1%)
- Mixed/Multiple Groups - other Mixed Background (1%)
- Other Ethnic Group (1%)
- Mixed/Multiple Groups - White and Asian (0.4%)
- Asian/Asian British - other Asian Background (0.4%)
- Asian/Asian British - Chinese (0.2%)



Question 6

Thinking about your answers (to Q5) is there anything you think the council could do to support you with your concerns?

Analysis

There were 2158 comments. 13% of these comments were of a general nature, 9.3% of respondents would like to see a greater police presence and 5.3% voiced their concerns about a rise in Council Tax.

Which three things are you personally most concerned about at the moment – sentiment analysis

Number of Comments	%	Category	Example of Comment
415	19%	General Comments	<ul style="list-style-type: none"> • Be mindful of not putting more financial pressure on residents • Concentrate on easing the pressure on residents by dealing with the gross overspend of public money by a)reviewing all contracts b)reducing agency staff to a minimum and ensuring that paid staff are working efficiently, preferably at their desks. • Encourage a closer community spirit. Include residents in planning and listen to and act upon their concerns. There's always a middle ground. • I don't think the council can help with my concerns as these are a nationwide problem and everyone is struggling including the council. • Just by being honest where every single penny is going from the small funding that they are receiving and making sure that the funding is being utilised in the most needed areas to help the most people in need. • Local support for struggling residents.
295	14%	Police Presence/Anti-social behaviour	<ul style="list-style-type: none"> • Reopen police stations • Arrange for more visible police presence and clampdown on anti-social behaviour (littering and dog fouling) • A far more visible police service • Ensure there are police on the streets especially at night to stop anti-social behaviour
170	8%	Council Tax	<ul style="list-style-type: none"> • Do not increase Council Tax • Freeze or lower Council Tax • Pay Council Tax monthly instead of over 10 months
159	7%	Cleanliness of Street and Local Area	<ul style="list-style-type: none"> • Increase street cleaning • Re-introduce road sweepers, mechanical sweepers are not as good • Cleaner streets improves the look of an area, controls vermin and reduces pollution risk, such as plastic waste being washed into rain water drain and then into the sea
156	7%	Refuse collection	<ul style="list-style-type: none"> • Do not reduce refuse collections • Reduction of refuse collection will encourage wild animals and odours • Collect refuse better, minimise food waste

110	5%	Crime and Anti-Social Behaviour inc CCTV	<ul style="list-style-type: none"> • Crack down on anti-social behaviour • Improve security on streets to reduce crime eg CCTV • Reduce car theft/crime
110	5%	NHS/healthcare	<ul style="list-style-type: none"> • Provide a 24 hr walk-in safe centre for people with mental health issues • Re-open rehabilitation centres to reduce hospital bed blocking • Ensure adequate health care for the growing population
95	4%	Children's Services	<ul style="list-style-type: none"> • Provide affordable before and after school care and holiday care for children • Provide free school meals to all children • Do not close Children's Centres
85	4%	Regeneration	<ul style="list-style-type: none"> • Consider the community when you are housing people eg drug users in highly populated areas of children • Build more social housing • Cap private rent prices, introduce rent controls
61	3%	Roads	<ul style="list-style-type: none"> • Keep Havering moving by reviewing traffic light sequencing and reduce traffic generally • Co-ordinate road works better to avoid congestion • The general condition of our roads is reflecting badly on the council and has been sadly neglected for far too long. • Better cycling provision. It's not very safe to cycle from place to place in Havering.
6	3%	Climate Change	<ul style="list-style-type: none"> • Anti-idling - fine drivers • Green options for all future projects • Monitor air and water quality and publish weekly results • Discourage parents using cars for the school run
52	2%	Housing	<ul style="list-style-type: none"> • Build more social housing/affordable homes • Cap private rent prices, introduce rent controls • Properly enforce against landlords to ensure rented properties are maintained and take action against agents and landlords
43	2%	Adult Social Care, mainly issues for the elderly	<ul style="list-style-type: none"> • Work with other authorities to investigate, review and reduce costs. Take action to determine real costs and stop overspending • Provide a policy on the Council's legal and financial obligations to the elderly • Distinct lack of care for the elderly compared to Children's Services
38	1%	Education	<ul style="list-style-type: none"> • Invest in better education facilities/schools • Increasing and not reducing spending in schools. • Education: Training for staff needs to be improved to provide more flexible and adequate provision for children with ASD. Opportunities need to be improved for those struggling and higher achievers. The borough's policy of educating children to be average fails many
32	1%	Parking	<ul style="list-style-type: none"> • Level up parking charges across Havering • Service parking meters

			<ul style="list-style-type: none"> • Retain the free one hour parking in bays to encourage people to shop locally
31	1%	Government	<ul style="list-style-type: none"> • Fight for adequate funding to maintain and improve current services. • Do not agree to everything the Mayor of London proposes • Firstly, the law needs to be changed if 70% of the entire yearly Council's budget is being spent on children and vulnerable adults. Central Government should be providing for them if they think it's so important they have special care. It's an absolutely ridiculous proportion of the budget! Of course Council tax monies should be spent to help the community but this is totally out of proportion for the needs of the rest of the Borough, which is just as important
30	1%	Parks	<ul style="list-style-type: none"> • Improve lighting in parks and open spaces • Reinstate Parks enforcement officers and provide security • Keeping the parks clean and locked at night.
28	1%	Recycling	<ul style="list-style-type: none"> • Make broader and better provision for the recycling of waste in all its forms • More recycling bins alongside regular rubbish bins • Sort out a proper recycling scheme as the current one is extremely limited
25	1%	Customer Service and Communication	<ul style="list-style-type: none"> • Communication in advance on when the council cleans or landscapes areas • Improve feedback on consultations and actively listen • Recognise the age demographics of its residents and find cost effective ways of communicating via different channels. • Improve methods of contacting the Council, especially for people without computers or smart phones.
22	1%	Quarry	<ul style="list-style-type: none"> • Do not give planning permission for a Quarry. • Stop proposals for a quarry site, which would bring a lot of pollution to the local area, devalue properties, increase traffic, have the potential to increase or aggravate existing health problems. • Stop the Quarry! Talk about improving the area, this would mean dust, particles and other dirt travelling a fair distance and interfering with people's health and well-being. Let alone the extra lorries on narrow roads.
21	1%	Fly-tipping	<ul style="list-style-type: none"> • Heavier fines and/ or prison for wrong doers if repeated cases came about. Also that all persons convicted of dumping rubbish etc; to have their vehicle crushed whether commercial or private vehicle. • Make residents aware of the crime of dumping rubbish. • Greater enforcement of fly tipping, littering and dog fouling.
21	1%	Transport	<ul style="list-style-type: none"> • Improve public transport. • Ensure public transport costs are reasonable and service is fit for purpose. • I am fortunate at present with public transport - keep it up!
20	1%	Population	<ul style="list-style-type: none"> • Increase in population is putting demands on healthcare system. • Reduce the amount of illegal immigrants who are supported by the Council.

			<ul style="list-style-type: none"> • Yes, pay particular attention to Duty of Care to the Community by not over populating the Borough before putting in place the appropriate infrastructure.
20	1%	Social Care	<ul style="list-style-type: none"> • Do not cut social care funding. For carers, who struggle with our own health issues, having provision for daycare, respite etc is of the highest importance. • Social care needs to be appropriately funded to lessen the burden on acute hospital services. • No more cuts to social care.
17	1%	ULEZ	<ul style="list-style-type: none"> • Do not agree to the ULEZ charge. • Take a pro-active role in preventing the ULEZ expansion - rather than, seemingly, just a defensive role. • Push through difficult messages. eg ULEZ is going to cost money. But surely cleaner air for future generations is worth paying for.
16	1%	Youth	<ul style="list-style-type: none"> • Focus on supporting young people. Offer more apprenticeships to young people • Re-establish outreach teams and statutory youth workers. • Sustain youth service provision for young people so they have safe places to go and can be supported out of exploitation and gang activity.
15	1%	Citizens' Advice Bureau	<ul style="list-style-type: none"> • The council should continue to support organisations like the Citizen Advice as it give help and support to the most vulnerable of the community. • Citizens advice has always been able to help me beyond my expectations, I rely on their service to help me tackle and best way to handle the matter. • I am an adviser at Citizens Advice Havering. • As an organisation, we cannot afford to have our budget cut. We deal daily with a myriad of problems on behalf of clients, which is increasing. We are the first port of call for many who do not know where to turn. We signpost to ancillary organizations, our reach is hugely significant and impactful.
12	1%	Voluntary Sector	<ul style="list-style-type: none"> • Actively encourage support of voluntary organisations like Foodbanks, Christians Against Poverty, Citizen Advice Bureaus by regular advertising, (if financial support is not an option). • Arrange volunteers to help clean up our streets. I would volunteer to help and get exercise while doing it. • Promotion of the good works by the volunteers who work with children and young adults.
11	0.5%	Toilets	<ul style="list-style-type: none"> • Efforts to be made to keep toilets open as the use of the park in Upminster and facilities are being used by many especially the young. It also helps with bringing in people to use the local shops and revitalise the town. • More public toilets. • The public toilets by the park are always closed.
10	0.5%	Rubbish bins including Green Bins	<ul style="list-style-type: none"> • Ensure regular emptying of bins and ensuring bins are replaced if removed. Also ensure that there are enough bins in areas.

			<ul style="list-style-type: none"> • Introduce green garden bags for households like mine who have little garden waste because the new charge of £70 for a green wheelie bin is too much. • Stop over charging for everything. Other councils provide green bin etc what's the council tax for!!
10	0.5%	Leisure including fitness and arts	<ul style="list-style-type: none"> • Provide free gym time for pensioners. • Provide more sport/art & craft/youth clubs for Havering's young people, this in turn will save money by reducing youth crime and anti-social behaviour caused by boredom and having no sense of belonging. This will also help improve community relations. • Provide free exercise sessions for the health and wellbeing of residents. Maybe online?
10	0.5%	Libraries	<ul style="list-style-type: none"> • Extend the opening hours of Collier Row library in order to promote good mental health. • Local library services are essential. • Keep enough libraries open for warmth and book borrowing.
10	0.5%	Litter	<ul style="list-style-type: none"> • Walking around my area I am concerned by the amount of litter that goes uncollected by the council. • Start fining people who are littering. • The streets in Collier Row are covered in litter. This encourages more litter.
10	0.5%	Mental Health	<ul style="list-style-type: none"> • Provide a 24 hr walk-in safe centre for people with mental health issues • Better provision for public access to help with mental stress caused by day to day living, ie professional counselling when you need it, not 6 to 12 months later if it's available. • More availability for Mental Health consultations / events
10	0.4%	Arnold Fields/Launders Lane	<ul style="list-style-type: none"> • Support your thousands of Rainham residents that are desperate for the Arnold's Field environmental impact to be finally addressed & MORE IMPORTANTLY CEASE THE DANGEROUS LEVELS OF POOR AIR QUALITY IN THE AREA. • Help sort out the issues of the Launders Lane fires, as the health risk is enormous as is the possibility of property values in the Rainham area dropping because nobody will want to buy in the area!! • Address the issued at the Launders Lane illegal landfill site once and for all - this area poses a significant health hazard to residents and is a ticking time bomb for issues further down the line.
8	0.4%	Disability	<ul style="list-style-type: none"> • Provide better support for Havering's autistic community • More information on how to help with children being diagnosed with additional needs eg what the process entails and what benefits you are in titled to receive. • More facilities in Havering for severely disabled children. My daughter has to have transportation with her own escort out of Havering to Basildon for a day centre and Southend for overnight respite. These facilities should be in Havering.
5	0.2%	Community	<ul style="list-style-type: none"> • Provide community services. Disappeared & getting worse • Have more facilities to encourage and bring groups of people together

			<ul style="list-style-type: none"> • Support cooperatives like Preston council, set up local institutions like community banks under the Preston model
5	0.2%	Job Security (Council)	<ul style="list-style-type: none"> • Be more forth right about changes and the time scale. Also who are in danger as far as jobs are concerned. • As well as being a HAVERING resident I am also employed by LBH, my concerns over job security are affected by decisions LBH make about my role.
4	0.2%	Pollution and air quality	<ul style="list-style-type: none"> • The council could help with environmental issues and pollution. • With local environment and pollution I think the council do more awareness campaigns on car pollution. Having more electric charging points in car parks and along major roads would be good.
3	0.1%	Businesses	<ul style="list-style-type: none"> • Attract more businesses into the borough, to increase the level of jobs available for local people. • This will lead to the borough being more affluent and being less reliant on the Council, able to access services themselves. • Support local businesses to ensure town centres remain viable. • Help businesses to create decent jobs not Uber economy.
3	0.1%	Electric Vehicle Charging Points	<ul style="list-style-type: none"> • More electric charging points for cars, ensure we keep our bus routes and switch to electric buses. • There has been no investment in car charging points for houses without driveways, I live in permit zone where a 20 year old Diesel van pays the same to park on the street as a brand new electric car, other boroughs charge on emissions. • We need to put public electric vehicle charging points in our town car parks and on street parking.
	0.1%	Yewtree Lodge	<ul style="list-style-type: none"> • Allow charity groups to continue to use resources free of charge (eg Yew Tree Lodge). • I am Concerned that Havering council are thinking of charging the drop in for the use of the room at yew Tree community centre. The provide a service for visually impaired people, alongside (The P.S.S.H.) in Havering, which are both run by volunteers, the charge for the (The P.S.S.H.) is already going up, so if Havering charge the drop in we won't be able to run for service for the visually impaired community and will isolate us even more from society. • Yes they could allow the Charity groups such as the Partially Sighted Society Havering to continue to use Yew Tree Resources centre on a Tuesday afternoon for free as we are supplying a resource that the council does not have the finance to supply itself.

Question 7

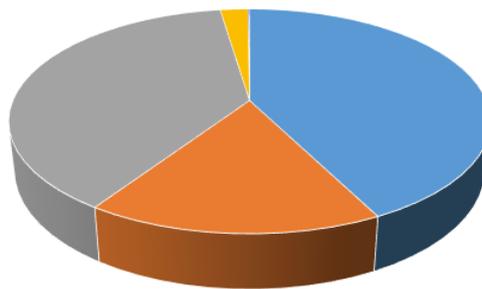
If we were to increase Council Tax, which of the following options would you support?

Analysis

The council did not include any particular assumptions on a Council Tax increase but provided an illustration on how a 1.99% increase in Council Tax would mean an increase of 60p per week on an average Band D property in the borough.

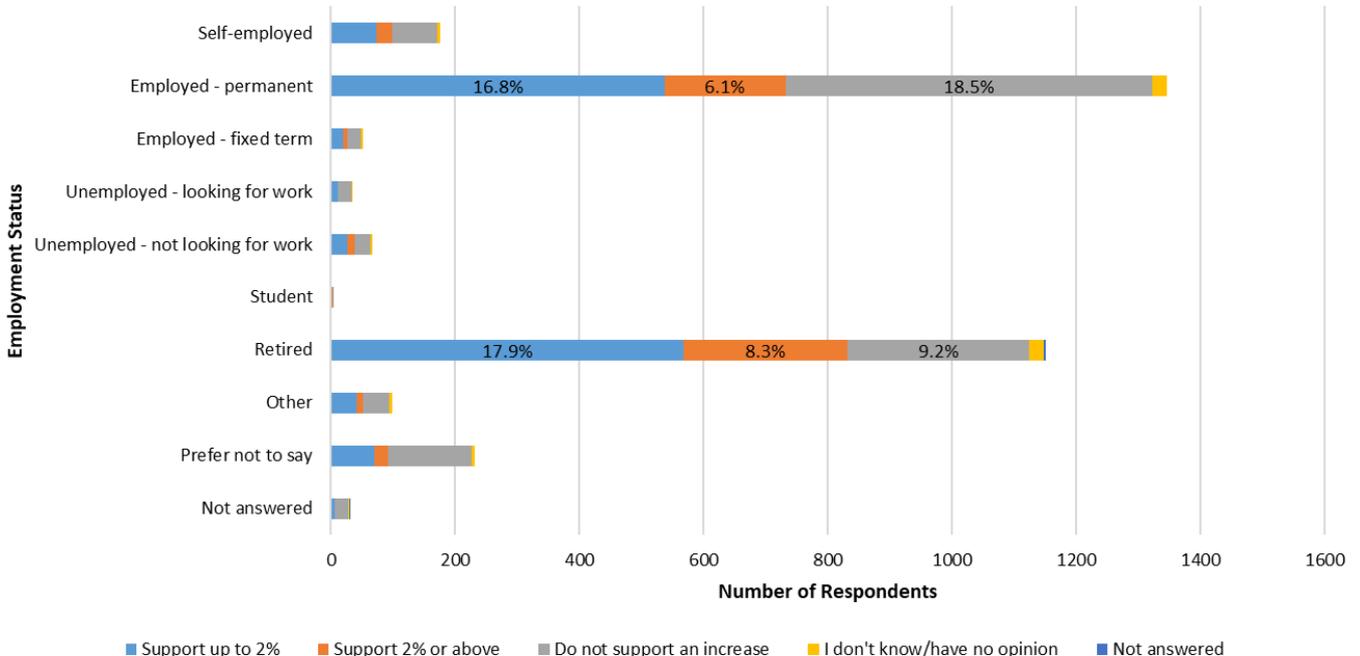
- 43% supported an increase of up to 2%
- 17% supported an increase of 2% or above
- 38% did not support an increase

Q7 - If we were to increase Council Tax, which of the following options would you support? Choose one



- (43%) I support an increase of up to 2%
- (17%) I support an increase of 2% or above
- (38%) I do not support an increase
- (2%) I do not know/I have no opinion
- (0.1%) Not Answered

Increasing Council Tax Employment Status



	Self-employed	Employed permanent	Employed fixed term	Unemployed looking for work	Unemployed not looking for work	Student	Retired	Other	Prefer not to say	Not answered
I support an increase of up to 2%	2.3%	16.8%	0.6%	0.4%	0.8%	0.1%	17.9%	1.3%	2.2%	0.2%
I support an increase of 2% or above	0.8%	6.1%	0.2%	0.0%	0.3%	0.0%	8.3%	0.3%	0.7%	0.0%
I do not support an increase	2.3%	18.5%	0.7%	0.7%	0.8%	0.1%	9.2%	1.3%	4.2%	0.7%
I do not know/have no opinion	0.2%	0.8%	0.1%	0.1%	0.1%	0.0%	0.8%	0.2%	0.2%	0.0%
Not answered	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%

The chart shows that of those permanently employed, 18.5% do not support an increase and 16.8% support an increase of up to 2%. For those retired, 17.9% support an increase in Council Tax up to 2%.

Question 8

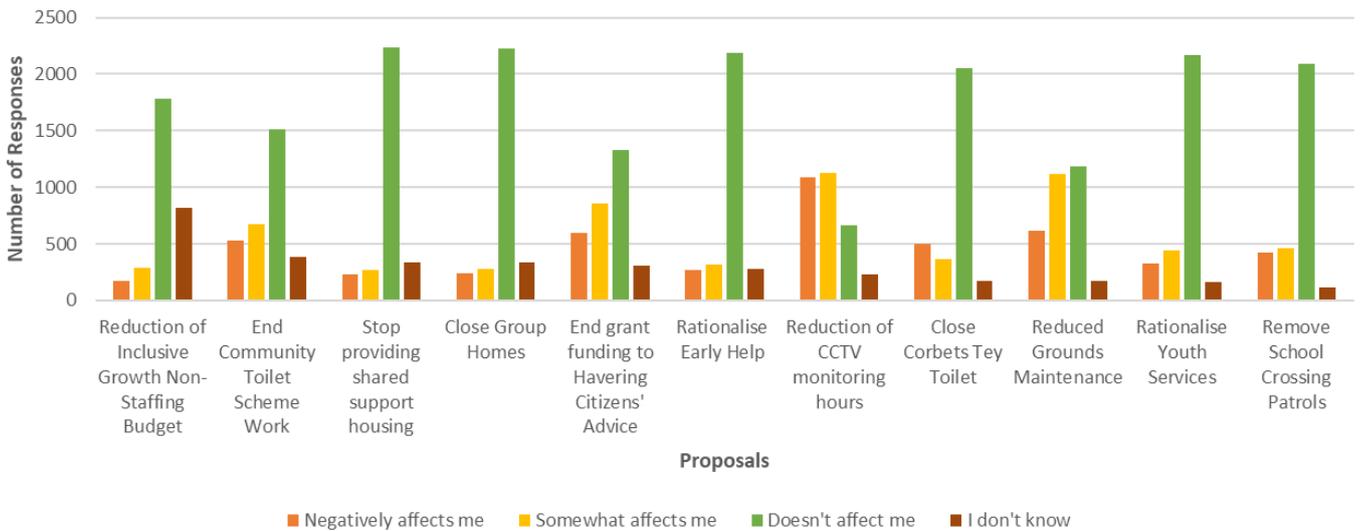
Proposals for reducing or stopping some services- please give your views on how they affect you

Analysis

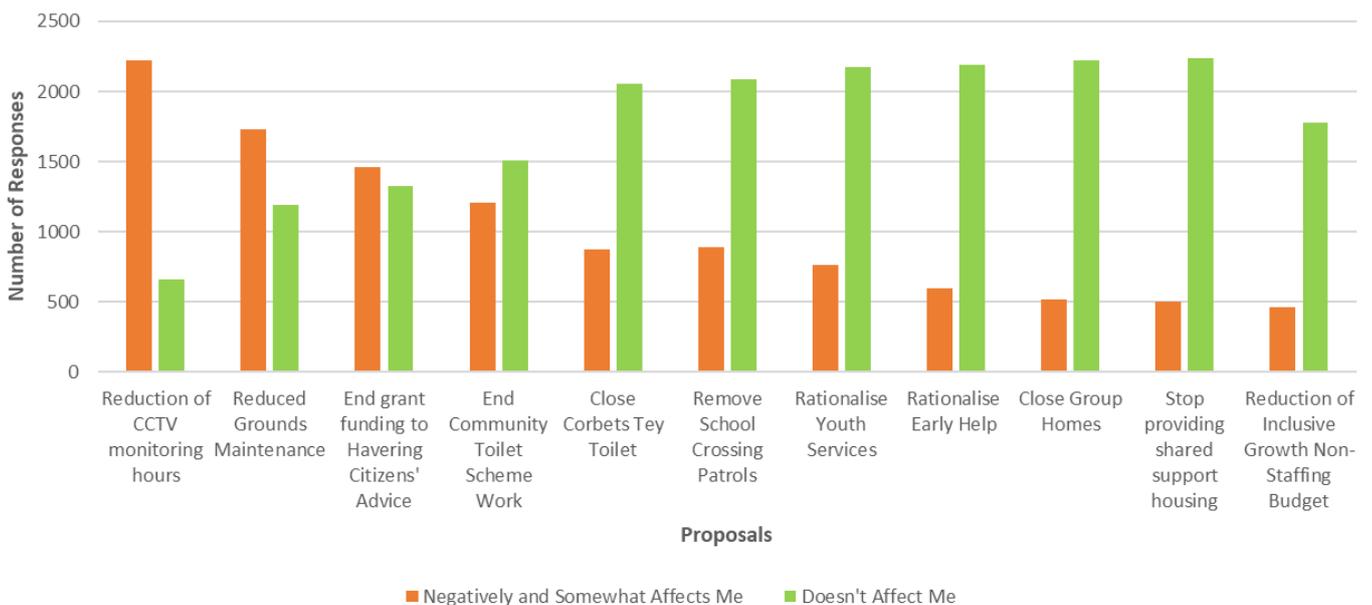
The top three proposals that respondents feel will have the most negative affect on them are Reduction of CCTV Monitoring Hours (34%), Reduced Grounds Maintenance (19%) and End of Grant Funding for Citizens Advice Bureau (19%).

When analysing the combination of responses of those who chose 'negatively affects me' and 'somewhat affects me', the same three proposals were top, with Reduction of CCTV Monitoring Hours at 70%, Reduced Grounds Maintenance (54%) and End of Grant Funding for Citizens Advice Bureau (56%).

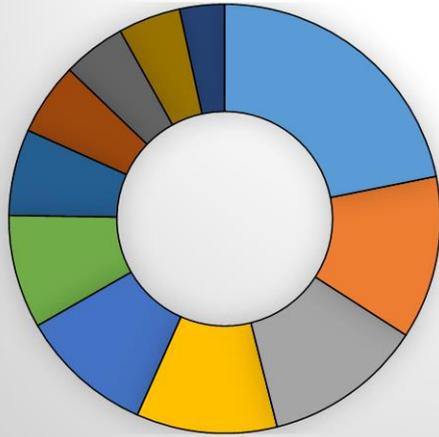
Q8 - Proposals for reducing or stopping some services - please give us your views on how they affect you



Q8 - Proposals for reducing or stopping some services

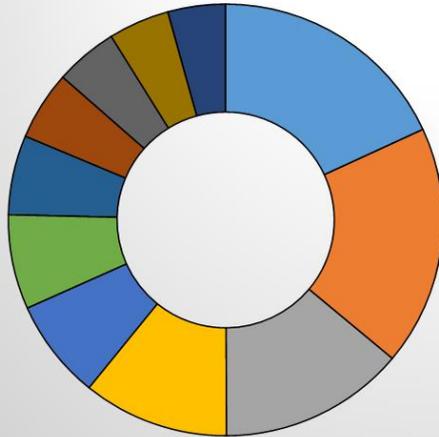


Q8 - Respondents who chose a proposal 'Negatively Affects Me'



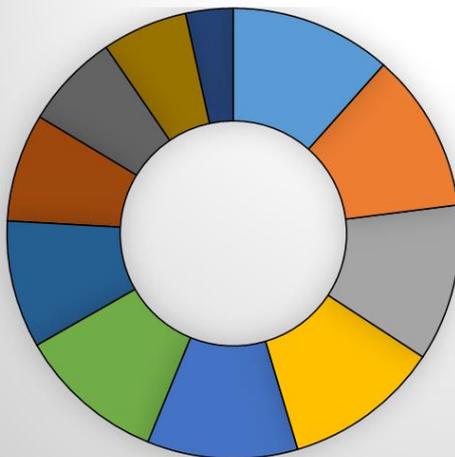
- (34%) Reduction of CCTV monitoring hours
- (19%) Reduced Grounds Maintenance
- (19%) End grant funding to Havering Citizens' Advice
- (17%) End Community Toilet Scheme Work
- (16%) Close Corbets Tey Toilet
- (13%) Remove School Crossing Patrols
- (10%) Rationalise Youth Services
- (9%) Rationalise Early Help
- (7%) Close Group Homes
- (7%) Stop providing shared support housing
- (5%) Reduction of Inclusive Growth Non-Staffing Budget

Q8 - Respondents who chose a proposal 'Somewhat Affects Me'



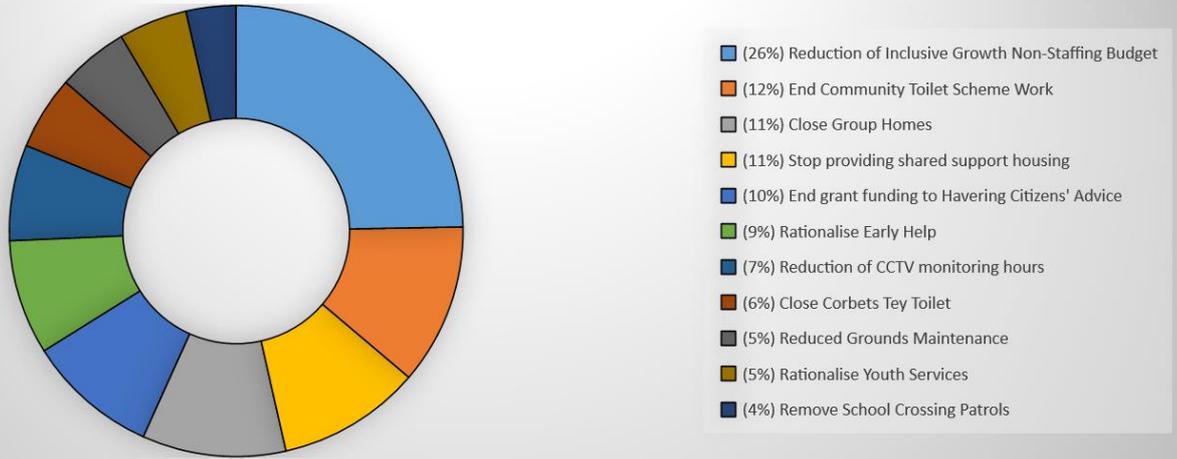
- (35%) Reduction of CCTV monitoring hours
- (35%) Reduced Grounds Maintenance
- (27%) End grant funding to Havering Citizens' Advice
- (21%) End Community Toilet Scheme Work
- (15%) Remove School Crossing Patrols
- (14%) Rationalise Youth Services
- (12%) Close Corbets Tey Toilet
- (10%) Rationalise Early Help
- (9%) Reduction of Inclusive Growth Non-Staffing Budget
- (9%) Close Group Homes
- (8%) Stop providing shared support housing

Q8 - Respondents who chose a proposal 'Doesn't affect me'



- (70%) Stop providing shared support housing
- (70%) Close Group Homes
- (69%) Rationalise Early Help
- (68%) Rationalise Youth Services
- (65%) Remove School Crossing Patrols
- (64%) Close Corbets Tey Toilet
- (56%) Reduction of Inclusive Growth Non-Staffing Budget
- (47%) End Community Toilet Scheme Work
- (42%) End grant funding to Havering Citizens' Advice
- (37%) Reduced Grounds Maintenance
- (21%) Reduction of CCTV monitoring hours

Q8 - Respondents who chose an effect of a proposal 'I don't know'



Question 9

Is there anything you would like to support your answers (proposals for reducing or stopping some services)?

Analysis

There were 941 comments. 7% commented on their lack of support for changes to refuse collection and 2% commented on their lack of support for any increase in Council Tax.

Of those comments related to these proposals, the majority responded in general to the proposals (46%), 12% do not support the closure of Children's Centres and 11% voiced their opposition to the proposal to end funding for Havering's Citizens' Advice.

Proposals for reducing or stopping some services – sentiment analysis

Number of Comments	%	Category	Example of Comment
432	46%	General Comments	<ul style="list-style-type: none"> • Most of these matters are not Havering's responsibility • Disagree with cuts to services • All cuts will affect the vulnerable • All cuts will result in a decline in the area • All options are unwelcome but I agree that some have to be accepted • These cuts will drain other resources further down the line like increased mental health and safeguarding/crime • A large number of people will be affected by these changes and suffer • You must consider the knock-on effect of your decisions
109	12%	Rationalise Early Help (Children's Centres)	<ul style="list-style-type: none"> • Closing children's centres in deprived Harold Hill is wrong • Children centres are well used - it may not be feasible to travel to another site • As a nursery teacher, I worry how closing children's centres will affect our small children and their families
102	11%	End Grant Funding to Havering's Citizens' Advice	<ul style="list-style-type: none"> • CAB is a valuable organisation for all, closing will leave potentially vulnerable people with nowhere to turn to for advice • Removal of the CAB grant will produce real hardship to those seeking advice • As far as I can see Citizens Advice Havering is the only charity in Havering which the Council is planning to disadvantage by ending its grant. The help the charity provides to the residents of Havering is invaluable
74	8%	End Community Toilet Scheme/ close Corbets Tey toilets	<ul style="list-style-type: none"> • Closing Corbets Tey toilets is detrimental to older people and park users • You should open more public toilets facilities not close them • Why not sub-contract all Havering toilet facilities to a contractor similar to other European countries?
62	7%	CCTV	<ul style="list-style-type: none"> • CCTV should be kept or increased • CCTV is essential for reducing crime and flytipping and in key areas like Romford

			<ul style="list-style-type: none"> Definitely do not support anything that affects safety and security
25	3%	Remove School Crossing Patrols	<ul style="list-style-type: none"> Ceasing school crossing patrols poses a safety risk for children travelling to and from school By removing crossing patrols you are preventing year 6 being able to effectively transition to seniors, as parents won't want them crossing unsupervised I find it shocking that taking away lollipop ladies is even being considered. The safety of children should be paramount.
22	2.3%	Close Group Homes	<ul style="list-style-type: none"> Adult social care savings don't seem to be cost effective Closing Group homes will make it harder for those residents to live safely and access the help they need, charities will be left to pick up the pieces Closing group homes will put pressure on communities
21	2%	Rationalise Youth Services	<ul style="list-style-type: none"> Removing youth schemes can have a detrimental affect leading to more gang crime and poverty As a youth worker manager for LBH, we are already stretched. The service has already been cut by 60%, further reductions means we will not be able to support those most at risk
9	1%	Reduce Grounds Maintenance	<ul style="list-style-type: none"> Don't cut ground maintenance!!! There needs to be a shift in how Ground Maintenance works. Traditional methods of mowing every inch of grass and jacking away at everything is not the way! We need a balance. There is free trading out there for staff to re wild and get the bio degradable back and it would look so much better!! Ground maintenance doesn't affect me but the streets should still be cleaned Grounds maintenance only cut back providing the areas around the council offices and certain areas of the borough that get far more care than others are included. Council does not spread its budget fairly across the borough
	0.2%	Reduction in inclusive growth	<ul style="list-style-type: none"> Inclusive Growth Strategy has been on the table for a couple of years with no recognisable output or impact as far as BID members are concerned, but they are existing businesses of course Reduction of Inclusive Growth Non-Staffing Budget - I have no idea what this is!
	0.2%	Stop providing Shared Supported Housing	<ul style="list-style-type: none"> Where are the homeless supposed to go to? Whilst homelessness does not directly impact me. It is a growing problem and would be concerning to me in seeing a reduction in funding in this area when we are in a time of greater funding

Question 10

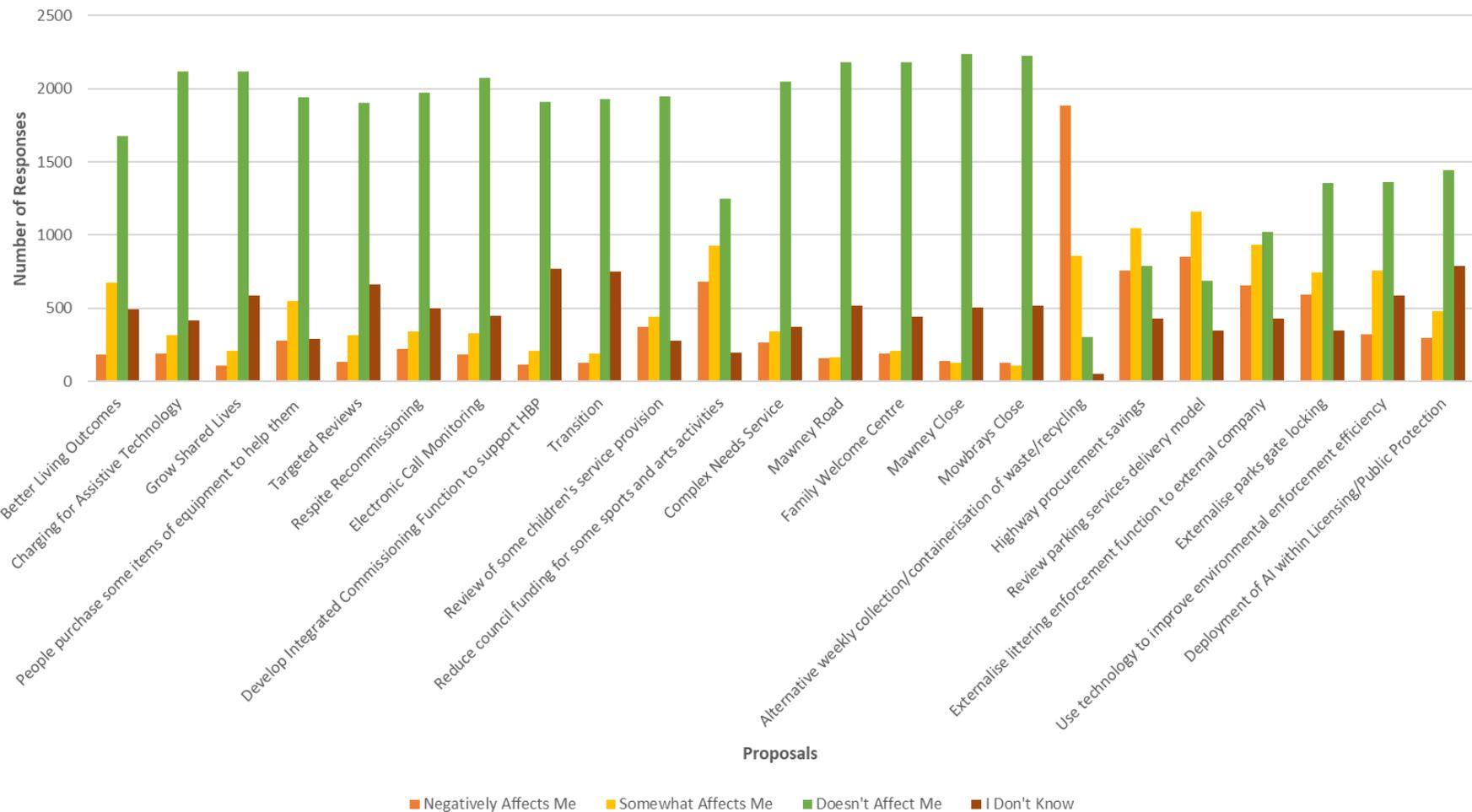
These are our proposals for changing how we fund and provide services. Please give us your views on how these proposals may affect you

Analysis

The top three proposals that respondents feel will have the most negative affect on them are Alternative Weekly Collection/Containerisation of Waste/Recycling (59%), Review of Parking Services Delivery Model (27%) and Highway Procurement Savings (24%).

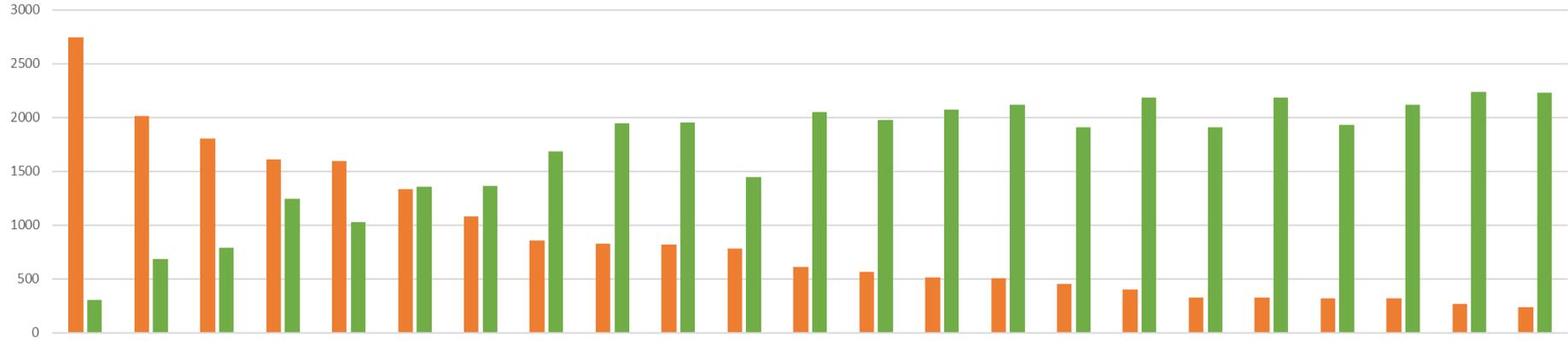
When analysing the combination of responses of those who chose 'negatively affects me' and 'somewhat affects me', the same three proposals were top, with Alternative Weekly Collection/Containerisation of Waste/Recycling at 86%, Review of Parking Services Delivery Model (63%) and Highway Procurement Savings (57%).

Q10 - These are our proposals for changing how we fund and provide services
Please give us your views on how these proposals may affect you



Q10 - Proposals for changing how we fund and provide services

Number of Responses

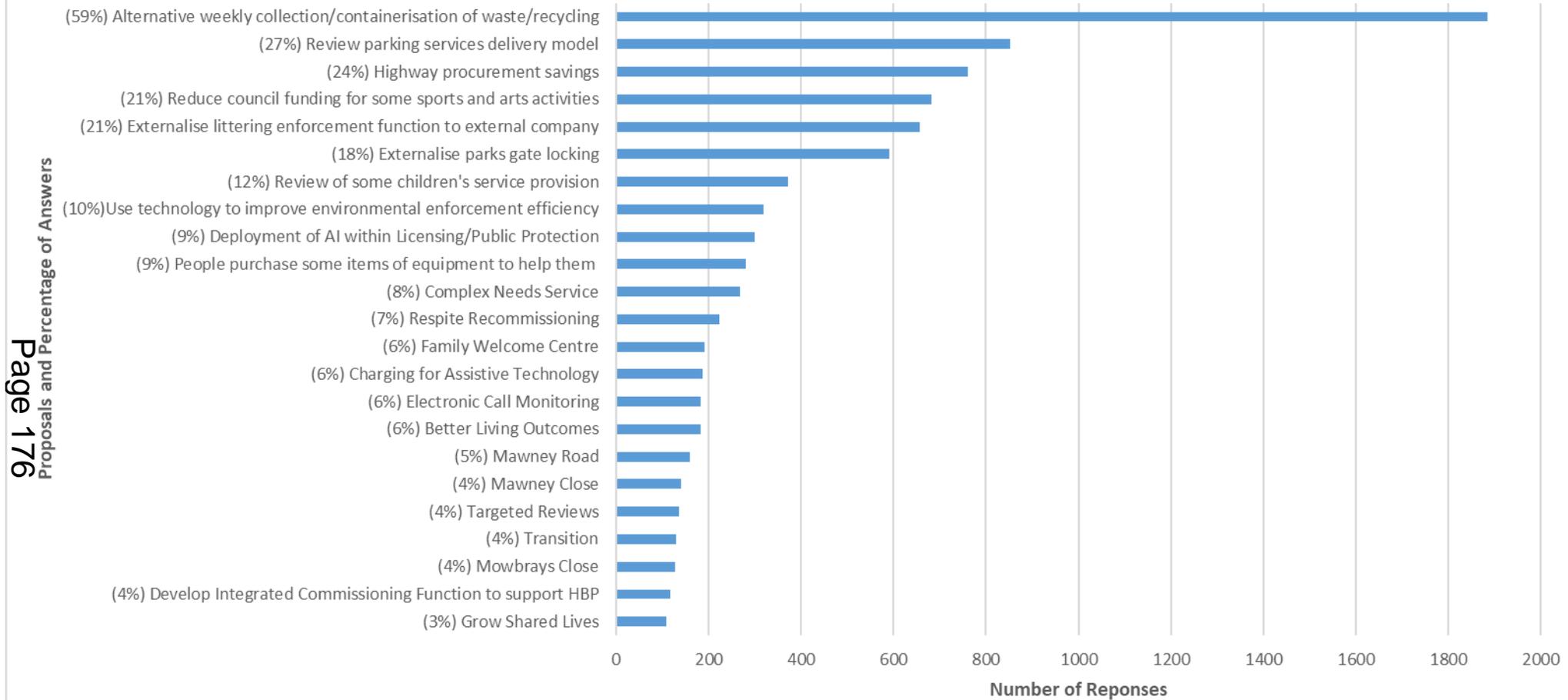


Proposals

■ Negatively Affects Me and Somewhat Affects Me
 ■ Doesn't Affect Me

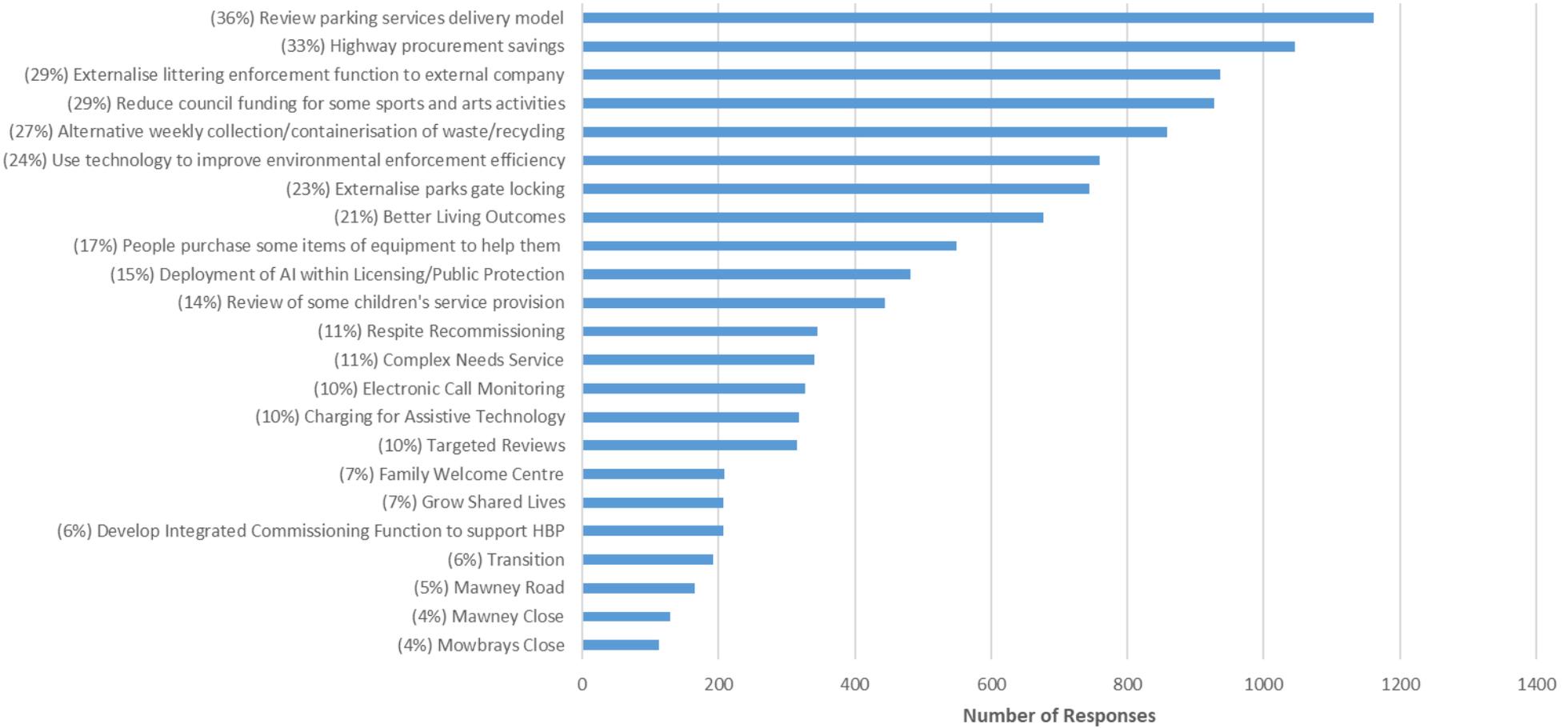
Q10 - Changing How We Fund and Provide Services

Repondents who chose a proposal 'Negatively Affects Me'

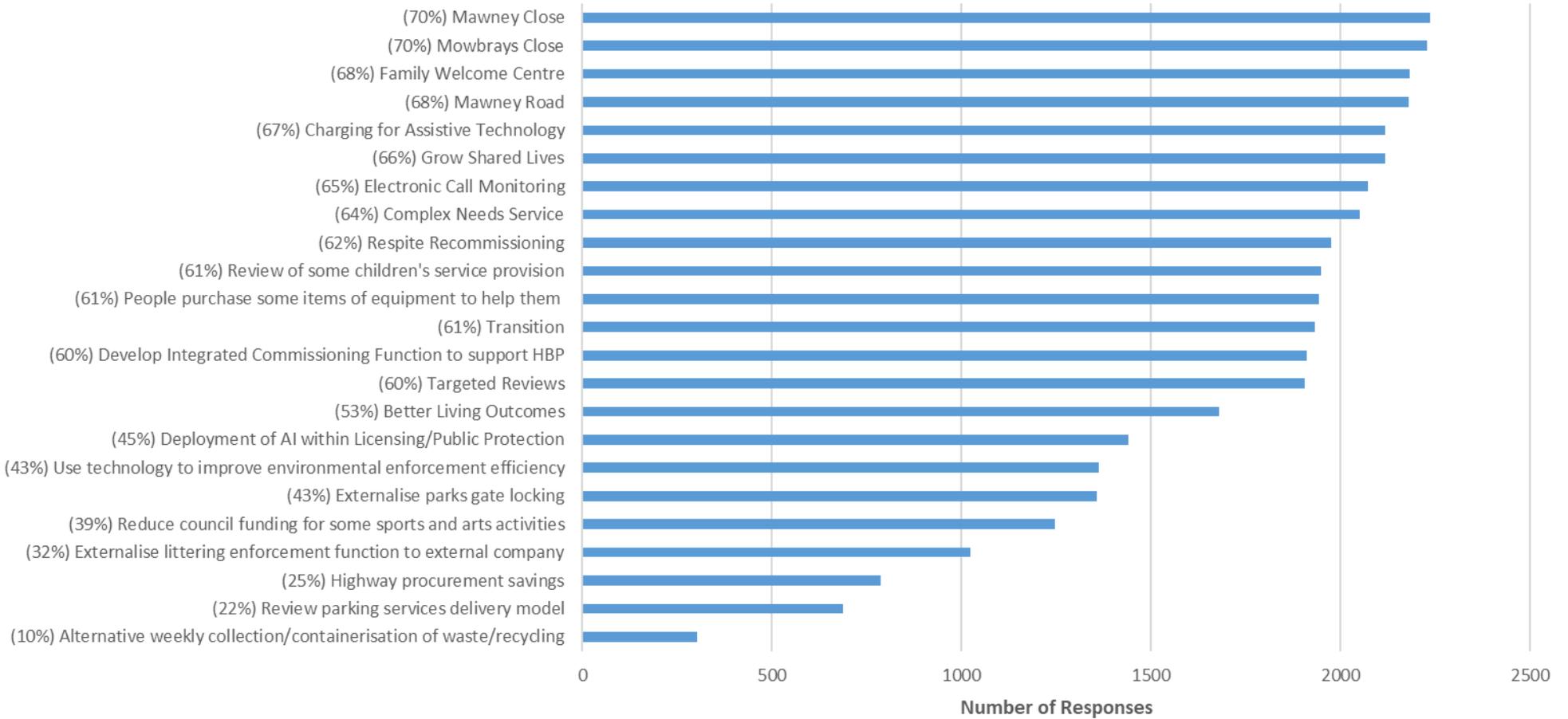


Q10 - Changing How We Fund and Provide Services

Respondents who chose a proposal 'Somewhat Effects Me'

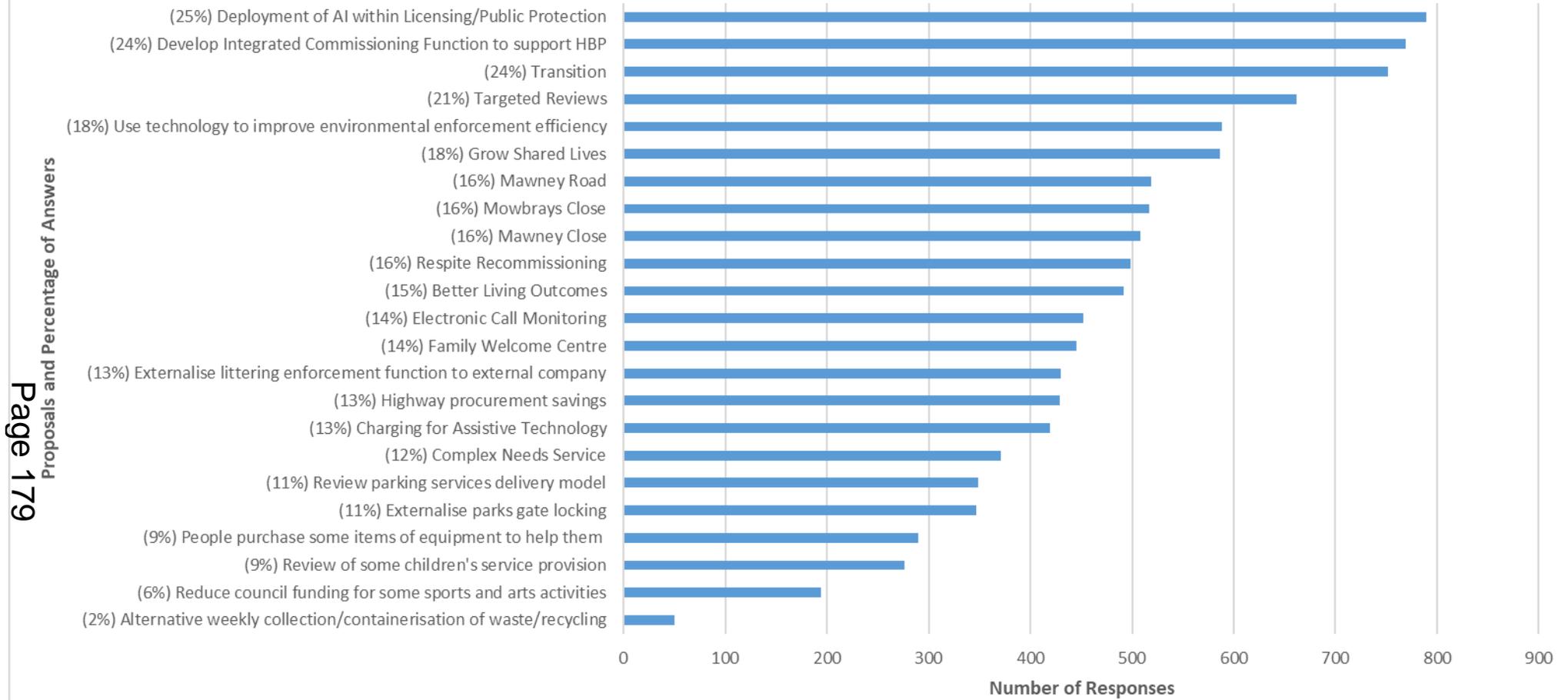


Q10 - Changing How We Fund and Provide Services Respondents who chose a proposal 'Doesn't Affect Me'



Q10 - Changing How We Fund and Provide Services

Respondents who chose an effect of a proposal 'I Don't Know'



Question 11

Is there anything else you would like to support your answers (proposals regarding how we fund and provide services)?

Notes Respondents tended to make general comments and not necessarily on specific proposals within a service area.

Analysis There were 1028 comments, the majority of which commented on their lack of support for changes to refuse collection (52%), and 26% responded in general to the proposals.

Proposals for changing how we fund and provide services – sentiment analysis

Number of Comments	%	Category	Example of Comments
535	52%	Refuse	<ul style="list-style-type: none"> A fundamental part of the council is collecting household waste. I strongly oppose the move to fortnightly collections and using wheelie bins, as well as the increases to garden waste and bulky waste collections. This will increase fly tipping and ultimately increase council costs rather than reduce them. The council is not looking after the interests of its residents if it goes ahead with this proposal. A lot of councils do alternate waste collection, may also get people to reconsider their waste and recycling. Absolutely disagree with alternative week refuse collection. I do not want a wheelie bin outside attracting vermin and causing a health hazard. How can the council afford wheelie bins anyway?
68	26%	General	<ul style="list-style-type: none"> Each of the above are complex in their own right and any reduction in service must be extremely carefully considered as to its effect on individuals and its wider effect on the quality of our community before any of these are enacted. The measures proposed under "neighbourhood" are numerous, but the savings are less than £0.8m over 4 years. It's difficult to determine whether the savings are worth implementing. E.g. how much money will we save on alternate bin collections and is it worth changing the aesthetics of our local neighbourhoods where front garden are turned into storage areas for wheelie bins? I have seen this in other towns and it's not nice. And are the council convinced that outsourcing certain functions be cost effective in the long-term? Although a lot again does not affect me feel that you should be doing all you can to help families with children who are getting out of control because there are not enough facilities for children which is causing the anti-social behaviour
48	5%	Externalise Park Gates locking	<ul style="list-style-type: none"> Are you really telling me that you are going to employ a company to lock up the parks? You also want to spend tens of thousands on wheelie bins and then only use them 26 times a year? I didn't see anything about an increase in environmental health checks to stop inevitable vermin infestations. Keep parks locked at night, this has the potential to be a big issue. Maybe instead of outsourcing park gate locking and unlocking ask parks staff whether they would do it on overtime as they did before because the situation means the parks are often left unlocked.
42	4%	Children's Services Proposals	<ul style="list-style-type: none"> Do not close our children's centres! They are a lifeline to me and so many other parents and expectant parents. How dare you take away the remaining ones that are used so frequently. My daughter attends a preschool there, how can you rip this away from her and her class mates. Parents and expectant parents along with their little ones are some of the most vulnerable in our community, where will they go for support, advice, a shoulder to cry on, a chat with another

			<p>adult through some of the hardest years of their lives. You cannot rip this huge support network away from us. You will cause huge issues for the future if you take this away now. You must think of the bigger picture.</p> <ul style="list-style-type: none"> You cannot reduce early help anymore! Children are suffering, services cannot cope as it is. Waiting times are at astronomical levels. Early help is vital to support children and their families have the best start in life, saving further costs in the future if investment is made early. Cutting children's centres is insane. The mental health of our children is terrible and early years centres are desperately needed
25	2%	Review Parking Delivery Model	<ul style="list-style-type: none"> Privatising parking enforcement will create a surge in fines as the profit motive is at the forefront of motivation. All car parks in havering should be managed by one company, so that everyone knows the parking rate and rules Please don't increase parking fees :(
25	2%	Externalise Littering Enforcement	<ul style="list-style-type: none"> I do not believe that we should externalise littering enforcement As far as I can see there is no Littering enforcement. We need more efficiency in this area not less. When you use the term "Externalise", I take it you mean employ a company to carry out services e.g. litter enforcement etc. This is definitely not something I would welcome. Whenever services are outsourced, it is never an improvement. Rather the reverse, with staff meeting quotas and officious individuals not properly trained.
23	2%	Adult Social Care proposals	<ul style="list-style-type: none"> As a social worker in adult social care for another authority I am worried about the impact of some of these changes. Targeted reviews runs contrary to the ethos of the care act. Targeted reviews often do not get the results you want as those adults have already been reviewed more frequently. Growing shared lives could be beneficial but its not for everyone and moving adults out of long term stable placements just to save money is disheartening and disempowering. proposals relating to adult social care sound fine, but this whole area (nationally) is underfunded and cuts to any services for older people are concerning The adult social care issues do not affect me personally at the moment but I would say that any review should be undertaken with a view to improving the lives and outcomes of those concerned. I hope this isn't undertaken by managers who only look at the balance sheet and nothing else.
16	2%	Reduce funding for sports and arts	<ul style="list-style-type: none"> Reducing funding for sport - we are already an obese nation and cutting back on sporting activities will make the situation worse for those that cannot afford expensive gyms and will ultimately put more strain on the NHS. Sporting activities must be maintained for public health. This should definitely apply to the older generation. We need more art music and culture - currently poorly funded - gives joy and purpose to all
13	1%	Asking people to purchase some items of equip	<ul style="list-style-type: none"> Maybe the cost of buying own medical items could be means tested as some may not be able to afford and therefore their recovery will be impaired Reducing access to adaptive equipment for residents will have a knock on effect on health and social care provision. Timely assessment by a professional occupational therapist to prescribe efficiently will prevent hospital admissions and reduce the need for carer support. I cannot fathom how hard it will be to pay for my vulnerable child's equipment. I could not in a million years be able to afford the equipment that was needed for my child ever without the councils help. My child would have died without the councils help. To try to reduce the funding on that sector you will be decreasing the quality of care given to vulnerable children. Without all these equipment my child would have not progressed in life and I can tell you that by trying to get

			<p>parents to pay partially you know children will most likely suffer the most because parents would need to think more of I can save that money to pay for the high energy bills instead of buying the machine for the child and in that way children's needs will always fall last and get neglected.</p>
13	1%	Deployment of AI	<ul style="list-style-type: none"> • You will frustrate people trying to get an answer to a question in the last line there by forcing people to interact with AI / bots instead of getting a real answer. Just think - how many times have you successfully used an online bot when sorting a problem of your own? It very rarely works • Increase in technology to assist and streamline services taking away need for human work force power seems a sustainable model for the future. • AI is not wanted. We want human beings in jobs to speak to.
13	1%	Externalising services generally	<ul style="list-style-type: none"> • I do not believe that 'externalising' these and some other council services will provide the best solution. It may be the cheapest but not necessarily the best and allows the council to blame the provider if the service is not up to scratch. • 'Externalising' and passing too many functions will ultimately cost more. Better to directly employ people and motivate them properly
7	1%	Housing Services proposals	<ul style="list-style-type: none"> • I don't think you should be cutting support to young people coming out of care. I'd rather have my council tax increased than have minors living on their own in flats in Mawney Road. • Reducing help in the community for teenagers leaving care and those living in sheltered accommodation due to infirmity, ill health or poor mental health is again (a worrying trend in these proposals) immoral. These are the vital duties of a council and to fail the most vulnerable groups in such an affluent area is abhorrent to even contemplate. • Temporary homelessness housing is essential, particularly as the Council employs a so-called "find your own scheme", which is absolutely ineffective. I have been horrified by Havering Housing Solutions, and if there were welcome centres and hostels, the council would be spending a lot more on emergency hotel rooms, based on my experience of its effectiveness in this area.

Question 12

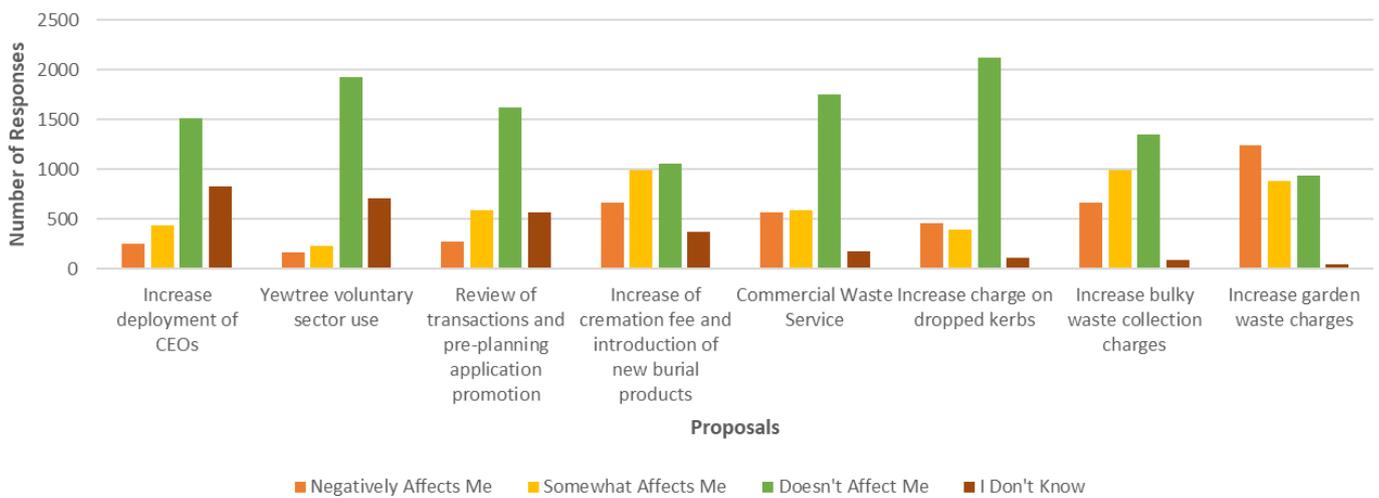
These are our detailed proposals for increasing the income we get from providing our services. Please give us your views on how these proposals may affect you.

Analysis

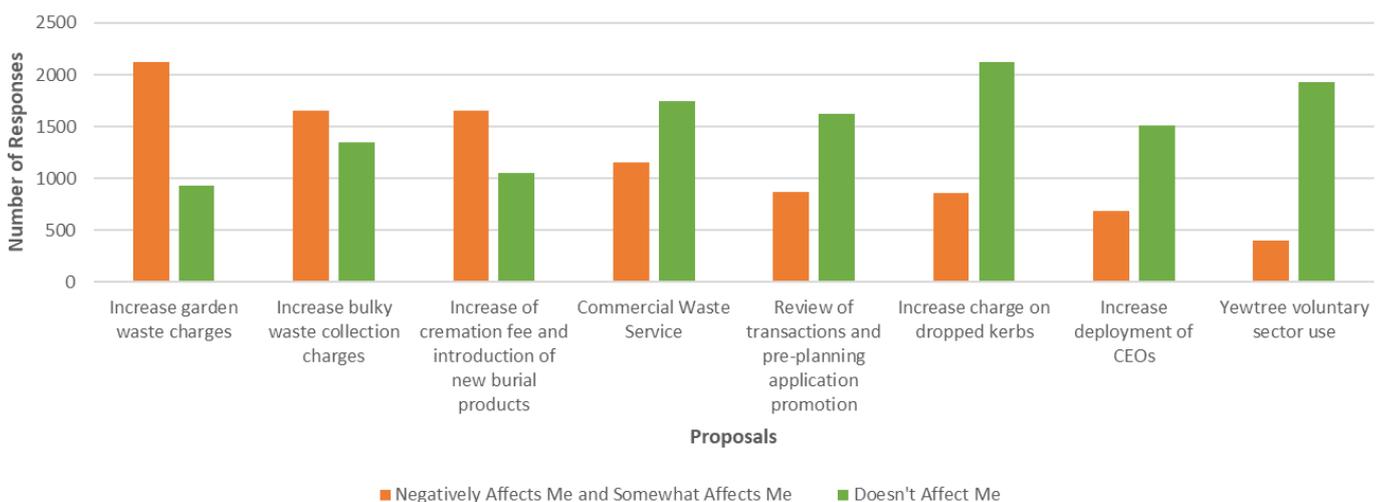
The top three proposals that respondents feel will have the most negative affect on them are Increasing Garden Waste Charges (39%), Increase of Cremation Fee and Introduction of New Burial Products (21%) and Increase Bulky Waste Collection Charges (21%).

When analysing the combination of responses of those who chose 'negatively affects me' and 'somewhat affects me', the same three proposals were top, with Increasing Garden Waste Charges at 67%, Increasing Bulky Waste Collection Charges (52%) jointly with Increase of Cremation Fee and Introduction of New Burial Products (52%).

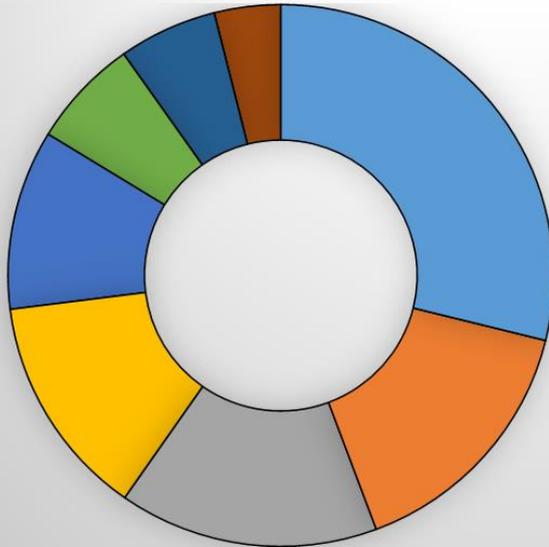
Q12 - These are our detailed proposals for increasing the income we get from providing our services
Please give us your views on how these proposals may affect you



Q12 - These are our detailed proposals for increasing the income we get from providing our services

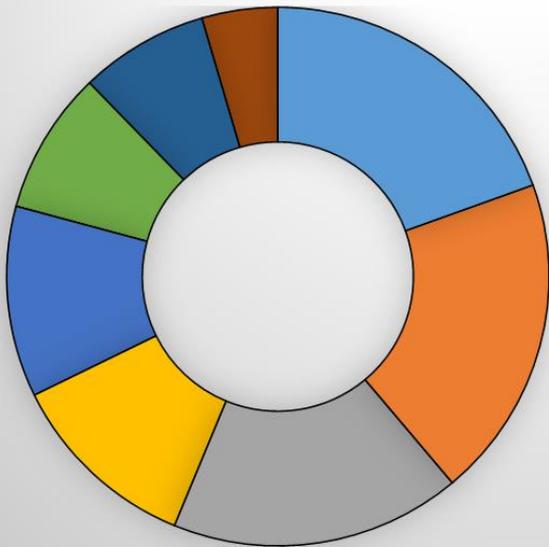


Q12 - Proposals for increasing income we get from our services
Respondents who chose a proposal 'Negatively Affects Me'



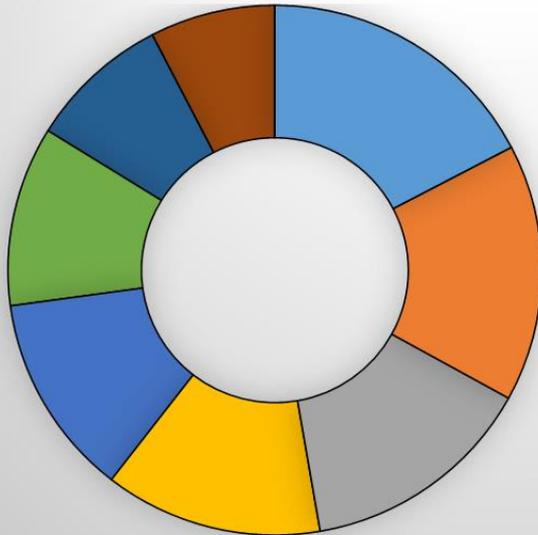
- (39%) Increase garden waste charges
- (21%) Increase of cremation fee and introduction of new burial products
- (21%) Increase bulky waste collection charges
- (18%) Commercial Waste Service
- (14%) Increase charge on dropped kerbs
- (9%) Review of transactions and pre-planning application promotion
- (8%) Increase deployment of CEOs
- (5%) Yewtree voluntary sector use

Q12 - Proposals for increasing income we get from our services
Respondents who chose a proposal 'Somewhat Affects Me'



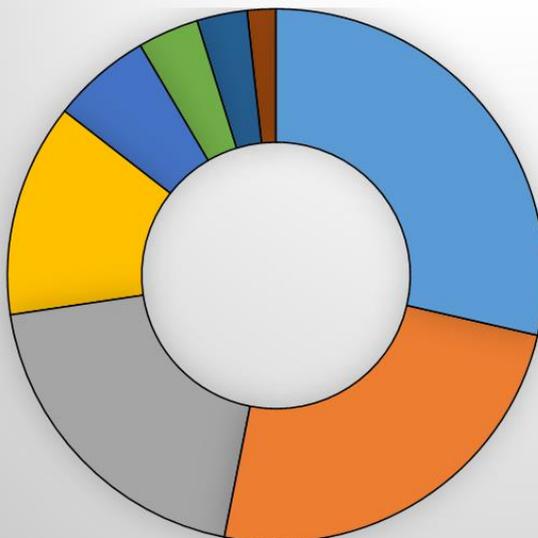
- (31%) Increase bulky waste collection charges
- (31%) Increase of cremation fee and introduction of new burial products
- (28%) Increase garden waste charges
- (18%) Review of transactions and pre-planning application promotion
- (18%) Commercial Waste Service
- (14%) Increase deployment of CEOs
- (12%) Increase charge on dropped kerbs
- (7%) Yewtree voluntary sector use

Q12 - Proposals for increasing income we get from our services
Respondents who chose a proposal 'Doesn't Affect Me'



- (67%) Increase charge on dropped kerbs
- (60%) Yewtree voluntary sector use
- (55%) Commercial Waste Service
- (51%) Review of transactions and pre-planning application promotion
- (48%) Increase deployment of CEOs
- (42%) Increase bulky waste collection charges
- (33%) Increase of cremation fee and introduction of new burial products
- (29%) Increase garden waste charges

Q12 - Proposals for increasing income we get from our services
Respondents who chose an effect of a proposal 'I Don't Know'



- (26%) Increase deployment of CEOs
- (22%) Yewtree voluntary sector use
- (18%) Review of transactions and pre-planning application promotion
- (12%) Increase of cremation fee and introduction of new burial products
- (5%) Commercial Waste Service
- (3%) Increase charge on dropped kerbs
- (3%) Increase bulky waste collection charges
- (2%) Increase garden waste charges

Question 13

Is there anything you would like to add in support of your answers (proposals for increasing income we get from providing our services)?

Analysis

There were 600 comments. 5% commented on their lack of support for changes to refuse collection.

Of those comments related to these proposals, the majority responded in general to the proposals (37%), with a high percentage (28%) commenting on the changes to garden waste collection proposals.

Proposals for increasing the income we get from providing our services – sentiment analysis

Number of Comments	%	Category	Example of Comment
221	37%	General	<ul style="list-style-type: none"> Everything is increasing apart from salaries- how are people expected to cope! It's ridiculous. Lots of reductions in services and yet no reduction in council tax- what on earth are we paying for! I agree with increasing charges for the above services although it may mean that these services will not be used as much which will reduce income overall In many of these instances, access to services is being reduced by putting up prices which will encourage law breakers, such as fly tippers etc. This feels very draconian and it looks like you are hitting residents where it hurts. Please remember everyone is already suffering and don't make it worse.
188	28%	Garden Waste Collection	<ul style="list-style-type: none"> Concerns as to the £10 increase on garden waste seems excessive, understand the price does go up each year and would have expected increase of £5 Garden waste costs are already higher than other locations. Happy to pay the increased garden waste collection price. Could there be a similar process if I wanted to opt for weekly black bag collection instead of every other week, if that was enacted?
44	7%	Bulky Waste Collection	<ul style="list-style-type: none"> Fly tipping will increase in you charge more for collecting bulk items Havering already charge too much for bulky waste items compared to other London Boroughs, probably why we see so much fly tipping & garden waste collection is expensive I take mine to the dump myself The present cost of bulky waste collection in Havering is far higher than Basildon Council, for example. In that area it is only £11 for up to five items and £22 for 6-10 items. Given the fly tipping problems experienced this is one area that should be reduced rather than increased
43	7%	Cremation fee and new burial products	<ul style="list-style-type: none"> Increase cremation costs? Really? You want us to pay more at our worst time, when we are grieving. This is a proposal that really does attack the vulnerable. Increasing cremation and burial fees is wrong. This is service that people have no choice in using! This i feel so strong about!! Havering council should not be using the death of a loved one, to gain capital! There are several alternative crematoria for residents some closer than Corbets Tey so raising fees may not actually result in increased revenue and might even reduce it
29	5%	Dropped Kerbs	<ul style="list-style-type: none"> Drop kerb charges in havering are already more than any other council. Alternatively use planning permission and allow 3rd party to install dropped kerb and inspect after installation.

			<ul style="list-style-type: none"> • Dropped kerb charges are too high already. Can you offer more schemes where if several households want a drop kerb they could do it cheaper please • Dropped kerbs is already a high price as the operators take full advantage of councils lack of governance and contractual agreements so no to increase to this.
20	3%	Increase deployment of CEOS	<ul style="list-style-type: none"> • I am against the use of 'Civil Enforcement Officers' in any and every way. It is not the job of the council to create a private army to interfere in every aspect of law abiding daily lives in an ill-informed attempt to raise revenue from penalties. • We need a lot more enforcement across the borough. Parking, criminal damage, littering, etc. are all going unchallenged. • We need a lot more enforcement across the borough. Parking, criminal damage, littering, etc. are all going unchallenged.
20	3%	Yewtree Voluntary Sector Use	<ul style="list-style-type: none"> • The voluntary sector should pay for premises hire and should not expect to use Council premises for free or nominal charge. • Voluntary organisations are really struggling and free use of premises is an easy way to ease their financial burden - especially when funds are harder to come by and demand grows. I would make the use of Yewtree Resource Centre free. • I am involved in one of the organisations which use Yewtree and although I appreciate the hiring fees have been very reasonable, I would only want to see a fair increase in the charge. The charity and its members, many of whom are elderly and vulnerable, benefit from the use of these rooms which is so important to their well-being.
20	3%	Review of transactions and pre-planning application promotion/introduction of charges where not applied	<ul style="list-style-type: none"> • Value for money is important- having had two experiences of planning services I'm not sure how increasing their fees would give a better service to residents? ...Already feels like poor value for money • Planning - Not everyone would have the IT ability to go completely paper free, therefore some of the population would be excluded. • Makes sense to streamline the planning process and move from a paper to digital system, providing the IT infrastructure is robust.

Question 14

These are our detailed proposals for saving money by improving our business efficiency. Please give us your views on how these proposals may affect you.

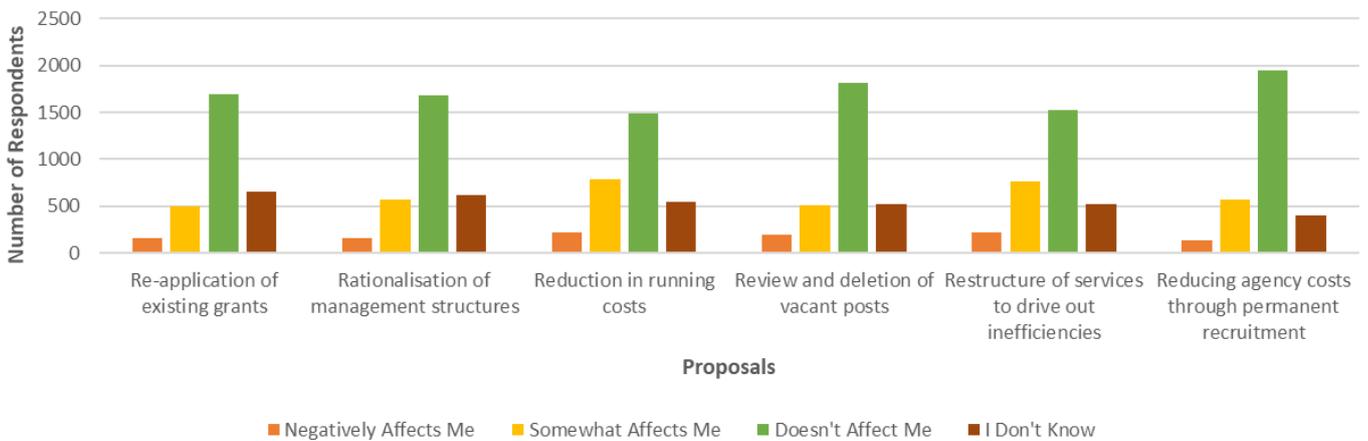
Analysis

The top three proposals that respondents feel will have the most negative affect on them are Reduction in Running Costs (7%) however 47% feel that it will not affect them, Restructure of Services to Drive out Inefficiencies (7%) and Review and Deletion of Vacant Posts (6%).

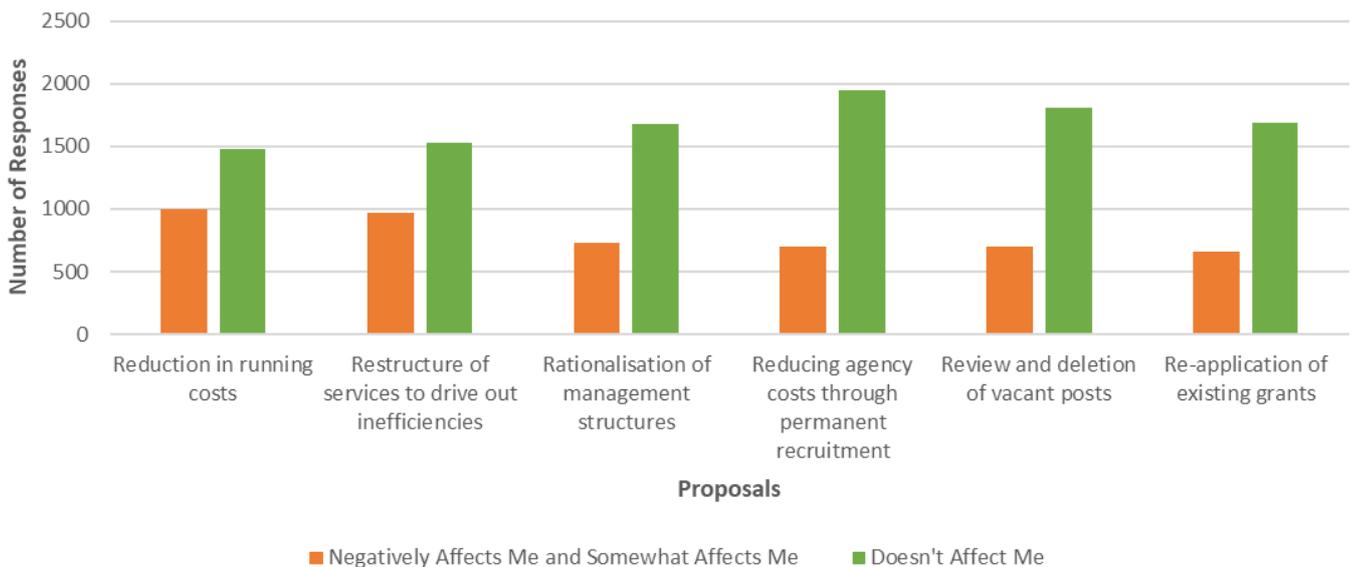
When analysing the combination of responses of those who chose 'negatively affects me' and 'somewhat affects me', the three proposals that were top were Reduction in Running Costs at 31%, joint with Restructure of Services to Drive out Inefficiencies (31%) and Rationalisation of Management Structures (23%).

Q14 - These are our detailed proposals for saving money by improving our business efficiency

Please give us your views on how these proposals may affect you



Q14 - Proposals for saving money by improving our business efficiency

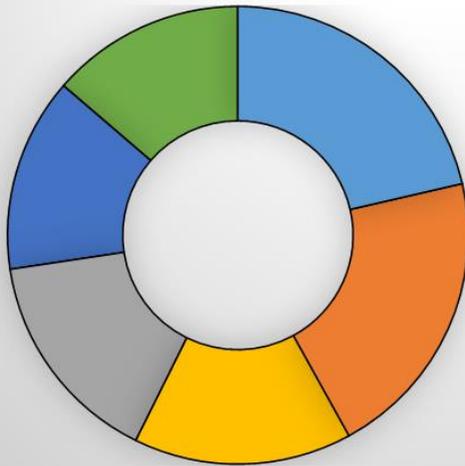


Q14 - Proposals for improving our business efficiency
Respondents who chose a proposal 'Negatively Affects Me'



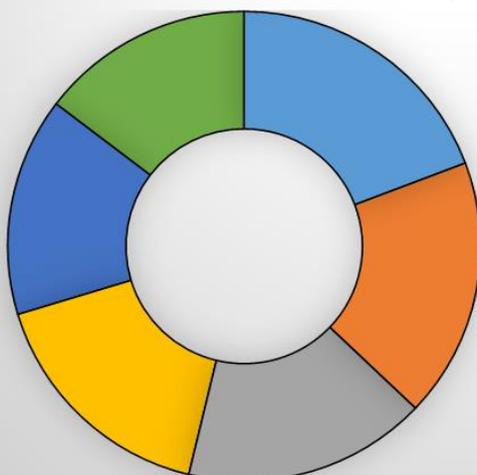
- (7%) Reduction in running costs
- (7%) Restructure of services to drive out inefficiencies
- (6%) Review and deletion of vacant posts
- (5%) Rationalisation of management structures
- (5%) Re-application of existing grants
- (4%) Reducing agency costs through permanent recruitment

Proposals for improving our business efficiency
Respondents who chose a proposal 'Somewhat Affects Me'



- (25%) Reduction in running costs
- (24%) Restructure of services to drive out inefficiencies
- (18%) Rationalisation of management structures
- (18%) Reducing agency costs through permanent recruitment
- (16%) Re-application of existing grants
- (16%) Review and deletion of vacant posts

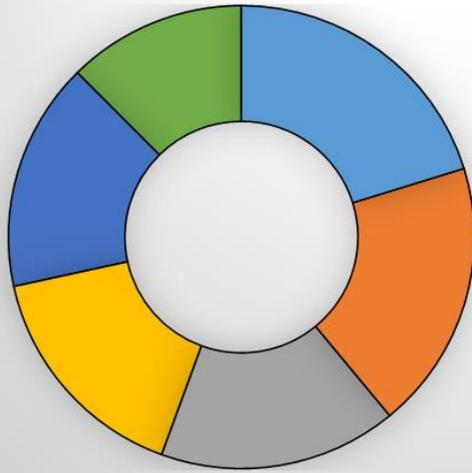
Q14 - Proposals for improving our business efficiency
Respondents who chose a proposal 'Doesn't Affect Me'



- (61%) Reducing agency costs through permanent recruitment
- (57%) Review and deletion of vacant posts
- (53%) Re-application of existing grants
- (53%) Rationalisation of management structures
- (48%) Restructure of services to drive out inefficiencies
- (47%) Reduction in running costs

Q14 - Proposals for improving our business efficiency

Respondents who chose an effect of a proposal 'I Don't Know'



- (21%) Re-application of existing grants
- (19%) Rationalisation of management structures
- (17%) Reduction in running costs
- (16%) Review and deletion of vacant posts
- (16%) Restructure of services to drive out inefficiencies
- (13%) Reducing agency costs through permanent recruitment

Question 15

Is there anything you would like to add in support of your answers (proposals for saving money by increasing business efficiency)?

Analysis There were 580 comments. 82% were generally agreeing with all proposals, some not understanding the impact of the proposals.

Proposals for saving money by increasing our business efficiency – sentiment analysis			
Number of Comments	%	Category	Example of Comment
481	82%	General	<ul style="list-style-type: none"> All sound sensible and beg question why not already done Although many of the items listed above do not affect me personally, things that save money such as reducing waste such as agency expenses and rationalising management roles is a positive step. Anything that reduces bureaucracy at the council is a good move, but reducing and diminishing much needed local services shouldn't be considered as an option. As a resident these proposals are acceptable. As I work for the council may have a different response, just to ensure we continue to meet the demands, although I accept the need to be a more streamlined council. As I do not work for the council I cannot possibly fully understand the impact these suggestions will have.
57	10%	Reduce Agency costs through permanent recruitment	<ul style="list-style-type: none"> Agency costs are a massive problem across the public sector, if they could be driven out, it has to be to our benefit. Agency workers exist for a reason. Enhance other benefits to keep staff eg parking etc which is cheaper in the long run. In youth services removing agency workers would reduce shifts as permanent staff are not willing to do street work. This will lead to our most at risk children becoming even more vulnerable.
9	5%	Rationalisation of management structures	<ul style="list-style-type: none"> Make Management structure more accountable, transparent and performance driven to match salaries. Rationalisation of directorate level not senior managers Replacement of senior management, on retirement or moving on, with new people at lesser salaries. Please do not trot out the need to pay for experience. There are probably quite a few in the organisation with the talent. Use them and feel less obligated to recruit from outside the borough.
10	2%	Restructure of services to drive out inefficiencies	<ul style="list-style-type: none"> A critical look at Council staffing is merited to help drive out inefficiencies and improve performance There are issues with similar roles being on different pay grades, which the t&c's moderation process was supposed to eliminate. A restructure is only going to further destabilise the existing workforce (who appears to be leaving at an unprecedented rate). A review of staff working from home needs to be done as staff are hiding and nothing is getting done, excluding manual workers.
5	1%	Reduction in running costs	<ul style="list-style-type: none"> Reduction in running costs is a good thing as long as it does not mean that people lose the jobs. Any improvement from restructuring / moving to FTE / reduction in running costs is a positive - so obviously has potential to affect me (but positively) you should be doing this anyway! Any review of the council that targets efficiency and running costs should be carried out as a normal practice.
4	0.7%	Review and deletion of vacant posts	<ul style="list-style-type: none"> Delete vacant posts that have not been filled within a year.

			<ul style="list-style-type: none"> • Careful consideration is needed then deleting vacant posts, reorganisation, and reducing agency workers through permanent recruitment. You need to consider the welfare of those left behind and recognise that you cannot achieve the same with less. • Insufficient info provided here. Services need to be provided; so no vacant posts should be deleted if that means a sub-standard service will follow
3	0.5%	Re-application of existing grants	<ul style="list-style-type: none"> • If grants need to be re-applied for, this process should be made clear and easily accessible. It can't be a way of tricking people into paying more without knowing how to re-apply for grants. • Reapplication of existing grants etc strange reply option. • I agree if re asking for more money/consideration etc but what does negatively affecting me mean?, I obviously agree with re asking for funding from Government etc. or am I not understanding ?

Question 16

Please let us know if there is anything else you would like us to consider as set the budget for 2023/24

Analysis

There were 913 comments, much the same as comments on other sections. There was a high number of respondents who did not like being able to agree or disagree with a proposal as although it may not currently affect them, they felt that it may do in the future or may affect others.

Comments have been summarised and categorised under the Council's priorities.

Consultation

There are no boxes for agreeing with any of your proposals. There are some that I did strongly agree with (eg renegotiating contracts). It would have been quite useful rather than the 'negative affect to doesn't affect' options. Obviously as I get older, some of the proposals will affect me and I know of people where other proposals will have a negative impact and some a positive impact!

People

An independent review of Children and Adult Social Care in conjunction with other authorities

Engage and attract more residents to volunteer

Fine those who use electric bikes and scooters on the pavements

Stop providing free activities such as swimming lessons for children

Offer work experience to school leavers and degree students

Help residents get back to work by offering training and up-skilling activities

Increase community groups for youth

Better provision of services to prevent crime and anti-social behaviour

Better access to medical services

Place

Keep libraries open as warm hubs in the winter

Keep children's centres open

Add contactless payment for car parking machines

Prioritise action on climate change

Introduce better recycling such as collecting glass and food

Do not change the frequency of refuse collection

Stop the increase in Havering's population to reduce the impact on services

Reduce energy usage in council buildings and turn off street lights late at night/early morning

Turn disused office space into business hubs for start-ups and attract new business into the area

Demolish Romford Shopping Centre and create a Lakeside type shopping centre with free parking

Ensure the proposed health centre is actually built at St George's site

Reduce parking charges to support local businesses and restaurants

Stop planning applications and the sale of council land against the will of local residents

Resources

Increase ways of residents communicating with the Council including face to face

Do not increase Council Tax

Help single households and the elderly with a reduction in Council Tax

Review council services over the last 5 years to establish increasing/decreasing demands

Ask a panel of local residents to provide an independent opinion on the consultation finalised proposals

Consider whether Havering should pursue moving from being a London borough to Essex County Council

Bring more services in house and manage them appropriately

Consider if non-statutory events such as Christmas Light Switch-On and the Havering Show are necessary

Expand opportunities for local business sponsorship activities

Include a section on what our MP is raising in Parliament in the Havering e-mail newsletter to understand how our voice is being heard

Publish what an increase in the Council Tax would mean for all bands

Review all grants that Havering provide

Question 17

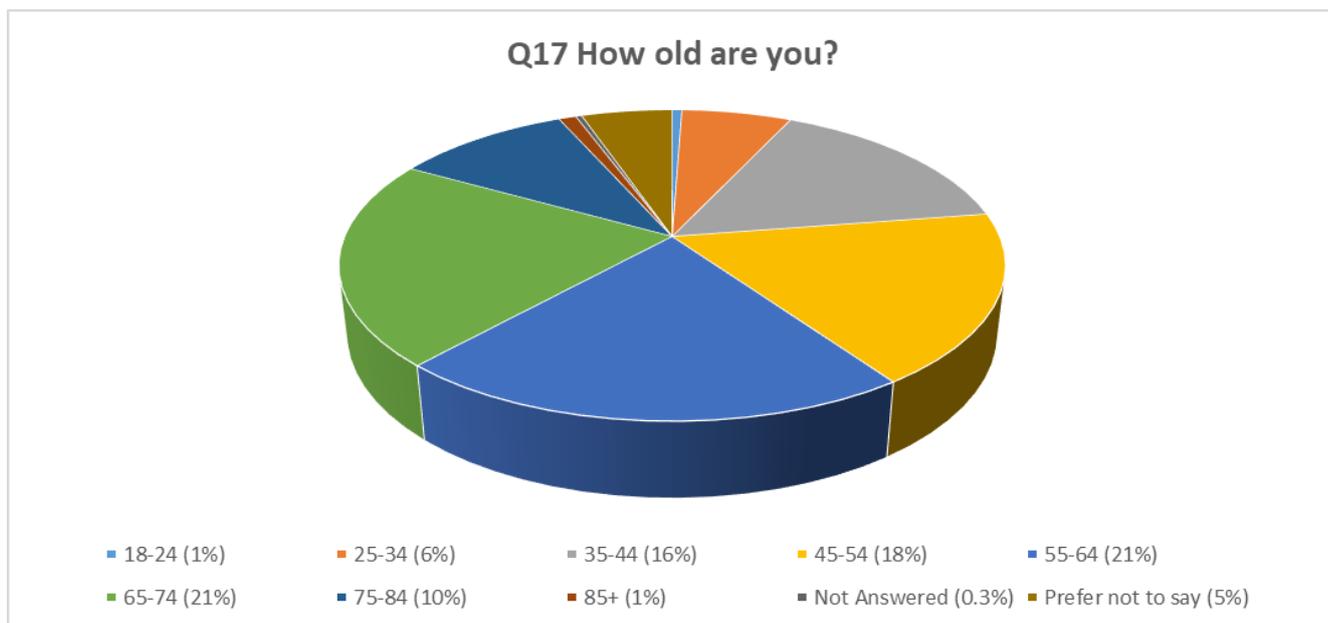
How old are you?

Analysis

There was a good response rate from respondents aged between 55 and 74, with most responses coming from respondents aged between 55-64 (21%) and 65-74 (21%).

Compared to responses received for the 2022/23 budget consultation, although the amount of responses received from those aged 25-34 has increased from 53 to 203, the percentage of responses from that age range has decreased from 12% to 6%.

There are no other significant changes, with all other age ranges sharing about the same percentage of responses as last year.



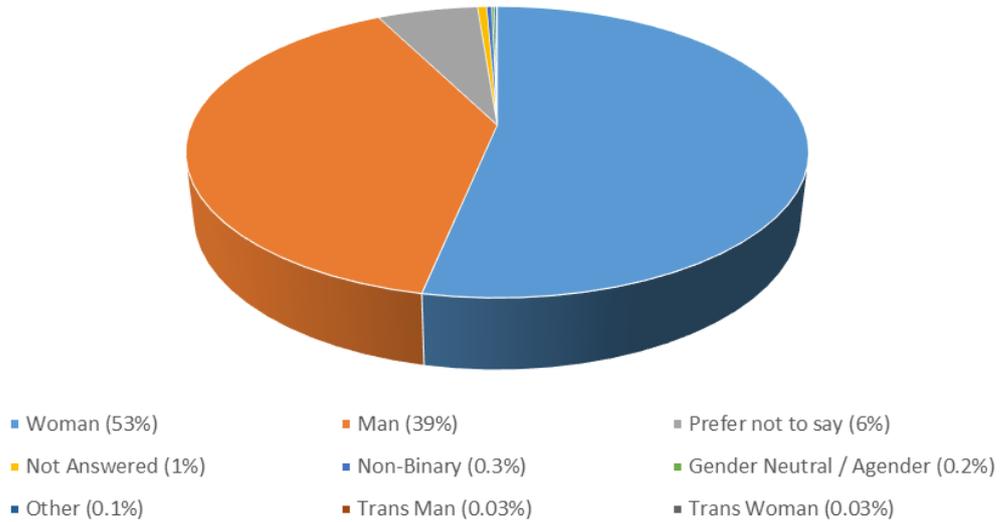
Question 18

With which gender do you most identify?

Analysis

Compared to responses received in the 2022-23 budget consultation, the percentage of respondents identifying as a woman has increased from 46% to 53% whereas those identifying as a man has decreased from 48% to 39%. It should be noted that there has been a 699% increase in responses.

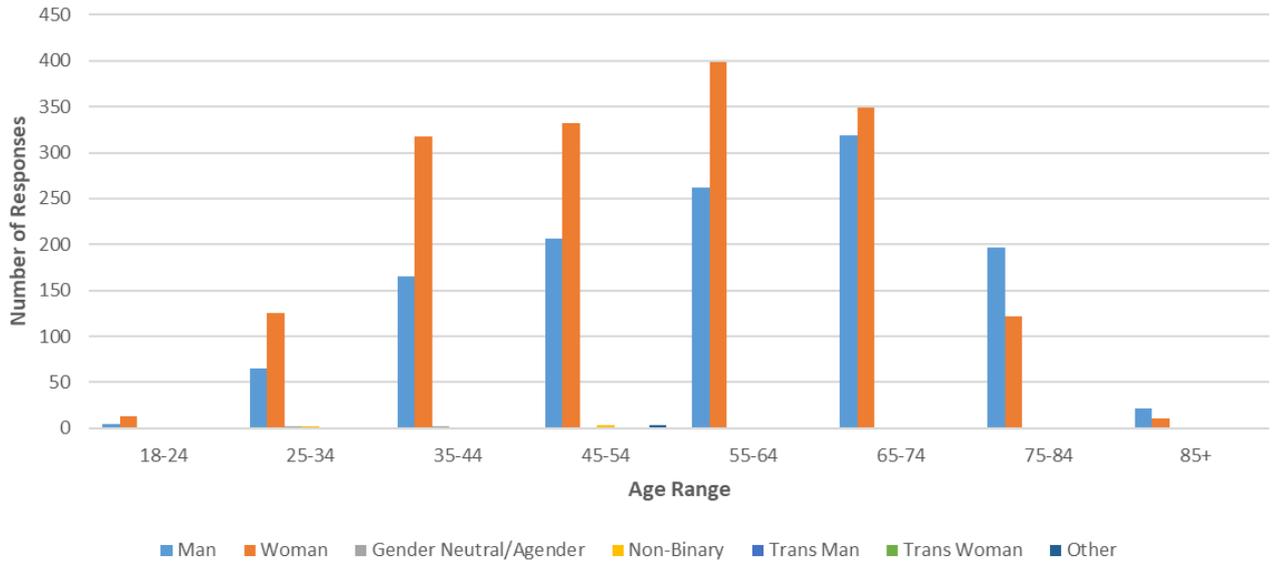
Q18 - With which gender do you most identify?



Number of Responses by Gender 2022/2023 to 2023/24

	Woman	Man	Non-Binary	Gender Neutral/ Agenda	Trans Man	Trans Woman	Other	Prefer Not to Say	Not answered
2022/23	210	217	1	1	1	0	0	25	1
2023/24	1697	1253	10	5	1	1	4	199	18

Age and Gender Profile



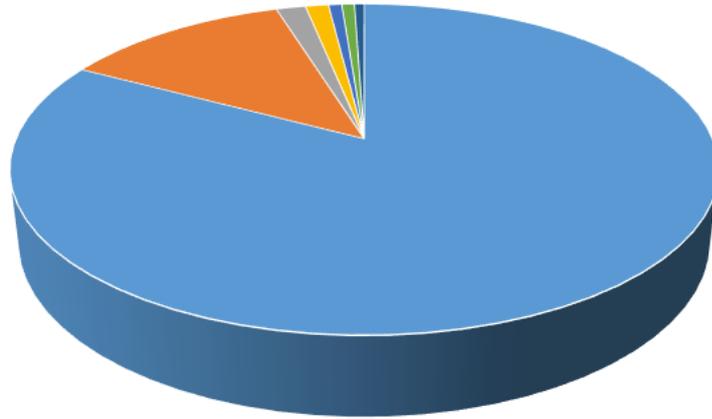
	18-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Man	0.2%	2%	5%	6%	8%	10%	6%	0.7%
Woman	0.4%	4%	10%	10%	12%	11%	4%	0.3%
Gender Neutral/Agender	0%	0.1%	0.1%	0%	0%	0.03%	0%	0%
Non-Binary	0%	0.1%	0.03%	0.1%	0.03%	0%	0%	0%
Trans Man	0%	0%	0%	0.03%	0%	0%	0%	0%
Trans Woman	0%	0%	0%	0.03%	0%	0%	0%	0%
Other	0%	0%	0%	0.1%	0%	0%	0%	0%

Question 19

How would you best describe your sexual orientation?

Analysis The majority of respondents (83%) described their sexual orientation as heterosexual.

Q19 - How would you describe your sexual orientation?



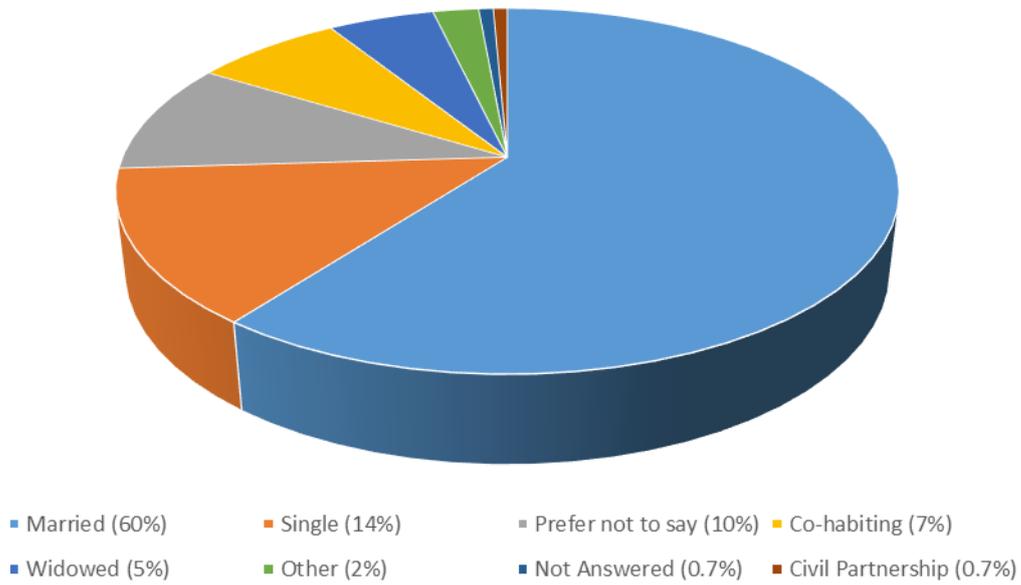
■ Heterosexual (83%)	■ Prefer not to say (12%)	■ Not Answered (2%)
■ Bisexual (1%)	■ Gay man (1%)	■ Lesbian / Gay woman (1%)
■ Other (1%)		

Question 20

What is your marital or civil partnership status?

Analysis The majority of respondents describe themselves as married (60%).

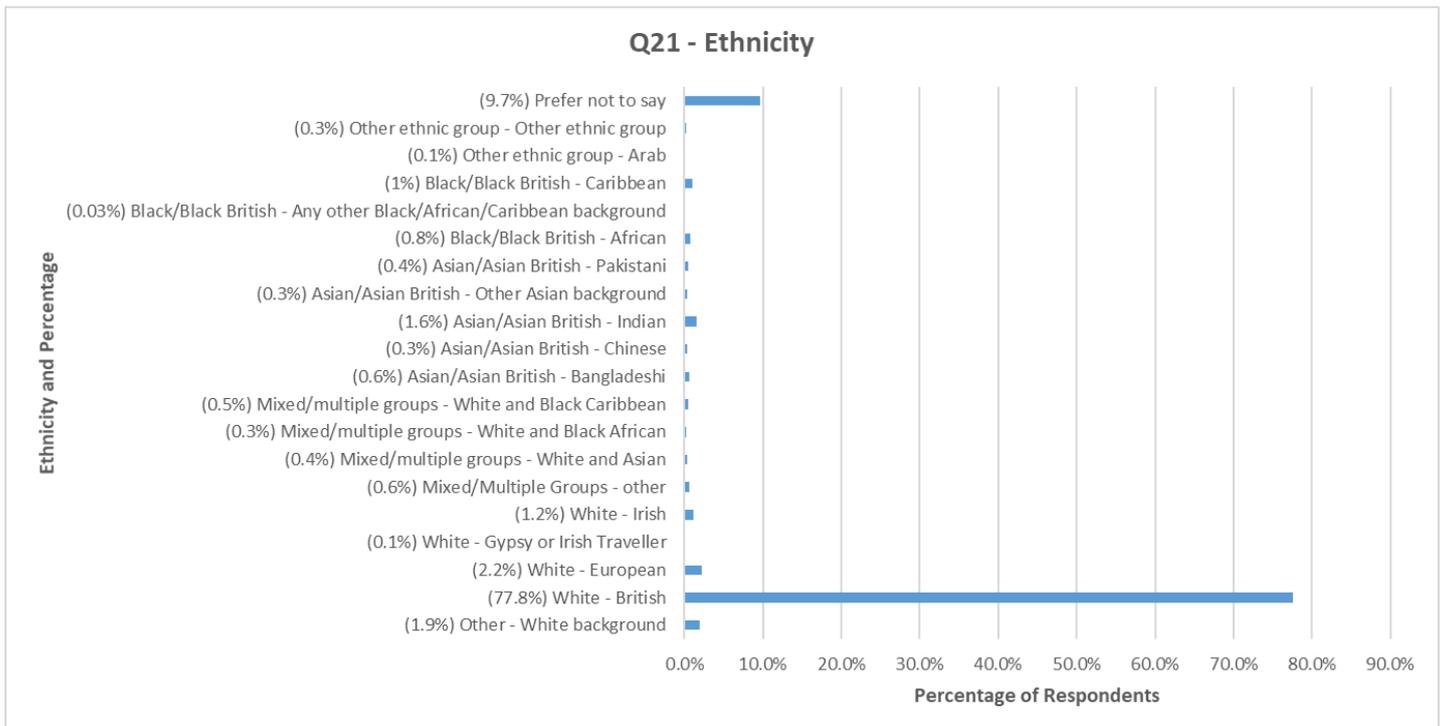
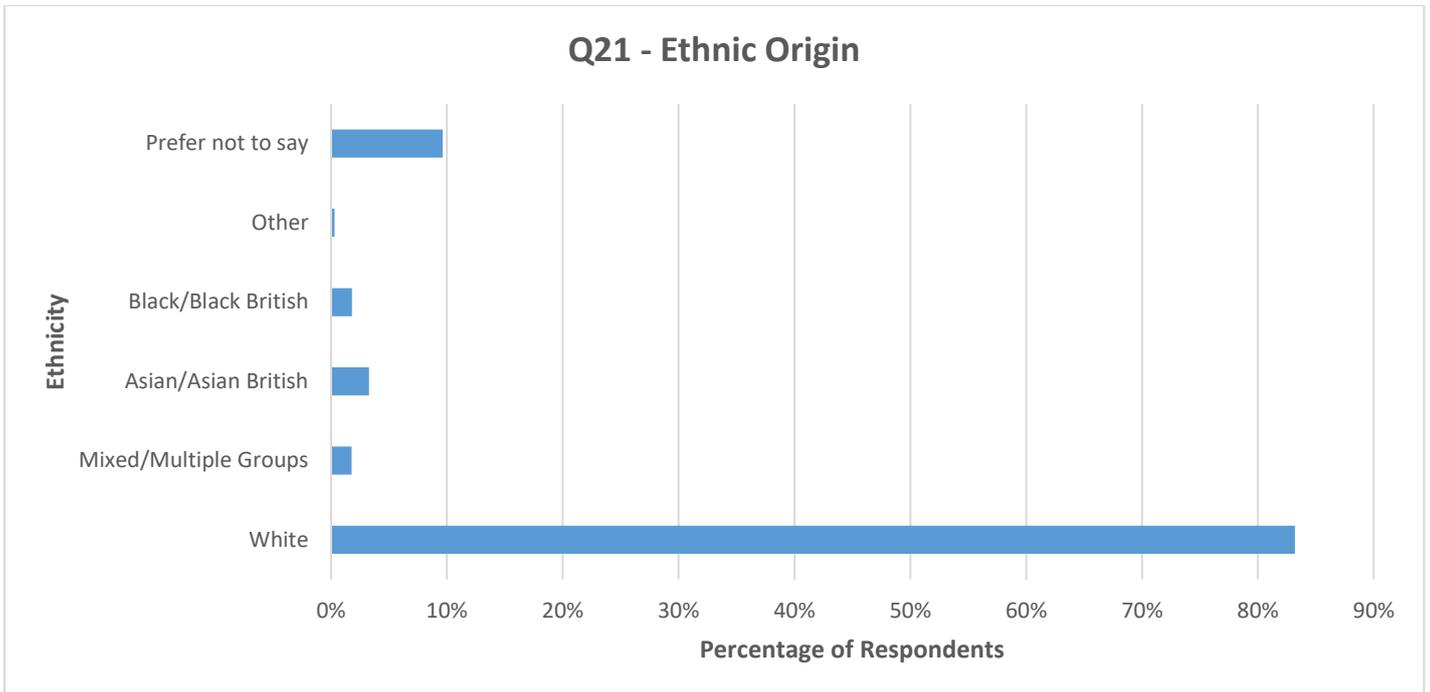
Q20 - What is your marital or civil partnership status?



Question 21

Ethnic Origin

Analysis The majority of respondents identify themselves as White-British (77.8%)

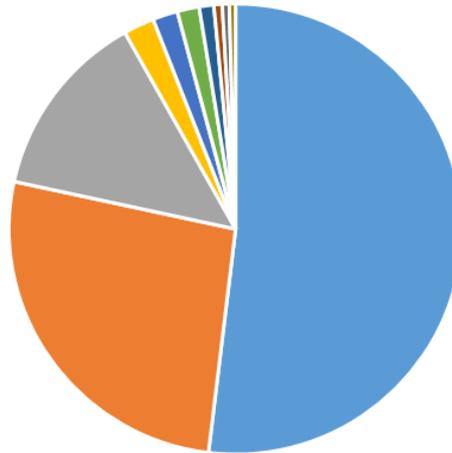


Question 22

Faith, Religion or Belief

Analysis Over half of respondents identify themselves as Christian (52%)

Q22 - Faith, Religion or Belief



■ (52%) Christian ■ (26%) No Religion ■ (13%) Prefer not to say ■ (2%) Not Answered ■ (2%) Other
■ (2%) Muslim ■ (1%) Hindu ■ (1%) Jewish ■ (1%) Sikh ■ (0.4%) Buddhist

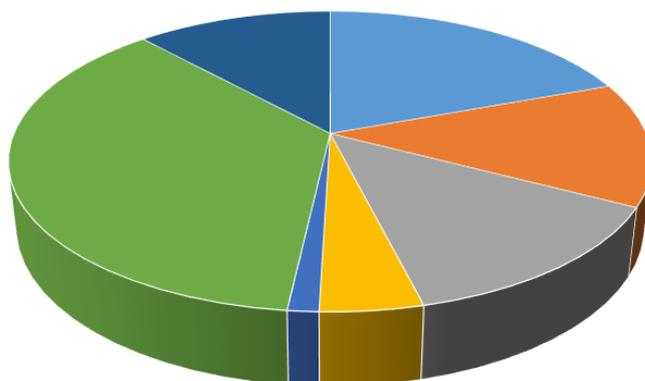
Question 23

Do you consider yourself to have a disability, impairment or health condition?

Analysis

730 respondents (23%) consider themselves to have a disability, impairment and/or health condition, with nearly half of them (49%) having a long-term illness or health condition.

Q23 - Do you consider yourself to have a disability, impairment or health condition?



- (26%) Sensory
- (18%) Physical
- (18%) Mental Illness
- (6%) Development or Educational
- (2%) Learning Disability
- (49%) Long-term Illness/Health Condition
- (16%) Other

Q23 Disability, Impairment or Health Condition - other

There were 126 comments, with Arthritis being the main concern (10%)

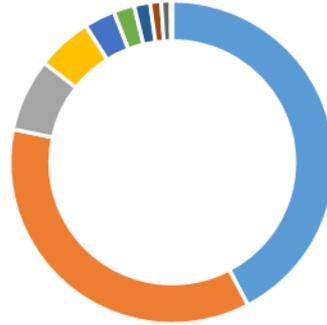
Anxiety
 Arthritis
 Aspersers
 Asthma
 Chronic Fatigue
 Colitis
 COPD
 Deafness
 Diabetes
 Epilepsy
 Fibromyalgia
 General Health Issues and Old Age
 Glaucoma
 Heart disease
 High blood pressure
 Hypertension
 Hypothyroidism
 Kidney disease
 Mobility Issues
 Multiple Sclerosis
 Neurological Condition
 Osteoarthritis
 Parkinson's
 Peripheral Neuropathy
 Plexus Brachialis
 Primary Immune Deficiency
 Rheumatism
 Sleep Apnoea
 Spinal Stenosis

Question 24

What is your employment status?

Analysis The majority of respondents are employed permanently (42%) or retired (36%).

Q24 - What is your employment status?



- | | |
|------------------------------|--|
| ■ (42%) Employed – Permanent | ■ (36%) Retired |
| ■ (7%) Prefer not to say | ■ (6%) Self-employed |
| ■ (3%) Other | ■ (2%) Unemployed and not looking for work |
| ■ (2%) Employed - Fixed term | ■ (1%) Unemployed and looking for work |
| ■ (1%) Not Answered | ■ (0.2%) Student |

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**Fees and Charges
Schedule
2023/24**

Adults Adult Services

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
<p>1 Respite Care</p> <p>Weekly charges*</p> <p>Age over Pension Credit age</p> <p>Age 25 up to Pension Credit age</p> <p>Age 18 to 24</p> <p>Annual increase subject to DWP minimum income allowance Net of personal expense allowance set by DOH</p> <p>* These charges will change in Jan/Feb 2019 when the new benefit, pension, and personal expense allowance rates are announced.</p>	<p>144.10</p> <p>90.20</p> <p>71.60</p>	<p>TBC</p> <p>TBC</p> <p>TBC</p>	<p>01/04/22</p> <p>01/04/22</p> <p>01/04/22</p>	<p>L</p> <p>L</p> <p>L</p>

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Adults Adult Services

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
2 Court of Protection Annual charges - Fixed Costs as directed by Court of Protection* 1 Work up to and including the date upon which the court makes an order appointing a deputy for property and affairs Annual management fee where the court appoints a local authority deputy for property and affairs, payable on the anniversary of the court 2a for the first year: 2b for the second and subsequent years: Where the net assets are below £16,000, an annual management fee not exceeding 3.5% of net assets on the anniversary of the court order appointing the local authority as deputy 3 Annual property management fee to include work involved in preparing property for sale, instructing agents, conveyancers, etc or the ongoing maintenance of property including management and letting of a rental property	745.00	745.00	01/04/17	Court Direction
	775.00	775.00	01/04/17	Court Direction
	650.00	650.00	01/04/17	Court Direction
	300.00	300.00	01/04/17	Court Direction

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Adults Adult Services

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
2 Court of Protection (cont)				
4 Preparation of Annual Report for the Public Guardian	216.00	216.00	01/04/17	Court Direction
5 Preparing basic HMRC tax return	70.00	70.00	01/04/17	Court Direction
6 Preparing complex HMRC tax return	140.00	140.00	01/04/17	Court Direction
7 Travel time £40 per hour in units of £10/15 mins	40/hour	40/hour	01/04/17	Court Direction
8 Recoup of Application fee paid from HMRC Account	365.00	365.00	24/07/18	Court Direction
Increase subject to Court of Protection/Direction and the 2017 Rate is the 1st increase since 2011				

Basis of Increase:

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Adults Adult Services

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Burials & Cremations (Public Health Act 1984 Section 46)				
1 Administration of arrangements to Bury/Cremate -Liaison with Hospital Bereavement Team -Investigation to trace next of kin -Liaison with various friends of the deceased, regarding funeral arrangements -Death Registration and purchase of certificates -Liaison with Funeral Directors and Travel -Liaison with the Local Authority Housing Department, regarding termination of tenancy and property clearance -Referral to Treasury Solicitor -Investigation of assets and liaison with financial institutions by post and in person	745.00	745.00	01/04/17	Section 46 of the Public Health Act (Point 5)
2 Forensic searches of property with 2 staff	300.00	300.00	01/04/17	Section 46 of the Public Health Act (Point 5)

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
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Adults Adult Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
<u>1. Personal care and Support</u>				
Provision of homecare delivery to Service Users Homecare rate - hourly charge; per minute of actual care <i>The individual contribution is subject to the individual means test assessment</i> Homecare rates are currently subject to review and may change following the publishing of these fees and charges	19.68	TBC	01/04/22	L
<u>2. Care home</u>				
Provision of care home delivery to Service Users Care home rate based on authority's 'usual costs' -weekly charge				
Residential Standard Rate	620.00	TBC	01/04/22	L
Residential Enhanced Rate	695.00	TBC	01/04/22	L
Nursing Standard Rate	632.00	TBC	01/04/22	L
Nursing Enhanced Rate	678.00	TBC	01/04/22	L
Care home rates are currently subject to review and may change following the publishing of these fees and charges				
<u>3. Day Centre - Avelon Road & Yew Tree</u>				
Day care delivery to Service Users				
Day Centre daily rate	45.00	55.00	01/04/23	C/L
Transport to Day Centre (inclusive of return journey)	15.00	20.00	01/04/23	C/L

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
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Adults Adult Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
<u>4. Day Centre - HOPWA & Paines Brook</u>				
Day care delivery to Service Users				
Day Centre daily rate	55.00	TBC	01/04/14	L
Transport to Day Centre (inclusive of return journey)	20.00	TBC	01/04/14	L
<u>5. Extra Care Housing</u>				
Dreywood Court - hourly rate	16.64	TBC	01/04/21	L
St Ethelburga Court - hourly rate	16.64	TBC	01/04/21	L
Paines Brook Court - hourly rate	16.64	TBC	01/04/21	L
<u>6. Deferred Payment Admin fees</u>				
Initial set-up fee	658.00	TBC	11/04/16	L
Annual review charge	89.00	TBC	11/04/16	L
<u>7. Court of Protection Filing Fee</u>				
	TBC	TBC	01/04/22	L

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**Chief Operating Officer
Culture and Customer Access**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
LIBRARY SERVICES:				
Fines (per item, per day)				
Adults	0.41	0.42	01/04/23	D/P
Children	No charge	No charge	01/04/14	L
Spoken Words	0.41	0.42	01/04/23	D/P
Lost Tickets	4.50	4.60	01/04/23	D/P
Lost Items - Replacement Cost (Minimum charge £10 + fines)	Cost + fines	Cost + fines	01/04/14	L
Pre Overdue by email - no longer applicable.	Cost + fines	No charge	01/04/14	L
Overdue notifications				
1st Overdue (E-Mail)	No charge	No charge	01/04/14	L
1st Overdue (Text/Telephone)	No charge	No charge	01/04/19	L
Reservations- internal				
Adult (E-mail)	No charge	No charge	01/04/19	L
Adult (Text/Telephone)	No charge	No charge	01/04/19	L
Children	No charge	No charge	01/04/14	L

Basis of Increase:

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- I - Based on relevant inflationary change
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**Chief Operating Officer
Culture and Customer Access**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Items not held within borough				
Adult - Items within the London Library Consortium (LLC)	1.50	No charge	01/04/23	L
British Library Loans (plus postage)	Quoted	Quoted	01/04/20	L
Children	No charge	No charge	01/04/14	L
CDs N/A We no longer have CD's for hire.				
Per week:				
Singles	Items not held in the borough will be charged at lending Boroughs rate.		01/04/21	L
Sets	Items not held in the borough will be charged at lending Boroughs rate.		01/04/21	L
Per 3 weeks:				
Spoken Word	No charge	No charge	01/04/19	L
DVDs (per week)	N/A	N/A	01/04/21	L
Music Scores (3 Months)				
Cost to be agreed with customer before progressing order	Quoted	Quoted	01/04/15	L
Computer Use				
IT Hub - reservation fee per computer, per hour	No charge	No charge	01/04/15	L

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**Chief Operating Officer
Culture and Customer Access**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Photo Copies				
B/W A4	0.37	0.38	01/04/23	D/P
B/W A3	0.46	0.47	01/04/23	D/P
Colour A3	2.36	2.43	01/04/23	D/P
Colour A4	0.50	0.50	01/04/23	D/L
Photocopying single sided	0.37	0.38	01/04/23	D/P
Photocopying double sided	0.56	0.57	01/04/23	D/P
People's Network - Printing				
B/W A4 (Printout per page)	0.37	0.38	01/04/23	D/P
Colour A4 (Printout per page)	0.50	0.50	01/04/22	L
Library Space				
2 hours for sole & guaranteed use of specific space, to include use of a desk/table & chair(s) to organisations for activities that benefit their members or participants, or where "drop in" services are being offered	17.00	18.00	01/04/23	D/P
Office Space in libraries	17.00	18.00	01/04/23	D/P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Community Group Room Hire	20% Discount	20% Discount	01/04/17	P
Elm Park Library Elm Park Meeting Room per hour (Equiv. Hornchurch CR2)	20.00	21.00	01/04/23	D/P
Harold Hill Library Harold Hill Meeting Room per hour	25.00	26.00	01/04/23	D/P
Harold Hill Office Space per hour	18.00	19.00	01/04/23	D/P
Hornchurch Library Hornchurch Large meeting room - First Hour	30.00	31.00	01/04/23	D/P
Hornchurch Large meeting room - Additional Hours	25.00	25.00	01/04/22	P
Hornchurch - After 10pm, locking up fees	40.00	No charge	01/04/23	D/L
Hornchurch Class Room One, per hour	25.00	26.00	01/04/23	D/P
Hornchurch Class Room Two, per hour	20.00	21.00	01/04/23	D/P
Hornchurch Office Space per hour	16.00	17.00	01/04/23	D/P

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Rainham Library				
Rainham Library Meeting Room 1 (large room) First Hour	30.00	31.00	01/04/23	D/P
Rainham Library Meeting Room 1 (large room) Additional Hours	25.00	26.00	01/04/23	D/P
Rainham Library Meeting Room 2 per hour	25.00	26.00	01/04/23	D/P
Rainham Library Meeting Room 3 per hour	25.00	26.00	01/04/23	D/P
Rainham Library Meeting Room 4 per hour	20.00	21.00	01/04/23	D/P
Rainham Library Meeting Room 5 per hour	20.00	21.00	01/04/23	D/P
Rainham - After closing time, locking up fees	40.00	41.00	01/04/23	D/P
Nursery Room	25.00	26.00	01/04/23	D/P
South Hornchurch Library				
South Hornchurch Library Room 1 per hour	16.00	17.00	01/04/23	D/P
South Hornchurch Library Room 2 per hour	16.00	17.00	01/04/23	D/P
South Hornchurch Library Room 3 per hour	20.00	21.00	01/04/23	D/P
Harold Wood Library				
Harold Wood Library Meeting Room per hour	19.00	20.00	01/04/23	D/P

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Room Hire Cancellation				
Notice of cancellation of room hire under 24 hours	75% of room hire fee	75% of room hire fee	01/04/14	L
Notice of cancellation of room hire 1-3 days	50% of room hire fee	50% of room hire fee	01/04/15	L
Notice of cancellation of room hire 3-7 days	25% of room hire fee	25% of room hire fee	01/04/15	L

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Exhibitions (per week)				
Upminster at exhibitors liability for one week	No charge	No charge	01/04/12	L
Hornchurch at exhibitors liability for one week	No charge	No charge	01/04/12	L
Cost of Digital images				
Image on disc (including disc)	4.65	4.70	01/04/23	D/P
Image on USB (excluding USB)	4.65	4.70	01/04/23	D/P
Image on Paper price on application plus postage	No charge	No charge	01/04/20	L
Commercial Reproduction price on application	No charge	No charge	01/04/20	L
Hourly rate for project work +	30.00	30.00	01/04/22	L

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MUSIC SCHOOL:				
Peripatetic tuition in schools and colleges (per hour pro rata)				
Academies and non-LA				
Basic	47.00	48.41	01/04/23	D/L
Over 15 hours per week	No charge	No charge	01/04/22	L
Whole class instrumental	40.00	41.20	01/04/23	D/L
LA schools in Havering				
Basic	47.00	48.41	01/04/23	D/L
Over 15 hours per week	No charge	No charge	01/04/22	L
Over 25 hours per week	No charge	No charge	01/04/22	L
Whole class instrumental	40.00	41.20	01/04/23	D/L
NCC A-Level Tuition				
Basic	46.50	47.90	01/04/23	D/L
The new fees are with a 3% increase because of VAT				

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MUSIC SCHOOL:				
Direct Debit (weekly cost, charged monthly over 52.14 weeks)				
Bronze (36 shared 20mn lessons, Musicianship & 30mn Ensemble)				
First instrument	7.50	7.75	01/04/23	D/L
Second instrument	6.00	6.20	01/04/23	D/L
Third instrument	6.00	6.20	01/04/23	D/L
Silver (36 shared 15min lessons, including Musicianship & Ensemble & Summer School)				
First instrument	12.50	12.90	01/04/23	D/L
Second instrument	9.50	9.80	01/04/23	D/L
Third instrument	7.50	7.75	01/04/23	D/L
Adu Second instrument	9.50	9.80	01/04/23	D/L
Gold (36 shared 30min lessons, including Musicianship & Ensemble & Summer School)				
First instrument	20.00	20.60	01/04/23	D/L
Second instrument	16.00	16.50	01/04/23	D/L
Third instrument	13.50	13.90	01/04/23	D/L
Adu Second instrument	16.00	16.50	01/04/23	D/L
Summer School (individual purchase)	185.50	190.50	01/04/23	D/L

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D - Increase recommended by Head of Service

The new fees are with a 3% increase because of VAT

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<u>MUSIC SCHOOL:</u>				
Direct Debit (continued)				
Kindergarten	No charge	No charge	01/04/22	L
Reception Pupils - Saturdays per month per pupil	16.00	16.50	01/04/23	D/L
One Ensemble only	No charge	No charge	01/04/22	L
One Ensemble only - per month per pupil	16.00	16.50	01/04/23	D/L
Unlimited Ensembles only	No charge	No charge	01/04/22	L
Unlimited Ensembles - per month per pupil	29.50	30.40	01/04/23	D/L
<p align="center">Note: DDs are charged monthly and the weekly DD amounts are set to make the monthly figures rational.</p>				
<p align="center">The new fees are with a 3% increase because of VAT</p>				

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MUSIC SCHOOL				
Remissions Scheme charges (reduced fees)				
Pupil Premium students:				
Bronze first instrument	No charge	No charge	01/04/22	L
Silver first instrument	No charge	No charge	01/04/22	L
Gold first instrument	No charge	No charge	01/04/22	L
Kindergarten	No charge	No charge	01/04/22	L
One Ensemble only	No charge	No charge	01/04/22	L
Unlimited Ensembles only	No charge	No charge	01/04/22	L
Instrument Hire (annual charge)	No charge	No charge	01/04/22	L
Looked After Children (all services in scope of Remissions Scheme)	No charge	No charge	01/04/22	L
Eligibility for reduced fees for children aged 5-18:				
Students school receive pupil premium for child or child is LAC				
Current Free School Meals eligibility or similar				
One package fee remitted but Music School Manager retains discretion,				
e.g. where existing multi-instrumentalist becomes eligible for remission.				

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<u>MUSIC SCHOOL:</u>				
Associate Ensemble Membership (termly charge) Associate Member (Adult)	No charge	No charge	01/04/22	L
Sounds Company Choir/Adult Music Groups - per term	53.00	54.50	01/04/23	D/L
Hire of Instruments (annual charge)	42.50	43.80	01/04/23	D/L
Administration fees				
Examination entries	2.50	2.60	01/04/23	D/L
Assisted Instrument Purchase Scheme	7.00	7.20	01/04/23	D/L
Timetable changes	21.00	21.60	01/04/23	D/L
Exam fees				
Including piano accompaniment as required (most instruments except piano/guitar/percussion) collected on a cost recovery basis	No charge	No charge	01/04/17	L

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FAIRKYTES				
Off Peak: Mon-Fri** up to 6pm*** (per hour unless otherwise stated)				
Main Room	22.00	23.00	01/04/23	I/N/P
Three hour hire discounted rate	46.00	47.50	01/04/23	I/N/P
Room 12	17.00	17.50	01/04/23	I/N/P
Three hour hire discounted rate	36.00	37.00	01/04/23	I/N/P
Room 13	13.50	14.00	01/04/23	I/N/P
Three hour hire discounted rate	28.50	29.50	01/04/23	I/N/P
Room 9	13.50	14.00	01/04/23	I/N/P
Three hour hire discounted rate	28.50	29.50	01/04/23	I/N/P
Art Room	17.00	17.50	01/04/23	I/N/P
Three hour hire discounted rate	35.50	37.00	01/04/23	I/N/P
Sculpture (includes access to Kiln Room when available)	13.50	14.00	01/04/23	I/N/P
Three hour hire discounted rate	28.50	29.50	01/04/23	I/N/P
Studio 1	31.00	32.00	01/04/23	I/N/P
Three hour hire discounted rate	66.00	68.00	01/04/23	I/N/P
Studio 2	21.00	22.00	01/04/23	I/N/P
Three hour hire discounted rate	45.00	46.00	01/04/23	I/N/P

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Off Peak: Mon-Fri** up to 6pm*** (continued) (per hour unless otherwise stated)				
Studio 3	13.50	14.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	28.50	29.50	01/04/23	I/N/P
Billet Studio 1	21.00	22.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	45.00	46.00	01/04/23	I/N/P
Billet Studio 2	14.50	15.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	30.00	31.00	01/04/23	I/N/P
Gallery Studio	19.00	20.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	40.00	41.50	01/04/23	I/N/P
Peak rate: Mon-Fri 6pm*** to close, all day Sat,Sun,public holidays (per hour unless otherwise stated)				
Main Room	26.00	27.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	54.00	55.50	01/04/23	I/N/P
Room 12	21.00	22.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	45.00	46.00	01/04/23	I/N/P
Room 13	16.50	17.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	35.50	36.50	01/04/23	I/N/P
Room 9	16.50	17.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	35.50	36.50	01/04/23	I/N/P

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Peak rate: Mon-Fri 6pm*** to close, all day Sat,Sun,public holidays (per hour unless otherwise stated)				
Art Room	21.00	22.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	45.00	46.00	01/04/23	I/N/P
Sculpture (includes access to Kiln Room when available)	14.50	15.50	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	30.00	32.00	01/04/23	I/N/P
Studio 1 ****	40.00	41.50	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	84.50	87.00	01/04/23	I/N/P
Studio 2	24.00	25.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	51.50	53.00	01/04/23	I/N/P
Studio 3	15.50	16.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	33.00	34.00	01/04/23	I/N/P
Billet Studio 1	24.00	25.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	51.50	53.00	01/04/23	I/N/P
Billet Studio 2	17.00	18.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	35.50	37.00	01/04/23	I/N/P
Gallery Studio	23.00	24.00	01/04/23	I/N/P
<i>Three hour hire discounted rate</i>	49.50	51.00	01/04/23	I/N/P

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Peak rate: Mon-Fri 6pm*** to close, all day Sat,Sun,public holidays (per hour unless otherwise stated)				
Private Studio/Workshop/Office (flat rate per calendar month)	225.00	235.00	01/04/23	I/N/P
Private/Commercial Function Rates in Studio 1 (Main Hall)**** (The below charged at a flat rate per hire including staffing charge)				
Saturday 6.00pm - 11pm †	320.00	330.00	01/04/23	I/N/P
Sunday & Public Holidays 6.00pm - 10.30pm †	290.00	300.00	01/04/23	I/N/P
Friday 6.00-10.30pm †	230.00	240.00	01/04/23	I/N/P

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HORNCHURCH STADIUM				
Weekday Use by Athletics Clubs (excluding training session)*				
Half Day*	94.75	97.60	01/04/23	I/N/P
Full Day*	179.25	184.65	01/04/23	I/N/P
Saturday Use by Athletics Clubs (excluding training session)*				
Half Day*	119.50	123.00	01/04/23	I/N/P
Full Day*	220.50	227.10	01/04/23	I/N/P
Sunday Use by Athletics Clubs (excluding training session)*				
Half Day*	156.50	161.20	01/04/23	I/N/P
Full Day*	299.00	308.00	01/04/23	I/N/P
Use by Schools (excluding training session)**				
Half Day**	113.50	116.90	01/04/23	I/N/P
Full Day**	234.00	241.00	01/04/23	I/N/P
Schools Training Sessions (per hour Inc. equipment)**	42.25	43.50	01/04/23	I/N/P
Occasional use - Football - without lights Seniors (3 hours)**	220.50	227.10	01/04/23	I/N/P
Occasional use - Football - without lights Juniors (2.5 hours)**	121.50	125.15	01/04/23	I/N/P
Occasional use - Football - with lights Seniors (3 hours)**	346.00	356.40	01/04/23	I/N/P
Occasional use - Football - with lights Juniors (2.5 hours)**	153.50	158.10	01/04/23	I/N/P
* VATable unless block (10 or more) booking				
** VATable unless block (10 or more) booking or Havering schools				

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**Chief Operating Officer
Culture and Customer Access**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Marketing Advertising in Fairkytes and other culture publications				
Full page (A4)	282.00	290.50	01/04/23	I/N/P
Full page (A5) or Half page (A4)	141.00	145.20	01/04/23	I/N/P
Half page (A5) or Quarter page (A4)	72.50	74.70	01/04/23	I/N/P
Quarter page (A5) or Eighth page (A4)	39.50	40.70	01/04/23	I/N/P
Online ticket sales				
10% of ticket price to be added to the charge for Culture Events when sold on-line	10% of ticket price	10% of ticket price	01/04/16	L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
BEREAVEMENT SERVICES:				
Interments - Cemeteries (fees doubled for non-residents of LBH)				
Over 16 years	1,420.00	1,462.00	01/04/23	C/L
2 simultaneous full body interments aged over 16 years	2,120.00	2,183.00	01/04/23	C/L
Cremated remains	268.00	276.00	01/04/23	C/L
2 simultaneous cremated remains burials	480.00	497.00	01/04/23	C/L
2 simultaneous cremated remains burials (one of which is non resident)		745.00	01/04/23	NEW
Surcharge for cremated remains in full coffin	247.00	254.00	01/04/23	C/L
Non resident child cremated remains not over 16 years in any grave type	118.00	121.00	01/04/23	C/L
Extra depth (each interment over two) or casket/walled grave per depth	260.00	267.00	01/04/23	C/L
Surcharge for casket in walled grave	260.00	267.00	01/04/23	C/L
Resident child not over 16 Years	No charge	No charge	01/04/20	L
Non resident stillborn to 1 month in child's grave or public grave	260.00	267.00	01/04/23	C/L
2 simultaneous non resident stillborn/to 1 month in child's or public grave	390.00	400.00	01/04/23	C/L
Non resident child not over 10 years in child's grave or public grave	402.00	414.00	01/04/23	C/L
Non resident child not over 16 years in child's grave	2,725.00	2,806.00	01/04/23	C/L
Use of chapel without organist	170.00	175.00	01/04/23	C/L
Hospital contract NVB (Non Viable baby) burials	262.00	270.00	01/04/23	C/L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Exclusive Right of Burial (50 years with option of further 10 years)				
Lawn section Grave	2,200.00	2,266.00	01/04/23	C/L
Traditional Grave	3,420.00	3,522.00	01/04/23	C/L
Walled Grave for two		7,578.00	01/04/23	NEW
Memorial Headstone for Lawn Grave		1,300.00	01/04/23	NEW
Children's section (under 10)	468.00	482.00	01/04/23	C/L
Children's section (under 16)	938.00	966.00	01/04/23	C/L
Surcharges				
Child (under 16) Week-end full burial surcharge	710.00	731.00	01/04/23	C/L
Child (under 16) Week-end cremated remains burial surcharge	267.00	275.00	01/04/23	C/L
Adult Week-end full burial surcharge	1,066.00	1,097.00	01/04/23	C/L
Adult Week-end cremated remains surcharge	268.00	276.00	01/04/23	C/L
Adult Week-end cremated remains surcharge for 2 simultaneous		497.00	01/04/23	NEW
Adult Week-end cremated remains surcharge for 2 simultaneous where one is non resident		745.00	01/04/23	NEW
Funeral after published time or 48 hours of booking	340.00	350.00	01/04/23	C/L
Booking cancelled after 48 hours of booking	340.00	350.00	01/04/23	C/L
Booking cancelled within 48 hours of burial	340.00	350.00	01/04/23	C/L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Extension of Right of Burial for 10 years				
Lawn section Grave	545.00 *	560.00 *	01/04/23	C/L
Traditional Grave	700.00 *	720.00 *	01/04/23	C/L
Children's section (under 10)	124.00 *	127.00 *	01/04/23	C/L
Children's section (under 16)	254.00 *	261.00 *	01/04/23	C/L
Walled graves	1,337.00 *	1,377.00 *	01/04/23	C/L
Other Charges				
Transfer of Exclusive Rights by Will, Letters of administration or assignment	56.00	57.00	01/04/23	C/L
Transfer of Exclusive Rights by statutory declaration/combination of methods	101.00	104.00	01/04/23	C/L
Certified extract from Burial Register	66.00 *	67.00 *	01/04/23	C/L
Staff attendance to select a new grave by appointment	52.00	Withdrawn	01/04/23	C/L
Exhumation of cremated remains resident	268.00	276.00	01/04/23	C/L
Exhumation of cremated remains non-resident	536.00	552.00	01/04/23	C/L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

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Permit Charge				
Clean and renovate/National Association of Memorial Massons(NAMM) fixing Lawn (standard) headstone & small garden kerb / additional memorial (heart or book if fixed) and up to 3ft wide	No charge 135.00	No charge 175.00	01/04/20 01/04/23	L C/L
Lawn (standard) headstone & small garden kerb over 3ft wide and up to 7ft 6"		263.00	01/04/23	NEW
Lawn (standard) headstone & small garden kerb over 7ft 6" and up to 12ft		350.00	01/04/23	NEW
Additional inscription on headstone or permit for a vase only / Lawn kerb/ heart or book if not fixed	90.00	92.00	01/04/23	C/L
Full kerb traditional grave up to 3ft wide	347.00	347.00	01/04/20	L
Full kerb traditional grave over 3ft wide and up to 7ft 6"		520.00	01/04/23	NEW
Full kerb traditional grave over 7ft wide and up to 12ft.		694.00	01/04/23	NEW
Child Grave Memorial	135.00	175.00	01/04/23	C/L
Lawn memorial on a traditional grave		175.00	01/04/23	NEW

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Neighbourhoods Bereavement Services

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Grave Maintenance Fees				
Biannual Spring and Summer planting service	285.00 *	293.00 *	01/04/23	C/L
Annual maintenance clean and tidy service	178.00 *	183.00 *	01/04/23	C/L
Turfing (winter months only after grave has settled)	115.00	118.00	01/04/23	C/L
Cremated Remains Burial Plots				
Purchase of exclusive rights (25 year term)	649.00	668.00	01/04/23	C/L
Extension of exclusive rights of burial for 10 years flat stone cremated remains plot	387.00	398.00	01/04/23	C/L
Tablet with first inscription	494.00	508.00	01/04/23	C/L
Additional / subsequent inscriptions	160.00	189.00	01/04/23	C/L
First inscription on a pre-purchased tablet		259.00	01/04/23	NEW
Reguild/repaint per letter		2.20 *	01/04/23	NEW
Admin fee for reguild/repaint		25.00	01/04/23	NEW
Blank stone	378.00	389.00	01/04/23	C/L
Photograph fixed to memorial	318.00	327.00	01/04/23	C/L
Granite memorial vases for use with cremated remains tablets	362.00	103.00	01/04/23	C/L
Additional letter on granite vase	3.80	3.90	01/04/23	C/L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

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South Essex Crematorium				
Cremation includes organ/organist/polytainer or biodegradable casket:				
1 Hospital Contract Non-viable foetus cremation	83.00	85.00	01/04/23	C/L
2 Resident child not exceeding 16 years	No charge	No charge	01/04/20	L
3 Non resident up to 6 years	120.00	123.00	01/04/23	C/L
4 Non resident from 6 years but not exceeding 16 years	235.00	242.00	01/04/23	C/L
5 Unattended Cremation (adult)	580.00	580.00	01/04/21	L
6 Early morning adult cremation 15 minute service	780.00	780.00	01/04/21	L
7 Over 16 years in the East Chapel 40 min slot	995.00	995.00	01/04/21	L
8 Week-end cremation (Subject to availability) in South Chapel 1 hour slot	1,742.00	1,855.00	01/04/23	C/L
9 Two adult cremations in the East Chapel using same 40 min slot		1,575.00	01/04/23	NEW
10 Over 16 years in the South Chapel one hour slot		1,060.00	01/04/23	NEW
11 Two adult cremations in the South Chapel using same one hour slot		1,640.00	01/04/23	NEW

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Neighbourhoods Bereavement Services

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Additional Services and Surcharges				
Bookings cancelled after 10am one working day before reserved time	284.00	292.00	01/04/23	C/L
Surcharge for services over-running	284.00	292.00	01/04/23	C/L
Surcharge for cremation after 4pm	284.00	292.00	01/04/23	C/L
Surcharge for unattended cremation and use of either chapel at a different time	140.00	144.00	01/04/23	C/L
Use of East chapel for private memorial service or extra time	285.00	285.00	01/04/21	L
Use of South Chapel for private memorial service or extra time		530.00	01/04/23	NEW
Use of East chapel for private memorial service for cremated remains from away		293.00	01/04/23	NEW
Strewing (burial) of cremated remains from elsewhere	119.00	122.00	01/04/23	C/L
Witness committal	58.00	60.00	01/04/23	C/L
Week-end witness committal	116.00	119.00	01/04/23	C/L
Witness committal week-end child resident	58.00	60.00	01/04/23	C/L
Witness committal weekday child non-resident	58.00	60.00	01/04/23	C/L
Witness committal week-end child non-resident	116.00	119.00	01/04/23	C/L
2 Simultaneous week-end witness committals	200.00	206.00	01/04/23	C/L
2 Simultaneous weekday witness committals	100.00	103.00	01/04/23	C/L

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Neighbourhoods Bereavement Services

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Additional Services and Surcharges				
Live webcast (price provided upon request)	30.00 *	RRP *	01/04/23	D/L
Live webcast plus watch again & downloadable link (price provided upon request)	45.00 *	RRP *	01/04/23	D/L
Keepsake copy of service including pro-tribute if ordered (price provided upon request)	50.00 *	RRP *	01/04/23	D/L
Visual tribute (VT) slideshow (price provided upon request)	38.00 *	RRP *	01/04/23	D/L
Pro-tribute (price provided upon request)	70.00 *	RRP *	01/04/23	D/L
Family made VT with Video (price provided upon request)	18.00 *	RRP *	01/04/23	D/L
Keepsake copy of tribute (price provided upon request)	25.00 *	RRP *	01/04/23	D/L
Downloadable copy of VT (price provided upon request)	10.00 *	RRP *	01/04/23	D/L
Additional keepsake copies (price provided upon request)	25.00 *	RRP *	01/04/23	D/L
Extra 25 photos (price provided upon request)	21.00 *	RRP *	01/04/23	D/L
Extra work (price provided upon request)	21.00 *	RRP *	01/04/23	D/L
Webcast surcharge to include watch again and downloadable link (price provided upon request)	15.00 *	RRP *	01/04/23	D/L
Storage of cremated remains after one month per quarter	60.00	62.00	01/04/23	I/N/L
Storage of cremated remains after one month per year	140.00	144.00	01/04/23	I/N/L
Genealogy searches per search not through deceased online	29.00	30.00 *	01/04/23	I/N/L

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Neighbourhoods Bereavement Services

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Containers				
Bronzed metal urns	80.00 *	82.00 *	01/04/23	C/L
Standard wooden or metal casket	92.00 *	95.00 *	01/04/23	C/L
Juvenile caskets	37.00 *	38.00 *	01/04/23	C/L
Various decorative urns/caskets (price provided upon request)	RRP *	RRP *	01/04/20	L
Dedicated hymn book	90.00 *	93.00 *	01/04/23	C/L
Various keepsake memorials made from or to contain cremated remains including diamonds, paperweights, jewellery (price provided upon request)	RRP *	RRP *	01/04/20	L
Memorials				
Kerb Plaques				
Perspex plaque only	130.00 *	133.00 *	01/04/23	C/L
Bronze plaque only	257.00 *	264.00 *	01/04/23	C/L
Rights to second dedication (plus cost of plaque)	123.00	127.00	01/04/23	C/L
Kerb plaque - Rights or Renewal	255.00	262.00	01/04/23	C/L
Single motif on a perspex or bronze plaque	31.00 *	32.00 *	01/04/23	C/L
Two motifs on a perspex or bronze plaque	58.00 *	60.00 *	01/04/23	C/L
Bronze Wall Plaque				
Bronze wall plaque only	257.00 *	264.00 *	01/04/23	C/L
Bronze wall plaque renewal	255.00	262.00	01/04/23	C/L
Supplier refurbishment of a Bronze plaque	75.00 *	77.00 *	01/04/23	C/L

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Neighbourhoods Bereavement Services

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Large Wall Plaques				
Single Slate or Large Bronze Wall Plaques				
Single plaque only	344.00 *	354.00 *	01/04/23	C/L
Single plaque - Rights for ten years	255.00	262.00	01/04/23	C/L
Single plaque - Renewal for ten years	255.00	262.00	01/04/23	C/L
Double Slate Wall Plaque single inscription	516.00 *	531.00 *	01/04/23	C/L
Double Slate Wall Plaque double inscription	834.00 *	859.00 *	01/04/23	C/L
Double Slate Wall Plaque second inscription within 1 year of original dedication	185.00 *	190.00 *	01/04/23	C/L
Double Plaque - Rights for 10 years	510.00	525.00	01/04/23	C/L
Double Plaque - 10 year renewal	510.00	525.00	01/04/23	C/L
Wall Niche for 10 years				
Purchase of Single Niche for 10 years	880.00	905.00	01/04/23	I/L
Renewal of Single Niche for 10 years	880.00	905.00	01/04/23	I/L
Renewal for Single Niche for 5 years	536.00	552.00	01/04/23	I/L
Replacement single plaque	590.00 *	607.00 *	01/04/23	I/L
Purchase for Double Niche for 10 years	1,780.00	1,833.00	01/04/23	I/L
Renewal of Double Niche for 10 years	1,780.00	1,833.00	01/04/23	I/L
Renewal for Double Niche for 5 years	981.00	1,010.00	01/04/23	I/L
Replacement double plaque	912.00 *	939.00 *	01/04/23	I/L
Wall Niche rights for second inscription	151.00	155.00	01/04/23	I/L

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Wall Niche Additional Items:				
Motif (optional)	98.00 *	100.00 *	01/04/23	C/L
2 simultaneous Wall Niche interments		324.00 *	01/04/23	NEW
Additional bud vase	34.00 *	35.00 *	01/04/23	C/L
Additional inscription	288.00 *	296.00 *	01/04/23	C/L
Casket including nameplate	98.00 *	100.00 *	01/04/23	C/L
Photograph	316.00 *	327.00 *	01/04/23	C/L
Sanctum ii Vaults for 10 years				
Second interment	175.00	180.00	01/04/23	C/L
2 simultaneous Sanctum interments	300.00	309.00	01/04/23	C/L
Sanctum second inscription	590.00 *	607.00 *	01/04/23	C/L
Sanctum plaque	470.00 *	484.00 *	01/04/23	C/L
10 year Rights	1,164.00	1,198.00	01/04/23	C/L
10 year Renewal	1,164.00	1,198.00	01/04/23	C/L
5 year Rights	677.00	697.00	01/04/23	C/L
5 year Renewal	677.00	697.00	01/04/23	C/L
Regilding (Inc. postage)	126.00 *	129.00 *	01/04/23	C/L
Replacement vase	21.00 *	22.00 *	01/04/23	C/L

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Vase Blocks and Tablets (includes Scented Garden Memorials)				
Vaseblock tablet	280.00 *	288.00 *	01/04/23	C/L
Vaseblock Rights for 10 years	590.00	608.00	01/04/23	C/L
Vaseblock Renewal for 10 years	590.00	608.00	01/04/23	C/L
Memorials				
Summer House Memorial				
Floris plaque only	175.00 *	180.00 *	01/04/23	C/L
Floris plaque Rights for 10 years	257.00	265.00	01/04/23	C/L
Floris plaque Renewal for 10 years	257.00	265.00	01/04/23	C/L
Posy holder rights for 10 years	160.00	165.00	01/04/23	C/L
Posy holder Renewal for 10 years	160.00	165.00	01/04/23	C/L
Posy holder memorial	22.00 *	23.00 *	01/04/23	C/L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Shrub, Rose or Tree with 10 Year dedication				
Shrub or Rose (including Bronze stem plaque)	257.00 *	265.00 *	01/04/23	C/L
Shrub 10 year Rights (also applies to vase block with rose)	685.00	705.00	01/04/23	C/L
Shrub 10 year Renewal (also applies to vase block with rose)	685.00	705.00	01/04/23	C/L
Shrub 5 year Renewal (also applies to vase block with rose)	443.00	456.00	01/04/23	C/L
Tree (including bronze stem or Strap plaque)	257.00 *	265.00 *	01/04/23	C/L
Tree 10 year Rights	835.00	860.00	01/04/23	C/L
Tree 10 year Renewal	835.00	860.00	01/04/23	C/L
Tree 5 year Renewal	515.00	530.00	01/04/23	C/L
Benches and Chairs - 10 Year dedications				
Bench / Replacement bench	1,277.00 *	1,315.00 *	01/04/23	C/L
Chair / Replacement chair	746.00 *	768.00 *	01/04/23	C/L
Bench 10 year Rights	1,160.00	1,194.00	01/04/23	C/L
Bench 10 year Renewal	1,160.00	1,194.00	01/04/23	C/L
Chair 10 year Rights	1,030.00	1,060.00	01/04/23	C/L
Chair 10 year Renewal	1,030.00	1,060.00	01/04/23	C/L

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Neighbourhoods Bereavement Services

(B) Charges determined by Committee

*VAT inclusive

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Benches and Chairs - 10 year dedications (continued)				
Regular maintenance (per 2 years of remaining lease if not purchased or renewed since 1/1/2001)	53.00 *	55.00 *	01/04/23	C/L
Renovation of bench	230.00 *	237.00 *	01/04/23	C/L
Renovation of chair	146.00 *	150.00 *	01/04/23	C/L
Replacement summerhouse chair	753.00 *	775.00 *	01/04/23	C/L
Summerhouse chair - Renewal Rights	502.00	517.00	01/04/23	C/L
Bench, Tree & Shrub additional dedications				
Rights to second dedication within 1 year of original (plus cost of plaque)	124.00	128.00	01/04/23	C/L
Rights to second dedication after 1 year of original or renewal per remaining year of lease (plus cost of plaque)	24.00	25.00	01/04/23	C/L
Rights to second dedication life time of item (plus cost of plaque)	504.00	519.00	01/04/23	C/L
Replacement bronze plaque	257.00 *	265.00 *	01/04/23	C/L
Replacement perspex plaque	130.00 *	134.00 *	01/04/23	C/L

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Neighbourhoods Bereavement Services

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Miscellaneous Memorials				
Mallard bridge	356.00 *	366.00 *	01/04/23	C/L
Administration fee for private purchase of plaque (plus cost of plaque)	52.00 *	53.00 *	01/04/23	C/L
Replacement metal vase	21.00 *	22.00 *	01/04/23	C/L
Floral arrangements stand - plus cost of flowers	35.00 *	36.00 *	01/04/23	C/L
Hanging baskets (per year)	142.00 *	146.00 *	01/04/23	C/L
Sculpture garden memorial	280.00 *	264.00 *	01/04/23	C/L
Sculpture garden rights	590.00	608.00	01/04/23	C/L
Sculpture Renewal	590.00	608.00	01/04/23	C/L
Birdbath rights	590.00	608.00	01/04/23	C/L
Birdbath Renewal	590.00	608.00	01/04/23	C/L
Books of Remembrance				
2 line entry	117.00 *	80.00 *	01/04/23	C/L
3 - 5 lines	167.00 *	172.00 *	01/04/23	C/L
6 - 8 lines	242.00 *	249.00 *	01/04/23	C/L
Additional line	26.00 *	27.00 *	01/04/23	C/L
Cards of Remembrance & additional entries in existing miniature books				
2 line entry	42.00 *	43.00 *	01/04/23	C/L
3 - 5 lines	72.00 *	74.00 *	01/04/23	C/L
6 - 8 lines	112.00 *	115.00 *	01/04/23	C/L

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Miniature Triptych of Remembrance/Book of Remembrance				
2 line entry	83.00 *	85.00 *	01/04/23	C/L
3 - 5 lines	117.00 *	120.00 *	01/04/23	C/L
6 - 8 lines	153.00 *	157.00 *	01/04/23	C/L
Book of Remembrance Sundries				
Motif	87.00 *	90.00 *	01/04/23	C/L
Triptych photograph	87.00 *	90.00 *	01/04/23	C/L
Mini Headstone Cremated Remains Burial Plots				
Purchase of exclusive rights (25 year term)	1,133.00	1,166.00	01/04/23	C/L
Extension of exclusive rights of burial for 10 years mini headstone cremated remains plot	475.00	490.00	01/04/23	C/L
Memorial and installation with first 60 characters	1,205.00	1,240.00	01/04/23	C/L
Additional inscription rate per letter	3.80	3.90	01/04/23	C/L
Reguild/repaint per letter		2.20	01/04/23	NEW
Admin fee for reguild/repaint		25.00	01/04/23	NEW
Blank headstone only	305.00	314.00	01/04/23	C/L
Photograph fixed to memorial	318.00	327.00	01/04/23	C/L
Replacement Granite memorial vase only for Mini headstone	100.00	103.00	01/04/23	C/L
Inscription first 60 characters on a pre purchased memorial	270.00	278.00	01/04/23	C/L
Blank memorial headstone only	876.00	900.00	01/04/23	C/L

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Mini Headstone Cremated Remains Burial Plots (continued)				
Stone chippings per bag	62.00	64.00	01/04/23	C/L
Flower holder	22.00	23.00	01/04/23	C/L
Book of Remembrance Memorial Tree				
Memorial Tree leaf 10 year Rights	255.00	165.00	01/04/23	C/L
Memorial Tree leaf 10 year Renewal	255.00	165.00	01/04/23	C/L
Memorial Tree leaf plaque	163.00 *	90.00 *	01/04/23	C/L
Rights for second inscription - Rights remain the same (plus cost of plaque)	123.00	127.00	01/04/23	C/L
Advertising Fees - Pre Funeral Brochure				
Display Advertisement quarter A4 page	660.00 *	680.00 *	01/04/23	C/L
Display and Directory entry quarter A4 page	855.00 *	880.00 *	01/04/23	C/L
Display Advertisement half A4 page	876.00 *	902.00 *	01/04/23	C/L
Display and Directory entry half A4 page	1,040.00 *	1,070.00 *	01/04/23	C/L
Display Advertisement full A4 page	1,072.00 *	1,104.00 *	01/04/23	C/L
Display and Directory entry full A4 page	1,231.00 *	1,268.00 *	01/04/23	C/L
Display Advertisement full inside back A4 page	1,316.00 *	1,355.00 *	01/04/23	C/L
Display and Directory entry full inside back A4 page	1,475.00 *	1,519.00 *	01/04/23	C/L
Copy design simple half page	54.00 *	56.00 *	01/04/23	C/L

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Neighbourhoods Bereavement Services

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Advertising Fees - Pre Funeral Brochure (continued)				
Copy design complex full page All fees discounted by 10% for repeat customers	80.00 *	82.00 *	01/04/23	C/L
Arboria Plaques				
Arboria Plaque with text only	190.00 *	195.00 *	01/04/23	C/L
Arboria Plaque with text and engraved motif	221.00 *	227.00 *	01/04/23	C/L
Arboria Plaque with text; engraved and painted motif	252.00 *	260.00 *	01/04/23	C/L
Arboria Plaque with text and ceramic photo	304.00 *	313.00 *	01/04/23	C/L
Arboria Plaque Rights for 10 years	255.00	263.00	01/04/23	C/L
Arboria Plaque Renewal for 10 years	255.00	263.00	01/04/23	C/L

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Neighbourhoods Public Realm

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Borough Roads:				
Note: Unlicensed Skips/Materials will be on the spot fined & removed	677.00	745.00	01/04/23	I/N/P
(i) Each Skip / Builders materials on public highway				
Up to first 14 days	82.00	90.00	01/04/23	I/N/P
Each additional period of up to 7 days	72.00	80.00	01/04/23	I/N/P
(ii) Structures / Hoardings / Scaffolds				
Bond				
£164.50 per linear metre - Minimum 6 Metres	897.00	987.00	01/04/23	I/N/P
Licence				
Minimum charge length 6 metres & combined inspection	718.00	790.00	01/04/23	I/N/P
(iii) Vehicle Crossovers (per square metre)	240.00	270.00	01/04/23	I/N/P
Non refundable charge for assessing applications	210.00	230.00	01/04/23	I/N/P
Waste disposal surcharge	27.00	30.00	01/04/23	I/N/P
(iv) Road Closures (per road) for Utility companies	3,138.00 *	2,500.00 *	01/04/23	D/L
(v) Clearance of Blocked Drains (VAT will be added unless working under Statutory power)	159.00	175.00	01/04/23	I/N/P

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(vi) Crane license				
Minimum	344.00	378.00	01/04/23	I/N/P
Maximum	623.00	685.00	01/04/23	I/N/P
(vii) Section 50 Licence (private individual to place/maintain apparatus in highway)				
Major works permit	1,426.00	1,426.00	01/04/22	P
Standard works permit	1,214.00	1,214.00	01/04/22	P
Minor works permit	1,055.00	1,055.00	01/04/22	P
(viii) Building materials licenses				
Up to first 14 days	95.00	105.00	01/04/23	I/N/P
Each additional period of up to 7 days (renewal)	83.00	91.00	01/04/23	I/N/P
(ix) Compound / welfare unit				
Up to first 14 days	257.00	283.00	01/04/23	I/N/P
Each additional period up to 7 days (renewal)	69.00	76.00	01/04/23	I/N/P
(x) Over sail license				
Base fee	396.00	436.00	01/04/23	I/N/P
Fee per month	88.00	97.00	01/04/23	I/N/P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Refuse Collection:				
(i) Bulky Household Refuse				
1 to 3 items	45.50	55.00	01/04/23	D/L
Each additional item	11.50	14.00	01/04/23	D/L
(ii) Compostable garden refuse sacks (Year's supply of 5 rolls of 10 sacks per roll)				
Standard	60.00	70.00	01/04/23	D/L
Top up roll (10 sacks)	11.00	13.00	01/04/23	D/L
Top up roll delivery	5.00	5.00	01/04/23	D/L
(iii) Green Waste Collection Service (per annum) (Wheeled bin hire included)				
Full year	60.00	70.00	01/04/23	D/L
Late payment charge	5.00	6.00	01/04/23	D/L
Late payment charge after bin collection	11.50	12.00	01/04/23	I/N/P
Replacement bin charge	30.00	31.00	01/04/23	I/N/P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
(iv) Trade Refuse Collection Service				
From 1st April 2015 this service has been independently operated by Serco. These charges will only apply if a business within the borough exercises its legal right to require the Council to undertake the collection.				
Trade refuse sacks (pack of 26)	172.00	178.00	01/04/23	I/N/P
Trade refuse sacks (pack of 26) for Charity shops	135.00	140.00	01/04/23	I/N/P
Cardboard Collection	6.50	7.00	01/04/23	I/N/P
Container emptying and disposal:				
1100 / Palladin / 660 litre bin -1st bin per visit	37.00	39.00	01/04/23	I/N/P
2nd & subsequent bins	36.00	38.00	01/04/23	I/N/P
360 litre wheeled bin	31.00	32.00	01/04/23	I/N/P
Charity shops	31.00	32.00	01/04/23	I/N/P
LBH Schools	31.00	32.00	01/04/23	I/N/P
2nd collection from residential blocks per bin	10.50	11.00	01/04/23	I/N/P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
(iv) Trade Refuse Collection Service (continued)				
Container hire (per annum):				
Eurobins:				
1100 litres	255.00	263.00	01/04/23	I/N/P
660 litres	189.50	196.00	01/04/23	I/N/P
Chamberlains:				
940 litres	189.50	196.00	01/04/23	I/N/P
Palladin:				
940 litres	189.50	196.00	01/04/23	I/N/P
Container Sale				
360 litres recycling	90.00	93.00	01/04/23	I/N/P
(v) Clinical Waste				
Contracted collection service	14.50	15.00	01/04/23	I/N/P
Ad hoc collections	20.00	21.00	01/04/23	I/N/P
(vi) Special clearances of rubbish:				
Up to 30 minutes on site	118.50	123.00	01/04/23	I/N/P
Up to 1 hour on site	237.50	245.00	01/04/23	I/N/P
Each 15 minute thereafter	60.50	62.00	01/04/23	I/N/P

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FOOTBALL AT PARKS WITH CRICKET (28 WEEKS)				
Adult				
Pavilion with washing facilities				
Each Saturday or Sunday during Season**	1,886.00	2,348.00	01/04/23	D/L
Each alternate Saturday or Sunday during Season**	943.00	1,174.00	01/04/23	D/L
No Pavilion Facilities				
Each Saturday or Sunday during Season**		1,832.00	01/04/23	NEW
Each alternate Saturday or Sunday during Season**		916.00	01/04/23	NEW
Junior (under 18) 7v7 & 9v9				
Each Saturday or Sunday during Season**	546.50	851.00	01/04/23	D/L
Each alternate Saturday or Sunday during Season**	312.00	425.00	01/04/23	D/L
Junior (under 18) 11v11				
Each Saturday or Sunday during Season**		909.00	01/04/23	NEW
Each alternate Saturday or Sunday during Season**		454.00	01/04/23	NEW
**Bookings of less than 10, will attract a VAT charge.				

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FOOTBALL AT PARKS WITH CRICKET (32 WEEKS)				
Adult				
Pavilion with washing facilities				
Each Saturday or Sunday during Season**	2,170.50	2,684.00	01/04/23	D/L
Each alternate Saturday or Sunday during Season**	1,086.50	1,342.00	01/04/23	D/L
No Pavilion Facilities				
Each Saturday or Sunday during Season**		2,094.00	01/04/23	NEW
Each alternate Saturday or Sunday during Season**		1,047.00	01/04/23	NEW
Junior (under 18) 7v7 & 9v9				
Each Saturday or Sunday during Season**	713.00	973.00	01/04/23	D/L
Each alternate Saturday or Sunday during Season**	356.50	486.00	01/04/23	D/L
Junior (under 18) 11v11				
Each Saturday or Sunday during Season**	647.00	1,039.00	01/04/23	D/L
Each alternate Saturday or Sunday during Season**	323.50	519.00	01/04/23	D/L
**Bookings of less than 10, will attract a VAT charge.				

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N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

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FOOTBALL AT WESTLANDS FIELD				
Pavilion with washing facilities				
Adult				
Each Saturday or Sunday during Season**	2,546.00	3,084.00	01/04/23	D/L
Each alternate Saturday or Sunday during Season**	1,273.00	1,542.00	01/04/23	D/L
MINI SOCCER				
1 Hour Slots (during season)				
Each Saturday or Sunday**	414.00	426.00	01/04/23	I/N/P
Alternate Saturday or Sunday**	207.00	213.00	01/04/23	I/N/P
CRICKET				
No Pavilion Facilities				
Adults Each Saturday or Sunday during Season**	1,719.00	1,771.00	01/04/23	I/N/P
Pitches with Pavilions				
Adults Each Saturday or Sunday during Season**	3,086.00	3,179.00	01/04/23	I/N/P
**Bookings of less than 10, will attract a VAT charge.				

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
BOOT CAMPS, PERSONAL TRAINING, SPORTS & FITNESS GROUPS at a separate charge) Up to 20 clients (details to be agreed with service)	500.00	515.00	01/04/23	I/P
ALLOTMENTS Land charge per acre Plot Rent (This fee is set by the Allotment Society and therefore is not published in the Councils fees and charges)	220.00	227.00	01/04/23	I/N/P
WEDDING PHOTOGRAPHY Exclusive use of area of a park for wedding photography (except Langtons Gardens)	60.50	62.50	01/04/23	I/N/P
FUNFAIRS & CIRCUSES Ground rent per day of operation (up to 7 rides, adult & juvenile / 500 seating capacity)	583.50	601.00	01/04/23	I/P
Ground rent per day of operation (more than 7 rides, adult & juvenile /500 seating capacity)	1,183.00	1,218.00	01/04/23	I/N/P
Returnable deposit per visit. Up to 7 rides, adult & juvenile / 500 seating capacity	175.00	180.00	01/04/23	I/N/P
More than 7 rides, adult & juvenile / 500 seating capacity	354.00	365.00	01/04/23	I/N/P

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
COMMUNITY/CHARITY EVENTS				
<i>London Borough of Havering charities - a 20% discount can be applied (only if the charity is raising funds/providing entertainment/information which directly benefits the residents of Havering). The charity must be located in Havering and benefit all the community. Private/Religious Schools are exempt from this discount. The London Borough of Havering objective for charging large commercial events is to cover the cost of impact on residents and services</i>				
Small event (free entry/non-profit) max capacity - 300	150.00	155.00	01/04/23	I/N/P
Community/charity fundraising event (income generating)				
max capacity - 1000	500.00	515.00	01/04/23	I/P
max capacity - 2000	1,000.00	1,030.00	01/04/23	I/P
max capacity - 6000	3,000.00	3,090.00	01/04/23	I/P
max capacity - 8000	4,000.00	4,120.00	01/04/23	I/P
Non-operational day	150.00	155.00	01/04/23	I/N/P
COMMERCIAL EVENTS				
The fees will be negotiated on application, taking into account size, impact on the site and site operators, impact on the borough and surrounding environs. Minimum charge at least double the rate charged for charities/community hires	By Negotiation			

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
INFLATABLE FUNDAYS (per item)				
Busier sites (based on footfall)	25.00	26.00	01/04/23	I/N/P
Quieter sites (based on footfall)	10.00	10.50	01/04/23	I/N/P
Memorial Tree				
<i>Supply and planting of tree</i>	350.00	361.00	01/04/23	I/N/P
<i>Plaque</i>	100.00	103.00	01/04/23	I/N/P
Memorial Bench				
Supply and installation of bench	1,200.00	1,608.00	01/04/23	D/L
Plaque	100.00	103.00	01/04/23	I/P
PARKS (all events and activities are subject to appropriate licence fees at a separate charge)				
MISCELLANEOUS CHARGES				
Mobile catering unit (per month)	282.00	290.00	01/04/23	I/N/P
Raphael Park Meeting Room (charge per hour)	23.50	24.00	01/04/23	I/N/P
Tennis courts (fee per court per day for Coach/Club)	20.50	21.00	01/04/23	I/N/P

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D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of	Basis of Increase
CHARGES FOR NON SCHEDULED WORKS				
Week day rates				
18 tonne grab lorry and driver per hour	178.00 *	178.00 *	01/04/22	P
2 staff & a van (includes tools & machinery) per hour	86.00 *	86.00 *	01/04/22	P
1 staff & a van (includes tools & machinery) per hour	49.50 *	49.50 *	01/04/22	P
Tractor & implement, or trailer with operator per hour	55.50 *	55.50 *	01/04/22	P
Ride on mower & operator per hour	49.50 *	49.50 *	01/04/22	P
Member of staff per hour (standard hours)	36.00 *	36.00 *	01/04/22	P
Charge hand per hour (standard hours)	45.50 *	45.50 *	01/04/22	P
Shrub bed mulching (using composted whole tree mulch) per m2	4.00 *	4.50 *	01/04/23	I/P
Saturday rates				
1 staff & a van (includes tools & machinery) per hour	67.50 *	70.00 *	01/04/23	I/P
2 staff & a van (includes tools & machinery) per hour	122.00 *	126.00 *	01/04/23	I/P
Member of staff per hour (standard hours)	55.00 *	57.00 *	01/04/23	I/P
Charge hand per hour (standard hours)	66.50 *	68.50 *	01/04/23	I/P

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- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

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Neighbourhoods Public Realm

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
TRAFFIC & PARKING CONTROL:				
Parking Facilities				
Penalty Charge Notices				
(Levels set by London Councils and agreed by the Mayor of London and endorsed by the Secretary of State)				
Less Serious Contravention Band A	80.00	80.00	01/04/11	P
Less Serious Contravention Band A if paid within 14 days	40.00	40.00	01/04/11	P
Serious Contravention Band A	130.00	130.00	15/04/11	P
Serious Contravention Band A paid within 14 days	65.00	65.00	15/04/11	P
Less Serious Band B	60.00	60.00	01/04/11	P
Less Serious paid within 14 days	30.00	30.00	01/04/11	P
Serious Band B	110.00	110.00	15/04/11	P
Serious Band B if paid within 14 days	55.00	55.00	15/04/11	P
Vehicle Clamping and Removal				
Vehicle Immobilisation release fee	70.00	70.00	01/04/11	P
Vehicle Pound release fee (if clamped)	200.00	200.00	01/04/11	P
Disposal Fee	70.00	70.00	01/04/11	P
Vehicle Pound storage fee (per day)	40.00	40.00	01/04/11	P

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S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
TRAFFIC & PARKING CONTROL:				
PARKING FACILITIES				
Romford Area Car Parks - Mixed Tariff				
Monday to Saturday (Period Hours)				
0 - 1	1.50 *	2.10 *	01/04/23	C/L
1 - 2	2.50 *	3.60 *	01/04/23	C/L
2 - 3	3.50 *	5.10 *	01/04/23	C/L
3 - 4	4.50 *	6.60 *	01/04/23	C/L
4 - 5	5.50 *	8.10 *	01/04/23	C/L
5 - 6	6.50 *	9.60 *	01/04/23	C/L
6 - 7	10.50 *	11.50 *	01/04/23	C/L
7 - 8	11.50 *	13.00 *	01/04/23	C/L
over 8	12.50 *	14.50 *	01/04/23	C/L
Lost Ticket	12.50 *	14.50 *	01/04/23	C/L
Solo Motorcycle	No charge *	2.10 *	01/04/23	C/L
Overnight (Period Hours)	1.50 *	1.50 *	01/04/21	L

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I - Based on relevant inflationary change

N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Market Place (Non-market days)				
0 - 1	1.50 *	2.10 *	01/04/23	C/L
1 - 2	2.50 *	3.60 *	01/04/23	C/L
Overnight (Non-market days & Period Hours)	1.50 *	1.50 *	01/04/21	L
<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 80%;"> <p><i>Reminder and extention texts from the supplier are charges directly to the customer. These are optional charges and not charged by the Council.</i></p> </div>				

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Hornchurch & Upminster Area Car Parks				
Monday to Saturday (Period Hours)				
0 - 1	1.50 *	Withdrawn *	01/04/23	L
0 - 30 Mins	*	No charge *	01/04/23	L
30 Mins - 1	*	2.10 *	01/04/23	NEW
1 - 2	2.50 *	3.60 *	01/04/23	C/L
2 - 3	3.50 *	5.10 *	01/04/23	C/L
3 - 4	4.50 *	6.60 *	01/04/23	C/L
4 - 5	5.50 *	8.10 *	01/04/23	C/L
5 - 6	6.50 *	9.60 *	01/04/23	C/L
6 - 7	10.50 *	11.50 *	01/04/23	C/L
7 - 8	11.50 *	13.00 *	01/04/23	C/L
8 - 12	12.50 *	14.50 *	01/04/23	C/L
Solo Motorcycles	No charge *	2.10 *	01/04/23	C/L
Overnight (Period Hours)	1.50 *	1.50 *	01/04/21	L

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N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
All Car Parks Excluding Romford (Hornchurch, Upminster, Collier Row, Cranham, Elm Park, Gidea Park & Rainham Area Car parks)				
Monday to Saturday (Period Hours)				
0 - 30 mins	No charge *	No charge *	01/04/21	L
30 min - 1	1.50 *	2.10 *	01/04/23	C/L
1 - 2	2.50 *	3.60 *	01/04/23	C/L
2 - 3	3.50 *	5.10 *	01/04/23	C/L
3 - 4	4.50 *	6.60 *	01/04/23	C/L
4 - 5	5.50 *	8.10 *	01/04/23	C/L
5 - 6	6.50 *	9.60 *	01/04/23	C/L
6 - 7	10.50 *	11.50 *	01/04/23	C/L
7 - 8	11.50 *	13.00 *	01/04/23	C/L
8 - 12	12.50 *	14.50 *	01/04/23	C/L
Solo Motorcycles	No charge *	2.10 *	01/04/23	C/L
Overnight (Period Hours)	1.50 *	1.50 *	01/04/19	L
Sunday	No charge *	No charge *	01/04/19	L

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Neighbourhoods Public Realm

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Season Tickets				
Romford Central Area				
All car parks:				
Per quarter	210.00 *	336.00 *	01/04/23	C/L
Per month	75.00 *	120.00 *	01/04/23	C/L
Outside Romford Central Area				
5 Day season – Balgores Square:				
per quarter	210.00 *	336.00 *	01/04/23	C/L
per month	75.00 *	120.00 *	01/04/23	C/L
All other car parks:				
per quarter	170.00 *	291.20 *	01/04/23	C/L
per month	65.00 *	104.00 *	01/04/23	C/L

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(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
On Street Pay and Display				
Upminster Road South Monday to Saturday (Maximum Stay 1 hour)				
0 - 30 mins	No charge	No charge	06/04/15	L
30 min - 1 hour	2.10	2.10	14/11/22	L
Overnight (Period Hours)	No charge	No charge	01/04/19	L
Sunday	No charge	No charge	01/04/19	L
Romford				
Monday to Saturday (Maximum Stay 3 hours)				
0 mins - 1 hour	No Charge	2.10	01/04/23	NEW
1 - 2	2.50	3.60	01/04/23	C/L
2 - 3	3.50	5.10	01/04/23	C/L
Overnight (Period Hours)	No charge	No charge	01/04/19	L

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N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
On Street Pay and Display (continued)				
Ardleigh Green, Collier Row, Cranham, Elm Park, Gidea Park, Harold Hill, Harold Wood & Rainham, Honchurch & Upminster Town Centres (Monday to Saturday (Maximum Stay 3 Hours))				
0 - 30 mins	No charge	No charge	01/04/19	L
30 min -1 hour	1.50	2.10	01/04/23	C/L
1 - 2 hours	2.50	3.60	01/04/23	C/L
2 - 3 hours	3.50	5.10	01/04/23	C/L
Sunday	No charge	No charge	01/04/19	L
Overnight (Period Hours)	No charge	No charge	01/04/19	L

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Controlled Parking Zones				
Resident's parking permit (per annum)				
1st Permit per household	35.00	40.00	01/04/23	C/L
2nd Permit per household	60.00	80.00	01/04/23	C/L
3rd Permit per household	85.00	120.00	01/04/23	C/L
Resident's visitor permits (book of 10)	13.00	20.00	01/04/23	C/L
Resident's All Day visitor permits (book of 10)	39.00	60.00	01/04/23	C/L
Resident's Hourly visitor permits (book of 10)	10.00	Withdrawn	01/04/23	C/L
Business parking permits (per annum)	200.00	300.00	01/04/23	C/L
Commuter Bays (per annum)	500.00	952.00	01/04/23	C/L
Domestic Carer Permit (per annum)	40.00	40.00	01/04/21	L
Amendment to existing permit	25.50	Withdrawn	01/04/23	C/L
Cancellation of permit	15.00	Withdrawn	01/04/23	C/L
Other Miscellaneous Charges				
Waiver	20.00	20.00	01/04/21	L
Health and Homecare Permit (per annum)				
Amendment to existing permit	60.00	80.00	01/04/23	C/L
Cancellation of permit	22.50	Withdrawn	01/04/23	C/L
	15.00	Withdrawn	01/04/23	C/L
Resident Season Ticket Car Parks (per annum)	200.00 *	200.00 *	01/04/21	L

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Disabled Blue Badge (per 3 years)	10.00	10.00	01/01/12	L
Car Parking in Parks and Open Spaces Effective 01/04/2019 Maximum Stay 3 hours Mon - Saturday 8.00am to 6.30pm.				
0 - 1	1.50 *	No charge	01/04/23	C/L
1 - 2	2.50 *	No charge	01/04/23	C/L
2 - 3	3.50 *	No charge	01/04/23	C/L
3 - 4	4.50 *	Withdrawn	01/04/23	C/L
4 - 5	5.50 *	Withdrawn	01/04/23	C/L
Blue Badge holders (for up to 3 hours)	No charge *	No charge	01/04/21	L
VEHICLE PARKING - WITHIN PARKS AND OPEN SPACES ONLY				
Release of vehicles that have been locked in a car park	80.00	80.00	01/04/21	L
Fee for vehicle left in car park overnight	107.00	107.00	01/04/21	L

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Basis for setting charge increase above complies with either:

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Neighbourhoods Public Realm

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Events Charging For Traffic Management and Parking				
0 - 50 attendees	110.00 *	Withdrawn *	01/04/23	C/P
51 - 100 attendees	219.00 *	Withdrawn *	01/04/23	C/P
101 - 1000 attendees	546.00 *	Withdrawn *	01/04/23	C/P
1001+ attendees	1,092.00 *	Withdrawn *	01/04/23	C/P
plus hourly rate of £72 per hour	72.00 *	Withdrawn *	01/04/23	C/P
Traffic Management per road closure if no diversion required		384.00 *	01/04/23	NEW
An additional charge to be applied to the above charge for complex Traffic Management costed on application		Bespoke Rate	01/04/23	NEW
Special Event Road closure		1,200.00 *	01/04/23	NEW
 (i) Parking Bay suspensions				
Price per parking space per day (1 - 7 days)	51.00	60.00	01/04/23	C/L
Price per parking space per day (8 - 14 days)	103.00	115.00	01/04/23	C/L
Price per parking space per day (15 days +)	154.00	170.00	01/04/23	C/L

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N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
ENVIRONMENTAL HEALTH:				
Defra				
Stray Dog Service - Environmental Protection (Stray Dogs) Regulation 1992				
Impounding fee per dog	25.00	25.00	01/04/92	P
Gambling Act 2005				
Bingo club - Gambling Act 2005 Dept. of Culture and Media and Sport				
Copy licence	25.00	25.00	01/10/06	P
Notification of change	50.00	50.00	01/10/06	P
Betting shop - Dept. of Culture and Media and Sport				
Copy licence	25.00	25.00	01/10/06	P
Notification of change	50.00	50.00	01/10/06	P
Betting premises tracks - Dept. of Culture and Media and Sport				
Copy licence	25.00	25.00	01/10/06	P
Notification of change	50.00	50.00	01/10/06	P

Basis of Increase:

C - An increase dependent on committee approval

G - An increase below inflation in line with a corporate growth plan

I - Based on relevant inflationary change

N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

P - The Corporate Charging Policy

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Family entertainment centres - Dept. of Culture and Media and Sport				
Application to vary	1,000.00	1,000.00	01/10/06	P
Copy licence	25.00	25.00	01/10/06	P
Notification of change	50.00	50.00	01/10/06	P
Adult gaming centres - Dept. of Culture and Media and Sport				
Application to vary	1,000.00	1,000.00	01/10/06	P
Copy licence	25.00	25.00	01/10/06	P
Notification of change	50.00	50.00	01/10/06	P
Lottery - Dept. of Culture and Media and Sport				
New registration	40.00	40.00	01/10/06	P
Annual re registration	20.00	20.00	01/10/06	P
Permit fees - Dept. of Culture and Media and Sport				
Notification of right of licensed premises to have 2 gaming machines	50.00	50.00	01/10/06	P
Family entertainment centre - Dept. of Culture and Media and Sport				
New application	300.00	2,000.00	01/04/23	D/P
Change of name	25.00	25.00	01/10/06	P
Copy of permit	15.00	15.00	01/10/06	P

Basis of Increase:

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Prize Gaming permit (S 16) Dept. of Culture and Media and Sport				
New application	300.00	300.00	31/03/05	P
Change of name	25.00	25.00	31/03/05	P
Copy of permit	15.00	15.00	31/03/05	P
Licensed premises gaming machine permit - Dept. of Culture Media and Sport				
New application (new operator)	150.00	150.00	31/03/05	P
New application (existing operator)	100.00	100.00	31/03/05	P
Vary a permit	100.00	100.00	31/03/05	P
Transfer application	25.00	25.00	31/03/05	P
Annual fee (1st fee payable within 30 days of issue)	50.00	50.00	31/03/05	P
Change of name	25.00	25.00	31/03/05	P
Copy of permit	15.00	15.00	31/03/05	P

Basis of Increase:

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Club gaming machine permit - Dept. of Culture and Media and Sport				
New application	200.00	200.00	31/03/05	P
Renewal	100.00	100.00	31/03/05	P
New application (existing operator)	100.00	100.00	31/03/05	P
Vary a permit	100.00	100.00	31/03/05	P
Copy of permit	15.00	15.00	31/03/05	P
Annual fee (1st fee payable within 30 days of issue)	50.00	50.00	31/03/05	P
Environment Protection Act (Defra)				
Application Fee				
Standard Process	1,650.00	1,650.00	01/04/18	P
Additional fee for operating without a permit	1,188.00	1,188.00	01/04/18	P
Reduced fee activities (except VRs)	155.00	155.00	01/04/19	P
Vehicle refinisher	362.00	362.00	01/04/18	P
Service station PVR I & II combined	257.00	257.00	01/04/18	P
Reduced fee activities: Additional fee for operating without a permit.	71.00	71.00	01/04/19	P

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Environment Protection Act (Defra) (continued)				
Mobile screening and crushing plant	1,650.00	1,650.00	01/04/18	P
For the third to seventh applications	985.00	985.00	01/04/18	P
For the eight and subsequent applications	498.00	498.00	01/04/18	P
Note: Where an application for any of the above is for a combined Part B and waste application, add an extra £310 to the above amounts				
Annual subsistence charge				
Standard process Low (+£103)	772.00	772.00	01/04/18	P
Standard process Medium (+£156)	1,161.00	1,161.00	01/04/18	P
Standard process High (+£207)	1,747.00	1,747.00	01/04/18	P
<i>(+) to be added when the above standard process is for combined part B and waste site</i>				
Service stations PVR I/dry cleaner/ waste oil burner <0.4MW				
Low	79.00	79.00	01/04/18	P
Medium	158.00	158.00	01/04/18	P
High	237.00	237.00	01/04/18	P

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(A) Statutory and Nationally Agreed Charges -

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Environment Protection Act (Defra) (continued)				
Vehicle refinisher				
Low	228.00	228.00	01/04/18	P
Medium	365.00	365.00	01/04/18	P
High	548.00	548.00	01/04/18	P
Service station PVRI and II combined				
Low	113.00	113.00	01/04/18	P
Medium	226.00	226.00	01/04/18	P
High	341.00	341.00	01/04/18	P
Odourising of natural gas				
Low	79.00	79.00	01/04/19	P
Medium	158.00	158.00	01/04/19	P
High	237.00	237.00	01/04/19	P
Mobile screening and crushing plant For the first and second plants				
Low	626.00	626.00	01/04/19	P
Medium	1,034.00	1,034.00	01/04/18	P
High	1,551.00	1,551.00	01/04/19	P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Environment Protection Act (Defra) (continued)				
For the third to seventh applications				
Low	385.00	385.00	01/04/18	P
Medium	617.00	617.00	01/04/18	P
High	924.00	924.00	01/04/18	P
For the eighth and subsequent applications				
Low	198.00	198.00	01/04/18	P
Medium	316.00	316.00	01/04/19	P
High	473.00	473.00	01/04/18	P
Transfer and Surrender of a permit				
Standard process transfer	169.00	169.00	01/04/18	P
Standard process partial transfer	497.00	497.00	01/04/18	P
New operator at low risk reduced fee activity	78.00	78.00	01/04/18	P
Surrender: all Part B activities	No charge	No charge	01/05/12	P
Transfer : Service Stations and Waste Oil burners <0.4MW	No charge	No charge	01/05/12	P
Reduced fee activities: Transfer	No charge	No charge	01/05/12	P
Reduced fee activities: partial transfer	47.00	47.00	01/04/18	P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Transfer and Surrender of a permit (continued)				
Temporary				
First transfer	53.00	53.00	01/04/19	P
Transfer for mobiles				
Repeat transfer	11.00	11.00	01/04/19	P
Repeat following enforcement or warning	53.00	53.00	01/04/19	P
Substantial changes to s10 and s11				
One off annual payment				
Standard process	1,050.00	1,050.00	01/04/18	P
Standard process where the substantial change results in a new PPC activity	1,650.00	1,650.00	01/04/18	P
Reduced fee activities	102.00	102.00	01/04/18	P
Note: Reduced fee activities are; Service Stations, Vehicle Refinishers, Dry Cleaners and Small Waste Oil burners under 0.4MW				

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Environmental Protection Act (DEFRA): LAPPC mobile plant charges				
Number of Permits				
1 Low	646.00	646.00	01/04/19	P
1 Medium	1,034.00	1,034.00	01/04/19	P
1 High	1,506.00	1,506.00	01/04/19	P
2 Low	646.00	646.00	01/04/19	P
2 Medium	1,034.00	1,034.00	01/04/19	P
2 High	1,506.00	1,506.00	01/04/19	P
3 Low	385.00	385.00	01/04/19	P
3 Medium	617.00	617.00	01/04/19	P
3 High	924.00	924.00	01/04/19	P
4 Low	385.00	385.00	01/04/19	P
4 Medium	617.00	617.00	01/04/19	P
4 High	924.00	924.00	01/04/19	P
5 Low	385.00	385.00	01/04/19	P
5 Medium	617.00	617.00	01/04/19	P
5 High	924.00	924.00	01/04/19	P
6 Low	385.00	385.00	01/04/19	P
6 Medium	617.00	617.00	01/04/19	P
6 High	924.00	924.00	01/04/19	P

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Neighbourhoods Civil Protection

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Environmental Protection Act (DEFRA): LAPPC mobile plant charges (continued)				
7 Low	385.00	385.00	01/04/19	P
7 Medium	617.00	617.00	01/04/19	P
7 High	924.00	924.00	01/04/19	P
8 and over Low	198.00	198.00	01/04/19	P
8 and over Medium	316.00	316.00	01/04/19	P
8 and over High	473.00	473.00	01/04/19	P
<p>Note: Subsistence charges can be paid in four equal quarterly instalments paid on 1st April, 1st July, 1st October and 1st January. Where paid quarterly the total amount payable to the local authority will be increased by £36.</p>				

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Licensing Act 2003 fees set by Home Office				
Application for the grant or renewal of a personal licence	37.00	37.00	01/11/05	P
Temporary event notice	21.00	21.00	01/11/05	P
Theft, loss, etc. of premises licence or summary	21.00	21.00	01/11/05	P
Application for a provisional statement where premises being built etc.	10.50	10.50	01/11/05	P
Notification of change of name or address	10.50	10.50	01/11/05	P
Application to vary licence to specify individual as premises supervisor	23.00	23.00	01/11/05	P
Application for transfer of premises licence	23.00	23.00	01/11/05	P
Interim authority notice following death etc. of licence holder	10.50	10.50	01/11/05	P
Theft, loss etc. of certificate or summary	23.00	23.00	01/11/05	P
Notification of change of name or alteration of rules of club	23.00	23.00	01/11/05	P
Change of relevant registered address of club	23.00	23.00	01/11/05	P
Theft, loss etc. of temporary event notice	10.50	10.50	01/11/05	P
Theft, loss etc. of personal licence	10.50	10.50	01/11/05	P
Duty to notify change of name or address	10.50	10.50	01/11/05	P
Right of freeholder etc. to be notified of licensing matters	10.50	10.50	01/11/05	P

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Main Fee Levels				
Based on non domestic rateable value:				
Band A	£0 - £4,300			
Band B	£4,301 - £33,000			
Band C	£33,001 - £87,000			
Band D	£87,001 - £125,000			
Band E	£125,001 and over			
Premises Licences				
New Applications and variation				
Band A	100.00	100.00	01/11/05	P
Band B	190.00	190.00	01/11/05	P
Band C	315.00	315.00	01/11/05	P
Band D	450.00	450.00	01/11/05	P
Band E	635.00	635.00	01/11/05	P
Multiplier applied to premises used exclusively or primarily for the supply of alcohol for consumption on the premises (bands D & E only)				
Band D x 2	900.00	900.00	01/11/05	P
Band E x 3	1,905.00	1,905.00	01/11/05	P

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Premises Licences (continued)				
Annual maintenance fee to keep premises licence current.				
Band A	70.00	70.00	01/11/05	P
Band B	180.00	180.00	01/11/05	P
Band C	295.00	295.00	01/11/05	P
Band D	320.00	320.00	01/11/05	P
Band E	350.00	350.00	01/11/05	P
Annual charge multiplier applied to premises used exclusively or primarily for the supply of alcohol for consumption on the premises (bands D & E only)				
Band D x 2	640.00	640.00	01/11/05	P
Band E x 3	1,050.00	1,050.00	01/11/05	P
Additional Fees				
There are additional fees for premises licence applications, and the annual fee for exceptionally large scale events (5000+), unless certain conditions apply. Please read Regulation 4(4) and 4(5) of the licensing Act (Fees) Regulations 2005.				

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Additional Premises licence fee				
Numbers in attendance at any one time				
5,000 - 9,999	1,000.00	1,000.00	01/11/05	P
10,000 - 14,999	2,000.00	2,000.00	01/11/05	P
15,000 - 19,999	4,000.00	4,000.00	01/11/05	P
20,000 - 29,999	8,000.00	8,000.00	01/11/05	P
30,000 - 39,999	16,000.00	16,000.00	01/11/05	P
40,000 - 49,999	24,000.00	24,000.00	01/11/05	P
50,000 - 59,999	32,000.00	32,000.00	01/11/05	P
60,000 - 69,999	40,000.00	40,000.00	01/11/05	P
70,000 - 79,999	48,000.00	48,000.00	01/11/05	P
80,000 - 89,999	56,000.00	56,000.00	01/11/05	P
90,000 and over	64,000.00	64,000.00	01/11/05	P

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Additional annual maintenance fee payable (if applicable)				
Numbers in attendance at any one time				
5,000 - 9,999	500.00	500.00	01/11/05	P
10,000 - 14,999	1,000.00	1,000.00	01/11/05	P
15,000 - 19,999	2,000.00	2,000.00	01/11/05	P
20,000 - 29,999	4,000.00	4,000.00	01/11/05	P
30,000 - 39,999	8,000.00	8,000.00	01/11/05	P
40,000 - 49,999	12,000.00	12,000.00	01/11/05	P
50,000 - 59,999	16,000.00	16,000.00	01/11/05	P
60,000 - 69,999	20,000.00	20,000.00	01/11/05	P
70,000 - 79,999	24,000.00	24,000.00	01/11/05	P
80,000 - 89,999	28,000.00	28,000.00	01/11/05	P
90,000 and over	32,000.00	32,000.00	01/11/05	P

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Club premises certificates				
New application variation				
Band A	100.00	100.00	01/11/05	P
Band B	190.00	190.00	01/11/05	P
Band C	315.00	315.00	01/11/05	P
Band D	450.00	450.00	01/11/05	P
Band E	635.00	635.00	01/11/05	P
Annual maintenance fee				
Band A	70.00	70.00	01/11/05	P
Band B	180.00	180.00	01/11/05	P
Band C	295.00	295.00	01/11/05	P
Band D	320.00	320.00	01/11/05	P
Band E	350.00	350.00	01/11/05	P

Basis of Increase:

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- I - Based on relevant inflationary change
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Explosives Regulations 2014 (set by HSE) Registration (Unlimited) initial application	500.00	500.00	01/04/17	P
Fireworks Explosives Regulations Health & Safety and Nuclear (Fees) Regulations 2016 Licence to store explosives where, by virtue of regulation 27 of, and Schedule 5 to, the 2014 Regulations, no minimum separation distance or a 0 metres separation distance is prescribed: (Storage of up to 250kg NEQ)				
New				
New application 1 year	111.00	111.00	01/04/22	P
New application 2 years	144.00	144.00	01/04/22	P
New application 3 years	177.00	177.00	01/04/22	P
New application 4 years	211.00	211.00	01/04/22	P
New application 5 years	243.00	243.00	01/04/22	P
Renewals				
Renewal 1 year	55.00	55.00	01/04/22	P
Renewal 2 years	88.00	88.00	01/04/22	P
Renewal 3 years	123.00	123.00	01/04/22	P
Renewal 4 years	155.00	155.00	01/04/22	P
Renewal 5 years	189.00	189.00	01/04/22	P

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Explosives Regulations 2014 (set by HSE) continued				
Licence to store explosives where, by virtue of regulation 27 of, and Schedule 5 to, the 2014 Regulations, a minimum separation distance of greater than 0 metres is required: (Storage between 250kg and 2,000kg NEQ)				
New				
New application 1 year	189.00	189.00	01/04/22	P
New application 2 years	248.00	248.00	01/04/22	P
New application 3 years	311.00	311.00	01/04/22	P
New application 4 years	382.00	382.00	01/04/22	P
New application 5 years	432.00	432.00	01/04/22	P
Renewals				
Renewal 1 year	88.00	88.00	01/04/22	P
Renewal 2 years	150.00	150.00	01/04/22	P
Renewal 3 years	211.00	211.00	01/04/22	P
Renewal 4 years	272.00	272.00	01/04/22	P
Renewal 5 years	333.00	333.00	01/04/22	P
Varying a licence (For any other variation-the reasonable cost to the licensing authority of having the work carried out)				
Varying the name of licensee or address of site	37.00	37.00	01/04/22	P
Transfer of licence	37.00	37.00	01/04/22	P
Replacement of licence if lost	37.00	37.00	01/04/22	P

Basis of Increase:

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- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
ENVIRONMENTAL HEALTH:				
Keeping of dangerous wild animals (Dangerous Wild Animals Act 1976)				
New application Part A	372.00	384.00	01/04/23	I/N/P
New application Part B	112.00	116.00	01/04/23	I/N/P
Note: total fee for new application £500				
Renewal Part A	372.00	384.00	01/04/23	I/N/P
Renewal Part B	112.00	116.00	01/04/23	I/N/P
Note: total fee for renewal £500				
Replacement or Copy of Keeping of dangerous wild animals Application/Renewal	48.00	50.00	01/04/23	N/D/L

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
ENVIRONMENTAL HEALTH:				
Animal Welfare Licences (The Animal Welfare (Licensing of Activities Involving Animals) England) Regulations 2018				
Providing and arranging boarding for cat/dog kennels, home boarding for dogs				
New Application Part B (Issue Fee)	382.00	394.00	01/04/23	N/L
Renewal Part A (Application Fee)	191.00	197.00	01/04/23	N/L
Note: total fee for new application £591				
Renewal Part B (Issue Fee)	350.00	361.00	01/04/23	N/L
Renewal Part A (Application Fee)	128.00	132.00	01/04/23	N/L
Note: total fee for renewal application £493				
Dog Daycare				
Dog Daycare Part A (Application Fee)	382.00	394.00	01/04/23	N/L
Dog Daycare Part 3 (Issue Fee)	191.00	197.00	01/04/23	N/L
Note: total fee for new application £591				
Renewal Part A (Application Fee)	350.00	361.00	01/04/23	N/L
Renewal Part B (Issue Fee)	128.00	132.00	01/04/23	N/L
Note: total fee for renewal application £493				

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Animal Welfare Licences (continued)				
Dog Breeding				
Dog Breeding Part A (Application Fee) (plus vet visit fee)	414.00	427.00	01/04/23	N/L
Dog Breeding Part B (Issue Fee)	191.00	197.00	01/04/23	N/L
Note: total fee for new application £624				
Renewal Part A (Application Fee)(plus vet fee visit fee)	382.00	394.00	01/04/23	N/L
Renewal Part B (Issue Fee)	128.00	132.00	01/04/23	N/L
Note: total fee for renewal application £526				
Pet Shop Operation				
Pet Shop Operation Part A (Application Fee)	382.00	394.00	01/04/23	N/L
Pet Shop Operation Part B (Issue Fee)	191.00	197.00	01/04/23	N/L
Note: total fee for Pet Shop Operation £591				
Renewal Part A (Application Fee)	350.00	361.00	01/04/23	N/L
Renewal Part B (Issue Fee)	128.00	132.00	01/04/23	N/L
Note: total fee for renewal application £493				

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Animal Welfare Licences (continued)				
Hiring of Horses				
Hiring of Horses (riding and/or instruction) Part A (Application Fee) (plus vet visit fee)	414.00	427.00	01/04/23	N/L
Hiring of Horses (riding and/or instruction) Part B (Issue Fee)	191.00	197.00	01/04/23	N/L
Note: total fee for Hiring of Horses £624				
Renewal Part A (Application Fee)(plus vet fee visit fee)	382.00	394.00	01/04/23	N/L
Renewal Part B (Issue Fee)	128.00	132.00	01/04/23	N/L
Note: total fee for renewal application £526				
Keeping or Training of Animals for Exhibitions				
Keeping or training of animals for exhibition Part A (Application Fee)	382.00	394.00	01/04/23	N/L
Keeping or training of animals for exhibition Part B (Issue Fee)	191.00	197.00	01/04/23	N/L
Note: total fee for Keeping or training of animals for exhibition £591				
Renewal Part A (Application Fee)	350.00	361.00	01/04/23	N/L
Renewal Part B (Issue Fee)	128.00	132.00	01/04/23	N/L
Note: total fee for renewal application £493				
Variation of Licence	318.00	328.00	01/04/23	N/L
Re-rating of Premises	286.00	295.00	01/04/23	N/L
Amendment Fee/Replacement Licence for a lost or defaced Licence	48.00	50.00	01/04/23	N/L
Transfer Fee	191.00	197.00	01/04/23	N/L

Basis of Increase:

C - An increase dependent on committee approval

G - An increase below inflation in line with a corporate growth plan

I - Based on relevant inflationary change

N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

P - The Corporate Charging Policy

L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Special treatment establishments (London Local Authority Act 1991)				
High risk single treatment New Part A	574.00	592.00	01/04/23	I/N/P
High risk single treatment New Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for new application £768				
High risk Multiple treatment New Part A	709.00	731.00	01/04/23	I/N/P
High risk Multiple treatment New Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for new application £907				
High risk renewal single treatment Part A	170.00	176.00	01/04/23	I/N/P
High risk renewal single treatment Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for renewal £352				
High risk Renewal multiple treatment Part A	236.00	244.00	01/04/23	I/N/P
High risk Renewal multiple treatment Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for renewal £420				
Variation (additional treatment High risk)	338.00	349.00	01/04/23	I/P

Basis of Increase:

C - An increase dependent on committee approval

G - An increase below inflation in line with a corporate growth plan

I - Based on relevant inflationary change

N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

P - The Corporate Charging Policy

L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Special treatment establishments (Cont.)				
<p>**surcharge to be paid for renewal applications that are received within 30 days from the date the licence lapsed. Any renewal applications received after that period will not be accepted and a new application and associated fee will be required.</p>				
low risk single treatment New Part A	372.00	384.00	01/04/23	I/N/P
low risk single treatment New Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for new application £560				
low risk multiple treatment New Part A	507.00	523.00	01/04/23	I/N/P
low risk multiple treatment New Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for new application £699				

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Special treatment establishments (Cont.)				
Low risk renewal single treatment Part A	112.00	116.00	01/04/23	I/N/P
Low risk renewal single treatment Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for renewal £292				
Low risk renewal multiple treatment Part A	170.00	176.00	01/04/23	I/N/P
Low risk renewal multiple treatment Part B	170.00	176.00	01/04/23	I/N/P
Note: total fee for renewal £352				
Variation (additional treatment low risk)~	170.00	176.00	01/04/23	I/N/P
Change of details/transfer	112.00	116.00	01/04/23	I/N/P
Late renewal surcharge	44.00	46.00	01/04/23	I/N/P
Change of Therapist	32.00	33.00	01/04/23	I/N/P
Duplicate Special treatment establishments licence	48.00	50.00	01/04/23	N/D/L
~ if the additional treatment is high risk the higher fee must be paid.				

Basis of Increase:

C - An increase dependent on committee approval

G - An increase below inflation in line with a corporate growth plan

I - Based on relevant inflationary change

N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

P - The Corporate Charging Policy

L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Zoo Licensing (Zoo Licensing Act 1981)				
New Application Part A (Part B no charge) (plus vet visit fee)	709.00	731.00	01/04/23	I/N/P
Renewal (no change) Part A fee plus vet inspection fee	507.00	523.00	01/04/23	I/N/P
Alteration Part A plus vet inspection fee	620.00	639.00	01/04/23	I/N/P
Sex Establishment Licensing (Local Govt. Miscellaneous Provisions Act 1982)				
New application Part A (Part B no charge)	2,296.00	2,365.00	01/04/23	I/N/P
Renewal Part A fee	338.00	349.00	01/04/23	I/N/P
Renewal Part B fee	112.00	116.00	01/04/23	I/N/P
Note: total fee for renewal £465				
Hypnotism consent (Hypnotism Act 1952)				
New application Part A	338.00	349.00	01/04/23	I/N/P

Basis of Increase:

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- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

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Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Street Trading Licences (London Local Authorities Act 1990)				
Subject to review and a separate consultation for proposed street trading protocol				
Trading between 05:00 - 20:00				
Seven days per week	2,366.00	2,437.00	01/04/23	I/N/P
Six days per week	2,028.00	2,089.00	01/04/23	I/N/P
Five days per week	1,695.00	1,746.00	01/04/23	I/N/P
Four days per week	1,352.00	1,393.00	01/04/23	I/N/P
Three days per week	1,018.00	1,049.00	01/04/23	I/N/P
Two days per week	677.00	698.00	01/04/23	I/N/P
One day per week	340.00	351.00	01/04/23	I/N/P
Trading between 20:00 - 02:00				
Seven days per week	2,928.00	3,016.00	01/04/23	I/N/P
Six days per week	2,511.00	2,587.00	01/04/23	I/N/P
Five days per week	2,092.00	2,155.00	01/04/23	I/N/P
Four days per week	1,675.00	1,726.00	01/04/23	I/N/P
Three days per week	1,254.00	1,292.00	01/04/23	I/N/P
Two days per week	830.00	855.00	01/04/23	I/N/P
One day per week	416.00	429.00	01/04/23	I/N/P
These can be paid annually in advance				

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Temporary Street Trading Licences (up to 6 months)				
Trading between 05:00 and 20:00				
Seven days per week	1,186.00	1,222.00	01/04/23	I/N/P
Six days per week	1,017.00	1,048.00	01/04/23	I/N/P
Five days per week	833.00	858.00	01/04/23	I/N/P
Four days per week	677.00	698.00	01/04/23	I/N/P
Three days per week	509.00	525.00	01/04/23	I/N/P
Two days per week	339.00	350.00	01/04/23	I/N/P
One day per week	172.00	178.00	01/04/23	I/N/P
Temporary Street Trading Licences (up to 6 months) (continued)				
Trading between 20:00 and 02:00				
Seven days per week	1,465.00	1,509.00	01/04/23	I/N/P
Six days per week	1,260.00	1,298.00	01/04/23	I/N/P
Five days per week	1,049.00	1,081.00	01/04/23	I/N/P
Four days per week	837.00	863.00	01/04/23	I/N/P
Three days per week	628.00	647.00	01/04/23	I/N/P
Two days per week	420.00	433.00	01/04/23	I/N/P
One day per week	218.00	225.00	01/04/23	I/N/P

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Daily Temporary Licence for special events	48.00	50.00	01/04/23	I/N/P
Duplicate Licence	52.00	54.00	01/04/23	I/N/P
Variations to existing Licences	111.00	115.00	01/04/23	I/N/P
Pavement Licence (Business and Planning Act 2020) Until 30th September 2022	100.00	100.00	01/04/21	L
Stray Dog Service				
Administration Fee	11.00	11.00	01/04/20	L
<i>The below Stray Dog Service fees are charged by the supplier directly to the customer.</i>				
Weekdays 08:00 - 16:59	50.00	50.00	01/04/20	L
Weekdays 17:00 - 23:59	65.00	65.00	01/04/20	L
Weekends	70.00	70.00	01/04/20	L
Bank Holidays	70.00	70.00	01/04/20	L
Kennelling boarding charge per day per dog/part day	14.00	14.00	01/04/20	L

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
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Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Land Quality Reports				
Written report that takes less than 2 hours to complete:				
a) 5 working day response (where available and on request)	592.00 *	610.00 *	01/04/23	I/N/P
b) 20 working day response	327.00 *	337.00 *	01/04/23	I/N/P
For every hour over 2 hours	97.00 *	100.00 *	01/04/23	I/N/P
To respond to specific questions on land quality hourly rate	97.00 *	100.00 *	01/04/23	I/N/P
Mandatory HMO Licensing (Housing Act 2004)				
Licences usually valid for 5 years				
Up to 5 lettings	1,183.00	1,219.00	01/04/23	I/N/P
6 - 9 lettings	1,363.00	1,404.00	01/04/23	I/N/P
10 - 14 lettings	1,563.00	1,610.00	01/04/23	I/N/P
15 - 19 lettings	1,729.00	1,781.00	01/04/23	I/N/P
20 lettings and above	1,897.00	1,954.00	01/04/23	I/N/P
Additional fee for processing paper applications	103.00	107.00	01/04/23	I/N/P

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

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Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Additional HMO Licence (usually valid for 5 years)				
Additional licence fees are split into two payments				
Part A (application fee)	550.00	550.00	01/04/20	L
Part B (licensing fee)	350.00	350.00	01/04/20	L
Selective Licensing for Privately Rented Homes (usually valid for 5 years)				
Selective licence fees are split into two payments				
Part A (application fee)	450.00	450.00	01/04/20	L
Part B (licensing fee)	450.00	450.00	01/04/20	L
Additional fee for processing paper applications	103.00	107.00	01/04/23	D/L
Charge for assisted applications		107.00	01/04/23	NEW
Discounts available*				
Landlord accreditation scheme:				
A £35 discount on the Part B fee only is available to accredited landlords.				
Multi property discount:				
*A discount of £100 per dwelling in the same building, after the first licence, providing each of the dwellings have common ownership and management control				
**Discounts will not be applicable where the LA has served a warning letter for failure to licence the property.				

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Caravan site licence (Caravan Sites and Control of Development Act 1960)	425.00	438.00	01/04/23	I/N/P
Miscellaneous housing-related fees				
Fee for each type of statutory Notice served under Housing Act 2004 with the ability to add the cost of any report required from external experts such as Gas, Electricity or Structural Surveyors	541.00	558.00	01/04/23	I/L
Gambling Act 2005 Bingo Club premises				
Fees set by LA (subject to maxima set by Govt.)				
New premises application	3,500.00	3,500.00	01/04/20	P
Annual fee	759.00	782.00	01/04/23	I/N/P
Application to vary	1,262.00	1,300.00	01/04/23	I/N/P
Application to transfer	639.00	659.00	01/04/23	I/N/P
Application for reinstatement	989.00	1,019.00	01/04/23	I/N/P
Application for a provisional statement	1,319.00	1,359.00	01/04/23	I/N/P
License application (provisional statement holders)	989.00	1,019.00	01/04/23	I/N/P

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Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Betting shop				
New premises application	1,296.00	1,335.00	01/04/23	I/N/P
Annual fee	600.00	600.00	01/04/20	P
Application to vary	969.00	999.00	01/04/23	I/N/P
Application to transfer	639.00	659.00	01/04/23	I/N/P
Application for reinstatement	990.00	1,020.00	01/04/23	I/N/P
Application for a provisional statement	1,320.00	1,360.00	01/04/23	I/N/P
License application (provisional statement holders)	990.00	1,020.00	01/04/23	I/N/P
Betting premises tracks				
New premises application	2,500.00	2,500.00	01/04/20	P
Annual fee	999.00	999.00	01/04/22	P
Application to vary	1,250.00	1,250.00	01/04/22	P
Application to transfer	639.00	658.00	01/04/23	I/N/P
Application for reinstatement	950.00	950.00	01/04/22	P
Application for a provisional statement	2,500.00	2,500.00	01/04/20	P
License application (provisional statement holders)	950.00	950.00	01/04/22	P

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Neighbourhoods Civil Protection

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Family Entertainment centres				
New premises application	1,735.00	1,788.00	01/04/23	I/N/P
Annual fee	750.00	750.00	01/04/22	P
Application to vary	1,000.00	1,000.00	01/04/20	P
Application to transfer	639.00	659.00	01/04/23	I/N/P
Application for reinstatement	950.00	950.00	01/04/22	P
Application for a provisional statement	1,773.00	1,827.00	01/04/23	I/N/P
License application (provisional statement holders)	950.00	950.00	01/04/21	P
Adult gaming centres				
New premises application	1,759.00	1,812.00	01/04/23	I/N/P
Annual fee	761.00	784.00	01/04/23	I/N/P
Application to vary	1,000.00	1,000.00	01/04/20	P
Application to transfer	639.00	659.00	01/04/23	I/N/P
Application for reinstatement	957.00	986.00	01/04/23	I/N/P
Application for a provisional statement	1,756.00	1,809.00	01/04/23	I/N/P
License application (provisional statement holders)	957.00	986.00	01/04/23	I/N/P

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(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Scrap Metal Dealers Act 2013				
Application for a new scrap metal site licence	963.00	992.00	01/04/23	I/N/P
Application for a new scrap metal collectors licence	311.00	321.00	01/04/23	I/N/P
Application for a variation of an existing site licence to a collectors licence	156.00	161.00	01/04/23	I/N/P
Application for a variation of an existing collectors licence to a site licence	813.00	838.00	01/04/23	I/N/P
Application for a variation of an existing licence not listed above	215.00	222.00	01/04/23	I/N/P
Renewal application for a site licence under Scrap Metal Dealers Act 2013	963.00	992.00	01/04/23	I/N/P
Renewal application for a collectors licence under Scrap Metal Dealers Act 2013	290.00	299.00	01/04/23	I/N/P
Lost licence replacement	29.00	30.00	01/04/23	I/N/P
Marriage Act 1949				
Wedding Registration				
New application Part A fee	759.00	782.00	01/04/23	I/N/P
New Application Part B fee	203.00	210.00	01/04/23	I/N/P
Note: Total fee parts A and B £992				
Renewal of Premises Licensing				
Renewal Part A fee	219.00	226.00	01/04/23	I/N/P
Renewal Part B fee	203.00	210.00	01/04/23	I/N/P
Note: Total fee parts A and B £436				

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Neighbourhoods Civil Protection

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Primary Authority				
Annual Fee, pays for 20 hours work (Enterprise and Regulatory Reform Act)	1,391.00	1,433.00	01/04/23	I/N/P
Hourly rate, agreed in advance for work beyond 20 hours.	70.00	73.00	01/04/23	I/N/P
Food				
Health Export Certificates (these are issued on request to food businesses who wish to export foodstuff outside the EU. They are provided to assist local exporters in meeting the food safety requirements. Only the local authority can provide them).	60.00	62.00	01/04/23	I/N/P
Food Hygiene Rating Requested rerating inspection, New charge for 2017. Can only be supplied by the local authority by the Enterprise Act. No Vat applicable	227.00	275.00	01/04/23	I/N/P

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
ENVIRONMENTAL ENFORCEMENT				
Environmental offences				
Fixed penalty notices				
Levels are set by legislation and London Councils Transport and Environment Committee Guidelines.				
Fly Tipping	400.00	400.00	01/04/20	P
Householder Duty of Care	400.00	400.00	01/04/22	P
Fail to produce Waste Transfer Notes	300.00	300.00	01/04/20	P
Litter	150.00	150.00	01/04/20	P
Fail to comply requirement or condition in Abatement Notice	110.00	110.00	01/04/20	P
Fail to comply Community Protection Notice	100.00	100.00	01/04/20	P
Fail to comply Public Space Protection Order	100.00	100.00	01/04/20	P
Fail to produce authority to carry waste	300.00	300.00	01/04/20	P
Fail to comply with receptacles notice (Commercial)	110.00	110.00	01/04/20	P
Unlicensed Street Trading	150.00	150.00	01/04/20	P
Fail to comply conditions Street Trading License / temp License	100.00	100.00	01/04/20	P
Fail to produce a Street Trading Licence / Temp Licence on demand	100.00	100.00	01/04/20	P
Making a false statement to obtain a Street Trading Licence	125.00	125.00	01/04/20	P
Resisting or obstructing an authorised officer	250.00	250.00	01/04/20	P
Nuisance Vehicles exposed for sale Unlicensed Trade	150.00	150.00	01/04/20	P

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Fixed penalty notices (Continue)				
Abandoned Vehicles	200.00	200.00	01/04/20	P
Unauthorised distribution of printed matter	75.00	75.00	01/04/20	P
Fly Posting	150.00	150.00	01/04/20	P
Display advertisement in contravention of regulations	75.00	75.00	01/04/20	P
Graffiti	150.00	150.00	01/04/20	P
Marks / picture/ sign on highway or highway furniture	100.00	100.00	01/04/20	P
Wilful obstruction	100.00	100.00	01/04/20	P
Erect building / fence / hedge on highway	100.00	100.00	01/04/20	P
Deposit skip on highway without authority	100.00	100.00	01/04/20	P
Deposit skip on highway failure to light or sign	100.00	100.00	01/04/20	P
Deposit skip on highway failure to display name and address	100.00	100.00	01/04/20	P
Deposit skip on highway fail to remove	100.00	100.00	01/04/20	P
Deposit skip on highway fail to comply conditions / permit	100.00	100.00	01/04/20	P
Deposit skip on highway fail to remove / reposition	100.00	100.00	01/04/20	P
Deposit material on made up carriageway	100.00	100.00	01/04/20	P
Deposit material within 15 feet of centre carriageway	100.00	100.00	01/04/20	P
Deposit material on highway to interruption of user	100.00	100.00	01/04/20	P
Pitching booths / stalls / stands / camp on highway	100.00	100.00	01/04/20	P

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Neighbourhoods Civil Protection

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Fixed penalty notices (Continue)				
Fail to prevent soil / mud / refuse escape to sewer / road	100.00	100.00	01/04/20	P
Fail to remove projection	100.00	100.00	01/04/20	P
Fail to prevent door etc, opening onto street	100.00	100.00	01/04/20	P
Deposit things on highway which cause injury or danger	100.00	100.00	01/04/20	P
Erect scaffold or structure on highway without licence (fail to comply condition)	100.00	100.00	01/04/20	P

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(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
TRADING STANDARDS:				
Trading Standards NE London Metrology Partnership Income Income is credited to the joint trading account				
Section 11 (4) of the Weights and Measures Act 1985				
Measuring Instruments:				
(a) Linear (with or without divisions/sub divisions)				
First Tape	13.00 *	26.12 *	01/04/23	I/N/P
(b) Capacity (without divisions, not exceeding 1 litre) - each measure				
	11.00 *	25.74 *	01/04/23	I/N/P
(c) Cubic ballast				
Other than brim (each measure)	239.00 *	247.00 *	01/04/23	I/N/P
Brim/bucket type (each measure)	105.00 *	247.00 *	01/04/23	I/N/P
1. Liquid capacity measures for making and checking average quantity purchases each measure	37.00 *	50.00 *	01/04/23	I/N/P

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(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Measuring Instruments (continued):				
2. Templates (per scale)				
First item	66.00 *	87.90 *	01/04/23	I/N/P
Second and subsequent items	27.00 *	42.80 *	01/04/23	I/N/P
(d) Liquid fuel, Lubricants etc. (each instrument)				
1. Container type (not sub-divided)	122.00 *	150.00 *	01/04/23	I/N/P
2. Other types (multi-outlets)				
1 meter tested	158.00 *	207.28 *	01/04/23	I/N/P
Each additional meter tested	98.00 *	122.35 *	01/04/23	I/N/P
3. Test of peripheral equipment on separate visit (per hour)	122.00 *	146.40 *	01/04/23	I/N/P
4. Test of credit card acceptor (per hour)	122.00 *	146.40 *	01/04/23	I/N/P
5. MID verification				
1 meter tested	199.00 *	248.84 *	01/04/23	I/N/P
Each additional meter	122.00 *	151.20 *	01/04/23	I/N/P

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(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Measuring Instruments (continued):				
(e) Intoxicating liquor (each instrument)				
Not exceeding 150ml (individual submissions)	25.00 *	31.20 *	01/04/23	I/N/P
Other	29.00 *	34.80 *	01/04/23	I/N/P
(f) Each weight (stamping)				
1. Weights exceeding 5kg or not exceeding 500mg, 2cm	12.00 *	19.26 *	01/04/23	I/N/P
2. Other weights	9.00 *	14.45 *	01/04/23	I/N/P
3. Other weights (more than one submitted)	8.00 *	13.00 *	01/04/23	I/N/P
4. Adjusting weights (per hour)	123.00 *	152.40 *	01/04/23	I/N/P
(g) Verification - Weighing Machines / Weighing Equipment				
1. Calibrated to weigh only metric:				
Not exceeding 15kg	40.00 *	149.10 *	01/04/23	I/N/P
Exceeding 15kg to 100kg	59.00 *	155.10 *	01/04/23	I/N/P
Exceeding 100kg to 250kg	97.00 *	177.78 *	01/04/23	I/N/P
Exceeding 250kg to 1 tonne	139.00 *	186.58 *	01/04/23	I/N/P
Exceeding 1 tonne to 10 tonne	222.00 *	229.00 *	01/04/23	I/N/P
Exceeding 10 tonnes to 30 tonnes	467.00 *	482.00 *	01/04/23	I/N/P
Exceeding 30 tonnes to 60 tonnes	696.00 *	717.00 *	01/04/23	I/N/P

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Measuring Instruments (continued):				
2. When testing instruments incorporate peripherals such as remote display or printing facilities, and where completion of the test requires a second person or a second series of tests by the same person, an additional fee may be charged at the standard hourly rate:	125.00 *	150.68 *	01/04/23	I/N/P
3. Medical weighing scales (per hour)				
Not exceeding 15kg	40.00 *	134.80 *	01/04/23	I/N/P
Exceeding 15kg to 100kg	59.00 *	134.80 *	01/04/23	I/N/P
Exceeding 100kg to 250kg	97.00 *	149.20 *	01/04/23	I/N/P
Exceeding 250kg to 1 tonne	139.00 *	149.20 *	01/04/23	I/N/P
Certificate of errors				
For supplying a certificate containing results of errors found on testing (certificate supplied upon request of the submitter, fee applies when no other fee is payable)	56.00 *	69.60 *	01/04/23	I/N/P
Measuring Instrument Directive				
Measuring Instruments for liquid fuel and lubricants (No VAT will be charged for initial verification, re-verification will attract VAT) (surcharge over fee listed above)	10% Surcharge *	20% Surcharge *	01/04/23	D/L

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Measuring Instruments (continued):				
Other Weighing or Measuring Equipment				
Brake tester/spring balance type	66.00 *	88.97 *	01/04/23	I/N/P
For equipment other than the categories specifically described above, or equipment submitted for testing by means of statistical sampling techniques, or in pursuance of a Community obligation other than EEC. Initial or partial verification per man hour spent at place of submission of equipment etc. (pro rata for one quarter hour periods)	125.00 *	134.80 *	01/04/23	I/N/P
Standards Services provided to Other Local Authorities				
Testing and Associated Services (per hour)	104.00	125.57	01/04/23	I/N/P
Collection Delivery charge (price shown is per mile) return trip + congestion charge where applicable	1.00	1.00	01/04/20	P
Inspections during standard office hours, including travelling time	104.00	125.57	01/04/23	I/N/P
Block Booked and Pre-paid Inspections totalling more than £5,000 (per hour)	71.00	87.90	01/04/23	I/N/P

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Section 76 of the 1985 Act				
For other services or facilities provided, or for authorisation, certificates or other documents issued in pursuance of a community obligation				
Per man hour spent at place of providing the service, facility etc. (pro rata of one quarter hour periods)	104.00	125.57	01/04/23	I/N/P
GLC (General Powers) Act 1985				
Competitive Bidding - Licence Registration fee	400.00	412.00	01/04/23	I/N/P
Financial Investigation by Accredited Financial Investigator (LA)				
Where no individual agreement exists, per hour spent by AFI	76.00	79.00	01/04/23	I/N/P
'PASS' Alcohol awareness retailer training fee (per delegate - Inc. VAT)	74.00 *	77.00 *	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Planning Performance Agreements				
Strategic Applications Early Principles/Introductory Meeting	1,090.00	Withdrawn	01/04/23	I/P
S106 Monitoring Fees				
Key non-financial obligations (per obligation)	1,000.00	1,030.00	01/04/23	I/P
Fixed Financial Obligations				
5% of the value of the total contributions				
minimum fee	1,000.00	1,030.00	01/04/23	I/P
maximum fee	40,000.00	41,200.00	01/04/23	I/P
Financial Obligations with future calculation				
Per Obligation	1,000.00	1,030.00	01/04/23	I/P
Additional 5% of value of total contribution with a:				
minimum fee	1,000.00	1,030.00	01/04/23	I/P
maximum fee	40,000.00	41,200.00	01/04/23	I/P
Other S106 Fees				
Confirmation as to whether S106 obligations have been discharged	150.00	155.00	01/04/23	I/P
Fee for Request to vary S106 obligations less than 5 years old (does not include monitoring fee if S106 DoV approved)	500.00	520.00	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Invalid Planning Applications				
Fee for submission of invalid planning application - Full		120.00	01/04/23	NEW
Fee for submission of invalid planning application - Householder		60.00	01/04/23	NEW

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Basis for setting charge increase above complies with either:

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
PLANNING AND BUILDING CONTROL:				
Photocopying per A4 and A3 sheet (minimum charge £2)	0.32 *	0.35 *	01/04/23	I/N/P
Photocopying of plans (per sheet)	23.00 *	24.00 *	01/04/23	I/N/P
Other Planning requests - per hour (minimum 1/2 hour)	83.00	85.50	01/04/23	I/N/P
Other Building Control requests - per hour (minimum 1/2 hour)	83.00	85.50	01/04/23	I/N/P
[The Building (Local Authority Charges) Regulations 2010] Committee reports (available from website for free)				
Demolition Notices (Per Site) (larger sites will be assessed separately, customers are invited to contact Building control for a bespoke price)	264.00	300.00	01/04/23	D/L
Building Control - Dangerous Structure charge				
8am - 5pm - per hour	88.00	100.00	01/04/23	D/L
5pm - 8am - per hour	88.00	120.00	01/04/23	D/L
(Travelling costs will also be charged as appropriate as well as Dangerous Structures Consortium Contractors Costs)				

Basis of Increase:

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Pre-Application advice				
Pre-Application advice				
Householder/Small Business - Face to Face	61.00 *	120.00 *	01/04/23	D/L
Householder/Small Business - Written Response	97.00 *	200.00 *	01/04/23	D/L
Change of Business Premises up to 99 sq.m	179.00 *	360.00 *	01/04/23	D/L
Pre-Application advice - Residential units/Commercial or Industrial Floor space				
1 residential unit	179.00 *	360.00 *	01/04/23	D/L
1 residential unit - Follow up advice	36.00 *	180.00 *	01/04/23	D/L
2-3 residential/100-499sq m floor space	358.00 *	700.00 *	01/04/23	D/L
2-3 residential/100-499sq m floor space - Follow up advice	71.50 *	250.00 *	01/04/23	D/L
4-9 residential/500-999 sq. m floor space	956.00 *	1,800.00 *	01/04/23	D/L
4-9 residential/500-999 sq. m floor space - Follow up advice	237.00 *	600.00 *	01/04/23	D/L
10-24 residential/1000-1999 sq.m floor space/telecoms	1,792.00 *	4,000.00 *	01/04/23	D/L
10-24 residential/1000-1999 sq.m floor space/telecoms - Follow up advice	355.00 *	1,000.00 *	01/04/23	D/L

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Planning Performance Agreements (PPA)				
Initiation Fee	5,500.00	5,700.00	01/04/23	I/N/P
Premium Initiation		6,900.00	01/04/23	NEW
Residential 25-49 Dwellings, Non-residential Up to 3000 sq m	21,850.00	22,500.00	01/04/23	I/N/P
Residential 50-100 dwellings, Non-residential Up to 3001 - 5000 sq m, Mineral extraction up to 10 hectares	32,800.00	33,800.00	01/04/23	I/N/P
Residential 101-150 dwellings, Non-residential 5001-10000 sq m, Mineral extraction 10.1- 20 hectares	43,700.00	45,000.00	01/04/23	I/N/P
Residential 151-300 dwellings, Non-residential Up to 20,000 sq m, Mineral extraction 20.1 – 30 hectares	54,600.00	56,300.00	01/04/23	I/N/P
Residential 301-600 dwellings, Mineral extraction more than 30 hectares	76,500.00	78,800.00	01/04/23	I/N/P
Residential 601-900 dwellings	98,400.00	101,400.00	01/04/23	I/N/P
Residential 901+ dwellings	109,000.00	112,300.00	01/04/23	I/N/P
Research, retrieval and copy of one document for domestic properties	46.35	47.80	01/04/23	I/N/P
Research, retrieval and copy of one document for non-domestic properties	70.00	72.10	01/04/23	I/P
For each additional document	22.40	23.10	01/04/23	I/N/P
Planning Condition History Search (30 minutes)	42.00	43.25	01/04/23	I/N/P
Additional research time (per 15 minutes)	21.00	21.65	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Supply of letter detailing inspections (where no completion certificate exists) per hour	131.00	135.00	01/04/23	I/N/P
Request for written confirmation that an Enforcement Notice has been complied with or is no longer of effect	162.00	167.00	01/04/23	I/N/P
Request to withdraw Enforcement Notice where the notice is no longer of effect	927.00	955.00	01/04/23	I/N/P
High Hedge Complaint	950.00	980.00	01/04/23	I/N/P

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Table 1:**Charges for New Dwellings <150m²**

New Houses and Blocks of Flats on the same site constructed at the same time

Number of Dwellings	Total
1	£1,216.00
2	£1,622.00
3	£1,892.00
4	£2,297.00
5	£2,568.00
6	£2,972.00
More than 6 - Please contact Building Control for individually assessed charges	

Table 2:**Charges for: Extensions, Garage Conversions and Loft Conversions**

Separate Extensions constructed at the same time may be aggregated together

Type of work	Total	Total Fee for fast track*
1. Detached non-habitable building having a floor area not exceeding 40m ² in total	£591.00	£651.00
2. Garage Conversions where the total floor area does not exceed 30m ² , including means of access and work in connection with that extension.	£591.00	£651.00
3. Any extension or Loft Conversion where the total floor area of which does not exceed 30m ² , including means of access and work in connection with that extension.	£754.00	£830.00
4. Any extension or Loft Conversion where the total floor area of which exceeds 30m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	£1,039.00	£1,143.00
5. Any extension or Loft Conversion where the total floor area of which exceeds 60m ² but does not exceed 100m ² , including means of access and work in connection with that extension.	£1,234.00	£1,358.00
6. Extension etc >100m ² - Please refer to Table 3 otherwise contact Building Control for Individually assessed charges		

Table 3:**Charges for other work**

For all other work not covered in Tables 1 or 2

Estimated Cost of Work	Total
£0-2,000	£300.00
£2,000-5,000	£450.00
£5,000-10,000	£591.00
£10,000-20,000	£772.00
£20,000-30,000	£939.00
£30,000-40,000	£1,077.00
£40,000-50,000	£1,214.00
£50,000-60,000	£1,316.00
£60,000-70,000	£1,418.00
£70,000-80,000	£1,519.00
£80,000-90,000	£1,634.00
£90,000-100,000	£1,746.00
£100,000-120,000	£1,867.00
£120,000-140,000	£2,018.00
£140,000-170,000	£2,139.00
£170,000-200,000	£2,385.00
Over £200,000 - Please contact Building Control for individually assessed charges.	

The Building Regulation charges are the same for corresponding building work for a: Full Plans Application; Building Notice; Regularisation Application; and, Reversion Application (refer to note 7 for Partnership Applications). All charges are shown inclusive of VAT at 20%. Only a charge for a Regularisation Certificate and a Reversion Certificate are exempt VAT however it is subject to a 20% uplift therefore the total fee is equivalent to all other Building Control Charges for corresponding building work.

Explanatory Notes

1. Before you build, extend or convert, you or your Agent must advise your Local Authority either by submitting Full Plans or a Building Notice. The Charge payable depends on the type of work, the number of dwellings in a building and/or the total floor area. The following tables (which are an integral part of this Schedule) may be used in conjunction with the current Charge Scheme to calculate the Charges. If you have any difficulties calculating the Charges please consult building control.

2. **Table 1:** Charges for new dwellings e.g. certain houses and flats - applicable where the total internal floor area of each dwelling, does not exceed 150m² and the building has no more than three storeys. Excluding dwellings with a basement level for basements and any other case, Table 3 applies.

3. **Table 2:** Loft conversion – For the purpose of calculating charges a reference to an extension includes a room or rooms in the roof space (including access) of an existing building not exceeding three storeys in height. Where work comprises more than one extension which is to be constructed at the same time (including rooms in roofs and associated access in buildings of three storeys or less) the total internal floor areas of all storeys of all the extensions shown on the application may be added together to determine the relevant Charge. If the extension(s) exceed 100m² or three storeys in height then Table 3 applies. All work contained within the footprint of an extensions or loft conversion is included in the fee but does not include work outside the footprint of the extension or loft conversion. For additional internal or external alterations Table 3 should be used. For multiple work that is to be carried out at the same time and falls into Table 3 as well as Table 2 the Table 3 fee may be discounted by 25%.

4. **Table 3:** Applicable to all other building work not covered by Tables 1 or 2. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application, excluding VAT, and any professional fees paid to an architect, engineer or surveyor etc, and also exc

5. **Disabled Persons:** Building works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access may be exempt from Charges.

6. **Supplementary Charges:** The Building (Local Authority Charges) Regulations 2010 allow a local authority to make supplementary charges if additional costs arise as a result of confirming compliance with the Building Regulations. Such supplementary charges may be considered if costs result from: consultant costs; inaccurate/incomplete plans; revised schemes; work not being ready for inspection or additional site inspection; and, non compliant work etc.

7. **Refunds** will be calculated in accordance with the Charge Regulations and any costs incurred will be deducted. Breakdown of costs can be provided upon request.

8. **Partnership Applications:** Proposed building work outside the boundaries of the London Borough of Havering will be subject to a plan fee equating to 25% of the full plans application charge. Partnership Applications for building work checked by a Partnering Authority will be subject to an inspection fee equating to 75% of the full plans application charge.

9. **Break Down of Costs:** can be provided upon request.

10. **Making a Payment:** Payment can be made by credit/debit card by telephoning 01708 432700.

Building Control may be contacted by telephone: 01708 432700 or by e-mail at: buildingcontrol@havering.gov.uk

Further information is available on our website at: www.havering.gov.uk/buildingcontrol

Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
LOCAL LAND CHARGES:				
Certain fees are laid down in regulations made under the Local Land Charges Act 1975.				
Fees for Official Local Land Charge Certificates				
Registration of a charge in Part II of the registers	100.00	103.00	01/04/23	I/P
Official search (including issue of official certificate of search)				
a) in only part of the register (one parcel)	10.30	10.60	01/04/23	I/N/P
b) in only part of register (each additional parcel thereafter)	3.20	3.30	01/04/23	I/N/P
c) in the whole of the register - post or fax (one parcel)	24.70	25.40	01/04/23	I/N/P
d) in the whole of the register - post or fax (each additional parcel thereafter)	6.40	6.60	01/04/23	I/N/P
e) in the whole of the register - where the requisition is made by electronic means in accordance with rule 16 (one parcel)	24.70	25.40	01/04/23	I/N/P
f) in the whole of the register - where the requisition is made by electronic means in accordance with rule 16 (each additional parcel thereafter)	6.40	6.60	01/04/23	I/N/P
Office copy of any entry in the register (not including a copy or extract of any plan or document filed pursuant to these rules)	2.10	2.20	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

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Office copy of any plan or other document filed pursuant to these rules:				
Extract of register in place of personal search				
First Page	3.20	3.30	01/04/23	I/N/P
Subsequent pages	1.00	1.05	01/04/23	I/N/P
CON29(R) Enquiries				
One parcel of land	118.00	121.50	01/04/23	I/N/P
Several parcels of land				
Each additional (fees that exceed 100 to be fixed by arrangement)	50.50	52.00	01/04/23	I/N/P
Part 2 Enquiries				
Each printed enquiry	24.70	25.50	01/04/23	I/N/P
With exception to Question 4	38.00	39.10	01/04/23	I/N/P
With exception of surrounding area enquiries	42.00	43.30	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Copying Charges - Legal Documents				
Certified Copy of Land Search - Paper Copy	17.50	18.00	01/04/23	I/N/P
First Page	3.20	3.30	01/04/23	I/N/P
Subsequent pages	0.60	0.65	01/04/23	I/N/P
Certified copy of extract of Highways Register (letter and extract)	35.00	36.00	01/04/23	I/N/P
Certified copy of extract of Highways Register (extract only and collection only)	17.50	18.00	01/04/23	I/N/P
New Residential Addresses - (building names included) in an existing road				
1 dwelling	75.00	77.00	01/04/23	I/N/P
2 - 5 dwellings	93.00	96.00	01/04/23	I/N/P
6 - 25 dwellings	110.00	113.00	01/04/23	I/N/P
26 - 45 dwellings	226.00	233.00	01/04/23	I/N/P
46 - 100 dwellings	482.00	496.00	01/04/23	I/N/P
100+ plots	812.00	836.00	01/04/23	I/N/P
Plus an extra fee for each additional 10 dwellings (or part thereof)	110.00	113.00	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

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Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
New Residential Addresses (building names included) plus single road name				
1 - 5 dwellings	157.00	162.00	01/04/23	I/N/P
6 - 25 dwellings	180.00	185.00	01/04/23	I/N/P
26 - 45 dwellings	289.00	298.00	01/04/23	I/N/P
46 - 100 dwellings	545.00	561.00	01/04/23	I/N/P
100+ plots	876.00	902.00	01/04/23	I/N/P
Plus an extra fee for each additional 10 dwellings (or part thereof)	180.00	185.00	01/04/23	I/N/P
 For each additional road name	 75.00	 77.00	 01/04/23	 I/N/P
New Commercial/Industrial Addresses (building name included) in an existing road				
1 unit	75.00	77.00	01/04/23	I/N/P
2 - 5 units	93.00	96.00	01/04/23	I/N/P
6 - 10 units	110.00	113.00	01/04/23	I/N/P
11+ units	156.00	161.00	01/04/23	I/N/P

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Neighbourhoods Planning

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
New Commercial/Industrial Addresses (building name included) plus a single road name				
1 unit	93.00	96.00	01/04/23	I/N/P
2 - 5 units	110.00	113.00	01/04/23	I/N/P
6 - 10 units	133.00	137.00	01/04/23	I/N/P
11+ units	180.00	185.00	01/04/23	I/N/P
For each additional road name	75.00	77.00	01/04/23	I/N/P
New street name without any new dwellings or units	75.00	77.00	01/04/23	I/N/P
Naming of land parcel	75.00	77.00	01/04/23	I/N/P
Renaming of existing road or building (residential, commercial or industrial)	75.00	77.00	01/04/23	I/N/P
(plus an extra fee of £25.00 for each additional dwelling or building affected)	24.00	25.00	01/04/23	I/N/P
Research time: flat fee for 2 hour research into possible building/street names Non-refundable in the event that the suggested name(s) are not selected. One set of research to be undertaken on each application site only.	144.00	148.00	01/04/23	I/N/P

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Neighbourhoods Registrars (A) - Statutory

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Registrar of Births, Deaths and Marriages and Civil Partnerships:				
Places of Worship Registration Act 1855 Section 5				
Certification of place of meeting for religious worship	29.00	29.00	01/09/14	P
Marriage Act 1949:				
Section 27 (6) Entering a notice of marriage in a marriage notice book				
(A) Where both parties to the proposed marriage are exempt persons within the meaning of section 49 Immigration act 2014	35.00	35.00	01/04/12	P
(B) In any other cases from 2nd March 2014	47.00	47.00	02/03/15	P
Section 41 (6) Registration of building for solemnization of marriages	123.00	123.00	01/09/14	P
Section 51 Fee of registrar for attending marriage/civil partnership:				
(i) At a register office	46.00	46.00	01/04/12	P
(ii) At a registered building or at a place where the house hold or detained person usually resides	86.00	86.00	01/09/14	P
(iii) Fee of Superintendent Registrar for attending marriage/civil partnership at the place where:				
a) Housebound or	84.00	84.00	01/09/14	P
b) Detained person usually resides	94.00	94.00	01/09/14	P

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Neighbourhoods Registrars (A) - Statutory

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Immigration Act 2016 :				
Consideration by a Superintendent Registrar of a divorce/civil partnership dissolution obtained outside of the British Isles (from 01/11/17)	50.00	50.00	01/04/18	P
Consideration by the Registrar General of a divorce/civil partnership dissolution obtained outside of the British Isles (from 01/11/17)	75.00	75.00	01/04/18	P
Consideration of a reduction in the 28 day notice to marry or form a civil partnership (from 01/11/17)	60.00	60.00	01/04/18	P
Marriage Act 1949 (continued):				
Section 64(1)				
Certified copy of entry issued under the subsection:				
(i) When application is made at the time of registering	11.00	11.00	16/02/19	P
(ii) After the time of registration	11.00	11.00	16/02/19	P
Certified copy of entry for Civil Partnerships:				
(i) At the time of registration	11.00	11.00	16/02/19	P
(ii) After the time of registration	11.00	11.00	16/02/19	P

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G - An increase below inflation in line with a corporate growth plan

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D - Increase recommended by Head of Service

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Neighbourhoods Registrars (A) - Statutory

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Marriage Act 1949 (continued):				
Section 64(2) General search of indexes of register of books kept by superintendent registrars	18.00	18.00	01/04/04	P
Certified copy of entry issued under that sub-section	11.00	11.00	16/02/19	P
Section 65(2) Certified copy of entry, following search of indexes kept at General Register Office	11.00	11.00	16/02/19	P
Births, Deaths Registration Act 1953:				
At the time of registration	11.00	11.00	16/02/19	P
After the time of registration	11.00	11.00	16/02/19	P
Section 30(2) certified copy of entry following search of indexes kept at General Register Office	11.00	11.00	16/02/19	P

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D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

P - The Corporate Charging Policy

L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Registrars (A) - Statutory

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Immigration Act 2016 :				
Fees for corrections to Initial Registration				
Forename added within 12 months of birth registration	40.00	40.00	01/11/17	P
Consideration by Registrar/Superintendent Registrar of a correction application (from 01/11/17)	75.00	75.00	01/11/17	P
Consideration by Registrar General of a correction application	90.00	90.00	01/11/17	P
Priority Certificate Fee 24 hr service	35.00	35.00	16/02/19	P
Fees for conversion of a Civil Partnership into Marriage				
Conversion of a civil partnership into marriage at the register office	45.00	45.00	01/11/17	P
Two stage procedure on other premises				
Completing the declaration	27.00	27.00	01/11/17	P
Signing the declaration in a religious building registered for the marriage of same sex couples	91.00	91.00	01/11/17	P

Basis of Increase:

C - An increase dependent on committee approval

G - An increase below inflation in line with a corporate growth plan

I - Based on relevant inflationary change

N - A nominal adjustment e.g. due to rounding of charge

S - An increase above inflation in line with a corporate saving plan

D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

P - The Corporate Charging Policy

L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Registrars - Non Statutory

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Registrar of births, deaths, marriages and civil partnerships:				
Off site attendance to officiate at an approved premise wedding/civil partnership:				
Monday to Friday	655.00	675.00	01/04/23	I/N/P
Saturday	772.00	795.00	01/04/23	I/N/P
Sunday/ Bank Holiday	788.00	810.00	01/04/23	I/N/P
On site attendance to officiate at a CEREMONY held in Langtons Hall & Orangery - HIGH SEASON				
Monday to Thursday	650.00	670.00	01/04/23	I/N/P
Friday (Inc. red carpet)	780.00	800.00	01/04/23	I/N/P
Saturday (Inc. red carpet)	900.00	930.00	01/04/23	D/L
Sunday/ Bank Holiday (Inc. red carpet)	1,100.00	1,200.00	01/04/23	D/L
On site attendance to officiate at a CEREMONY held in Langtons Hall - LOW SEASON				
Monday to Thursday	550.00	565.00	01/04/23	I/N/P
Friday	680.00	700.00	01/04/23	I/N/P
Saturday	800.00	825.00	01/04/23	I/N/P
Sunday/ Bank Holiday	900.00	930.00	01/04/23	D/L

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N - A nominal adjustment e.g. due to rounding of charge

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Neighbourhoods Registrars - Non Statutory

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
On site attendance to officiate at a CEREMONY held at Langtons House - HIGH SEASON				
Monday to Thursday	400.00	425.00	01/04/23	D/L
Friday	600.00	620.00	01/04/23	I/N/P
Saturday	750.00	775.00	01/04/23	D/L
Sunday	920.00	945.00	01/04/23	I/N/P
On site attendance to officiate at a CEREMONY held at Langtons House - LOW SEASON				
Monday to Thursday	330.00	350.00	01/04/23	D/L
Friday	500.00	515.00	01/04/23	I/N/P
Saturday	625.00	645.00	01/04/23	I/N/P
Sunday	770.00	790.00	01/04/23	I/N/P
(An additional amount is charged if any ceremony falls on the following three days: Valentine's Day, Christmas Eve or New Year's Eve)	120.00	125.00	01/04/23	I/N/P
On Site attendance to officiate at a small ceremony held in the East room Tuesday (all year)	200.00	200.00	01/12/22	L

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Neighbourhoods Registrars - Non Statutory

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Individual Citizenship Ceremony	195.00	195.00	01/04/21	L
Wedding Rehearsal fee (per half hour)	60.00	60.00	01/04/21	L
Wedding Packages				
Friday Silver Package (exc. linen) - LOW SEASON	1,750.00	1,800.00	01/04/23	I/N/P
Friday Silver Package (exc. linen) - HIGH SEASON	2,250.00	2,315.00	01/04/23	I/N/P
Sunday Gold Package (inc. linen) - LOW SEASON	2,500.00	2,575.00	01/04/23	I/N/P
Sunday Gold Package (inc. linen) - HIGH SEASON	3,250.00	3,300.00	01/04/23	I/N/P
Non Refundable deposit payable for packages	500.00	500.00	01/04/20	L
Surcharge Evening Wedding (after 5pm) ALL YEAR 1 Mar - 31 Oct	220.00	225.00	01/04/23	I/N/P
Surcharge Evening Twilight Wedding (5pm) 1 Nov - 28 Feb	250.00	260.00	01/04/23	I/N/P

Basis of Increase:

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- L - A local charging policy that deviates from the Corporate Charging Policy

Neighbourhoods Registrars - Non Statutory

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Payment in advance of a non-refundable booking fee for Register Office Weddings only (in line with statutory fee for Register Office wedding)	57.00	57.00	01/04/20	L
Change of ceremony appointment fee	60.00	60.00	01/04/22	L
Premium Appointment Service (additional casual registrars used to cover up to one hour)	60.00	30.00	01/04/22	D/L
Fast Track Certificate fee for same day Marriage Certificates only		25.00	01/04/23	NEW
Non-Refundable booking fee for Notice of Marriage (applies to non-attendees only -in line with statutory fee for notice of marriage)	35.00	35.00	01/04/20	L
Langtons Hall Hire (Hourly)				
Monday - Friday 9.00-17.00	45.00	45.00	01/04/20	L
Monday - Thursday 17.00-24.00	60.00	60.00	01/04/20	L
Friday 9.00 - 17.00		95.00	01/04/23	NEW
Friday Evening, Saturday and Sunday	95.00	95.00	01/04/20	L
Damage deposit for Langton's Hall function bookings	250.00	250.00	01/04/20	L

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- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
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Neighbourhoods Registrars - Non Statutory

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Change of Name Fee (includes one certificate)	60.00	60.00	01/04/22	L
Additional copies purchased on same day of appointment	11.00	11.00	01/04/22	L
Additional copies purchased after the day of appointment		20.00	01/04/23	NEW
Certificate of Existence	30.00	30.00	01/12/22	L
Sale of birth wallets to other Local Authorities (sale per wallet)	1.55	1.55	01/12/22	L
Langtons Room Hire (Hourly Minimum 2 hours)				
Langtons Room Hire (Hourly Minimum 2 hours)				
Room Hire Monday - Sunday 09.00 - 21.00	42.00	45.00	01/04/23	I/N/P
Charity Room Hire Monday - Thursday 09.00 - 21.00 (A discount of 40% applies for Charity/Community groups by application)	16.80	27.00	01/04/23	C/L
Langtons Meeting Room Hire (Top Floor)				
Room hire Monday - Friday 09.00 - 21.00		25.00	01/04/23	NEW

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- S - An increase above inflation in line with a corporate saving plan
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Neighbourhoods Registrars - Non Statutory

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Sponsorship for Langtons Ceremony Brochure				
Whole A5 page - Portrait	650.00 *	Withdrawn *	01/04/23	C/L
Half A5 Page - Landscape	400.00 *	Withdrawn *	01/04/23	C/L
Quarter A5 Page - Portrait	267.00 *	Withdrawn *	01/04/23	C/L
Back Cover - Whole A5 Page - Portrait	1,200.00 *	Withdrawn *	01/04/23	C/L
Inside Front and Back Cover - Whole A5 Page - Portrait	1,134.00 *	Withdrawn *	01/04/23	C/L
Index entry	100.00	100.00	01/04/20	L
Whole Page landscape		650.00	01/04/23	NEW
Half Page Portrait		400.00	01/04/23	NEW
Index Listing		100.00	01/04/23	NEW
Website Only advertising		100.00	01/04/23	NEW
Postage Costs:				
Copy certificates by 1st class recorded delivery	5.00	5.00	01/04/20	L
Special guaranteed next day delivery	8.00	8.00	01/04/22	L
Wedding Fair Exhibitor Space in Langtons House		260.00	01/04/23	NEW

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**oneSource
Asset Management**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Licenced Trader Market Charges				
Monthly Charges (Includes Weds, Fri, Sat & Sun Markets)				
Market - All Locations				
Ground space/6ft frontage	171.00	176.00	01/04/23	I/N/P
Electricity Charge per Ground Space/6ft frontage <i>(Electricity Charges will be applied to all licences other than to</i>	11.70	12.00	01/04/23	I/N/P
<i>Extra Land (Daily Charge)</i>	5.35	6.00	01/04/23	I/N/P
Other one-off charges				
Nomination of Licence	255.00	263.00	01/04/23	I/N/P
Nomination of Licence to member of Family	185.00	191.00	01/04/23	I/N/P
Other alterations to Licences	42.50	44.00	01/04/23	I/N/P
Casual Trader Market Charges				
Daily Charges				
Saturday and Sunday Market – Ground Space/6ft frontage including electricity	27.00	28.00	01/04/23	I/N/P
Wed or Friday Market – Ground Space/6ft frontage including electricity	19.00	20.00	01/04/23	I/N/P
Extra Land (Daily Charge)	5.35	6.00	01/04/23	I/N/P

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- S - An increase above inflation in line with a corporate saving plan
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**oneSource
Asset Management**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Extra Market Days – At Christmas/Banks Holidays				
Daily Charges				
Market - All Locations				
Licenced Traders - Ground space/6ft frontage including electricity (Must have held a Licence for at least 2 mths to qualify for this rate)	18.00	19.00	01/04/23	I/N/P
Casual Traders - Ground space/6ft frontage including electricity	24.00	25.00	01/04/23	I/N/P
Extra Land (Daily Charge)	5.35	6.00	01/04/23	I/N/P

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oneSource
Exchequer and Transactional Services

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Legal Fees				
Recovery of Rates/Community Charge/Council tax				
Summons Council Tax (inc £3 paid to the court)	105.00	105.00	01/04/11	P
Liability Order	10.00	10.00	01/04/10	P
Summons NNDR (inc £3 paid to the court)	180.00	180.00	01/04/11	P
Liability Order NNDR	47.00	47.00	01/04/11	P
Means Enquiry Summonses Council Tax (£245.00 paid to the court)	305.00	305.00	22/04/14	P
Arrest Warrants with Bail Council Tax (inc. £75 paid to the court)	145.00	145.00	22/04/14	P
Arrest Warrants without Bail Council Tax (inc. £75 paid to the court)	130.00	130.00	22/04/14	P

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Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Legal & Democratic Services				
Licences to Assign (Seal)	902.00	929.00	01/04/23	D/L
Licence to Alter	902.00	929.00	01/04/23	D/L
Sale of Council Houses - Mortgage Fees	167.00	172.00	01/04/23	D/L
Mortgage Redemption Fees:				
Early redemption	151.00	155.00	01/04/23	D/L
Complete term	79.00	184.00	01/04/23	D/L
Deeds of release for pre-emption discount repayment	177.00	182.00	01/04/23	D/L
Release from Mortgage Covenant	117.00	121.00	01/04/23	D/L
Second Charge Questionnaire	119.00	123.00	01/04/23	D/L
Enquiries re: Discount repayment from Commercial sources	85.00	88.00	01/04/23	D/L
Administration fee re:enquiries from commercial sources on 2nd charges	64.00	66.00	01/04/23	D/L

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Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Reserve/Access Licences:				
Single payment	68.00	70.00	01/04/23	D/L
Annual payment	22.00	23.00	01/04/23	N/P
Lease of shops/offices:				
Town centre	1,751.00	1,804.00	01/04/23	D/L
Other	1,167.00	1,202.00	01/04/23	D/L
Complex Commercial Leases				
(fees dependent on complexity, urgency and time)				
Sale of surplus land/property				
N.B. All other conveyancing costs where Council can charge when terms so provide are by agreement in terms of solicitors Remuneration Order 1972.				

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Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Planning Agreements (Section 106 Town & Country Planning act 1990)	£168 - £276 ph	£173-£284ph	01/04/23	D/L
Unilateral Undertaking	£168 - £276 ph	£173-£284ph	01/04/23	D/L
Legal Charges				
S38 Highways Act 1980 Supervision	£168 - £276 ph	£173-£284ph	01/04/23	D/L
Section 278 Highways Act 1980	£168 - £276 ph	£173-£284ph	01/04/23	D/L
Highway Agreements (Minimum Fee)	584.00	602.00	01/04/23	D/L

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Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Use of Council Chamber and Committee Rooms – Town Hall				
Council Chamber				
Monday to Friday - per whole day	402.00	402.00	01/04/22	P
Monday to Friday - per half day	202.00	202.00	01/04/22	P
Weekends - per whole day	556.00	556.00	01/04/22	P
Weekends - per half day	280.00	280.00	01/04/22	P
Evenings - after 6pm (Fridays and weekends only)	243.00	243.00	01/04/22	P
Committee Room 3				
Monday to Friday - per whole day	250.00	250.00	01/04/22	P
Monday to Friday - per half day	125.00	125.00	01/04/22	P
Monday to Friday - per 2 hour session	96.00	96.00	01/04/22	P
Evening - after 6pm (Fridays and weekends only)	125.00	125.00	01/04/22	P
Other Committee Rooms - per hour (daytime & evening)				
Room 1	38.00	38.00	01/04/22	P
Room 2	38.00	38.00	01/04/22	P
Room 4	38.00	38.00	01/04/22	P
Lettings to Charities and Voluntary Organisations				
Lettings to charities and voluntary organisations will usually attract a 50%				

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**oneSource
Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Land and Property Services Various charges for services to private sector				
Democratic Services Copies of the Constitution	34.00	34.00	01/04/22	P
All Departments Local Government (Access to Information) Act 1985 Inspection of papers in background paper list				
Copying				
Supply of photocopies of background papers				
First page	2.06	2.06	01/04/22	P
Cost per additional page	0.21	0.21	01/04/22	P

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**oneSource
Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Admission appeals				
Per appeal withdrawn before processing	No charge	No charge	01/04/14	P
Per processed appeal withdrawn less than three weeks before hearing	175.00	Service is no longer provided	01/04/23	D/P
Per appeal withdrawn once papers for hearing have been distributed	212.00		01/04/23	D/P
Per appeal heard	282.00		01/04/23	D/P
Per appeal referred to the Secretary of State alleging maladministration	Charge to be agreed on per appeal basis	Charge to be agreed on per appeal basis	01/04/20	P
Per appeal subject to judicial review proceedings	Charge to be agreed on per appeal basis	Charge to be agreed on per appeal basis	01/04/20	P
 Fixed Term Contract(min 2 yrs)	 222 per appeal	 Service is no longer provided	 01/04/23	 D/P
Exclusion reviews				
Per review withdrawn before processing	No charge	No charge		
Per processed review withdrawn less than three weeks before hearing	171.00	Service is no longer provided	01/04/23	D/P
Per review withdrawn once papers for hearing have been distributed	203.00		01/04/23	D/P

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**oneSource
Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Education Appeals:				
Per review heard				
For first hour of hearing and up to four hours of the clerk's time after the	333.00	Service is no longer provided	01/04/23	D/P
For each subsequent hour or part of an hour of hearing; plus	75.00		01/04/23	D/P
For each subsequent hour or part of an hour of clerk's time	52.00		01/04/23	D/P
Per review referred to the Secretary of State alleging maladministration	Charge to be		01/04/20	P
Per review subject to judicial review proceedings	agreed on per appeal basis		01/04/20	P
Applications to correct the Registers of Common Land and Town and				
Declaration of entitlement to exercise a right of common	40.00	41.00	01/04/23	I/N/P
Creation of a right of common resulting in the registration of new common	No charge	No charge		L
Creation of a right of common over existing common land	155.00	160.00	01/04/23	I/N/P
Variation of a right of a common	155.00	160.00	01/04/23	I/N/P
Apportionment of a right of common	155.00	160.00	01/04/23	I/N/P
Attachment of a right of common	No charge	No charge		L
Re-allocation of attached rights	155.00	160.00	01/04/23	I/N/P
Transfer of a right in gross	64.00	66.00	01/04/23	I/N/P

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

**oneSource
Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Surrender or extinguishment of a right of common	103.00	106.00	01/04/23	N/P
Statutory disposition pursuant to section 14 of the 2006 Act (including the exchange of land for land subject to a statutory disposition)	236.00	243.00	01/04/23	D/L
Registration of a new town or village green other than by owner	No charge	No charge	15/12/14	L
Registration of a new town or village green by the owner	No charge	No charge	15/12/14	L

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Basis of Increase:

- C - An increase dependent on committee approval
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- S - An increase above inflation in line with a corporate saving plan
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**oneSource
Legal & Governance**

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Electoral Registration				
Sale of Electoral Registers				
Data format	20.00	20.00	01/02/01	P
Additional charge per 1000 entries	1.50	1.50	01/02/01	P
Paper format	10.00	10.00	01/02/01	P
Additional charge per 1000 entries	5.00	5.00	01/02/01	P

Basis of Increase:

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**oneSource
Legal & Governance**

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Electoral Registration				
Registration Certificate	0.00	0.00	01/04/19	P
Charge for each additional year checked	0.00	0.00	01/04/18	P
Ward Map	4.20	4.20	01/04/20	P
Photocopying:				
First page	2.40	2.40	01/04/20	P
Cost per	0.36	0.36	01/04/20	P

Basis of Increase:

- C - An increase dependent on committee approval
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- S - An increase above inflation in line with a corporate saving plan
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Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Childrens Childrens Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
MY PLACE: (All charges are for 1hr unless stated otherwise)				
Off Peak (Mon - Fri 9am - 6pm)				
Performance Hall	25.25	27.00	01/04/23	I/N/P
Performance Hall with sound and lighting:	32.45	35.00	01/04/23	I/N/P
Performance Hall with staging 4 hrs (if stage erected by myplace staff)	153.75	158.00	01/04/23	I/N/P
Music Studio				
1 hr	12.50	14.00	01/04/23	I/N/P
Technician	26.00	27.00	01/04/23	I/N/P
Games Room	19.50	22.00	01/04/23	I/N/P
Art Room	11.00	12.00	01/04/23	I/N/P
Health Room	9.25	11.00	01/04/23	I/N/P
IAG Room	8.75	10.00	01/04/23	I/N/P
Counselling Room	8.75	10.00	01/04/23	I/N/P
Large Meeting Room	16.50	18.00	01/04/23	I/N/P
<p>N.B The above room hire charges are maximum charges that are to be applied. Managers will have the discretion to negotiate lower charges per hour/session if a hirer pays in advance and commits to a long term hire, with such discounts to be agreed by the Head of Service.</p>				

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
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- L - A local charging policy that deviates from the Corporate Charging Policy

Childrens Childrens Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Off Peak (Mon - Fri 9am - 6pm)				
Small Meeting Room	11.50	12.00	01/04/23	I/N/P
Youth Wing	15.00	16.50	01/04/23	I/N/P
IT Hub - reservation fee per computer	No charge	No charge		L
Bike Shed		13.50	01/04/23	NEW
Peak (Mon - Fri after 6pm)				
Performance Hall	30.50	33.00	01/04/23	I/N/P
Performance Hall with sound and lighting:	45.00	48.00	01/04/23	I/N/P
Performance Hall with staging 4 hrs (if stage erected by myplace staff)	215.00	221.00	01/04/23	I/N/P
Music Studio 1 hr	16.00	18.00	01/04/23	I/N/P
Technician	26.00	27.00	01/04/23	I/N/P
Games Room	27.00	28.50	01/04/23	I/N/P
Art Room	15.00	16.50	01/04/23	I/N/P
Health Room	12.50	14.00	01/04/23	I/N/P
IAG Room	12.00	13.50	01/04/23	I/N/P
N.B The above room hire charges are maximum charges that are to be applied. Managers will have the discretion to negotiate lower charges per hour/session if a hirer pays in advance and commits to a long term hire, with such discounts to be agreed by the Head of Service.				

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
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- L - A local charging policy that deviates from the Corporate Charging Policy

Childrens Childrens Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Peak (Mon - Fri after 6pm)				
Counselling Room	11.85	13.50	01/04/23	I/N/P
Large Meeting Room	20.00	21.00	01/04/23	I/N/P
Small Meeting Room	14.50	15.00	01/04/23	I/N/P
Youth Wing	18.50	20.00	01/04/23	I/N/P
IT Hub - reservation fee per computer	No charge	No charge		L
Bike Shed		15.50	01/04/23	NEW
<p>N.B The above room hire charges are maximum charges that are to be applied. Managers will have the discretion to negotiate lower charges per hour/session if a hirer pays in advance and commits to a long term hire, with such discounts to be agreed by the Head of Service.</p>				

Basis of Increase:

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Childrens Childrens Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Saturday and Sunday				
Performance Hall	81.50	85.00	01/04/23	I/N/P
Performance Hall with sound and lighting:	106.00	110.00	01/04/23	I/N/P
Performance Hall with staging 4 hrs (if stage erected by myplace staff)	477.50	490.00	01/04/23	I/N/P
Music Studio				
1 hr	53.00	55.00	01/04/23	I/N/P
Technician	32.00	33.00	01/04/23	I/N/P
Games Room	80.00	83.00	01/04/23	I/N/P
Art Room	59.00	61.00	01/04/23	I/N/P
Health Room	55.00	57.00	01/04/23	I/N/P
IAG Room	53.50	55.00	01/04/23	I/N/P
Counselling Room	55.00	57.00	01/04/23	I/N/P
Large Meeting Room	68.00	70.00	01/04/23	I/N/P
Small Meeting Room	57.00	59.00	01/04/23	I/N/P
Youth Wing	65.00	67.00	01/04/23	I/N/P
IT Hub - reservation fee per computer	No charge	No charge		L
Bike Shed		64.00	01/04/23	NEW
N.B The above room hire charges are maximum charges that are to be applied. Managers will have the discretion to negotiate lower charges per hour/session if a hirer pays in advance and commits to a long term hire, with such discounts to be agreed by the Head of Service.				

Basis of Increase:

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- D - Increase recommended by Head of Service

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Childrens Childrens Services

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
Weekly Charges Storage Charge for Hirers (per week)	5.70	6.25	01/04/23	I/N/P
One off Event Charges Stall Hire for Events		£10 Per Hour	01/04/23	NEW

Basis of Increase:

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- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
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- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

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Childrens Learning & Achievement

(A) Statutory and Nationally Agreed Charges -

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
1 Non Attendance and Holiday Fines				
1a Penalty Notices				
Penalty Notice paid within 21 days	60.00	60.00	01.09.12	P
Penalty Notice paid after 21 days	120.00	120.00	01.09.12	P
Charges are per child, per parent				
Fines must be paid within 28 days to avoid prosecution				

Basis of Increase:

- C - An increase dependent on committee approval
- G - An increase below inflation in line with a corporate growth plan
- I - Based on relevant inflationary change
- N - A nominal adjustment e.g. due to rounding of charge
- S - An increase above inflation in line with a corporate saving plan
- D - Increase recommended by Head of Service

Basis for setting charge increase above complies with either:

- P - The Corporate Charging Policy
- L - A local charging policy that deviates from the Corporate Charging Policy

Childrens Learning & Achievement

(B) Charges determined by Committee

*VAT inclusive

Income Source	Charges 2022/23 (from April 2022) £	Charges 2023/24 (from April 2023) £	Operative Date of Latest Notified Charge	Basis of Increase and Charging Policy
1 Schools Meals				
1a Primary School Meal	2.37	2.45	01/04/21	P
1b Secondary School Meal	2.63	2.70	01/04/21	P
1c Special Infant	2.37	2.45	01/04/21	P
Special Junior	2.37	2.45	01/04/21	P
Adult	3.50	3.63	01/04/21	P

Basis of Increase:

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Appendix D – Corporate Finance Risk Register

Ref	Title	Description	Value	Likelihood	Impact
C1	Future finance settlements	The current financial settlement gives some comfort for 24/25 that authorities will receive an increase in Social Care Funding . The picture from 25/26 onwards is far less certain with potential Funding reforms and Fair Cost of Care to fund. The Government needs to exemplify its intentions to allow local authorities to plan effectively	Unclear	2	2
C2	Rising Inflation and Unit Costs	Inflation is currently at around 10%. If inflation were to remain high for a prolonged period this would have a huge impact on unit costs and pay.	Unclear	3	3
C3	Impact of Leaving the EU	The potential implications of leaving the EU are wide ranging on local authorities including interest rates, the value of the pound and the costs of products, services and staffing.	Unclear	4	1
C4	Loss/reduction in Business Rates	In recent years as a result of austerity and the general reduced footfall from the high streets, a number of local businesses have failed. Business rates are in part locally retained meaning that significant downturn in yield will have a direct impact. This risk has increased as a direct result of the pandemic. This will be a national issue and it is hoped that the Government will fully recognise this in future settlements.	Potentially significant	2	2
C5	Affordability of Capital Programme	The Capital programme is based on a robust funding strategy. Significant overspends or enhancements to projects will result in a revenue pressure through increased	Unlikely to be significant	2	2

		interest charge on higher borrowing and increased debt principal repayment (Minimum Revenue Provision or MRP)			
C6	New Legislation	The Government could at any time introduce new legislation or transfer new burdens to local government. History has shown that frequently new legislation is not accompanied by enough associated funding	Unlikely to be significant	2	1
C7	The impact of delays, changes, and market fluctuations to the Regeneration Programme	The regeneration models contained in the business cases make assumptions regarding inflation, interest rates and the property market. Changes to these factors could affect the expected yields. There is also a significant cost associated with delays to the programme either caused by changes to proposals or any other reason	Could be significant	2	3
C8	Interest Rate change	An increase in interest rates will have a direct impact on the Council's treasury strategy. Potential increases in borrowing will directly impact on the Council's MTFS and affordability decisions on major future Capital Plans	£1m per 1%	2	1
C9	Higher than expected population growth/ demographics	The Council's plans recognise the effect of population growth and the demographic pressures that brings particularly to Social Care. If either the population increased at a higher rate or factors such as poverty and deprivation resulted in increased demand above current planned amounts then this would have a direct impact on the MTFS	Unclear	1	2
C10	IBCF and other Grants	The 2023/24 settlement largely continues previous grant funding. The position in the future is far less clear and whilst this is taken into account in the MTFS a loss of smaller grants will impact on planning.	Unlikely to be significant	2	1
C11	Pension Fund Performance/Actuarial Review	A downturn in the performance of the pension fund could result in increased contributions being required at the next triennial review. This will have a direct impact on the MTFS assumptions	Unlikely to be significant	1	2
C12	Budget Failure/ Overspends	The MTFS allows for any recognised ongoing budget pressures. Unbudgeted overspends will depleted general	Potentially	3	2

		and earmarked reserves. This could lead to future year budget pressures either through planned contributions to reserves or through continued overspends. There is a significant risk that the 2022/23 budget will overspend and officers are working hard to control spend in order to minimise this risk.	significant in 2022/23 but a lower risk thereafter		
C13	Income assumptions from Health	The Adults budget contains assumptions regarding the impact of the national Hospital Discharge Policy (HDP) and subsequent contributions from the local Health services towards future pressures.	Potentially significant	2	3
C14	IT System Failure	Significant IT failure could result in loss of service provision, potential loss of data and additional repair or replacement costs	Unclear	1	3
C15	Future Waste disposal arrangements	Preparations are well underway for the next steps following the end of the current 25 year contract. There is a risk however that the cost of the levy may increase in the short term as preparation for 2027 accelerates	Unlikely to be significant	1	2
C16	Adverse Weather/Cold winter	A cold or wet winter can result in increased environmental costs through gritting or possibly flood alleviation. Freezing weather also can break up road surfaces resulting in emergency repairs	Unclear	2	1
C17	Fraud	The Council has measures in place to minimise the risk of fraud. If a major financial fraud were discovered this could have a reputational risk and result in additional costs both to improve systems and to mitigate any uninsured losses.	Unclear	1	2
C18	JV Failure	The JV's all have business cases with returns on investments at various points to the Council. Failure of a JV could be for a number of reasons but will result in both additional costs and loss of income to the Council	Significant - several £m	1	3
C19	Collection Rates	Council Tax is set on assumed collection rates. Failure to achieve those rates will have an impact on the collection fund and the level of bad debt provision required. Both of	Unlikely to be significant	1	1

		these items will impact on future planning			
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Page 362	C20	New government monies	The MTFS includes significant government grants for social care. The conditions for use of the monies has yet to be published and the Adult Social Care Market Sustainability and Improvement Funding will have reporting requirements regarding use of the funding to support improvement against objectives – including to address discharge delays, social care waiting times, low fee rates, workforce pressures and to promote technological innovation in the sector. The allocation to Havering is not sufficient to properly deliver on government objectives.	Potentially significant	3	2
	C21	Ongoing cost pressures in adult and children's social care	Since the beginning of the pandemic in early 2020, social care has seen unprecedented increases in demand and complexity in residents care and support needs, resulting in the need for budget growth. It is not yet clear when or if this will abate and return to pre-COVID levels of activity.	Potentially significant	2	2

Equality & Health Impact Assessment (EqHIA)

Document control

Title of activity:	Council Tax Support Scheme 2023
Lead officer:	Chris Henry, Head of Council Tax & Benefits, Exchequer & Transactional Services, oneSource
Approved by:	Sarah Bryant, Director of Exchequer & Transactional Services
Date completed:	October 2022
Scheduled date for review:	October 2023

Did you seek advice from the Corporate Policy & Diversity team?	Yes
Did you seek advice from the Public Health team?	No
Does the EqHIA contain any confidential or exempt information that would prevent you publishing it on the Council's website?	No

1. Equality & Health Impact Assessment Checklist

Please complete the following checklist to determine whether or not you will need to complete an EqHIA and ensure you keep this section for your audit trail. If you have any questions, please contact EqHIA@havering.gov.uk for advice from either the Corporate Diversity or Public Health teams. Please refer to the Guidance in Appendix 1 on how to complete this form.

About your activity

1	Title of activity	Council Tax Support Scheme 2023		
2	Type of activity	This is a scheme which provides assistance to people on low incomes to help them pay their Council Tax.		
3	Scope of activity	<p>The Council Tax Support (CTS) Scheme helps many working age people on low incomes pay their Council Tax bills.</p> <p>While Government funding is insignificant, the Council is committed to maintaining the current 2022 CTS scheme in 2023.</p> <p>The proposed scheme will continue to protect pensioners by law who will get the same level of council tax support as they do now which be up to 100%.</p> <p>Disabled working age applicants can have up to 80% off their Council Tax Bill. Working age applicants can have up to 75% off their Council Tax bill.</p> <p>It is proposed the CTS 2023/24 Scheme remains unchanged for working age and pension age claimants in 2023/24.</p>		
4a	Are you changing, introducing a new, or removing a service, policy, strategy or function?	No	If the answer to <u>any</u> of these questions is 'YES', please continue to question 5.	If the answer to <u>all</u> of the questions (4a, 4b & 4c) is 'NO', please go to question 6.
4b	Does this activity have the potential to impact (either positively or negatively) upon people (9 protected characteristics)?	Yes		
4c	Does the activity have the potential to impact (either positively or negatively) upon any factors which determine	No		

	people's health and wellbeing?			
5	If you answered YES:	Please complete the EqHIA in Section 2 of this document. Please see Appendix 1 for Guidance.		

Completed by:	Chris Henry, Head of Council Tax & Benefits
Date:	October 2022

2. The EqHIA – How will the strategy, policy, plan, procedure and/or service impact on people?

Background/context:
<p>The Council has a statutory obligation to provide a local Council Tax Support Scheme under the Local Government Act 2012.</p> <p>The Council proposes to maintain the Council Tax Support (CTS) Scheme in place since April 2022/23 for 2023/24. The scheme provides assistance to people on low incomes to help them pay their Council Tax.</p>

Who will be affected by the activity?
<p>The 2023 scheme will continue to protect pensioners who will get the same level of Council Tax Support as they do now. This can provide up to 100% off their Council Tax bill.</p> <p>Disabled working age applicants can have up to 80% off their Council Tax Bill. Working age applicants can have up to 75% off their Council Tax bill.</p> <p>At 30 September 2022, 8752 working-age claimants and 5080 pensionable age claimants were in receipt of Council Tax Support.</p> <p>Support remains in place through the Council Tax Discretionary policy for those who suffer hardship. Support workers and advisors continue to direct customers where appropriate to the online application which is available on the Havering website.</p> <p>In terms of the number of Council Tax Support Claimants and their household and personal status, the overall total, compared to last year, has decreased from 14785 to 13832 (Sept 22), recognising fewer applications due to the end of the pandemic and the opening up of the economy.</p>

Council Tax Support Case Group Descriptions**Count**

Elderly - Non-Passported - Carer	119
Elderly - Non-Passported - Child Under 5	0
Elderly - Non-Passported - Enhanced Disability	0
Elderly - Non-Passported - Family Premium	1
Elderly - Non-Passported - Family Premium - 1 Child	3
Elderly - Non-Passported - Family Premium - 2 Child	1
Elderly - Non-Passported - Family Premium - 3 Child	0
Elderly - Non-Passported - Non Dependant	291
Elderly - Non-Passported - Other	1415
Elderly - Non-Passported - Severe Disability	410
Elderly - Non-Passported - War Pensioners	10
Elderly - Non-Passported - Working	51
Elderly - Passported - Carer	133
Elderly - Passported - Child Under 5	1
Elderly - Passported - Enhanced Disability	0
Elderly - Passported - Family Premium	7
Elderly - Passported - Family Premium - 1 Child	2
Elderly - Passported - Family Premium - 2 Child	1
Elderly - Passported - Family Premium - 3 Child	0
Elderly - Passported - Family Premium - 4 Child	0
Elderly - Passported - Non Dependant	366
Elderly - Passported – Other	1427
Elderly - Passported - Severe Disability	829
Elderly - Passported – Working	13
TOTAL (Elderly) =5080 (37%)	
Working Age - Non-Passported - Carer	567
Working Age-Non-Passported – Care Leavers	60
Working Age - Non-Passported - Child Under 5	224
Working Age - Non-Passported - Disability	393
Working Age - Non-Passported - Disabled Child Premium	64
Working Age - Non-Passported - Enhanced Disability	347
Working Age - Non-Passported - Family Premium	190
Working Age - Non-Passported - Family Premium - 1 Child	784
Working Age - Non-Passported - Family Premium - 2 Child	544
Working Age - Non-Passported - Family Premium - 3 Child	191
Working Age - Non-Passported - Family Premium - 4 Child	30
Working Age - Non-Passported - Family Premium - 5 and above	12

Working Age - Non-Passported - Lone Parent Child Under 5	792
Working Age - Non-Passported - Non Dependant	176
Working Age - Non-Passported - Other	805
Working Age - Non-Passported - Severe Disability	753
Working Age - Non-Passported - War Pensioners	3
Working Age - Non-Passported - Working	273
Working Age - Passported - Carer	263
Working Age- Passported- Care Leavers	2
Working Age - Passported - Child Under 5	1
Working Age - Passported - Disability	67
Working Age - Passported - Disabled Child Premium	10
Working Age - Passported - Enhanced Disability	780
Working Age - Passported - Family Premium	23
Working Age - Passported - Family Premium - 1 Child	63
Working Age - Passported - Family Premium - 2 Child	32
Working Age - Passported - Family Premium - 3 Child	5
Working Age - Passported - Family Premium - 4 Child	1
Working Age - Passported - Family Premium - 5 and Above	0
Working Age - Passported - Lone Parent Child Under 5	69
Working Age - Passported - Non Dependant	87
Working Age - Passported - Other	227
Working Age - Passported - Severe Disability	910
Working Age - Passported - Working	4
TOTAL (Working Age) = 8752 (63%)	
Grand Total Working Age & Elderly	13832

Protected Characteristic - Age: Consider the full range of age groups	
<i>Please tick (✓) the relevant box:</i>	Overall impact: There are no changes proposed to the CTS 2023/24 Scheme.
Positive	The impact of this scheme, as compared to the current scheme will remain the same as in the Equality Impact Analysis prepared in Oct 2021. Equality & Health Impact Assessment (EqHIA)
Neutral	
Negative	
	London Borough of Havering has the oldest population in London with a median age of approximately 40 years old, as recorded in the 2011 census. Legislation means that the 2023/24 scheme will continue to protect pensioners by law. Consequently, the pension age scheme and the working age scheme have become more disparate overtime.

From 2011 to 2016, Havering experienced the largest net inflow of children across all London boroughs. 4,580 children settled in the borough from another part of the United Kingdom during this six year period.

Within the scope of the 2023 scheme, there continues to be a Council Tax Discretionary policy to enable the Council to consider cases of hardship which will help mitigate any negative impacts.

**Expand box as required*

Evidence:

At present approximately 63% of Council Tax Support claimants are working age and 37% are pension age.

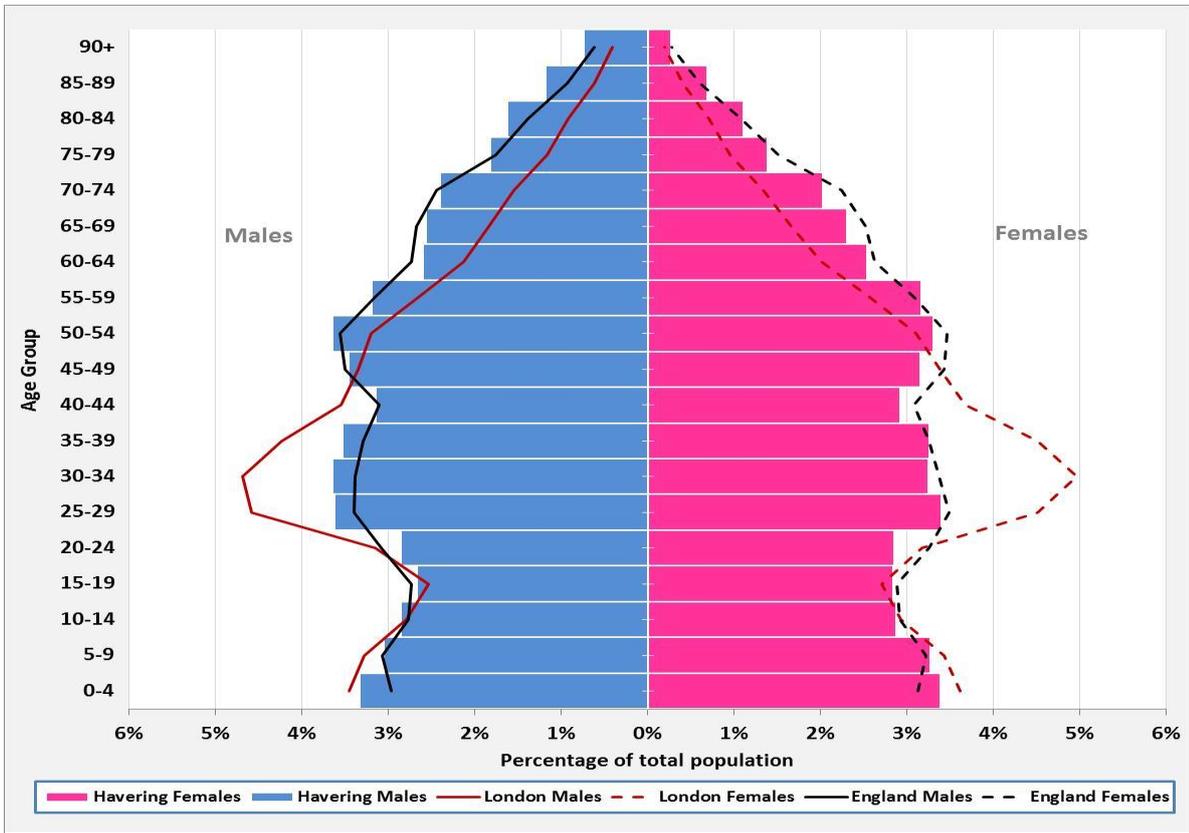
For comparison, the working age population (18-64 years) in Havering is 76% and the pension age population is 24%.

A full range of online services are available including a Text relay service: 18001 01708 434343. Customers can contact the council online or by telephone to the dedicated Call Centre. Customer Services staff are able to give advice and assist. Outside organisations such as Peabody, CAB and Age UK are widely promoted to provide assistance to the elderly population.

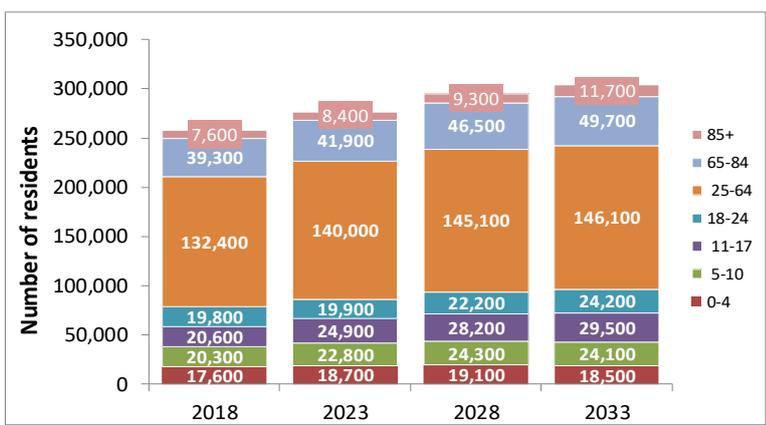
The table below shows the breakdown of current (mid-2017) population by gender and five-year age bands.

AGE BAND (YEARS)	MALE	FEMALE	PERSONS
00-04	8,671	8,553	17,224
05-09	8,371	7,820	16,191
10-14	7,359	7,306	14,665
15-19	7,277	6,833	14,110
20-24	7,316	7,308	14,624
25-29	8,688	9,295	17,983
30-34	8,325	9,355	17,680
35-39	8,344	9,038	17,382
40-44	7,491	8,078	15,569
45-49	8,064	8,879	16,943
50-54	8,463	9,333	17,796
55-59	8,103	8,183	16,286
60-64	6,504	6,664	13,168
65-69	5,903	6,577	12,480
70-74	5,191	6,158	11,349
75-79	3,539	4,672	8,211
80-84	2,836	4,157	6,993
85-89	1,756	3,032	4,788
90+	706	1,891	2,597
All Ages	122,907	133,132	256,039

The population pyramid compares the population figures for Havering with London and England by five-year age bands. The pyramid shows a much older age structure for the population of Havering compared to London but similar to England.



Projected Population Increases by Age Group



Age Group	Percentage change from 2018 to		
	2023	2028	2033
0-4	6%	9%	5%
5-10	12%	20%	19%
11-17	21%	37%	43%
18-24	1%	12%	22%
25-64	6%	10%	10%
65-84	7%	18%	26%
85+	11%	22%	54%

Sources used:

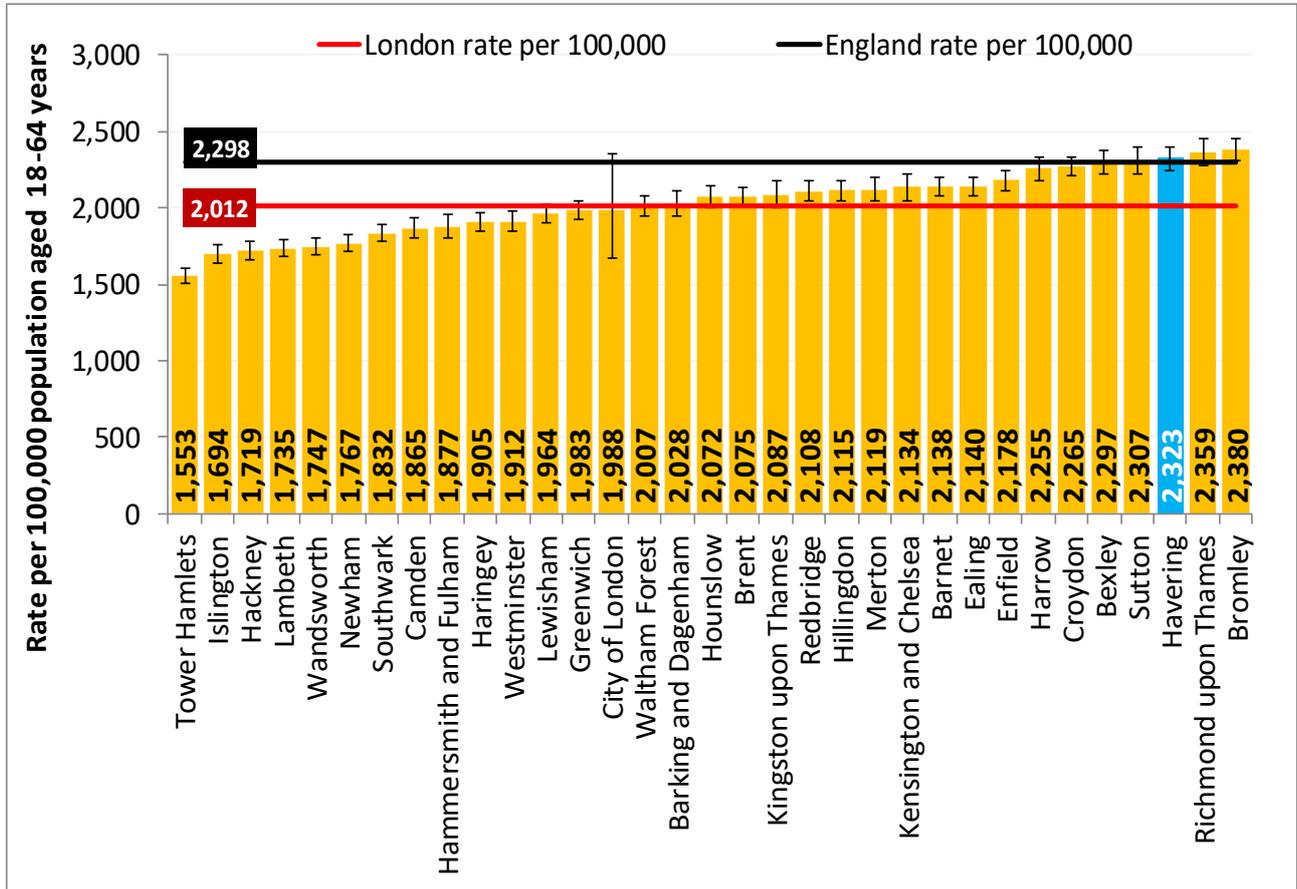
- Council Tax Support caseload data Oct 22
- This is Havering 2018 version 4.1 (August 2018) *produced by public health intelligence*
- Mid-year population estimates 2017; Office for National Statistics (ONS)
- GLA 2016 based Demographic Projections – Local Authority population projections Housing Led Model

Protected Characteristic - Disability: Consider the full range of disabilities; including physical mental, sensory and progressive conditions

<i>Please tick (✓) the relevant box:</i>		<p>Overall impact:</p> <p>There are no changes proposed to the CTS 2023/24 Scheme.</p> <p>The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in October 2021. Equality & Health Impact Assessment (EqHIA)</p> <p>Within the scope of the 2023 scheme, there continues to be a Council Tax Discretionary policy to enable the Council to consider cases of hardship which will help mitigate any negative impacts.</p> <p>The Recovery Policy also sensitively considers vulnerable persons under whom disabled CTS applicants are categorized, in the collection of Council Tax.</p>
Positive	<input type="checkbox"/>	
Neutral	<input checked="" type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:

In 2017, 3,506 adults (aged 18-64 years) were estimated to be living with serious physical disabilities in Havering. The estimated rate of serious physical disabilities in Havering (2,323 per 100,000 population aged 18-64 years) is similar to England but significantly higher than London average and one of the highest rates of London local authorities. The rationale for this is likely due to the relatively older population in Havering compared to other London boroughs.



In terms of Council Tax Support, disabled claimants are defined as people who have a disability income that entitles them to one of the following premiums: disability, severe disability, enhanced disability, disabled child and/or carer when calculating their benefit. Approximately 47% of working age Council Tax Support claimants meet the above definition, much higher than the overall population average.

Disabled people are historically disadvantaged and face greater barriers when accessing (information about) services and therefore disabled households are considered to be more vulnerable than other households. Disabled people who are unable to work receive higher levels of state benefits and while based on the proposals they will be subject to the 20% liability reduction, disabled working age claimants are likely to have a higher income than other unemployed, working age claimants whose council tax support will also be reduced.

A full range of online services are available and a Text relay service exists: 18001 01708 434343. Customers can contact the council online or by telephone to the dedicated service Call Centre. Details of AccessAble are available on the council's website. Customer Services staff are able to advise and assist, as can Havering's Community Learning Disability Team (CLDT) which assists adults with a learning disability and their carers. The

Language Shop also exists providing the following services:

- Proofing and editing of translated documents;
 - Reproduction of print material in large print;
 - Reproduction of print material in Braille;
 - Audio and transcription services;
 - Subtitling;
 - Reproduction of information in “Easy Read” (simplifying information using pictures and plain English);
 - Certification and authenticity checks of documents
- Other outside organisations such as Peabody, CAB and Age UK are widely promoted to provide assistance customers with disabilities

Sources used:

- Council Tax Support caseload data Oct 2022
- This is Havering 2018 version 4.1 (August 2018) *produced by public health intelligence*
- Peabody
- CAB
- Age UK
- The Corporate Translation & Interpreting Policy
- The Language Shop

Protected Characteristic - Sex/gender: Consider both men and women	
<i>Please tick (✓) the relevant box:</i>	
Positive	<p>Overall impact:</p> <p>There are no changes proposed to the CTS 2023/24 Scheme.</p>
Neutral	<p>The impact of this scheme, as compared to the scheme available in 2022/23 will remain the same as in the Equality Impact Analysis prepared in October 2021. Equality & Health Impact Assessment (EqHIA)</p>
Negative	<p>Due to the fact that only one claim is submitted per household, it is difficult to fully consider the implications the proposals will have on this protected characteristic.</p> <p>However, equalities monitoring indicates that the majority of claims (68%) are made by females (married and single titles) compared with males. We also know that lone parents, part-time workers and carers are more likely to be women.</p> <p>The proposals are therefore considered to have a disproportionate impact on women.</p> <p>Within the scope of the 2023 scheme, there continues to be a Council Tax Discretionary policy to enable the Council to consider cases of hardship which will help mitigate any negative impacts</p>

The Council has considered the indirect discrimination and the legitimate aim of balancing the budget in the context of significant savings required. We also consider it is proportionate because the Council's budget situation is such that there are no feasible alternatives. Since 2013, Government grant for Council Tax Support was withdrawn and the scheme has been funded by the Council from its own resources.

Evidence:

Breakdown of Council Tax Support Applicants by Gender

Female	9705	68%
Male	4567	32%

Breakdown of Havering population by gender

MALE		FEMALE		TOTAL
122,907	48.0%	133,132	52.0%	256,039

The table below shows the breakdown of current (mid-2017) population by gender and five-year age bands.

AGE BAND (YEARS)	MALE	FEMALE	PERSONS
00-04	8,671	8,553	17,224
05-09	8,371	7,820	16,191
10-14	7,359	7,306	14,665
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80-84	2,836	4,157	6,993
85-89	1,756	3,032	4,788
90+	706	1,891	2,597
All Ages	122,907	133,132	256,039

Sources used:

Council Tax Support caseload data
 This is Havering 2018 version 4.1 (August 2018) *produced by public health intelligence*
 Havering Data Intelligence Hub
 Office of National Statistics (ONS)

Protected Characteristic - Ethnicity/race: Consider the impact on different ethnic groups and nationalities

<i>Please tick (✓) the relevant box:</i>		Overall impact: There are no changes proposed to the CTS 2023/24 Scheme. The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in October 2021. Equality & Health Impact Assessment (EqHIA) Our data shows that BME claimants are slightly over-represented amongst working age claimants receiving Council Tax Support. There could be a negative impact of the proposals on people from Black and Minority Ethnic (BME) groups. This could imply that BME groups experience more difficulty in finding employment. Support is in place through the Council Tax Discretionary policy for those who suffer hardship as a result of these proposals in order to mitigate any negative impacts. Providing comprehensive translation and interpretation services is becoming increasingly important in light of the significant demographic changes occurring across the Borough. Havering's non-English speaking population has grown steadily. It is estimated that the percentage of adults is greater than 10% (last Census only recording if English as main language in a household) Interpretation, translation or alternative formats can be obtained from The Language Shop which includes: Face to face interpreting (Spoken Language Interpreting, this can be simultaneous or consecutive); Telephone interpreting (connecting to a spoken language interpreter over the telephone); Multilingual telephone information service; Translation (to have written documents translated from the source language to the target language):
Positive	<input type="checkbox"/>	
Neutral	<input checked="" type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:

The tables below show the projected figures for the breakdown of Havering by ethnicity/race and for Benefits claimants where they have supplied this information. The data is difficult to compare due to the different classifications of ethnicity used.

2017 (Havering general population projection)	Number	Percentage of population (%)
All ethnicities	253,478	100.00
White	211,814	83.6
Black Caribbean	3,696	1.5
Black African	10,405	4.1
Black Other	1,510	0.6
Indian	7,405	2.9
Pakistani	2,400	0.9
Bangladeshi	1,883	0.7
Chinese	1,567	0.6
Other Asian	3,652	1.4
Mixed	7,498	3.0
Other	1,648	0.7
<i>BAME¹ Total</i>	<i>41,664</i>	<i>16.4</i>

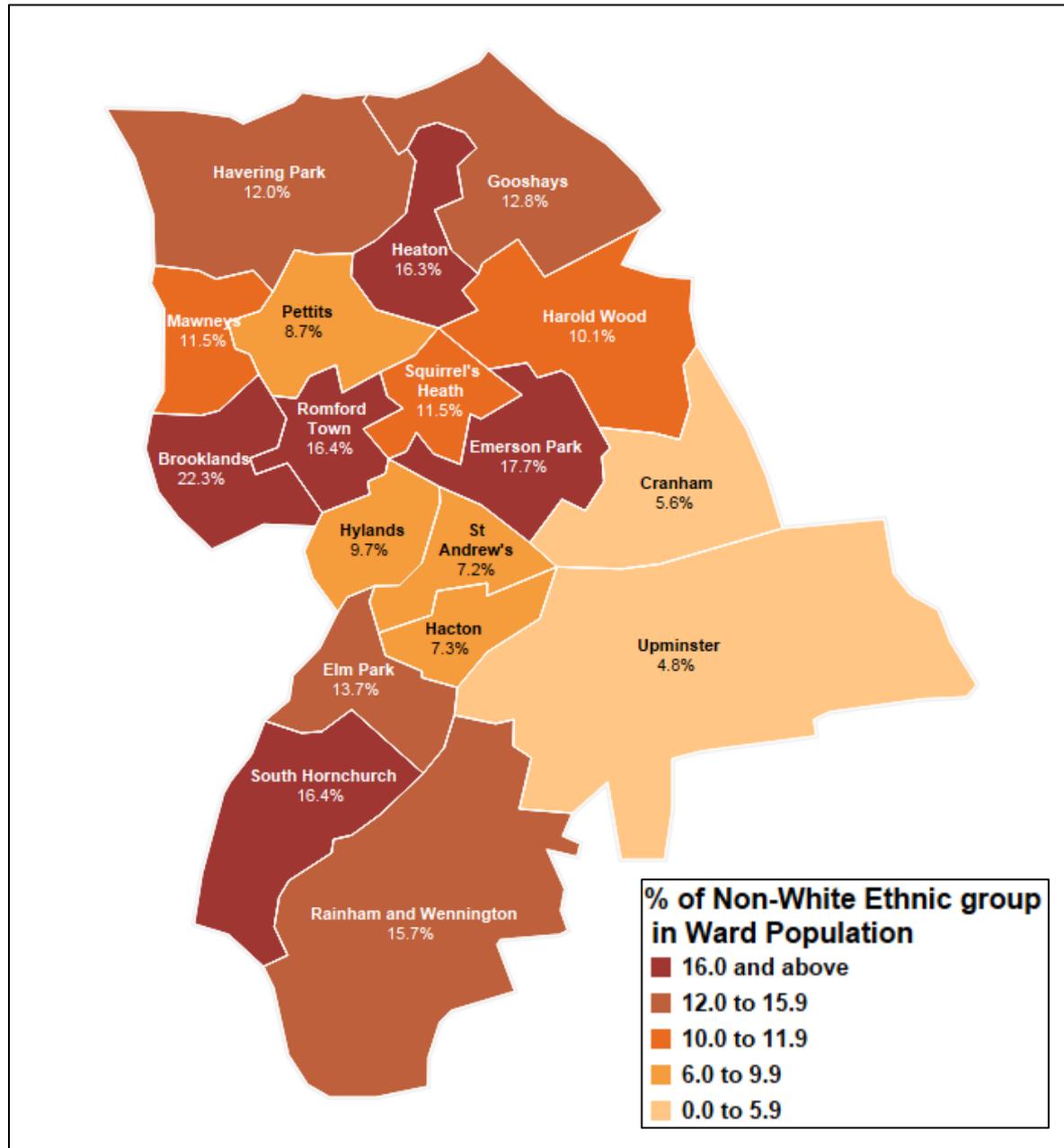
Council Tax Support & Housing Benefit Claimants where Equalities information provided Oct 2022

Claimant Population	Number	Percentage of claimants who provided information
White/British	12427	62%
White/Irish	231	1.2%
White/Other	1798	9%
White & Black Caribbean	298	1.5%
White & Black African	145	0.7%
White & Asian	79	0.4%
Mixed/Other	170	0.9%
Asian/Asian British Indian	343	1.7%
Asian/Asian British Pakistan	501	2.5%
Asian/Asian British Bangladesh	435	2.2%
Asian/Asian British: Any Other	233	1.2%
Asian/Other	13	0.1%
Arab	86	0.4%
Black/Black British Caribbean	673	3.4%
Black/Black British African	1828	9.1%
Black/Black British Other	234	1.2%
Chinese	45	0.2%
Gypsy/Traveller	33	0.2%

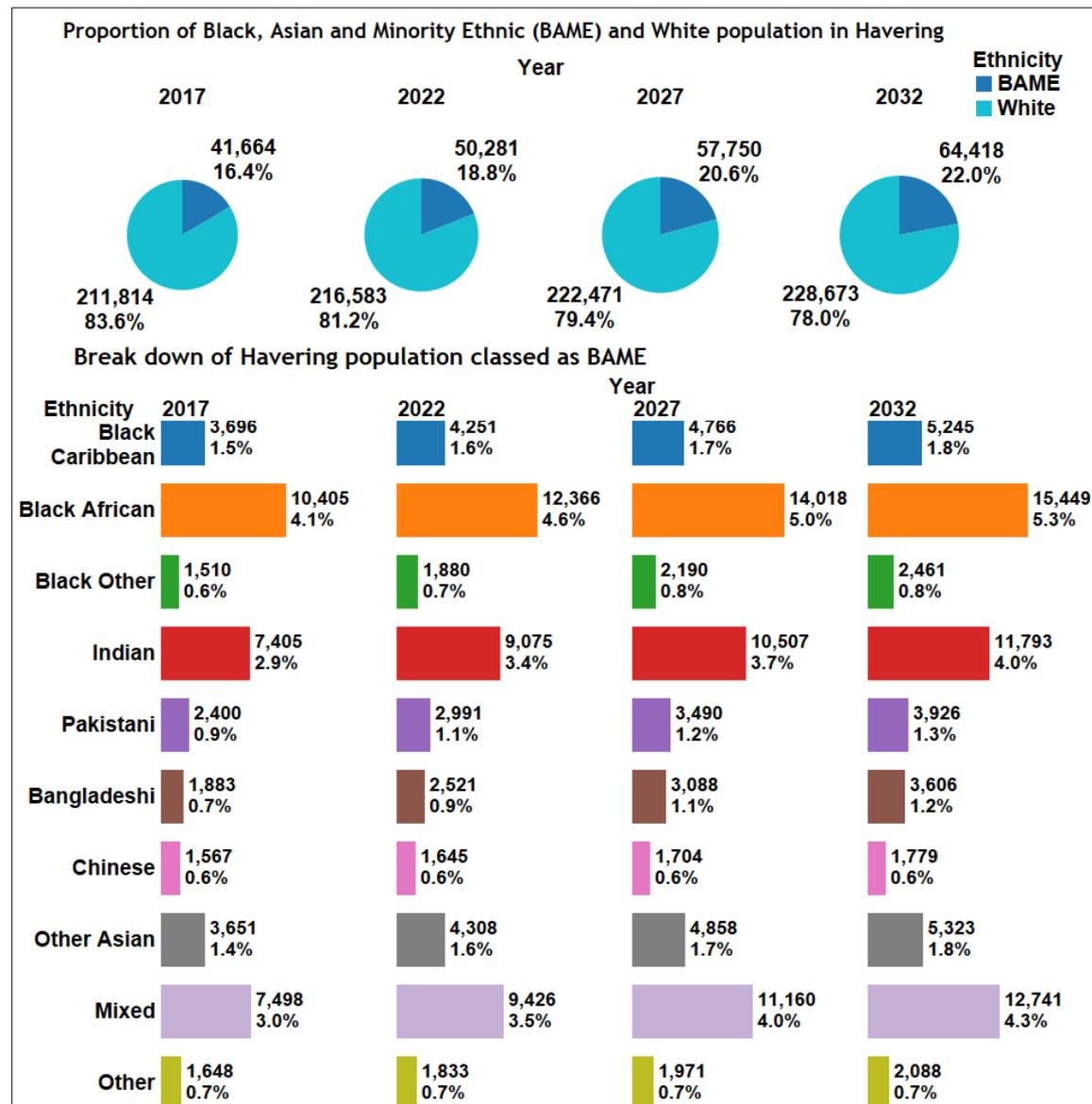
¹ The GLA define BAME differently to the ONS. The GLA does not include a 'White Other' Group. Instead they have one category 'White' that includes 'White British' and 'White Other'.

Other Ethnic Group	369	1.8%
Declined	63	0.3%
Total	20004	100%

From the data provided above, it would appear that there is a disproportionate impact on BME claimants. 83.6% of Havering's population are defined as White, compared to 72% of benefit claimants who define themselves as White (including 'White: Other').



Ethnicity population projections 2017 - 2032



Sources used:

Demographic, Diversity and Socio-economic Profile of Havering's Population March 2018
This is Havering 2018 version 4.1 (August 2018)

The Corporate Translation and Interpreting Policy

The Language Shop

Council Tax Support caseload data hb6860 Oct 2022

Protected Characteristic - Religion/faith: Consider people from different religions or beliefs including those with no religion or belief

<i>Please tick (✓) the relevant box:</i>		Overall impact: There are no changes proposed to the CTS 2023/24 Scheme. The impact of this scheme, as compared to the scheme available in 2022/23 will remain the same as in the Equality Impact Analysis prepared in October 2021 Equality & Health Impact Assessment (EqHIA)
Positive	<input type="checkbox"/>	
Neutral	<input checked="" type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:

Religion and Belief 2011 Census

Faith	Number	%
Christian	155,597	65.6%
Buddhist	760	0.3%
Hindu	2,963	1.2%
Jewish	1,159	0.5%
Muslim	4,829	2.0%
Sikh	1,928	0.8%
Other Religion	648	0.3%
No Religion	53,549	22.6%
No Response	15,799	6.7%
Totals	237,232	100.0%

Sources used:
2011 Census

Protected Characteristic - Sexual orientation: Consider people who are heterosexual, lesbian, gay or bisexual

<i>Please tick (✓) the relevant box:</i>		Overall impact: There are no changes proposed to the CTS 2023/24 Scheme. The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in Oct 2021. Equality & Health Impact Assessment (EqHIA) There is no information available to make an assessment on the impact of the current scheme on this protected characteristic.
Positive	<input type="checkbox"/>	
Neutral	<input checked="" type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:

Sources used:

Protected Characteristic - Gender reassignment: Consider people who are seeking, undergoing or have received gender reassignment surgery, as well as people whose gender identity is different from their gender at birth	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
Overall impact:	
There are no changes proposed to the CTS 2023/24 Scheme.	
The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in Oct 2021 Equality & Health Impact Assessment (EqHIA)	
There is no information available to make an assessment on the impact of the proposals on this protected characteristic Name changes actioned through uk deed poll office	
Evidence:	
Sources used: ONS	

Protected Characteristic - Marriage/civil partnership: Consider people in a marriage or civil partnership	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
Overall impact:	
There are no changes proposed to the CTS 2023/24 Scheme.	
The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in Oct 2021 Equality & Health Impact Assessment (EqHIA)	
Same sex couples and civil partnerships are recognised within the scheme however there is insufficient information available to make an assessment on the impact of the proposals on this protected characteristic	
Evidence:	
Sources used:	

Protected Characteristic - Pregnancy, maternity and paternity: Consider those who are pregnant and those who are undertaking maternity or paternity leave	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input type="checkbox"/>
Neutral	<input checked="" type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: There are no changes proposed to the CTS 2023/24 Scheme.</p> <p>The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in Oct 21. Equality & Health Impact Assessment (EqHIA)</p> <p>There is insufficient information available to make an assessment on the impact of the proposals on this protected characteristic. However, working mothers on maternity leave and women with caring responsibilities tend to have less income and/or reduced access to the labour market.</p> <p>It is perceived that there may also be equality implications for parents with young children and babies, particularly lone parents who may experience a negative impact. Support is in place through the Council Tax Discretionary policy for those who suffer hardship as a result of these proposals in order to mitigate any negative impacts.</p>	
Evidence:	
Sources used:	
ONS	

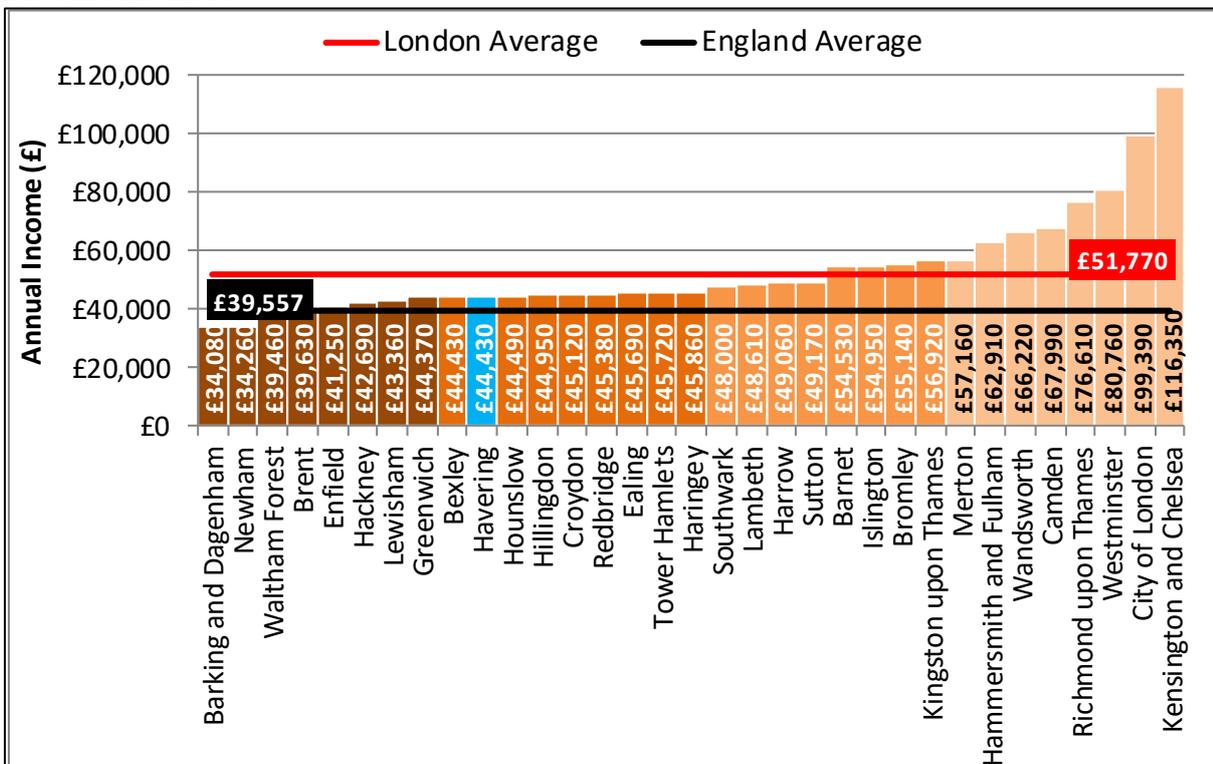
Socio-economic status: Consider those who are from low income or financially excluded backgrounds	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input checked="" type="checkbox"/>
Neutral	<input type="checkbox"/>
Negative	<input type="checkbox"/>
<p>Overall impact: There are no changes proposed to the CTS 2023/24 Scheme.</p> <p>The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in Oct 2021 Equality & Health Impact Assessment (EqHIA)</p> <p>Council Tax Support is a means tested scheme available to households on low incomes. Therefore, all recipients would be considered to be at a socio-economic disadvantage, particularly lone parents (most likely to be women), part-time workers (most likely to be women), working-age couples on low income, large households (more likely to be from BME backgrounds) and carers (most likely to be women).</p> <p>Support is in place through the Council Tax Discretionary policy for those who suffer hardship as a result of these proposals in order to mitigate any negative impacts.</p>	

Pension age Council Tax Support claimants will not be affected and will continue to receive similar levels of support with their council tax bills as they do at present.

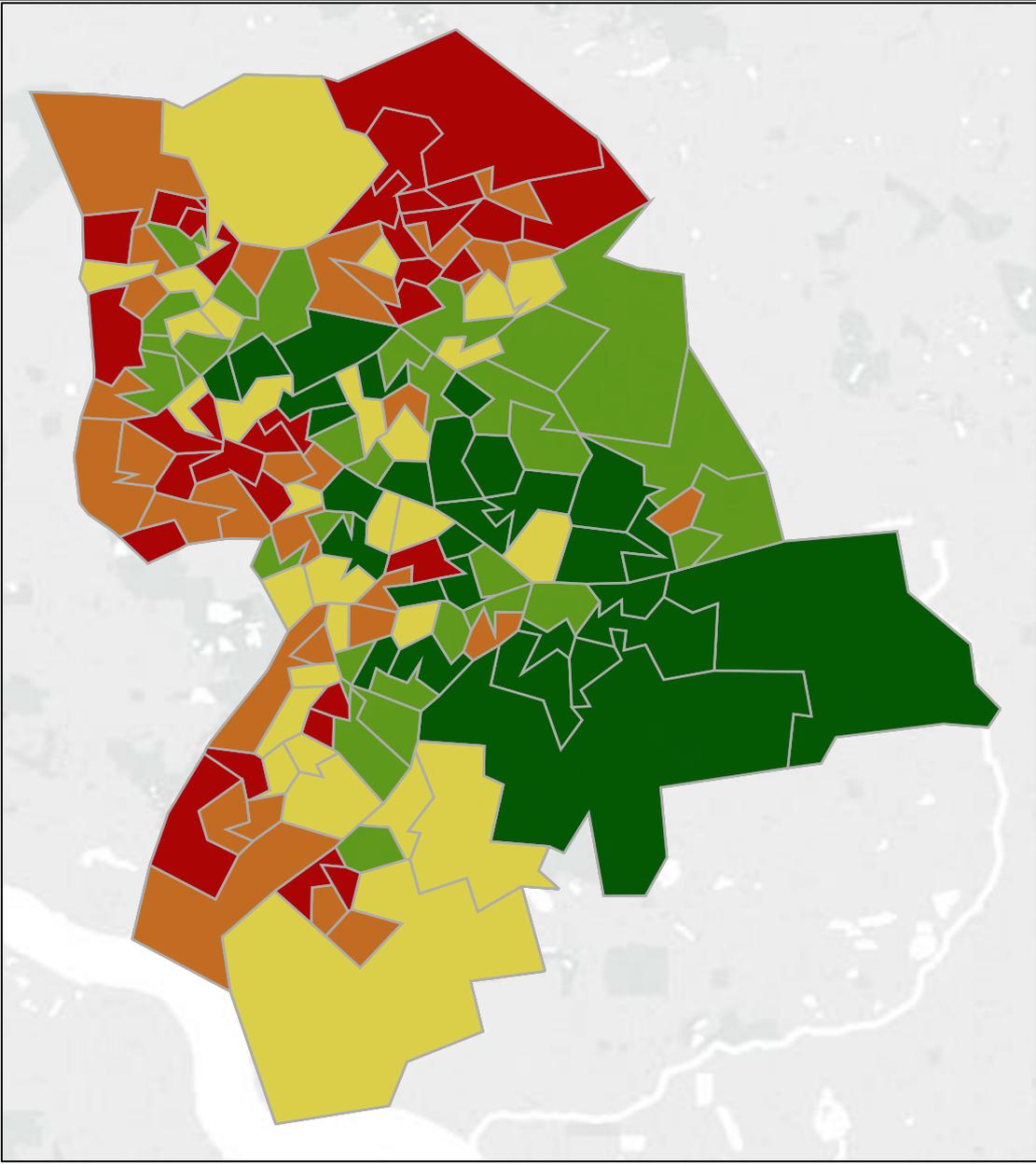
Evidence:

- The average gross income per household in Havering (£44,430, as measured in 2012/13) is low in comparison to the London average (£51,770) and slightly higher than the England average (£39,557).
- 77% of households in Havering have at least one car and compared to other local authorities in London, Havering has the second highest proportion of households (32.8%) with 2 or more cars.
- Majority of children in Havering are not poor, but around 8,800 live in income-deprived households. Gooshays and Heaton wards have the highest proportion of children living in poverty.
- About 77.9% of working age residents in Havering were in employment between April and June 2018. Overall employment rate in Havering is higher than London (74.6%) and England (75.9%)
- The proportion of working age residents in Havering claiming out-of-work benefits (6.8%) is significantly lower than England (8.4%).

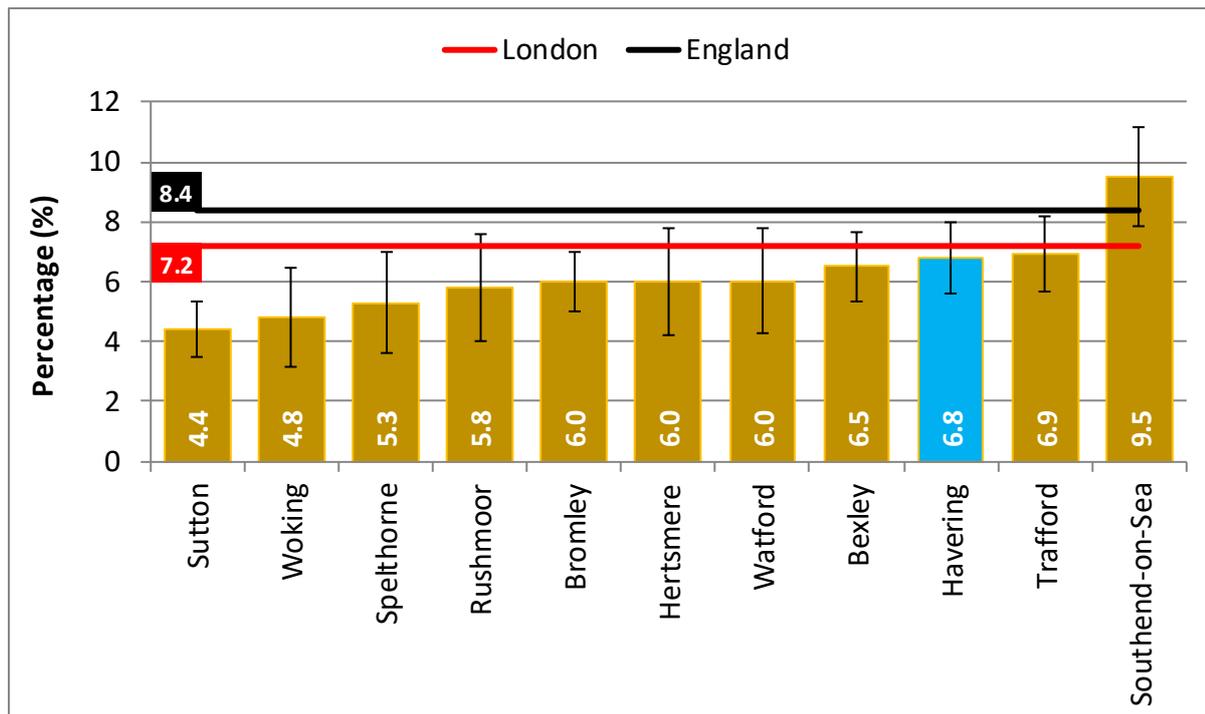
Income 2012/13



Income deprivation affecting Children, quintiles within Havering LSOA, 2015



Proportion of working age residents claiming out-of-work benefits in Havering and ONS statistical comparator group, November 2016



Sources used:

Council Tax Support caseload data
 This is Havering 2018 version 4.1 (August 2018) *produced by public health intelligence*
 Office of National Statistics (ONS)

Health & Wellbeing Impact: Consider both short and long-term impacts of the activity on a person’s physical and mental health, particularly for disadvantaged, vulnerable or at-risk groups. Can health and wellbeing be positively promoted through this activity? Please use the Health and Wellbeing Impact Tool in Appendix 2 to help you answer this question.

<i>Please tick (✓) all the relevant boxes that apply:</i>		Overall impact:
Positive	<input checked="" type="checkbox"/>	There are no changes proposed to the CTS 2023/24 Scheme.
Neutral	<input type="checkbox"/>	The impact of this scheme, as compared to the scheme available in 2022/23, will remain the same as in the Equality Impact Analysis prepared in Oct 2021 Equality & Health Impact Assessment (EqHIA)
Negative	<input type="checkbox"/>	Research has shown there is a clear correlation between poverty and health. Poverty can affect the health of people at all ages. In infancy, it is associated with a low birth weight, shorter life expectancy and a higher risk of death in the first year of life. Children living in poverty are more likely to suffer from chronic diseases and diet-related problems. Entitlement to Council Tax Support assists low income households to

		pay their council tax bill which in turn contributes to financial wellbeing and alleviates stress and poor mental health
Evidence: <u>health-at-a-price-2017.pdf (bma.org.uk)</u>		
Sources used: <u>health-at-a-price-2017.pdf (bma.org.uk)</u>		

3. Outcome of the Assessment

The EqHIA assessment is intended to be used as an improvement tool to make sure the activity maximises the positive impacts and eliminates or minimises the negative impacts. The possible outcomes of the assessment are listed below and what the next steps to take are:

Please tick (✓) what the overall outcome of your assessment was:

✓	1. The EqHIA identified <u>no significant concerns</u> OR the identified <u>negative concerns</u> have already been <u>addressed</u>	➔	Proceed with implementation of your activity
	2. The EqHIA identified some <u>negative impact</u> which still needs to be <u>addressed</u>	➔	COMPLETE SECTION 4: Complete action plan and finalise the EqHIA
	3. The EqHIA identified some <u>major concerns</u> and showed that it is <u>impossible to diminish negative impacts</u> from the activity to an acceptable or even lawful level	➔	Stop and remove the activity or revise the activity thoroughly . Complete an EqHIA on the revised proposal.

4. Action Plan

Protected characteristic / health & wellbeing impact	Identified Negative impact	Recommended actions to mitigate Negative impact* or further promote Positive impact	Outcomes and monitoring**	Timescale	Lead officer
All	✓	<p>Monitor implication of change in Council Tax Support.</p> <p>Opportunities with the Ctax Support Scheme</p>	<p>We will monitor the impact of the continuing scheme and take-up of hardship funds as part of our performance and quality checking systems. The performance data collated, including satisfaction surveys and community profile monitoring will form part of regular reporting arrangements to senior management and members.</p> <p>Citizens' Advice Bureau commissioned to assist provides debt counselling and advice.</p>	December 2023	Debbie Wheatley

		<p>to challenge amount of benefit through internal/external review procedures to maximize support.</p> <p>Availability of the Emergency Assistance Scheme in LB Havering delivered with DABD</p>	<p>Applications monitored & awards recorded by Disablement Association of Barking & Dagenham (DABD)</p>	<p>December 2023</p>	<p>Debbie Wheatley</p>
<p>All</p>	<p>✓</p>	<p>The Council Tax Discretionary Policy</p>	<p>The policy is available on the Internet for any claimant struggling to pay their Council Tax. 32 applications were received & awarded in 2020/21. The majority</p>	<p>December 2023</p>	<p>Chris Henry</p>

			<p>being from Havering care leavers.</p> <p>The Discretionary Policy is promoted by several internal departments and external organizations who engage with vulnerable residents.</p>		
Disability	✓	<p>International Day of the Disabled Person</p> <p>Ctax Recovery Policy. Individual circumstances taken into account.</p>	<p>This is a practical event planned for International Day of the Disabled Person to engage with and advance the rights and wellbeing of persons with disabilities.</p> <p>The agenda will include public Speakers, open forum discussions and opportunities to develop and contribute local policy.</p>	<p>3 December 2023</p> <p>December 2023</p>	<p>Chris Henry</p>

Age	✓	Referral to Havering Works to assist careers advice & getting back into employment	Positive outcomes recorded by Havering Works	September 2023	Debbie Wheatley
Socio-Economic	✓	Referral to external bodies for income maximization and debt advice eg CAB, Peabody, The Money Advice Service, Stepchange etc		December 2023	Council Tax & Benefit Services, Housing

Add further rows as necessary

* You should include details of any future consultations and any actions to be undertaken to mitigate negative impacts

** Monitoring: You should state how the impact (positive or negative) will be monitored; what outcome measures will be used; the known (or likely) data source for outcome measurements; how regularly it will be monitored; and who will be monitoring it (if this is different from the lead officer).

5. Review

In this section you should identify how frequently the EqHIA will be reviewed; the date for next review; and who will be reviewing it.

Review:

The EIA will be reviewed on bi-annual basis.

Scheduled date of review: May 2023

Lead Officer conducting the review: Chris Henry

Please submit the completed form via e-mail to EqHIA@havering.gov.uk thank you.

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London Borough of Havering

Summary:

Council Tax Support Scheme 2023/24

Introduction

Each local authority is required by Section 9 of the Local Government Finance Act 2012 (the Act) to produce its own Council Tax Support scheme to reduce the liability of working age applicants whom it considers to be in financial need.

This document summarises the proposed Council Tax Support Scheme (2023 scheme) from April 2023 which the Council has produced in accordance with of Schedule 4 of the Act.

The Council adopted its own local scheme which has due regard to the Department for Levelling Up, Housing and Communities' policy intentions and unequivocally protects pensioners.

Havering's Council Tax Support scheme has been interpreted and applied in accordance with the Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012 which set out what must be included in the scheme.

Summary of Council Tax Support Scheme from April 2023

The 2023/24 scheme will adopt the existing Council Tax Support scheme in place at 31 March 2023 including the following amendments in place since 1 April 2019:

1. The maximum Council Tax Support is 75% of the Council Tax due for working age claimants who are not considered disabled. This means that every working age household that is not considered disabled will continue to pay a minimum charge of 25% towards their Council Tax bill.
2. The maximum Council Tax Support is 80% of the Council Tax due for working age claimants who are considered disabled. This means that every working age household that is considered disabled continues to pay a minimum charge of 20% towards their Council Tax Bill

Disabled claimants for the purposes of the scheme are defined as people who have a disability income that entitles them to one of the following premiums: disability, severe disability, enhanced disability, disabled child and/or carer when calculating their benefit.

Havering's Local Council Tax Support Scheme

In this document 'the current scheme' means Havering's existing Council Tax Support scheme which was adopted in January 2013 and then amended with effect from April 2014, 2015 and again with effect from April 2019.

Unless expressly stated otherwise, the provisions outlined below relate solely to working age applicants under the current scheme.

This document summarises the Council's proposed Scheme for eligible working age Council Tax payers to receive Council Tax support.

The scheme applicable to pensioners is defined in The Council Tax Reduction Schemes (Prescribed Requirements) Regulations 2012, Part 3, and Schedules 1 to 6, which is adopted within this scheme.

The procedure for the application and calculation of the 2023 scheme is summarised below and is made in accordance with Schedules 7 and 8 of the Council Tax Reduction Schemes (Prescribed Requirements) Regulations 2012.

The principles embodying the Local Council Tax Support Scheme include:

- Local authorities will be expected to manage significant reductions in subsidised expenditure.
- Regulations have been set to protect claimants of state pension credit age.
- Local authorities will consult on their schemes with precepting authorities and the public.
- The Council will adopt the final scheme before 31 March 2023 or the default scheme will apply.
- Local authorities should aim to protect vulnerable groups.
- In developing schemes, local authorities should consider incentivising claimants into work.

The Local Council Tax Support Scheme includes the following:

- Introduction and definitions
- Prescribed of persons
- Provisions relating to entitlement under the scheme
- Applicable amounts
- Maximum Council Tax Reduction
- Amount of reduction under the scheme
- Assessment of Income and Capital under the scheme
- Students
- Applications
- Extended reductions
- Period of entitlement and changes of circumstances
- Schedules

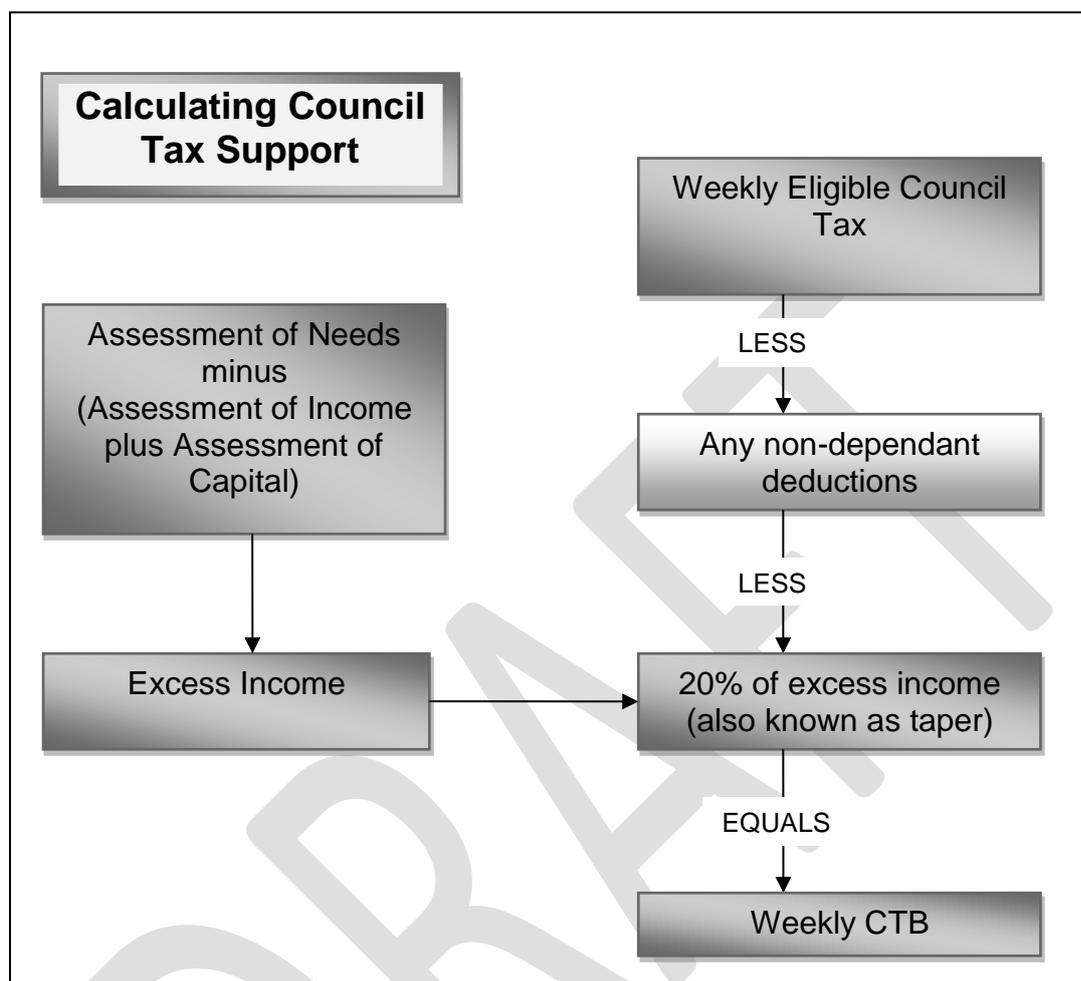
The Council Tax Support Calculation

The starting point for all calculations of Council Tax Support is the claimant's 'maximum benefit'. This is the claimant's weekly eligible Council Tax less any non-dependant deductions that apply.

Income and capital are compared to the claimant's applicable amount. Any income over the applicable amount is known as the Excess Income.

The claimant qualifies for maximum support less 20% of any excess income figure. The 20% reduction to the maximum benefit is known as a taper.

Claimants in receipt of Job Seeker's Allowance, Income Support or Universal Credit have already been assessed by the Department for Work and Pensions (DWP) as having income lower than their applicable amount and so will receive maximum Council Tax support less any non-dependant deductions.



Non-dependant deductions

A non-dependant deduction is an amount of Council Tax that is due from the CTS claimant because there is another adult (non-dependant), who is not the claimant's partner, living in the household who receives an income. This reduces the amount of CTS a claimant will receive which is described in paragraph 30A of the 2023 scheme as follows:

- (1) Subject to the following provisions of this regulation, the non-dependant deductions in respect of a day referred to in regulation 29A (maximum Council Tax benefit) shall be—
 - (a) in respect of a non-dependant aged 18 or over in remunerative work, $\text{£}20.00 \times \frac{1}{7}$;
 - (b) in respect of a non-dependant aged 18 or over to whom sub-paragraph (a) does not apply, $\text{£}6.00 \times \frac{1}{7}$.
- (2) In the case of a non-dependant aged 18 or over to whom paragraph (1)(a) applies, where it is shown to the appropriate authority that his normal gross weekly income is—

- (a) Less than £224.00, the deduction to be made under this regulation shall be that specified in paragraph (1) (b);
- (b) Not less than £224.00 but less than £389.00, the deduction to be made under this regulation shall be £9.00;
- (c) Not less than £389.00 but less than £484.00, the deduction to be made under this regulation shall be £15.00.

From April 2014 onwards, the eligible weekly Council Tax used to calculate Council Tax support shall be no higher than the weekly Council Tax Band D value for a property in Havering.

Paragraph 29A (1) of the CTS scheme 2023/24 provides that:

- (1) Subject to paragraphs (2) to (5), the amount of a person's maximum Council Tax benefit in respect of a day for which he is liable to pay Council Tax, shall be 85 per cent of the amount A/B where—
 - (a) A is the amount set by the appropriate authority as the Council Tax for the relevant financial year in respect of the dwelling in which he is a resident and for which he is liable, subject to any discount which may be appropriate to that dwelling under the 1992 Act; and
 - (b) B is the number of days in that financial year, less any deductions in respect of non-dependants which fall to be made under regulation 58 (non-dependant deductions).
- (2) In calculating a person's maximum Council Tax benefit any reduction in the amount that person is liable to pay in respect of Council Tax, which is made in consequence of any enactment in, or made under, the 1992 Act, shall be taken into account.
- (3) The level of any Council Tax Support awarded shall be restricted to the level of band D
- (4) Subject to paragraph (5), where a claimant is jointly and severally liable for Council Tax in respect of a dwelling in which he is resident with one or more other persons but excepting any person so residing with the claimant who is a student to whom regulation 45(2) (students who are excluded from entitlement to Council Tax benefit) applies, in determining the maximum Council Tax benefit in his case in accordance with paragraph (1), the amount A shall be divided by the number of persons who are jointly and severally liable for that tax.
- (5) Where a claimant is jointly and severally liable for Council Tax in respect of a dwelling with only his partner, paragraph (4) shall not apply in his case.

From April 2019 onwards, Maximum Council Tax Support for working age claimants is 25% (previously 15%). The exception is working age claimants classified as disabled for the purposes of the CTS scheme where maximum Council Tax support is reduced by 20% (previously 15%).

This means that working age households (not disabled) continue to pay a minimum charge of 25% of their Council Tax Bill and working age disabled households continue to pay a minimum charge of 20% of their Council Tax bill.

Paragraph 29A of the CTS scheme 2023/24 provides that:

(1) Subject to sub-paragraphs (2) to (5), for persons in classes D to E in this scheme a person's maximum Council Tax reduction amount in respect of a day is 75 per cent for working age (not disabled) & 80% for working age (disabled) of the amount A/B where—

(a) A is the amount set by the authority as the Council Tax for the relevant financial year in respect of the dwelling in which he is a resident and for which he is liable, subject to any discount which may be appropriate to that dwelling under the 1992 Act; and

(b) B is the number of days in that financial year, less any deductions in respect of non-dependants which fall to be made under paragraph 30A (non-dependant deductions: persons who are not pensioners) and any award restricted to the level of Band D

From April 2015 onwards, the amount of savings and investments people are allowed to have and still be entitled to claim CTS was reduced from £16,000 to £6,000.

The CTS scheme 2013/14 and 2014/15 did not accept claims from applicants who have savings and investments of more than £16,000. These individual were not entitled to any CTS.

From April 2015, applicants who have more than £6,000 in savings or investments are not eligible to claim and therefore have no entitlement to CTS.

Paragraph 23 of the CTS scheme 2023/24 states that:

- (1) The class of person described in this paragraph consists of -
- (a) Persons in class A and B whose capital exceeds £16,000
 - (b) Persons in class D and E whose capital exceeds £6,000.

From April 2015 onwards, Second Adult Rebate was abolished.

Second Adult Rebate supported working age Council Tax payers whose income was too high in their own right for Council Tax Support but who had other adults living in the household whose income was low.

Applications for Council Tax Support

This part applies to both pension-age and working-age applicants

The following procedure has been set in accordance with the Council Tax Reduction Schemes (Prescribed Requirements) Regulations 2012, referred to as 'the Regulations' below.

Entitlement to CTS is dependent on an application being made in the following way:

An application may be made:

- (a) In writing
- (b) By means of an electronic communication or

(c) By telephone following publication by the Council of a number for this purpose.

The form provided by the Council for this purpose must be properly completed, and the Council may require the applicant to complete the form in the proper manner, and may further require that further information and evidence is provided by the applicant.

An application will be made defective if the applicant does not provide all of the information the Council requires.

Applications made by telephone will only be accepted if the applicant provides a written statement of their circumstances in the format required by the Council.

The Council will allow a certain length of time for applicants to correct any defects in their application.

The Regulations provide for which classes of people are eligible to make application for Council Tax Support.

Evidence and information

Any person who makes an application or any person to whom a reduction under the CTS scheme 2023/24 has been awarded shall furnish such certificates, documents, information and evidence in connection with the application or award, or question arising out of it as may reasonably be required by the Council in order to determine the person's entitlement. Where the Council requests information it shall inform the applicant or person of their duty to notify the Council of any change of circumstances and shall indicate the kind of changes of circumstances which are to be notified.

Matters related to the electronic communication of information, proof of delivery and content of information will be determined in accordance with Part 4 of Schedule 7 of the Regulations.

Where the person is a pensioner paragraph 7(4) (5) (6) and (7) of Schedule 8 of the Regulations apply which specify matters relevant to evidence and information related to pensioners.

Amendment and withdrawal of applications

Any person who has made an application may amend it at any time before a decision had been made by serving a notice in writing to the Council in accordance with paragraph 8 of Schedule 8 of the Regulations.

Decisions by the Council

The Council will make a decision in respect of any application for a reduction under this scheme in accordance with the criteria set out within the CTS scheme 2023 rules.

The decision will be made within 14 days or as soon as reasonably practicable of the Council receiving at its designated office the properly completed application or the information requested to complete it or the evidence required. The date upon which

the Council is deemed to have received the properly completed application shall be determined in accordance with paragraphs 6 of Schedule 1, paragraph 7 and Part 1 of Schedule 7 of the Regulations being satisfied, or as soon as reasonably practicable thereafter.

The Council will notify the applicant or any person affected by its decision under the scheme in writing forthwith, or as soon as reasonably practicable.

Any person affected to whom the Council sends or delivers a notification of a decision to may, within one month of the notification of the decision, request in writing from the Council a statement setting out the reasons for its decision on any matter set out in the notice.

Following receipt of a request for a written statement the Council will provide this within 14 days or as soon as reasonably practicable thereafter.

Where an award or payment of reduction is made the time and manner of granting the reduction under the scheme will be in accordance with Part 5 of Schedule 8 of the Regulations.

Change of circumstances

For persons who are not pensioners the date on which changes of circumstances are to take effect will be determined in accordance with paragraph 4 of Part 2 of Schedule 8 of the Regulations.

Procedure for making an appeal

Any applicant who is not in agreement with the decision of the Council taken under this scheme may service a notice in writing on the Council setting out their reasons and grounds upon which they believe the Council has made the wrong decision.

Following receipt of an appeal in writing the Council will:

- (1) Consider the appeal
- (2) Notify the applicant in writing of the following:
 - (i) Any decision not to uphold the appeal and the reasons for that; or
 - (ii) That steps are being taken to proceed with the appeal and set out what steps.

Where an applicant remains dissatisfied following receipt of any written notice sent by the Council in response to their appeal, they may within two months of the service of that notice, appeal to the valuation tribunal.

Applications for further discretionary reductions

Under Section 13A(1)(c) of the Local Government Finance Act 1992 and The Council Tax Reduction Schemes (Prescribed Requirements) Regulations 2012, the Authority will consider applications for a further reduction in Council Tax.

There will be financial implications in that the cost of any reduction will be a direct cost to the Council. The cost of any discretionary reduction will, therefore, have to be met by the rest of the Council Taxpayers.

Applications must be made in writing or by prescribed electronic communications.

The Council will, in making decisions for further discretionary reductions, have due regard to its duties under The Child Poverty Act 2010, The Housing Act 1996, and The Equality Act 2010.

The Council will review all relevant matters when deciding whether to award a reduction including, but not limited to:

- The circumstances of any other person with whom the applicant is jointly and severally liable for Council Tax.
- The overall financial situation of the applicant and the applicant's family.
- The effect the council believes making an award will have on the applicant and any members of the applicant's family.
- Protecting the public purse and maintaining financial budgets.

A person who applies for a discretionary reduction may request that the Council review its decision. Any such request must be made in writing and be received within one month of the date the notification of the decision.

If practicable, another more senior officer, will reconsider the decision in light of all available evidence and, if appropriate amend it. Any change may lead to either a reduction or an increase in any award.

A further right of review will be available against the decision as reviewed which will be considered by a manager but only against the legality of the decision and not the actual outcome.



<p>CABINET 8 February 2023</p>	
<p>Subject Heading:</p>	<p>5 Year Capital Programme and Strategy – 2023/24 to 2027/28</p>
<p>Cabinet Member:</p>	<p>Councillor Christopher Wilkins Finance & Transformation</p>
<p>SLT Leads:</p>	<p>Dave McNamara Director of Finance</p>
<p>Report Author and contact details:</p>	<p>Mark White Capital Strategy Manager</p>
<p>Policy context:</p>	<p>This report presents the Council’s 5 year Capital Strategy and associated Capital Programme for agreement by Cabinet and recommendation on to Council for consideration and approval.</p>
<p>Financial summary:</p>	<p>The Council is required to approve the Capital Strategy as per the Prudential Code for Capital Finance in Local Authorities and the Treasury Management in the Public Services Code of Practice. The Council is required to set a balanced budget and the capital strategy and subsequent 5 year capital programme forms part of this process. The financial implications of this strategy are included as part of the 2023/24 Budget and tax setting report elsewhere on this agenda.</p>
<p>Is this a Key Decision?</p>	<p>Yes</p>
<p>When should this matter be reviewed?</p>	<p>Annually</p>
<p>Reviewing OSC:</p>	<p>Overview and Scrutiny Board</p>

The subject matter of this report deals with the following Council Objectives

People – Things that matter for residents	[]
Place – A great place to live, work and enjoy	[]
Resource – A well run Council that delivers for People and Place	[X]

SUMMARY

The Council is required by statute (the Prudential Code for Capital Finance in Local Authorities, 2017 Edition) to agree the capital programme and associated capital strategy. Local authorities are required to have regard to the current editions of this code by regulations 2 and 24 of the Local Authorities (Capital Finance and Accounting) Regulations 2003 [SI 3146].

This report sets out the Authority's Capital Strategy and presents the Council's proposed capital budget for 2023/24 and five year Capital Programme to 2027/28.

RECOMMENDATIONS

Cabinet is asked to:

1. **Recommend to Council for consideration and approval** the 2023/24 and 5 year Capital Programme noting the regulations for accessing new borrowing set out in section 1.3
2. **Agree** that the Chief Financial Officer be authorised to allocate funding from the Capital Contingency included within the draft Capital Programme.
3. **Agree** that externally funded schemes can be added to the capital programme up to £500k as and when funding is confirmed. Any external funding over £500k will be subject to approval by the Chief Financial Officer.
4. **Approve** the capital strategy contained within this report noting its impact on both the capital programme and the financial implications for setting the revenue budget for 2023/24 and beyond
5. **Note** the capital prudential indicators included within the capital strategy when approving the capital programme to ensure affordability.
6. **Approve** the Minimum Revenue Provision Policy Statement which determines the amount of money set aside each year for the repayment of debt
7. **Agree** that the Chief Financial Officer be authorised to re-profile capital budgets mid-year based on the updated forecasts provided by services and reported to the Senior Leadership Team as part of the capital monitoring process. This will assist in producing more accurate information for treasury management purposes.

REPORT DETAIL

1. Capital Strategy

1.1 Overview

1.1.1 This capital strategy gives a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services along with an overview of how associated risk is managed and the implications for future financial sustainability. It should be read in conjunction with the following reports, all of which can be found elsewhere on this agenda:

- Treasury Management Strategy Statement (TMSS)
- 2023/24 Revenue Budget and Medium Term Financial Strategy (MTFS)
- HRA rent setting report

The capital strategy is underpinned by Havering's vision to be the best organisation we can be and to maintain the high quality of services that residents rely on. Underpinning the new vision is the new corporate plan and operating model so future capital investment will be focused into the delivery of this vision for the Council.

1.1.2 The Council is investing in major developments across the borough as part of its ambitious Regeneration programme which will deliver new and replacement affordable homes and enabling self-sustaining communities to grow.

1.1.3 The capital programme also includes investment in the core infrastructure of carriageways and footways, and also recognises the commitment to managing the performance, risk and expenditure on its infrastructure assets.

1.1.4 The asset management strategy is also part of the Capital programme and focuses on maintaining the core assets including the office estate, schools and other operational buildings. The Council is currently updating its Accommodation Strategy and looking at rationalising its estate and maximising the utilisation of those assets. The Council has significantly changed the way it works since March 2020 when the pandemic started and the review will take account of the different needs of both the workforce and frontline services to the public.

Any additional capital needs (for proposed real property acquisitions) over and above what is specified in the capital programme for the relevant year will require separate business cases to justify the proposed expenditure, to be agreed by the S151 officer, Capital Strategy manager and Council Members as required and appropriate.

1.1.5 The Council has brought together its budgets in relation to its operational asset management into a Corporate Landlord function which prioritises repairs and maintenance across the office estate and operational buildings. The cost of ongoing repairs and maintenance budgets, including funding for health and safety work, are built into both the revenue budget and capital programme.

1.1.6 The digital portfolio investment brings together all current and future technology and digital transformation projects clearly setting out how advances in the application of digital data and smart technologies will help to shape the digital future of our borough. It is essential to future proof and protect the resilience of council's systems against the risk of cyber-attacks. The Capital programme includes investment in the digital strategy to fund this modernisation and minimise the risk of cyber-attacks.

1.2 Governance of capital approvals

1.2.1 The capital programme, which is updated for new proposed schemes, revised profiling, slippage and changes in expenditure projections is presented to full Council every year for approval. The capital programme reported provides financial implications for the current MTFs reporting period of four years, however with the Council's engagement in longer term capital investments the timeframe over which the capital programme and financing costs are monitored extend beyond this period.

1.2.2 The process for including new schemes in the 2023/24 capital programme was undertaken as part of the corporate budget setting process. Project outlines were considered by senior officers in terms of delivery of corporate objectives or operational plans, and a shortlist of schemes was selected for the production of outline business cases to be considered by Cabinet.

1.2.3 Any bids for capital funding outside the approved capital programme in year will need to include a business case demonstrating either a clear link to corporate objectives or the requirement to meet an operational imperative, establish the funding source to meet the cost and follow approval processes laid down in the Council's standing orders and financial regulations.

1.2.4 There is an established methodology for the development of project documentation and business cases which is overseen by the Corporate Programme Management Office using a corporate system containing programme performance and delivery information. The data within the system is then used to manage and monitor the milestones, risk and outcomes of the programmes.

1.2.5 The above investments and processes are taking place against a background of austerity and significant uncertainty in the future sources of funding for local government. It is therefore a key aim of the Council's capital strategy that it delivers a financial return on investment, such as capital receipts or new revenue streams, or delivers key strategic priorities and benefits to the borough.

1.2.6 Value for money (VFM) is a key component of capital projects. As part of the business case development and evaluation process, projects will need to show that all options have been considered and that the option that has been chosen is cost efficient and effective. The monitoring and management of these projects against the business case assumptions ensures that the focus on value for money remains for the life of the project.

1.2.7 The Council has chosen not to invest in purely commercial projects. Its capital investment is primarily related to increasing and improving the provision of a rich mix of housing tenures that help to address the acute housing need in the borough. Whilst there may be a commercial return resulting from a number of the schemes, this is not the predominant focus for the Council.

1.3 Access to Borrowing

1.3.1 The government has acknowledged the valuable contribution that local authorities make to the social and economic infrastructure of this country, and is committed to the approach of local decision-making and accountability under the prudential regime when setting its capital programme

1.3.2 To support local investment and to encourage capital investment, local authorities can access low cost loans through the Public Works Loan Board (PWLB). The purpose of the PWLB is to offer long-term, affordable loans to support local authority investment in service delivery, housing, economic regeneration, treasury management, and occasionally preventative action, under the prudential regime.

1.3.3 In February 2020 Parliament reformed the statutory basis of the PWLB, transferring its lending powers to HM Treasury. In March 2020 the government consulted on revising the PWLB's lending terms to reflect these new governance arrangements, and to end the situation in which a minority of local authorities used PWLB loans to support the acquisition of investment assets primarily for yield. The government published its response to this consultation and implemented these reforms in November 2020.

1.3.4 The key change in the PWLB lending change as a result of these reforms is Local Authorities can no longer access PWLB funds without confirmation from the S151 Officer that the authority does not plan to buy investment assets primarily for yield in the next 3 years. This is confirmed both at the start of the year in a return to HM Treasury setting out the authorities capital plans and in any application to the PWLB for additional loans.

1.3.5 In addition to borrowing from the PWLB local authorities must not pursue a deliberate strategy of using private borrowing or internal borrowing to support investment in an asset that the PWLB would not support and then refinancing or externalising this with PWLB loans. Under the prudential code, local authorities cannot borrow from the PWLB or any other lender for speculative purposes, and must not use internal borrowing to temporarily support investments purely for yield.

1.3.6 As set out in the proposed capital programme below, prudential borrowing is a key financing source in the funding of the authority's capital programme so it is important that the approved capital programme does not include any schemes that are primarily for investment purposes. Investment assets would usually have one or more of the following characteristics

- Buying land or existing buildings to let out at market rates
- Buying land or buildings which were previously operated on a commercial basis which is then continued by the local authority
- Buying land or buildings other than housing which generate income and are intended to be held indefinitely rather than until the achievement of some meaningful trigger

The Council does not have any such schemes in its proposed capital programme.

2. 2023/24 – 2027/28 5 Year Capital Programme

2.1 Overview

2.1.1 After taking into consideration the existing approved capital programme and associated reprofiling, new bids and the capital investment plans, the full proposed capital programme has been developed for Members to approve.

2.1.2 Requirements under the Prudential Code and the changes to PWLB lending require the Council to separate out its capital programme between its main Service Spending (education, highways & transport, social care, public health, culture & related services and environmental & regulatory services), Housing (HRA and GF) and Regeneration projects.

The following sections of this report do this:-

- Existing Service Spending capital projects (section 2.2)
- New Service Spending capital projects (section 2.3)
- Revised Housing capital projects (section 2.4)
- Revised Regeneration capital projects (section 2.5)

2.1.3 The capital budgets submitted for approval of expenditure are presented reflecting anticipated slippage from the existing capital programme. Any additional slippage will be reported and rolled forward into 2023/24 as part of the closure of the 2022/23 accounts.

2.2 Existing Service Spending Capital Projects

2.2.1 The existing capital programme was approved as part of last year's budget setting process. This programme is reviewed as part of the corporate monitoring

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processes each quarter and the progress against the budget is scrutinised. As a result of this review, reprofiling of certain projects spending plan are identified and have been included in the revised Capital programme in this report.

Table 1 - Existing Service Spending Capital Programme

Summary of Existing Approved GF Capital Programme	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Adults Services						
Adults - DFG	2.839	0.000	0.000	0.000	0.000	2.839
Adults - Other	1.677	0.000	0.000	0.000	0.000	1.677
Adults Services Total	4.515	0.000	0.000	0.000	0.000	4.515
Customer, Communication & Culture						
Leisure - Other	0.955	0.000	0.000	0.000	0.000	0.955
Leisure - SLM	0.010	4.552	0.000	0.000	0.000	4.562
Libraries	0.067	0.000	0.000	0.000	0.000	0.067
Customer, Communication & Culture Total	1.033	4.552	0.000	0.000	0.000	5.585
Transformation	9.457	6.494	1.980	1.180	0.000	19.111
Childrens Services	2.225	0.000	0.000	0.000	0.000	2.225
Learning & Achievement						
Learning & Achievement Other	0.000	0.000	0.022	0.000	0.000	0.022
Schools	0.837	0.000	0.000	0.000	0.000	0.837
Learning & Achievement Total	0.837	0.000	0.022	0.000	0.000	0.859
Environment						
Environment - Other	1.920	0.000	0.000	0.000	0.000	1.920
Grounds Maintenance	0.150	0.000	0.000	0.000	0.000	0.150
Highways	1.268	0.750	0.182	0.000	0.000	2.200
Parks	0.500	0.000	0.000	0.000	0.000	0.500
Environment Total	3.838	0.750	0.182	0.000	0.000	4.770
Registration & Bereavement Services	0.070	0.000	0.000	0.000	0.000	0.070
Asset Management						
Asset Management - Other	3.078	0.000	0.000	0.000	0.000	3.078
Corporate Buildings	0.089	0.000	0.000	0.000	0.000	0.089
Health & Safety	0.092	0.018	0.000	0.000	0.000	0.110
Schools Conditions Programme	2.531	0.000	0.000	0.000	0.000	2.531
Schools Expansions	17.861	22.865	0.000	0.000	0.000	40.727
Vehicle Replacement	0.110	0.000	0.000	0.000	0.000	0.110
Asset Management Total	23.761	22.883	0.000	0.000	0.000	46.644
ICT Infrastructure	6.982	3.020	2.242	0.000	0.000	12.244
Total GF Capital Expenditure	52.718	37.699	4.426	1.180	0.000	96.023

2.2.9 The funding streams to finance the above spend is as follows

Table 2 - Existing Service Spending Financing

Financing	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Capital Receipts	17.363	13.073	0.000	0.000	0.000	30.436
Revenue and Reserve Contributions	0.115	0.000	0.022	0.000	0.000	0.136
Grants & Other Contributions	24.433	22.865	0.000	0.000	0.000	47.298
Borrowing	10.807	1.761	4.404	1.180	0.000	18.152
Total Funding	52.718	37.699	4.426	1.180	0.000	96.023

2.3 New Service Spending Capital Projects

2.3.1 In addition to the existing capital programme there has also been a review of the future capital requirements undertaken across the business. The updated new bids are shown in Table 3 below. Cabinet is asked to recommend these bids to Council for approval as part of the approval of the total Capital Programme.

Table 3 – New Service Spending Capital Projects

Internally Funded Schemes Presented for Approval	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	Total £m
Environment						
Highways (Roads & Pavements)	6.000	6.000	6.000	6.000	6.000	30.000
Highways (Lighting)	1.000	1.000	1.000	1.000	1.000	5.000
Asset Management						
Depot Expansion	4.000	0.000	0.000	0.000	0.000	4.000
Corporate Building Inspections	0.194	0.205	0.216	0.226	0.238	1.079
Corporate Buildings & Other Initiatives	3.000	3.000	0.000	0.000	0.000	6.000
Finance						
Capital Contingency	2.000	0.000	0.000	0.000	0.000	2.000
Total Internally Funded Schemes	16.194	10.205	7.216	7.226	7.238	48.079
Externally Grant Funded Schemes Presented for Approval	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	Total £m
Asset Management						
Schools Conditions Programme (indicative)*	2.454	0.000	0.000	0.000	0.000	2.454
Adults						
Better Care Fund/ Disabled Facilities Grant (indicative)	2.056	0.000	0.000	0.000	0.000	2.056
Environment						
TFL - Core Local Implementation Plan (indicative)	1.432	0.000	0.000	0.000	0.000	1.432
Total Externally Grant Funded Schemes	5.942	0.000	0.000	0.000	0.000	5.942
Externally CIL/S106 Funded Schemes Presented for Approval	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	Total £m
Primary School Cycle & Scooter Parking	0.050	0.000	0.000	0.000	0.000	0.050
Lamp Column upgrades (for EV chargers)	0.050	0.000	0.000	0.000	0.000	0.050
PV Panels on Council Buildings	0.375	0.000	0.000	0.000	0.000	0.375
Liveable Neighbourhood Romford Ring Road	1.200	0.000	0.000	0.000	0.000	1.200
Beam Parkway Linear Park & Active Travel	1.000	0.000	0.000	0.000	0.000	1.000
Total Externally Funded S106/CIL Schemes	2.675	0.000	0.000	0.000	0.000	2.675
TOTAL NEW GF CAPITAL PROGRAMME	24.811	10.205	7.216	7.226	7.238	56.696

* The indicative schools conditions programme is set out in detail in appendix 2. If the grant differs from the indicative allocation the schemes will be adjusted accordingly.

2.3.2 The bids include £7m per year for the resurfacing and lighting of highways and footways as the current approved programme of works ends in 2022/23. This is

based on the minimum recommended by officers to maintain the quality of the highways infrastructure.

- 2.3.3 Also included is an additional £4m to fund the expansion of the facilities at the central depot site. This will increase the available area of the depot site and accommodate the requirements of the integrated waste and street cleansing contract approved at December 2022 cabinet. This requirement following the procurement was flagged in the 2022/23 capital strategy report and is subject to a works procurement process.
- 2.3.4 Members are also asked to approve the addition of £6m over two years for works on corporate buildings including access works at Langtons works on the town hall and other corporate building initiatives.
- 2.3.5 The 2023/24 capital programme also includes an allocation of £2m into the capital contingency to allow the Authority to react to in-year capital pressures. This report seeks delegation of the use of the capital contingency to the Chief Financial Officer (recommendation 2).
- 2.3.6 A review of IT and Transformation capital expenditure is underway and once completed adjustments to the capital programme will be reported
- 2.3.7 There are other indicative additional allocations for the schools condition programme, Disabled Facilities Grant and the TfL Local Implementation Plan for Highways. These sums are funded from a grant allocation and do not incur revenue financing costs.
- 2.3.8 A Community Infrastructure Levy (CIL) scheme was initiated in Havering in 2020/21 and the council has started to receive CIL payments. There has been significant work undertaken by the Infrastructure Steering Group on a protocol for managing the CIL process and to ensure that the council gets the best added value for the CIL it receives. The aim for the investment of the CIL is to ensure it is utilised to enhance the infrastructure of the council and it should therefore link to the Infrastructure and Local area plan. The development of the CIL monitoring and pipeline forecasting information will enable strategic decisions about where that investment should be made. The latest figures on the availability of CIL identifies the contributions banked and potential pipeline receipts. Prudent financial planning would dictate that the council allocates CIL funding in line with its priorities
- 2.3.9 It should be noted that of the 5 additional CIL funded projects that approval is being sought by Members to add to the capital programme, 2 are above the £500k level delegated to the S151 officer. The liveable neighbourhood Romford Ring Road project and the Beam Parkway Linear Park & Active Travel project have both been approved via IPaDB and Theme board and this report is seeking Member approval of both schemes for inclusion in the capital programme.

2.3.10 The funding streams to finance the proposed new projects are as follows:

Table 4 – New Service Spending Financing

Funding Sources of Schemes Presented for Approval	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m	Total £m
Capital Receipts	0.000	0.000	0.000	0.000	0.000	0.000
Revenue and Reserve Contributions	0.000	0.000	0.000	0.000	0.000	0.000
Grants & Other Contributions	8.617	0.000	0.000	0.000	0.000	8.617
Borrowing	16.194	10.205	7.216	7.226	7.238	48.079
TOTAL FUNDING	24.811	10.205	7.216	7.226	7.238	56.696

2.3.11 As can be seen from the above table a significant element of the new capital projects are funded from prudential borrowing. This will have the result of additional capital financing costs charged to revenue over the life of the assets. These costs are factored into the Councils medium term financial strategy. The capital financing costs as a result of the additional borrowing for the additional projects are set out below:

Table 5 – Revenue Impact of New Service Spending

	Incremental Impact to Revenue						
	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m	2027/28 £m	2028/29 £m	Total £m
Interest Costs associated with additional Borrowing	0.324	0.528	0.348	0.289	0.289	0.145	1.200
Repayment of Principal (MRP) associated with additional borrowing	0.000	0.540	0.360	0.285	0.286	0.286	0.900
Total Capital Financing Costs associated with additional borrowing	0.324	1.068	0.709	0.574	0.575	0.431	2.100

2.3.12 Whilst these costs are factored into the MTFs for prudent financial planning purposes, alternative funding sources will be investigated and used where possible to mitigate these costs, delivering a saving on the revenue budget.

2.4 Revised Housing (HRA) Capital Projects

2.4.1 The HRA business plan and the 2023/24 HRA Rent Setting report is included elsewhere on this agenda. As well as setting out the revenue budgets for the financial year ending 31st March 2024 the plan also sets out the medium term capital programme for Housing. A summary of the plans can be seen in the table below:

Table 6 – Revised Housing (HRA) Capital Programme

Proposed HRA Capital Programme	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m		£m
Stock capital investment	38.781	33.144	35.363	33.572	34.111	174.969
Other Improvements	0.000	0.000	0.000	0.000	0.000	0.000
Development/Acquisition	50.114	25.015	22.424	22.247	23.322	143.122
Demolition & Forward Funding	25.674	17.854	27.101	66.468	134.343	271.440
Other Regeneration	28.637	18.374	15.842	11.093	4.345	78.290
Total HRA Capital Expenditure	143.206	94.387	100.729	133.379	196.121	667.822

2.4.2 Whilst there is no direct provision made for the repayment of debt (and therefore no MRP) the inclusion of the repayment of loans is included in the long term business plan for the HRA. To reflect this in the service revenue expenditure, unlike for the GF, depreciation is a true cost to the service which is then used to finance capital expenditure through the mechanism known as the Major Repairs Reserve (MRR).

2.4.3 Included within the HRA business plan is how the service are proposing to finance the capital expenditure and is summarised in the table below:

Table 7 – Revised Housing (HRA) Capital Financing

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m		£m
Major Repairs Reserve (MRR)	9.812	10.273	10.479	10.688	10.902	52.154
RTB receipts (Allowable Debt)	1.068	1.067	1.074	1.068	1.061	5.338
RTB receipts (1-4-1 receipts)	8.112	4.542	2.580	6.727	8.935	30.895
Other Grants & Contributions	35.090	19.064	27.992	13.314	75.605	171.066
Revenue contributions (HRA)	0.500	11.403	3.486	0.000	0.000	15.389
HRA Prudential Borrowing	88.624	48.037	55.117	101.583	99.618	392.979
Total Funding	143.206	94.387	100.729	133.379	196.121	667.822

2.5 Revised Regeneration Capital Projects

2.5.1 Included within the capital programme are a number of Regeneration schemes that because of their size, are reported separately in the authority's capital programme. Each scheme has an individual business case setting out the risks and merits which have either been reviewed or are in the process of being reviewed by Members. The capital strategy brings together all these schemes, along with the Council's full capital programme, but Members are asked to review the individual business cases for a full understanding of each of the schemes.

2.5.2 The table below shows a summary of the current spending plans (based on latest business plans) for all of the regeneration schemes being proposed. A full listing of the projects can be found in appendix 3.

Table 8 – Revised Regeneration Capital Programme

Summary of Regeneration Programme	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Mercury Land Holdings	100.557	70.433	0.000	0.000	0.000	170.990
Rainham & Beam Park	35.197	12.449	0.000	0.000	0.000	47.646
Bridge Close (Medical facilities & School)	0.000	20.800	0.000	0.000	0.000	20.800
Farnham & Hilldene	1.718	0.000	17.051	0.000	0.000	18.769
Future Regeneration Opportunities	28.000	28.000	28.000	28.000	28.000	140.000
Beam Parkway Major Scheme	2.888	0.000	0.000	0.000	0.000	2.888
Total GF Regeneration Programme	168.360	131.682	45.051	28.000	28.000	401.094

2.5.3 It should be noted that the proposed regeneration programme members are being asked to approve within this report is comparable in size to the regeneration programme approved as part of the budget setting process for 2022/23. Budgets for any schemes that Mercury Land Holdings are no longer progressing have been returned to the MLH reactive acquisition fund. Budgets will then be allocated to new projects as and when the schemes have followed the governance process with business cases having been approved.

2.5.4 The proposed funding of these schemes is from prudential borrowing and capital receipts. Details are set out in the table below:

Table 9 – Revised Regeneration Capital Financing

Financing	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Capital Receipts	61.510	36.490	28.000	28.000	28.000	182.000
Revenue and Reserve Contributions	0.000	0.000	0.000	0.000	0.000	0.000
Grants & Other Contributions	2.888	0.000	0.000	0.000	0.000	2.888
Borrowing	103.962	95.192	17.051	0.000	0.000	216.205
Total Funding	168.360	131.682	45.051	28.000	28.000	401.094

2.5.5 Use of capital receipts to finance the regeneration programme include £42m for potential CPO's relating to the Rainham & Beam Park housing zone and a £140m provision for any future regeneration opportunities that may arise. Full business cases would be produced for any project utilising these receipts which would be replenished from the subsequent onward sale of the asset purchased.

2.5.6 Details of the regeneration schemes included as part of the capital programme are:

- Rainham & Beam Park Housing Zone

This scheme was originally approved for progression at Cabinet on 13 December 2017 with capital expenditure forecasts based on the original

business plan. Since the original approval the project has developed with the capital expenditure above based on latest business plans.

- Bridge Close

This scheme was originally approved for progression at Cabinet on 15 November 2017 and again was based on the original business case for the project. Like with Rainham & Beam Park the scheme has developed and the latest capital expenditure forecasts are based on the new business plan. A report outlining a revised approach to funding Bridge Close was approved by Cabinet on 16 December 2020, and the capital requirements are included in the capital programme.

- Mercury Land Holdings

The original business plan was approved at Cabinet on 15 November 2017. Since this approval new schemes and opportunities have been identified and this new capital programme includes a number of new projects. Inclusion in the capital programme ensures that the capital expenditure approvals are in place subject to the full business cases being approved setting out the individual projects and their risks and benefits associated with them.

2.5.7 Like with the new capital projects, if schemes within these regeneration schemes are approved and progress then additional prudential borrowing will be required. This borrowing will result in revenue capital financing costs over the profile of the schemes as shown below. Whilst these costs are factored into the MTFs for prudent financial planning purposes, alternative funding sources will be used where possible to mitigate these costs, delivering a saving on the revenue budget.

Table 10 – Revenue Impact of the Regeneration Capital Programme

	Incremental Impact to Revenue						
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	£m	£m	£m	£m	£m	£m	£m
Interest Costs associated with additional Borrowing	2.627	3.983	2.245	0.341	0.000	0.000	9.196
Repayment of Principal (MRP) associated with additional borrowing	0.938	1.852	1.839	0.426	0.000	0.000	5.055
Total Capital Financing Costs associated with additional borrowing	3.565	5.835	4.084	0.767	0.000	0.000	14.251

2.5.6 It is important to acknowledge that once the developments move into the delivery phase, the costs of the programmes become more significant, including for example the costs of borrowing or the costs of maintaining an operational construction site. Therefore any delays in the programme that add time into the development phase plans will bring with it additional material costs over and above these business plan assumptions.

- 2.5.7 It should also be acknowledged that as these regeneration ventures progress, there are costs incurred in the preparation of the schemes and the establishment of the delivery vehicles that are sunk costs, and have occurred in this or previous years. If any of the schemes at any stage in the future do not progress to final delivery and completion, then these costs could fall to the Council with no mechanism for recovery.
- 2.5.8 The primary reason for undertaking these schemes is regeneration delivering new homes in accordance with the Council's strategic aims and plans. The business cases have also identified a number of additional benefits arising alongside the regeneration. One of the benefits is the estimated financial return to the Council that will arise as a result of the delivery of the projects. The return generated from these regeneration projects will offset the budget pressure arising from the capital financing costs of borrowing and provide future funds for reinvestment. There will also be a return to support the Council's MTFS from MLH as a result of the Council making loans to the company. Full details of the additional pressures and savings for the individual schemes are included in the Medium Term Financial Strategy.
- 2.5.9 In addition to the income streams, dividends will also be payable from MLH, although at present it is assumed these are reinvested in further regeneration schemes.
- 2.5.10 The primary existence of these regeneration projects are for regeneration purposes and it's important to acknowledge that these income streams can be more volatile than other investments made solely for treasury purposes (details of which are set out in the Treasury Management Strategy Statement (TMSS) elsewhere in the agenda). Members are reminded that over reliance on these income streams should not be made when setting a balanced budget and that by approving these schemes, Members are happy with the overall balance of income that these projects contribute to the budget setting process.

2.6 2023/24 to 2027/28 5 year Capital Programme

2.6.1 Subject to Member approval, the following table sets out the proposed total capital programme for the financial years 2022/23 through to 2026/27 covering the existing capital programme, new bids, HRA and Regeneration:

Table 11 – Proposed Total Capital Programme

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Adults Services						
Adults - DFG	4.895	0.000	0.000	0.000	0.000	4.895
Adults - Other	1.677	0.000	0.000	0.000	0.000	1.677
Adults Services Total	6.571	0.000	0.000	0.000	0.000	6.571
Customer, Communication & Culture						
Leisure - Other	0.955	0.000	0.000	0.000	0.000	0.955
Leisure - SLM	0.010	4.552	0.000	0.000	0.000	4.562
Libraries	0.067	0.000	0.000	0.000	0.000	0.067
Customer, Communication & Culture Total	1.033	4.552	0.000	0.000	0.000	5.585
Transformation	9.457	6.494	1.980	1.180	0.000	19.111
Childrens Services	2.225	0.000	0.000	0.000	0.000	2.225
Learning & Achievement						
Learning & Achievement Other	0.000	0.000	0.022	0.000	0.000	0.022
Schools	0.887	0.000	0.000	0.000	0.000	0.887
Learning & Achievement Total	0.887	0.000	0.022	0.000	0.000	0.909
Environment						
Environment - Other	3.352	0.000	0.000	0.000	0.000	3.352
Grounds Maintenance	0.150	0.000	0.000	0.000	0.000	0.150
Highways	8.318	7.750	7.182	7.000	7.000	37.250
Parks	0.500	0.000	0.000	0.000	0.000	0.500
Environment Total	12.320	7.750	7.182	7.000	7.000	41.252
Registration & Bereavement Services	0.070	0.000	0.000	0.000	0.000	0.070
Asset Management						
Asset Management - Other	7.078	0.000	0.000	0.000	0.000	7.078
Corporate Buildings	3.657	3.205	0.216	0.226	0.238	7.542
Health & Safety	0.092	0.018	0.000	0.000	0.000	0.110
Schools Conditions Programme	4.985	0.000	0.000	0.000	0.000	4.985
Schools Expansions	17.861	22.865	0.000	0.000	0.000	40.727
Vehicle Replacement	0.110	0.000	0.000	0.000	0.000	0.110
Asset Management Total	33.783	26.089	0.216	0.226	0.238	60.551
ICT Infrastructure	6.982	3.020	2.242	0.000	0.000	12.244
Capital Contingency	2.000	0.000	0.000	0.000	0.000	2.000
Regeneration	170.560	131.682	45.051	28.000	28.000	403.294
Total GF Capital Expenditure	245.889	179.587	56.692	36.406	35.238	553.812
HRA Capital Expenditure	143.206	94.387	100.729	133.379	196.121	667.822
Total Capital Expenditure	389.094	273.974	157.421	169.786	231.358	1,221.634

2.6.3 If the capital programme is agreed the capital expenditure will be financed as follows:

Table 12 – Financing of Capital Programme

Financing	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m	£m
Capital Receipts	88.052	55.172	31.654	35.794	37.996	248.669
Revenue and Reserve Contributions	10.427	21.676	13.987	10.688	10.902	67.680
Grants & Other Contributions	71.028	41.930	27.992	13.314	75.605	229.869
Borrowing	219.587	155.196	83.788	109.989	106.855	675.415
Total Funding	389.094	273.974	157.421	169.786	231.358	1,221.634

3. Prudential Indicators

3.1 Capital expenditure is incurred where the Council spends money on assets, such as property or vehicles that will be used for more than one year. In local government this includes spending on assets owned by other bodies, and loans and grants to other bodies enabling them to buy assets. Details of the Council's policy on capitalisation can be found in the Council's accounting policies included within the annual statement of accounts.

3.2 In 2022/23, including the Housing Revenue Account, the Council is planning capital expenditure of £258.770m as set out in the table below:

Table 12 – Prudential Indicator: Estimate of Capital Expenditure

	2021/22 Actual £m	2022/23 Budget £m	2023/24 Budget £m	2024/25 Budget £m	2025/26 Budget £m
Service Spending	21.815	72.292	75.328	47.905	11.641
Council Housing (HRA)	121.295	150.149	143.206	94.387	100.729
Regeneration Programme	3.944	36.328	170.560	131.682	45.051
Total	147.054	258.770	389.094	273.974	157.421

The Service spending on capital projects include highways, schools maintenance and expansions, IT infrastructure and leisure, and these can be seen in the detailed capital programme section of this report.

The Council Housing (HRA) is a ring-fenced account which ensures that council housing does not subsidise, or is itself subsidised, by other local services. The HRA capital programme supports the ongoing capital maintenance of the housing stock, the delivery of decent homes standards alongside a significant investment in the 12 Estates regeneration programme and the acquisition of affordable homes across other regeneration schemes, particularly the Bridge Close scheme. The HRA business plan (which includes full details of the proposed HRA capital programme) is an item elsewhere on the agenda.

3.3 All capital expenditure must be financed, either from external sources (government grants and other contributions), the Council's own resources (revenue, reserves and capital receipts) or debt (borrowing, leasing and Private Finance Initiative). The planned financing of the above expenditure is as follows:

Table 14 – Prudential Indicator: Capital Financing

	2021/22 Actual £m	2022/23 Budget £m	2023/24 Budget £m	2024/25 Budget £m	2025/26 Budget £m
Capital Receipts	10.403	66.046	88.052	55.172	31.654
Revenue Contributions & Reserves	23.516	25.591	10.427	21.676	13.987
Grants & Other Contributions	37.323	20.493	71.028	41.930	27.992
Borrowing	75.812	146.639	219.587	155.196	83.788
Total	147.054	258.770	389.094	273.974	157.421

3.4 Debt (Borrowing) is only a temporary source of finance, since loans and leases must be repaid, and this is therefore replaced over time by other financing, usually from revenue which is known as Minimum Revenue Provision (MRP). Alternatively, proceeds from selling capital assets (known as capital receipts) may be used to replace debt finance. The Council's full Minimum Revenue Provision statement is available as part of the Treasury Management Strategy Statement.

3.5 The Council's cumulative outstanding amount of debt finance is measured by the capital financing requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP and capital receipts used to replace debt. The CFR is expected to increase by £211m during 2023/24 raising from £604m to £815m. Based on the above figures for expenditure and financing, the Council's estimated CFR is as follows:

Table 15 – Prudential Indicator: Estimates of Capital Financing Requirement

	2021/22 Actual £m	2022/23 Budget £m	2023/24 Budget £m	2024/25 Budget £m	2025/26 Budget £m
Service Spending	127.504	147.493	168.488	172.907	177.068
Regeneration Programme	61.587	88.104	190.253	273.734	285.029
Total GF Capital Financing Requirement	189.091	235.597	358.741	446.641	462.097
Council Housing (HRA)	279.835	368.701	456.242	478.102	526.262
Total Capital Financing Requirement	468.927	604.298	814.982	924.743	988.359

3.6 The previous tables cover the overall capacity and control of borrowing but within the prudential framework indicators are required to assess the affordability of the capital investment plans. One such indicator is the estimate of the ratio of financing costs to net revenue stream which can then be split between service spend, housing and regeneration. This indicator identifies the trend on the cost of capital against the net revenue stream (or for the HRA from rents and other sources of income) and is set out in the table below:

Table 16 – Prudential Indicator: Ratio of Financing costs to Net Revenue Stream/HRA Rents

	2021/22 Actual	2022/23 Forecast	2023/24 Forecast	2024/25 Forecast	2025/26 Forecast
Service Spending	5.05%	5.90%	6.73%	7.54%	7.37%
Regeneration Programme	2.29%	2.11%	3.04%	4.87%	5.69%
Council Housing (HRA)	16.78%	21.78%	27.95%	30.92%	33.17%

3.7 Additional Prudential Indicators covering capacity, controls and affordability relating to the Councils treasury position can be found in the Treasury Management Strategy Statement (TMSS) reported elsewhere on the agenda.

4. Disposals

4.1 As the Council has pursued a policy of selling surplus sites for many years it becomes more difficult to identify new sites for disposal that do not pose challenges, either technically or in terms of planning, and especially in respect of objections to disposal that arise in many cases. Nonetheless, constant and on-going appraisal of property assets to identify disposal opportunities is a best practice tenet on all local authorities.

4.2 Nationally, councils are shifting their approach and considering sites for self-development in line with corporate need. Through capital spend; they are able to generate savings and new forms of revenue income.

4.4 As well as ensuring that the portfolio of retained property is suitable for the operational needs of the Council, there is a continuing need to generate capital receipts from the disposal of assets in order to pursue capital projects. The Asset Disposal Programme was approved by Cabinet in January as the review and identification of new disposal and capital receipt opportunities is an essential contribution to funding the Council's capital programme and significantly reduces the impact of capital financing costs on revenue.

4.5 By definition there is a finite limit to the scope to generate receipts from asset disposals as the asset base diminishes over time. As set out in the disposals programme report opportunities are available in the medium term as a consequence of various factors including:

- Existing asset rationalisation programme – Cabinet agreed in January 2021 to rationalise its administrative accommodation to reflect revised working practices following the Covid pandemic

- Medium Term Financial Strategy – The need to achieve significant reductions in the Council’s revenue expenditure has necessitated a comprehensive review and re-prioritisation of Council services and their means of delivery.
- Asset Review – The Council’s Asset Management Plan promotes the ongoing review of all assets to ensure there is a clear and justified requirement for their ongoing retention.

5. Capital Receipts

5.1 The planned capital programme includes assumption of the generation of £10m per year in capital receipts to help reduce the borrowing requirements and is reflected in the Asset Disposal Programme. Any shortfall in receipts will mean additional borrowing costs and therefore a pressure in the Medium Term Financial Strategy (MTFS).

5.2 It should be noted that income from capital receipts are generally applied to finance short life assets where capital financing costs would be high. On average for every £1m not achieved in asset sales this would equate to an additional pressure of £240k each year in the MTFS.

5.3 Built into the MTFS for 5 years is the requirement to generate £10m of capital receipts ending in 2026/27. The first 3 years of receipts are factored into the financing of the capital programme with the final 2 years (2025/26 & 2026/27) remaining unallocated allowing for flexibility when adding to the capital programme. This will minimise the pressures of capital financing costs to revenue for shorter life capital projects.

6. Flexible Use of Capital Receipts and Transformation

6.1 In February 2021, the Government announced the continuation for a further 3 years of the flexible use of capital receipts directive which allows Authorities to use capital receipts to finance revenue transformation expenditure for any project that is designed to generate ongoing revenue savings. Authorities are required to list each project and the savings that are being generated as a result of the project.

6.3 The guidance on the flexible use of capital receipts was updated in August 2022 with clarification that only asset sales outside of the group structure would be eligible to be used for transformation purposes as part of the flexible use of receipts directive. Coupled with the on-going review of IT and Transformation capital spend ahead of this report being prepared there are currently no plans to utilise this option. The situation will continue to be monitored and should the opportunity arise further details will be issued.

7. Regeneration Programme

7.1 Overview

7.1.1 With central government financial support for local public services declining, the Council has invested in a number of joint ventures and subsidiaries.

7.1.2 Mercury Land Holdings (MLH) is the Council's wholly owned property development company established to:

- Make use of existing Council capital assets
- To contribute to dealing with the housing supply issue in the Borough
- Ensure a mix of housing in terms of type, size and tenure best matched to the needs of Havering
- To support the Council's regeneration and growth aim
- Generate a financial return to support front line services

The Council's investment in MLH in terms of loans and equity are included in the capital programme. The investment is managed via a shareholder's board arrangement and MLH submit a business plan each year with investment plans for consideration and approval by Cabinet.

7.1.3 In addition the Council is the partner in three other regeneration vehicles. One has been established to regenerate the Council's own housing provision, predominantly within the HRA. The other two are to support regeneration and bring in new affordable housing across Havering.

- 12 Estates programme
- Bridge Close
- Beam Park

7.1.4 With regeneration being the key objective, the Council accepts higher risk on capital investments in the Regeneration Programme than with treasury investments where the emphasis is on Security, Liquidity and Yield (SLY) in that order. The principal risk exposures for each regeneration scheme are set out in the individual business cases but include risks such as fall in capital values, inflation and interest rate risk. These risks are managed through the individual business cases which show detailed modelling of the risk factors and their impact. In order that commercial investments remain proportionate to the size of the authority, whilst there is no overall maximum investment limit, every business case is reviewed with the full impact of the decision assessed before a decision to proceed or abandon the scheme being made.

7.1.5 Further details on the capital expenditure plans and the associated prudential indicators which include the commercial activities can be found in the Treasury Management Strategy Statement. The Council's capital expenditure plans are the key driver of treasury management activity with the output of these plans reflected in the TMSS and prudential indicators. These are designed to assist Member's overview and confirm capital expenditure plans.

7.2 Risk Management and Mitigation

7.2.1 Specific risks for individual schemes are contained within the project business cases. The scale and importance of the project will dictate the level of business case evaluation. Sound business case protocols can mitigate the risk of business case collapse with appropriate levels of contingency being built into the business case to mitigate risks.

7.2.2 In addition to specific risks associated with projects there are a number of cross cutting risks that apply to all capital investments.

- Interest Rate Risk - This is managed indirectly through the TMSS and through our treasury advisers Link Asset Services
- Inflation Risk – The Governments latest inflation forecasts indicate that inflation could rise up to nearly 5% in the next 12 months. Inflation risk is always a concern as slippage can potentially decrease the purchasing power. This can be mitigated by good project management and clearly identified cash flow projections.
- Legal Risk – Capital schemes need to comply with the latest relevant regulations which can change and lead to an impact on construction costs for example. This is mitigated by awareness of pipeline changes and through contingencies
- Market health and commercial values – when projects are entered, the business case often depends on key assumptions or estimates of future market positions. Should market movements mean that these assumptions are inaccurate then this may lead to a change in the project financials. This risk can be mitigated through performance monitoring and contingencies.
- Supplier financial stability – To mitigate this, the Council considers the financial robustness of all contractors and partners and requests appropriate financial standing assurance.
- Reputational Risk – This is particularly relevant to the public sector and can result in the public losing faith in the organisation. The risk can be mitigated by good project management and communication with clear expectations of all stakeholders being key.

- Financial risk due to programme delay – as the schemes progress into delivery phase the costs of the programmes become more significant, including the costs of any borrowing, of the holding costs of construction sites and the operating costs of the joint venture partners, which will be incurred even during times of delay. This can occur for external reasons – e.g. inclement weather that stops work on site – or reasons internal to the council – e.g. delays from slipped planned phasing or decision making deadlines. Many external causes can be mitigated by insurance cover or contingency sums, and close contract management with partners. The internal process risk can be mitigated by clear planning and timetabling of key decisions and project approval phasing, and monitoring and management of the project plans against those deliverables.

8. Minimum Revenue Provision Policy Statement

- 8.1 Where the Authority finances capital expenditure by debt, it must put aside resources to repay that debt in later years. The amount charged to the revenue budget for the repayment of debt is known as Minimum Revenue Provision (MRP). Although there has been no statutory minimum provision requirement since 2008, The Local Government Act 2003 requires the Authority to have regard to the MHCLG *Guidance on Minimum Revenue Provision* last updated in 2020.

The broad aim of the MHCLG Guidance is to ensure that debt is repaid over a period that is either reasonably commensurate with that over which the capital expenditure provides benefits, or, in the case of borrowing supported by Government Revenue Support Grant, reasonably commensurate with the period implicit in the determination of that grant.

- 8.2 The MHCLG Guidance requires the Authority to approve an Annual MRP Statement each year, and recommends a number of options for calculating a prudent amount of MRP. The following statement only incorporates options recommended in the Guidance.

- For capital expenditure incurred before 1st April 2008, MRP will be determined in accordance with the former regulations that applied on 31st March 2008, incorporating an “Adjustment A” of £2.9m on a reducing balance method
- For capital expenditure incurred after 31st March 2008, MRP will be determined by charging the expenditure over the expected useful life of the relevant assets in equal instalments, but under exceptional circumstances the annuity method may apply. Furthermore, where appropriate provision of MRP will commence in the year after the asset becomes operational.

- 8.3 Estimated life periods will be determined under delegated powers. The Authority may defer to the estimated useful economic life periods specified in the MRP guidance, but reserves the right to determine such periods and prudent MRP. As some types of capital expenditure incurred by the Authority are not capable of being related to an individual asset, asset lives will be assessed on a basis which most reasonably reflects the anticipated period of benefit that arises from the expenditure. Also, whatever type of expenditure is involved, it will be grouped together in a manner which reflects the nature of the main component of expenditure and will only be divided up in cases where there are two or more major components with substantially different useful economic lives.

For assets acquired by finance leases or the Private Finance Initiative, MRP will be determined as being equal to the element of the rent or charge that goes to write down the balance sheet liability.

- 8.4 No MRP will be charged in respect of assets held within the Housing Revenue Account as repayment of debt is incorporated in the long term HRA business plan.
- 8.5 **Third party loans** – Under statutory requirements the payment of the loan will normally be treated as capital expenditure. The subsequent loan repayments, (which are treated as capital receipts under statutory requirements), will be used to reduce the long term liability and consequently the CFR. As a result MRP will not generally be charged on the loan providing the loan repayment means that the debt will be repaid quicker than if MRP was provided based on the asset life method.

The Authority keeps under review all loans to 3rd parties and should there be an expectation that loans will not be repaid in full MRP would be made in this respect to insure that provision is put aside prudently for the repayment of debt.

- 8.6 There is currently consultation issued from the Department for Levelling up, Housing and Communities seeking views on proposed changes to regulations to better enforce the duty of local authorities to make prudent Minimum Revenue Provision each year. Early indication and updated consultation suggests that our MRP policy would be fully compliant with the updated guidance however officers will ensure that the provision complies with any future changes to the regulation.

9. Knowledge and Skills

- 9.1 The Council employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. The Council also has a training and development programme to support staff to study towards relevant professional qualifications.
- 9.2 Where Council staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. This approach

is more cost effective than employing such staff directly, and ensures that the Council has access to knowledge and skills commensurate with its risk appetite.

- 9.3 Member training is undertaken as part of the induction programme following any election and in particular for new Members. Specialist training and advice is also provided to relevant cabinet portfolio members which is either conducted by members of staff or external specialist sources.

REASONS & OPTIONS

Reasons for the Decision

The Council is required to approve the Capital Strategy as per the 2017 updates to the Prudential Code for Capital Finance in Local Authorities and the Treasury Management in the Public Services Code of Practice.

Alternative Options Considered

There are no alternative options in so far as approving the capital strategy and setting the capital programme. However, there are options in respect of the various projects within the capital programme.

IMPLICATIONS & RISKS

Financial Implications and Risks

The Council needs to manage and control its future capital programme and investment very carefully to ensure that it meets its fiduciary responsibilities. It will need to carefully prioritise future capital investment to deliver optimum outcomes as resources become increasingly scarce. A number of new schemes rely upon borrowing which creates a long term budgetary commitment for the Council for which it anticipates that it will receive financial returns of income in addition to meeting the primary objectives of economic development and regenerations. It is therefore essential that there is robust and proactive management of all capital projects going forward in order to deliver the financial plans set out in each approved business case. In particular, the delivery of income streams due from the series of Regeneration led projects for housing development are crucial and underpin the Council's ability to meet the cost of this capital investment and generate future revenue returns to support the delivery of the MTFs. Failure to deliver to plan, could result in significant financial pressures for the Council and therefore robust programme and project

governance will be essential. This framework and the expected returns on investment will be included in the revised Capital Strategy.

In allocating funding to these proposals the principle of financing capital expenditure from prudential borrowing as a last resort, was used. Going forward, the use of external funding sources will be maximised, pulling together the co-ordination of grant funding, s106 and any future CIL payments and the use of capital receipts, revenue and reserves.

Legal Implications and Risks

There are no apparent legal implications arising directly from this report. The Capital Strategy is a requirement of the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management and the CIPFA Prudential Code for Capital Finance in Local Authorities. The Council is required by regulation to have regard to both codes when carrying out its duties under Part 1 of the Local Government Act 2003. This report has been produced in accordance with those requirements.

Human Resource Implications and Risks

There appear to be no HR implications or risks arising directly that impact on the Councils workforce.

Equalities Implications and Risks

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce.

Health and Wellbeing Implications and Risks

The Council is committed to improving the quality of life and wellbeing for all Havering employees and residents in respect of socio-economics and health determinants. Whilst there are no direct implications to the Council's workforce and residents health and wellbeing as a result of this report, the way the Council spends its budgets on facilities and services does have the potential to impact on our overall health and wellbeing.

For example investment in social infrastructure for public services is likely to have a positive impact on health and wellbeing in terms of providing facilities and services, social connectivity, skills improvement, employment and wealth creation. If social infrastructure

is not invested and there is a lack of good quality roads, paths and public buildings the aesthetic quality of the environment can impact negatively on both physical and mental health and wellbeing.

The extensive investment in the regeneration programme with the aim of delivering more affordable homes will also have a significant impact on health and wellbeing

Sitting behind this strategy are a number of processes to assess and improve the health impacts of the projects being proposed. For example, any capital building works such as the 12 estates regeneration project will be subject to the new local plan which includes a new policy requirement for development applications of 10 units or more to have a commensurate scale health impact assessment. This will highlight any positive impacts of the development on improved health and wellbeing and look for ways to mitigate any negative impacts.

In addition where appropriate, individual projects/programmes within this strategy will themselves be subject to a separate equalities and health impact assessment (EqHIA) which will identify in more detail potential negative impacts for mitigation or positive impacts.

Climate Change Implications and Risks

The establishment of the Havering Climate Action Plan signals a commitment by the Council to tackle climate change and will affect all Council policies and decisions. The proposed capital programme has been developed with this Climate Action Plan at its forefront with good financial stewardship and procurement contributing to the Council's aim of achieving net-zero annual carbon emissions by 2040. In addition all projects included in the programme will follow the principles set out in the action plan and adhere to its key values.

BACKGROUND PAPERS

None

Directorate	Service	Programme	Project Number	Project Name	2023-24 Budget	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget	Total
Adults	Adults Services	Adults - DFG	C35200	Better Care Fund - Disabled Facilities Grant (indicative)	782,798	0	0	0	0	782,798
Adults	Adults Services	Adults - DFG	C40070	Better care fund 2022-23	2,056,000	0	0	0	0	2,056,000
Adults	Adults Services	Adults - DFG Total			2,838,798	0	0	0	0	2,838,798
Adults	Adults Services	Adults - Other	C28160	Adults Learning Disabilities Provision Build	1,676,673	0	0	0	0	1,676,673
Adults	Adults Services	Adults - Other Total			1,676,673	0	0	0	0	1,676,673
Adults	Adults Services Total				4,515,471	0	0	0	0	4,515,471
Adults Total					4,515,471	0	0	0	0	4,515,471
COO	Customer, Communication & Culture	Leisure Other	C35070	Sports Centre	918,852	0	0	0	0	918,852
COO	Customer, Communication & Culture	Leisure Other	C39220	Brittons Playing Fields - Enhancement of pitch to 3G surface with Lighting and Fencing	36,413	0	0	0	0	36,413
COO	Customer, Communication & Culture	Leisure Other Total			955,265	0	0	0	0	955,265
COO	Customer, Communication & Culture	Leisure SLM	C26860	SLM - Central Park Leisure Centre - Refurbishment	10,000	476,878	0	0	0	486,878
COO	Customer, Communication & Culture	Leisure SLM	C26870	SLM - Hornchurch Sports Centre - Redevelopment	0	126,168	0	0	0	126,168
COO	Customer, Communication & Culture	Leisure SLM	C26880	SLM - Sapphire Ice and Leisure - Fit Out	0	828,484	0	0	0	828,484
COO	Customer, Communication & Culture	Leisure SLM	C28070	SLM - Awaiting Allocation	0	3,120,755	0	0	0	3,120,755
COO	Customer, Communication & Culture	Leisure SLM Total			10,000	4,552,285	0	0	0	4,562,285
COO	Customer, Communication & Culture	Libraries	C22130	Libraries CCTV Replacement	19,073	0	0	0	0	19,073
COO	Customer, Communication & Culture	Libraries	C22150	Libraries Redecoration	19,093	0	0	0	0	19,093
COO	Customer, Communication & Culture	Libraries	C25250	Library Wi-Fi	1,970	0	0	0	0	1,970
COO	Customer, Communication & Culture	Libraries	C25260	Library Building Works	19,257	0	0	0	0	19,257
COO	Customer, Communication & Culture	Libraries	C25270	Libraries Banner	8,104	0	0	0	0	8,104
COO	Customer, Communication & Culture	Libraries Total			67,497	0	0	0	0	67,497
COO	Customer, Communication & Culture Total				1,032,762	4,552,285	0	0	0	5,585,047
COO	Transformation	Transformation	C38180	CRM System	792,000	203,731	0	0	0	995,731
COO	Transformation	Transformation	C36070	Smart Working Plus	870,188	0	0	0	0	870,188
COO	Transformation	Transformation	C38030	Digital Portfolio Contingency	517,500	0	0	0	0	517,500
COO	Transformation	Transformation	C38060	Platforms & Integration	2,420,275	1,900,000	300,000	0	0	4,620,275
COO	Transformation	Transformation	C38110	Audio Visual	200,490	0	0	0	0	200,490
COO	Transformation	Transformation	C38120	Organisational Data Capability	1,523,472	4,000,000	1,500,000	1,000,000	0	8,023,472
COO	Transformation	Transformation	C38130	Business Systems, BI and Data Analytics	48,460	0	0	0	0	48,460
COO	Transformation	Transformation	C38140	Borough Wide Connectivity and Digital Inclusion	241,753	0	0	0	0	241,753
COO	Transformation	Transformation	C38150	Automation & Innovation (RPA & Chatbots)	119,432	60,000	20,000	20,000	0	219,432
COO	Transformation	Transformation	C38170	IT Infrastructure - User Centred Design Capabilities	19,367	0	0	0	0	19,367
COO	Transformation	Transformation	C38040	Cyber Security	200,020	330,251	160,000	160,000	0	850,271
COO	Transformation	Transformation	C38080	Hardware Device Refresh	2,449,600	0	0	0	0	2,449,600
COO	Transformation	Transformation	C38090	Teams Telephony	54,507	0	0	0	0	54,507

Directorate	Service	Programme	Project Number	Project Name	2023-24 Budget	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget	Total
COO	Transformation	Transformation Total			9,457,064	6,493,982	1,980,000	1,180,000	0	19,111,046
COO	Transformation Total				9,457,064	6,493,982	1,980,000	1,180,000	0	19,111,046
COO Total					10,489,826	11,046,267	1,980,000	1,180,000	0	24,696,093
Childrens	Childrens Services	Childrens Other	C28140	Children with SEND Residential Provision - Build	1,250,000	0	0	0	0	1,250,000
Childrens	Childrens Services	Childrens Other	C28150	Childrens Residential and Attached Semi Independ Provision Home	939,019	0	0	0	0	939,019
Childrens	Childrens Services	Childrens Other	C29360	Locality Based Childrens Centres Transformation	24,416	0	0	0	0	24,416
Childrens	Childrens Services	Childrens Other	C35100	Youth Offending Service - 10 Headley Close	11,436	0	0	0	0	11,436
Childrens	Childrens Services	Childrens Other Total			2,224,871	0	0	0	0	2,224,871
Childrens	Childrens Services Total				2,224,871	0	0	0	0	2,224,871
Childrens	Learning & Achievement	Learning & Achievement Other	C18960	Catering Management System and Equipment	0	0	11,226	0	0	11,226
Childrens	Learning & Achievement	Learning & Achievement Other	C31030	Scargill Inf Sch - Kitchen extension	0	0	10,528	0	0	10,528
Childrens	Learning & Achievement	Learning & Achievement Other Total			0	0	21,754	0	0	21,754
Childrens	Learning & Achievement	Schools	C39120	2021-22 CAD Small Capital Grants Programme	58,400	0	0	0	0	58,400
Childrens	Learning & Achievement	Schools	C39180	St Edward's Primary School ARP	328,900	0	0	0	0	328,900
Childrens	Learning & Achievement	Schools	C40150	Harris Academy ARP	450,000	0	0	0	0	450,000
Childrens	Learning & Achievement	Schools Total			837,300	0	0	0	0	837,300
Childrens	Learning & Achievement Total				837,300	0	21,754	0	0	859,054
Childrens Total					3,062,171	0	21,754	0	0	3,083,925
Neighbourhoods	Environment	Environment Other	C40000	Waste contract vehicles	1,920,000	0	0	0	0	1,920,000
Neighbourhoods	Environment	Environment Other Total			1,920,000	0	0	0	0	1,920,000
Neighbourhoods	Environment	Grounds Maintenance	C39150	Grounds Maintenance Improvement	150,000	0	0	0	0	150,000
Neighbourhoods	Environment	Grounds Maintenance Total			150,000	0	0	0	0	150,000
Neighbourhoods	Environment	Highways	C26780	Former Harold Wood Hospital Controlled Parking Zone (S106)	130,716	0	0	0	0	130,716
Neighbourhoods	Environment	Highways	C38000	Traffic CCTV Cameras	940,000	750,000	182,032	0	0	1,872,032
Neighbourhoods	Environment	Highways	C38010	Infrastructure - Verges for parking	196,967	0	0	0	0	196,967
Neighbourhoods	Environment	Highways Total			1,267,683	750,000	182,032	0	0	2,199,715
Neighbourhoods	Environment	Parks	C35030	Park Improvements	500,000	0	0	0	0	500,000
Neighbourhoods	Environment	Parks Total			500,000	0	0	0	0	500,000
Neighbourhoods	Environment Total				3,837,683	750,000	182,032	0	0	4,769,715
Neighbourhoods	Registration & Bereavement Services	Cems & Crems	C40030	Redcrofts Lake - Creation of Waterfall	30,000	0	0	0	0	30,000
Neighbourhoods	Registration & Bereavement Services	Cems & Crems	C40040	Crematory - Roof Shielding	40,000	0	0	0	0	40,000
Neighbourhoods	Registration & Bereavement Services	Cems & Crems Total			70,000	0	0	0	0	70,000
Neighbourhoods	Registration & Bereavement Services Total				70,000	0	0	0	0	70,000
Neighbourhoods Total					3,907,683	750,000	182,032	0	0	4,839,715
OneSource	Asset Management	Asset Management Other	C26690	Havering College - Quarles Campus	143,642	0	0	0	0	143,642
OneSource	Asset Management	Asset Management Other	C29770	Acquisition of Hornchurch Police Station	2,934,100	0	0	0	0	2,934,100
OneSource	Asset Management	Asset Management Other Total			3,077,742	0	0	0	0	3,077,742
OneSource	Asset Management	Corporate Buildings	C18010	H and S Corporate Buildings - Legionella Assessments	20,410	0	0	0	0	20,410
OneSource	Asset Management	Corporate Buildings	C25390	Corporate Buildings - Water Hygiene Works 2017/18	4,590	0	0	0	0	4,590
OneSource	Asset Management	Corporate Buildings	C30870	H and S Corporate Buildings - Fire Risk Assessments	6,800	0	0	0	0	6,800
OneSource	Asset Management	Corporate Buildings	C38190	Town Hall Site Development - Initial Works	56,770	0	0	0	0	56,770

Directorate	Service	Programme	Project Number	Project Name	2023-24 Budget	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget	Total
OneSource	Asset Management	Corporate Buildings Total			88,570	0	0	0	0	88,570
OneSource	Asset Management	Health & Safety	C12000	H&S Fire Extinguisher Acquisitions	7,000	0	0	0	0	7,000
OneSource	Asset Management	Health & Safety	C28250	H and S Corporate Buildings - Legacy Works	22,376	18,000	0	0	0	40,376
OneSource	Asset Management	Health & Safety	C30890	H&S Corporate Buildings - Asbestos	62,494	0	0	0	0	62,494
OneSource	Asset Management	Health & Safety Total			91,870	18,000	0	0	0	109,870
OneSource	Asset Management	Schools Building Maintenance	C25490	Unplanned works to Education Buildings	806,537	0	0	0	0	806,537
OneSource	Asset Management	Schools Building Maintenance	C25510	Asbestos Removal 2017/18	31,206	0	0	0	0	31,206
OneSource	Asset Management	Schools Building Maintenance	C31190	Parklands Jr Sch replacement of dilapidated building	100,000	0	0	0	0	100,000
OneSource	Asset Management	Schools Building Maintenance	C35260	Gidea Park School Heating and Controls	30,000	0	0	0	0	30,000
OneSource	Asset Management	Schools Building Maintenance	C38240	James Oglethorpe - Replacement Boiler 2&3	2,160	0	0	0	0	2,160
OneSource	Asset Management	Schools Building Maintenance	C38250	Elm Park - Heating Controls	14,460	0	0	0	0	14,460
OneSource	Asset Management	Schools Building Maintenance	C38370	Engayne - Flat roof 9	139,806	0	0	0	0	139,806
OneSource	Asset Management	Schools Building Maintenance	C38440	Towers Infants - Flat roofs roof 3,7	35,000	0	0	0	0	35,000
OneSource	Asset Management	Schools Building Maintenance	C38450	Towers Juniors - Flat roofs A,D,G	150,000	0	0	0	0	150,000
OneSource	Asset Management	Schools Building Maintenance	C40100	Schools Conditions Programme (indicative)	1,222,267	0	0	0	0	1,222,267
OneSource	Asset Management	Schools Building Maintenance Total			2,531,436	0	0	0	0	2,531,436
OneSource	Asset Management	Schools Expansions	C18750	Phase 2 Expansions Unallocated	186,000	0	0	0	0	186,000
OneSource	Asset Management	Schools Expansions	C26030	Phase 4 Expansions Unallocated	0	7,359,863	0	0	0	7,359,863
OneSource	Asset Management	Schools Expansions	C30070	Schools Basic Needs 2020/21	7,500,000	14,879,700	0	0	0	22,379,700
OneSource	Asset Management	Schools Expansions	C40120	High Needs Provision Capital Allocation – Unallocated	9,564,821	0	0	0	0	9,564,821
OneSource	Asset Management	Schools Expansions	C23300	Crownfield Jr Expansion 3FE to 4FE - Phase 3	18,036	0	0	0	0	18,036
OneSource	Asset Management	Schools Expansions	C26080	Bower Park Sch - 6 to 7 FE Phase 4	400,000	289,195	0	0	0	689,195
OneSource	Asset Management	Schools Expansions	C26110	Marshalls Park Academy 6 to 8 Phase 4	142,301	0	0	0	0	142,301
OneSource	Asset Management	Schools Expansions	C36330	Clockhouse Primary School ARP	50,000	336,649	0	0	0	386,649
OneSource	Asset Management	Schools Expansions Total			17,861,158	22,865,407	0	0	0	40,726,565
OneSource	Asset Management	Vehicle Replacement	C39160	Procurement of 8 Stand on mowers for Public Realm (Parks)	19,442	0	0	0	0	19,442
OneSource	Asset Management	Vehicle Replacement	C40180	Purchase of 3 Gang on Mowers for Public Realm (Parks)	90,300	0	0	0	0	90,300
OneSource	Asset Management	Vehicle Replacement Total			109,742	0	0	0	0	109,742
OneSource	Asset Management Total				23,760,518	22,883,407	0	0	0	46,643,925
OneSource	ICT	ICT Infrastructure	C25440	Telephony Infrastructure	126,798	0	0	0	0	126,798
OneSource	ICT	ICT Infrastructure	C28180	Infrastructure Improvements and Resilience	468,122	0	0	0	0	468,122
OneSource	ICT	ICT Infrastructure	C35110	IT Device Refresh and Windows OS roll-out	1,559,540	250,000	0	0	0	1,809,540
OneSource	ICT	ICT Infrastructure	C35150	Networking	1,130,000	0	0	0	0	1,130,000
OneSource	ICT	ICT Infrastructure	C35160	Audio Visual Equipment	160,000	0	0	0	0	160,000
OneSource	ICT	ICT Infrastructure	C38050	Data Centre & Core Network	1,037,621	769,720	0	0	0	1,807,341
OneSource	ICT	ICT Infrastructure	C38100	Evergreening Capital - IT	2,500,000	2,000,000	2,241,757	0	0	6,741,757
OneSource	ICT	ICT Infrastructure Total			6,982,081	3,019,720	2,241,757	0	0	12,243,558
OneSource	ICT Total				6,982,081	3,019,720	2,241,757	0	0	12,243,558
OneSource Total					30,742,599	25,903,127	2,241,757	0	0	58,887,483
General Fund Total Excluding Regeneration					52,717,750	37,699,394	4,425,543	1,180,000	0	96,022,687

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LA Schools	2023/24 Condition Grant Scheme's	Priority	Budget £
Nelmes Primary	LED Lighting Inf Block classrooms and Junior Hall	1	50,000
Harold Wood	LED Lighting 2 classrooms corridor area	1	25,000
Rainham Village	LED Lighting 2 classrooms plus KS1 Blossom	1	25,000
Harold Court	LED Lighting 4 classrooms	1	30,000
Crowlands	LED Lighting 2 Halls	1	30,000
James Oglethorpe	Electrical works phase 3	2	50,000
Hildene	Boiler replacement and controls	1	180,000
Towers Junior	LED Lighting upgrade	1	30,000
Gidea Park	Fire Alarm detectors	1	20,000
Hylands Primary	Fire Alarm panel and detectors	1	30,000
Newtons	Flat roof Junior Block ABC	1	240,000
Broadford Primary	Flat roofs ABCD	1	170,000
Crownfield Junior	Flat roofs ABCDE	1	220,000
RJ Mitchell	Flat roofs x 3	1	210,000
Whybridge Infants	Flat roof A	1	180,000
Langtons Infants	Pitched roof	1	190,000
Harold Court Primary	Pitched roof	1	100,000
Squirrels Heath I & J	Pitched roof	1	200,000
Various Schools	Fire doors	1	100,000
Broadford Primary	Entrance tarmac	1	24,000
Mead Primary	Drainage	1	25,000
RJ Mitchell	Upper Floor Fire Escape	1	25,000
Various Schools	Asbestos Removal	1	300,000
Total			2,454,000

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Directorate	Service	Programme	Project Number	Project Name	2023-24 Budget	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget	Total
Regeneration Programme	Regeneration	Mercury Land Holdings	C28050	Mercury Land Holdings – Quarles Loan	2,063,000	1,563,000	0	0	0	3,626,000
Regeneration Programme	Regeneration	Mercury Land Holdings	C35780	Waterloo Equity	13,793,000	0	0	0	0	13,793,000
Regeneration Programme	Regeneration	Mercury Land Holdings	C35790	Waterloo Loans	23,224,000	21,732,000	0	0	0	44,956,000
Regeneration Programme	Regeneration	Mercury Land Holdings	C35800	Reactive Acquisition Fund Equity	20,700,000	20,000,000	0	0	0	40,700,000
Regeneration Programme	Regeneration	Mercury Land Holdings	C35810	Reactive Acquisition Fund Loan	39,464,000	27,138,000	0	0	0	66,602,000
Regeneration Programme	Regeneration	Mercury Land Holdings	C38610	MLH Quarles PRS - Loans	1,313,000	0	0	0	0	1,313,000
Regeneration Programme	Regeneration	Mercury Land Holdings Total			100,557,000	70,433,000	0	0	0	170,990,000
Regeneration Programme	Regeneration	Rainham & Beam Park	C28060	Rainham & Beam Park Housing Zone – CPO's	33,510,000	8,490,000	0	0	0	42,000,000
Regeneration Programme	Regeneration	Rainham & Beam Park	C28970	Rainham and Beam Park Housing Zone - Equity	1,686,830	3,959,413	0	0	0	5,646,243
Regeneration Programme	Regeneration	Rainham & Beam Park Total			35,196,830	12,449,413	0	0	0	47,646,243
Regeneration Programme	Regeneration	Regen Bridge Close	C30030	Bridge Close - School	0	15,654,000	0	0	0	15,654,000
Regeneration Programme	Regeneration	Regen Bridge Close	C30040	Bridge Close - Medical Facility	0	5,146,000	0	0	0	5,146,000
Regeneration Programme	Regeneration	Regen Bridge Close Total			0	20,800,000	0	0	0	20,800,000
Regeneration Programme	Regeneration	Regeneration - Other	C38580	Farnham & Hilldene - Com Properties	0	0	17,051,000	0	0	17,051,000
Regeneration Programme	Regeneration	Regeneration - Other	C38590	Farnham & Hilldene - Medical Centre	1,718,000	0	0	0	0	1,718,000
Regeneration Programme	Regeneration	Regeneration - Other	C36010	Provision for Future Regen Opportunities	28,000,000	28,000,000	28,000,000	28,000,000	28,000,000	140,000,000
Regeneration Programme	Regeneration	Regeneration - Other Total			29,718,000	28,000,000	45,051,000	28,000,000	28,000,000	158,769,000
Regeneration Programme	Regeneration	Regeneration TFL	C29000	Beam Parkway Major Scheme	2,888,454	0	0	0	0	2,888,454
Regeneration Programme	Regeneration	Regeneration TFL Total			2,888,454	0	0	0	0	2,888,454
Regeneration Programme Total					168,360,284	131,682,413	45,051,000	28,000,000	28,000,000	401,093,697

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Cabinet	8 February 2023
Subject Heading:	Treasury Management Strategy Statement 2023/24 and Annual Investment Strategy 2023/24 (“TMSS”), Treasury Indicators
Cabinet Member:	Councillor Christopher Wilkins Cabinet Member for finance and transformation
SLT Lead:	Dave McNamara Chief Financial Officer, s151 officer
Report Author and contact details:	Tony Piggott Stephen Wild Tony.Piggott@onesource.co.uk 01708 434 368
Policy context:	The CIPFA Code of Practice (“CIPFA TM Code”) on treasury management 2021 recommends that the TMSS & AIS is reported to a scrutiny committee for effective scrutiny- this role is undertaken by the Audit Committee and this report will be reviewed at its meeting on the 24th January 2023 and final version of the report will be presented to Cabinet on 22 February and then Full Council on 1st March 2023.
Financial summary:	The TMSS forms part of the Authority’s overall budget strategy and financial management framework.
Is this a Key Decision?	No

When should this matter be reviewed? **Annually**

Reviewing OSC: **Overview and Scrutiny Committee**

The subject matter of this report deals with the following Authority Objectives

Communities making Havering	□
Places making Havering	□
Opportunities making Havering	□
Connections making Havering	□

SUMMARY

The Treasury Management Strategy Statement (“TMSS”) is part of the authority’s reporting procedures as recommended by the Chartered Institute of Public Finance and Accountancy (CIPFA) Treasury Management (“TM”) Code and its Prudential code (“The CIPFA Prudential Code”) for capital finance in local authorities. The TMSS also sets out recently introduced changes to the legislative framework, which are generally designed to place restrictions on authorities’ commercial activity.

This report fulfils the authority’s legal obligation under the Local Government Act 2003 to have regard to both the CIPFA TM Code/Prudential Code and Government Guidance, and it covers:

- The Borrowing and Investment Strategies
- Treasury Management and Prudential Indicators - there is a change to them from the revised CIPFA TM Code and Prudential Code (2021) and is discussed later in this report and will be reported upon in the 2023-24 TMSS.

RECOMMENDATIONS

For the reasons set out in the report and its annexes Cabinet is recommended to agree:

- The Draft 2023/24 TMSS & AIS which will form part of the Budget Report to Cabinet on 8 February and Full Council on 1 March 2023.
- The revised prudential and treasury indicators set out in Appendix 2 and 3.

REPORT DETAIL

1. Introduction

- 1.1 CIPFA define treasury management as “The management of the local Authority’s borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”
- 1.2 A primary objective of the treasury management service is to ensure that the Authority’s cash flow is adequately planned, with cash being available when it is needed. Surplus monies are invested in counterparties or instruments in accordance with the Authority’s appetite for risk and liquidity requirements, as priorities before considering investment return.
- 1.3 The other main function of treasury management is to help fund the Authority’s capital plans. These capital plans provide a guide to the borrowing need of the Authority, essentially the longer term cash flow planning required to meet its capital spending operations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses, and on occasion any debt previously drawn may be restructured to meet the Authority’s risk or cost objectives
- 1.4 Whilst any regeneration initiatives or loans to third parties will impact on the treasury function, these activities are generally classed as non-treasury

activities, (arising usually from capital expenditure which has its own governance process), and are separate from the day to day treasury management activities. This expenditure is shown throughout this report as the “regeneration programme”.

1.5 The Authority is required to receive and approve, as a minimum, three main treasury reports each year, which incorporate a variety of policies, estimates and actuals.

a. Prudential and treasury indicators and treasury strategy, TMSS (this report) - The first, and most important report is forward looking and covers:

- The capital plans, (including prudential indicators)
- The treasury management strategy statement, (how the investments and borrowings are to be organised), including treasury indicators
- An investment strategy, (the parameters on how investments are to be managed).

b. A mid-year treasury management report – a progress report and updates Members on the capital position, amending prudential/treasury indicators as necessary, and whether any policies require revision.

c. An annual treasury report – a backward looking review document providing outturn details on actual prudential and treasury indicators and treasury activity compared to the estimates within the strategy.

1.6 The above reports are required to be adequately reviewed before being adopted by the Authority. This role is undertaken by the Audit Committee.

1.7 The minimum revenue provision policy is included in the 5 Year Capital Programme and Strategy Report which is presented to Cabinet alongside the Budget report.

2. Key considerations and sustainability

2.1 TMSS 2023/24

2.1.1 The strategy for 2023/24 covers two main areas:

a) Treasury Management Issues

- The outlook for interest rates
- The borrowing strategy

- Debt rescheduling
- The investment strategy
- TM regulation – newly agreed changes and consultations
- The policy on use of external service providers
- The current treasury position as shown in **appendix 1**
- The treasury indicators which limits the treasury risk and activities of the Authority; This includes a liability benchmark for the General Fund (GF) and the Housing Revenue Account (HRA); **appendix 3**
- The policy on borrowing in advance of need; **appendix 4** This policy is unchanged from the approved 2022/23 TMSS
- The Counterparty & Investment policy; **appendix 5 & 6** The limits have been reduced from the approved 2022/23 TMSS

b) Prudential indicators & Capital issues

- The capital expenditure plans and the associated prudential indicators are set out in **appendix 2**.

2.1.2 These elements cover the requirements of the Local Government Act 2003, the CIPFA Prudential Code, the CIPFA TM Code and the Department for Levelling-Up Housing and Communities or DLUHC (formerly MHCLG) Investment Guidance.

2.2 Training

2.2.1 A key requirement of the CIPFA TM Code is Member consideration of treasury management matters and the new Knowledge and Skills framework set out in the revised CIPFA TM Code published in December 2021. The Authority addresses this important issue by:

- Providing training sessions, briefings and reports on treasury management and investment issues to those Members responsible for the monitoring and scrutiny of treasury management. A treasury training session for members took place on 24 January 2023.
- Requires all relevant Officers to keep their skills up to date through training, workshops and seminars, and participating in the CIPFA Treasury Management Forum and other relevant local groups and societies.

2.3 The policy on use of external service providers

2.3.1 The Authority uses **Link Group (“Link”)** as its external treasury management adviser. The Authority recognises that responsibility for treasury management decisions remains with itself at all times and ensures that undue reliance is

not placed upon external service providers. It also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The Authority will ensure that the terms of their appointment and the methods by which their value will be assessed are agreed and subjected to regular review.

3. Service Delivery and Performance Issues

3.1 The Authority’s capital expenditure plans are the key driver of treasury management activity. The output of the capital expenditure plans is reflected in the prudential indicators, shown in **appendix 2**, which are designed to assist Members’ overview and confirm capital expenditure plans.

3.2. Outlook for interest rates

3.2.1 Link assist the Authority with determining its view on interest rates. Link provided their latest outlook (19 December 2022) on Bank Rate and PWLB Certainty rates and this is summarised in the table below.

Table 1: Interest rate Outlook

%	Mar-23	Dec-23	Mar-24	Dec-24	Mar-25	Dec-25
Bank Rate	4.25	4.50	4.00	3.25	3.00	2.50
5yr PWLB	4.20	4.00	3.90	3.50	3.40	3.10
10yr PWLB	4.40	4.10	4.00	3.60	3.50	3.30
25yr PWLB	4.60	4.40	4.20	3.90	3.70	3.50
50yr PWLB	4.30	4.10	3.90	3.60	3.50	3.20

3.2.2 This central forecast is broadly in line with the consensus opinion of the main economic forecasters: that interest rates will peak this year and start to tail off in 2024 onwards. Interest rates tend to track the rate of inflation and the Bank of England is committed to using monetary policy to curb inflation back toward its target rate of 2%. The Government has also pledged to halve inflation from its current level of 10.7% during 2023.

3.2.3 The long-term forecast for bank rate stands at 2.5%. As all PWLB certainty rates are now above this level, better value can generally be obtained by using shorter dated fixed rate debt. This can be sourced from other local authorities and Banks which generally have a lower interest rate than equivalent PWLB debt and refinancing from longer term PWLB debt once rates have eased.

3.2.4 The above central outlook is subject to considerable uncertainty; on-going and emerging geopolitical threats have the potential to create further external shocks that could have an adverse impact. Also influenced by the effectiveness of Government policies to control domestic driven inflation and its ability to manage its own borrowing. It is important that this strategy is flexible enough to respond to changing market circumstances.

3.3 Borrowing Strategy

- 3.3.1 The revenue budget is, by law, balanced such that income is expected to equal expenditure. However, the timing of government grants and other large items can lead to large variations in the actual daily cash position, for example the average monthly payroll alone is in the region of £8.5m.
- 3.3.2 As at 31 March 2022 the Authority had cash balances of £137m, this had reduced to £81.6m at 31 December 2022. In addition to the variability of cash flow, Capital expenditure, to the extent that it is not financed by government grants, capital receipts or other external funding, has reduced the cash balance. Over time this will be matched by borrowing but it should be noted that the exact timing of the borrowing and expenditure will not match.
- 3.3.3 The Capital programme spend 2023/26 is £820m of which £404m is to be funded through prudential borrowing. This will change if new government grants are announced, new decisions that Havering may take such as if new items were added to the capital programme or disposals of surplus assets were to be agreed.
- 3.3.4 For the reasons set out above the authority needs to maintain a prudent cash balance to allow it to cover the variability of expenditure. The extent to which borrowing would be required will depend on the movement in cash reserves, working capital, strength of the capital forecast and how much slippage might occur during each financial year.
- 3.3.5 It is sensible to plan on the basis of covering the inevitable month on month fluctuations in cash balances to avoid what would in effect be an unplanned, and therefore expensive, short-term overdraft. Based on analysis of the monthly cash variations then £40m has been established as an appropriate cash balance or liquidity allowance.
- 3.3.6 The underlying need to borrow for the capital programme is measured by the Capital Financing Requirement (CFR). Havering like most Authorities have set their external borrowing below their CFR level thus using cheaper internal cash reserves' balances to minimise interest payable costs, this is known as "internal borrowing". This strategy has helped the Authority make considerable savings on its revenue budget while investment returns have been significantly lower than the cost of long term borrowing.
- 3.3.7 The Authority continues to use internal borrowing to finance its capital plans and as such cash balances are expected to reduce to £40m by 31 March 2023, thereafter the Authority will need external debt. The growth in debt will be reviewed annually against the available budget and will be adjusted to what the Authority can afford.

3.3.8 On top of the £404m future external borrowing to finance future capital plans, there is £154m of historic capital spend that has been met by internal borrowing as at 31 March 2022, financed by £69m from the Authority’s cash reserves and £84m from its working capital surplus. The financing plans in this report assume internal borrowing will peak at £259m by the end of this financial year 2022/23. This level of internal borrowing may not be sustainable in the long term, working capital by its very nature is variable and unpredictable while the Authority’s cash reserves which are mostly made up of reserves for a specific purpose may come under pressure to be applied, not least from the capital programme itself. As a result the strategy plans to reduce reliance on internal borrowing and replace some of the current internal borrowing with external long term debt once longer term interest rates become lower.

3.3.9 Potential borrowing sources are set out below:

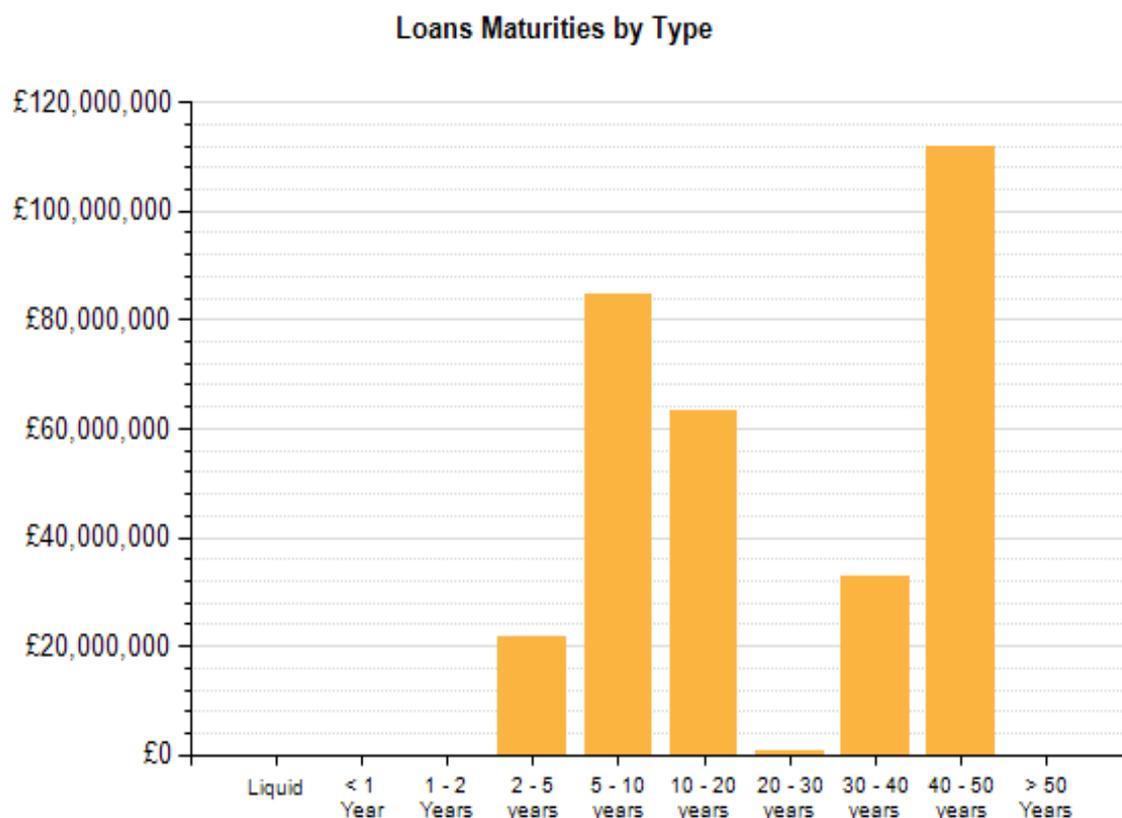
Approved sources/type of borrowing

On Balance Sheet	Fixed	Variable
PWLB	●	●
Municipal bond agency	●	●
Local authorities	●	●
Banks	●	●
Pension funds	●	●
Insurance companies		
UK Infrastructure Bank	●	●
Mayor of London Energy Efficiency Fund (MEEF)	●	●
Market (long-term)	●	●
Market (temporary)	●	●
Market	●	●
Stock issues	●	●
Local temporary	●	●
Local Bonds	●	
Local authority bills	●	●
Overdraft		●
Negotiable Bonds	●	●
Internal (capital receipts & revenue balances)	●	●
Finance leases	●	●

- 3.3.10 The preferred strategy, as agreed with Link at this stage. is to borrow for fixed term loan durations less than 5 years from the either the PWLB, Market (Long term and temporary), Local authorities, Banks depending on whom is offering better terms for a relatively short term duration (up to 5 years), to minimise the immediate interest rate costs. These sources represent the cheapest and most accessible source for shorter duration debt and for borrowing of this size. This will then be refinanced as part of the longer-term borrowing strategy once interest rates start to come off their current elevated levels. The option to use quasi government loans from the UK Infrastructure Bank (UKIB) and MEEF for new long term borrowing may also be used on specific capital projects which typically provide Environmental, Social and Governance (ESG) outputs where they provide value for money over PWLB certainty rates.
- 3.3.11 Interest rates may not follow the central outlook set out in this report and there is a significant risk that they may remain elevated for longer or actually increase. In this scenario, the S151 officer in consultation with the Cabinet member for Finance and Transformation may decide from a risk management point of view that it would be sensible to secure the capital investment strategy, if longer term borrowing from one of the approved sources set out above was undertaken sooner than later. This may result in a higher cost of borrowing than planned but capital plans will be regularly monitored to ensure they remain affordable and sustainable.
- 3.3.12 As it stands the PWLB is currently the most cost effective source except possibly on specific ESG related capital plans. This however may change, for example the Government in 2019 arbitrarily increased PWLB rates which it subsequently reversed in 2021. Treasury officers and Link will constantly monitor the capital finance market to identify the most cost effective source of long term borrowing from the above list of approved sources of capital finance.
- 3.3.13 Other borrowing arrangements: such as the use of leasing, specialist 'green' funding that may be more cost efficient for some types of capital expenditure such as for vehicles, equipment and decarbonisation schemes.
- 3.3.14 The type, period, rate and timing of new borrowing will be determined by the S151 officer under delegated powers, taking into account the following factors
- Expected movements in interest rates as outlined above
 - Maturity profile of the debt portfolio set out in graph 1 and table 1 below show little new borrowing will be required to replace maturing long term debt until 2024 when £21m will be repaid over the next 3 years and 2027 when £85m will be required over the next five years
 - The impact on the medium term financial strategy (MTFS)

- Proposed Prudential Indicators and limits as set out in **appendix 2**.

Graph 1: Debt Maturity Profile



Treasury Management Limits on borrowing activity

3.3.15 The purpose of these are to manage the activity of the treasury function within a flexibly set remit for risk management, yet not impose undue restraints that constrict opportunities for cost reduction or performance improvement.

3.3.16 The indicators cover 2021/22 - 2025/26. The CIPFA Prudential Code and the CIPFA TM Code requires authorities to set treasury indicators and these are set out in **Appendix 3**. No breaches in the indicators are expected in the period covered in this report.

Policy on borrowing in advance of need

3.3.17 This is set out in **appendix 4** of this report.

Debt Rescheduling

3.3.18 All rescheduling will be reported to the Cabinet at the earliest meeting following its action.

Where short term borrowing rates are considerably cheaper than longer term fixed interest rates, there may be potential opportunities to generate savings by switching from long term debt to short term debt. However, these savings will be considered in the light of the current treasury position and the size of the cost of debt repayment (premiums incurred).

The reasons for any rescheduling to take place will include:

- The generation of cash savings and / or discounted cash flow savings
- To fulfil the treasury strategy
- To enhance the balance of the portfolio (amend the maturity profile and/or the balance of volatility)
- Consideration will also be given to identify if there is any residual potential for making savings by running down investment balances to repay debt prematurely as short term rates on investments are likely to be lower than rates paid on current debt.

3.4 **Annual Investment Strategy**

3.4.1 The DLUHC and CIPFA have extended the meaning of ‘investments’ to include both treasury and non-treasury investments. This report deals solely with treasury investments, (as managed by the treasury management team).

3.4.2 The Authority’s investment policy has regard to the following:

- DLUHC’s Guidance on Local Government Investments (“the Guidance”)
- CIPFA TM Code and Guidance Notes from 2021.

3.4.3 The key intention of the Guidance is to maintain the requirement for authorities to invest prudently and that priority is given to the security and liquidity of investments before yield. The Authority’s objective is therefore to achieve, within this constraint, the optimum return on its investments with the appropriate levels of security and liquidity. Within the prudent management of its financial affairs, the Authority may temporarily invest funds that are borrowed for the purpose of expenditure expected to be incurred in the reasonably near future. Borrowing purely to invest or on-lend for speculative purposes remains unlawful and this Authority does not engage in such activity.

- 3.4.4 The above guidance from the DLUHC and CIPFA place a high priority on the management of risk. This Authority has adopted a prudent approach to managing risk, its minimum credit criteria is set out in **Appendix 5**.
- 3.4.5 Investments will make reference to the core balance, cash flow requirements and the outlook for short and medium term interest rates.
- 3.4.6 Credit ratings should not be the sole determinant of the quality of an institution. This Authority is not bound by the institution's rating and, importantly, officers will continually assess and monitor the financial sector and the economic/political environment in which institutions operate.
- 3.4.7 Treasury investment instruments identified for use in the financial year are listed in **Appendix 6**. The 'specified' and 'non-specified' investment categories are in accordance with the DLUHC Investment Guidance.
- 3.4.8 The S151 Officer, on advice, make operational changes to these limits in response to prevailing market conditions and regulatory changes.
- 3.4.9 All investments will be denominated in sterling.
- 3.4.10 The Authority will also pursue value for money in treasury management and will monitor the yield from investment income against appropriate benchmarks for investment performance. Regular monitoring of investment performance will be carried out during the year.

3.5 Loans to Third Parties or Non Treasury investments

- 3.5.1 The Authority may borrow to make grants or loans to third parties for the purpose of capital expenditure, as allowable under paragraph 25 (1) (b) of the Local Authorities (Capital Financing and Accounting) (England) Regulations 2003 (Statutory Instrument No. 3146). This facility is likely to be used to support local economic regeneration and development activity but not limited to those purposes. The additional capital expenditure may be funded by external borrowing. Loans for working capital or revenue purposes are permitted as long as these are funded from the Authority's internal cash balances as external borrowing is not permitted in such circumstances.
- 3.5.2 Pension Fund Cash - The Local Government Pension Scheme (Management and Investment) Regulations 2016 requires the Authority to maintain a separate bank account for the Pension Fund. For the management of Pension Fund cash, there is in place an agreement to pool internally held pension fund balances (working cash and those pending external investment) with the

investment balances of the Authority. These balances are invested in accordance with the Authority's Treasury Management Strategy.

The Pension Fund receives interest annually on their cash balances at a rate commensurate with that received by the Authority. Pension Fund cash balances may be withdrawn anytime. In the event of loss of any investment, this will be borne on a pro rata basis equivalent to the value of each party's contribution to the investment which incurred the loss.

3.5.3 Pension Fund Prefunding – The Authority can choose to enter into an agreement to make advance payment to fund the employee pension contribution for up to 3 years. The benefit of this is to take advantage of discount rate provided by the Pension Fund Actuary which may result in cash saving for the Authority. The Authority has not previously adopted such advance payments and there are no plans to do so in 2023/24.

3.6 TM regulation – newly agreed changes and consultations

3.6.1 CIPFA published revised codes on 20th December 2021, the Authority has applied these in preparation of the Treasury Management Strategy Statement and Annual Investment Strategy, and related reports for the financial year, 2023-24.

3.6.2 The revised codes have the following implications

A requirement for the Authority to adopt a new debt liability benchmark treasury indicator to support the financing risk management of the capital financing requirement

Clarify what CIPFA expects a Local Authority to borrow for and what they do not view as appropriate. This will include the requirement to set a proportionate approach to commercial and service capital investment

Address ESG issues within the Capital Strategy

- Require implementation of a policy to review commercial property, with a view to divest where appropriate and a requirement to have an annual strategy/policy on reviewing commercial portfolios.

Create new Investment Practices to manage risks associated with non-treasury investment (similar to the current Treasury Management Practices)

Ensure that any long term treasury investment is supported by a business model

A requirement to effectively manage liquidity and longer term cash flow requirements

Amendment to Treasury Management Practices (TMP) 1 to address ESG policy within the treasury management risk framework (TMPs are detailed operational practice notes that support the treasury strategy)

Amendment to the knowledge and skills register for individuals involved in the treasury management function - to be proportionate to the size and complexity of the treasury management conducted by each Authority

A new requirement to clarify reporting requirements for service and commercial investment, (especially where supported by borrowing/leverage).

3.6.3 In addition, all investments and investment income must be attributed to one of the following three purposes

Treasury management

Arising from the organisation's cash flows or treasury risk management activity, this type of investment represents balances which are only held until the cash is required for use. Treasury investments may also arise from other treasury risk management activity which seeks to prudently manage the risks, costs or income relating to existing or forecast debt or treasury investments.

Service delivery

Investments held primarily and directly for the delivery of public services including housing, regeneration and local infrastructure. Returns on this category of investment which are funded by borrowing are permitted only in cases where the income is "either related to the financial viability of the project in question or otherwise incidental to the primary purpose".

Commercial return

Investments held primarily for financial return with no treasury management or direct service provision purpose. Risks on such investments should be proportionate to an Authority's financial capacity – i.e., that 'plausible losses' could be absorbed in budgets or reserves without unmanageable detriment to local services. An Authority must not borrow to invest primarily for financial return.

Reasons for the decision:

The statutory Codes set out that the Authority ought to approve a Treasury Management Strategy Statement, and the Prudential Indicators.

Other options considered:

The DLUHC Guidance and the CIPFA Code do not prescribe any particular treasury management strategy for local authorities to adopt. The S151 officer, having consulted the Cabinet Member for Finance and Transformation, believes that the above strategy represents an appropriate balance between risk management and cost effectiveness. Some alternative strategies, with their financial and risk management implications, are listed below.

Alternative	Impact on income and expenditure	Impact on risk management
Invest in a narrower range of counterparties and/or for shorter times	Interest income will be lower	Lower chance of losses from credit related defaults, but any such losses may be greater
Invest in a wider range of counterparties and/or for longer times	Interest income will be higher	Increased risk of losses from credit related defaults, but any such losses may be smaller
Borrow additional sums at long-term fixed interest rates	Debt interest costs will rise; this is unlikely to be offset by higher investment income	Higher investment balance leading to a higher impact in the event of a default; however long-term interest costs may be more certain
Borrow short-term or variable loans instead of long-term fixed rates	Debt interest costs will initially be lower	Increases in debt interest costs will be broadly offset by rising investment income in the medium term, but long-term costs may be less certain

IMPLICATIONS AND RISKS

Financial implications and risks:

The TMSS is a key part of the overall budget strategy and financial management framework and governs the strategic and operational treasury management activities throughout each financial year in order to manage the Authority's financial risks associated with cash management via borrowing and investments.

Members are approving the programme on the basis that the capital programme spend is achieved, which feeds through into the Prudential Indicators set out in the report. The reality is that there is likely to be slippage and this will impact on the MTFS.

The assumption for new borrowing is that interest rates will follow the outlook set out in table 1 above. The expectation is that borrowing will be on fixed rate terms on maturities less than 5 years and that these will be refinanced into longer term loans during 2025/26 onwards once interest rates become lower. The 10 year PWLB rate (closely matches PWLB 50 year rate) in table 1 has been used as a proxy for new long term borrowing.

Table 2: Assumed average annual fixed interest rate on new borrowing 2023/26

	Bank rate	Long term
	%	%
2023/24	4.44	4.30
2024/25	3.63	3.83
2025/26	2.68	3.38

The budgeted cost of the capital programme is set out in table 3 below.

Table 3 Capital Finance Budget 2023 to 2026

£000	BUDGET 2023/24	BUDGET 2024/25	BUDGET 2025/26
Treasury interest payable			
Existing external debt:	9,115	9,115	9,115
New debt:			
- General Fund	680	1,090	1,105
- Regeneration	2,200	5,700	6,630
- HRA	2,730	4,510	5,850
Recharge of HRA external debt cost	(9,135)	(10,920)	(12,250)
Sub total	5,590	9,495	10,450
Treasury interest receivable:			
Interest-External Investment	(1,520)	(1,330)	(1,150)
GF Charge to HRA on net internal debt	(2,500)	(2,260)	(1,400)
Sub total	(4,020)	(3,590)	(2,550)
Net GF Capital finance costs	1,570	5,905	7,900

The above table follows the liquidity benchmark requirement that the CFR will be funded first from maturing excess external investments until they fall to the £40m liquidity allowance level. This is the most efficient and cost effective way of financing the capital programme. It also reduces investment risk and inflation risk. The rate of inflation is currently running significantly higher than expected investment returns and likely to remain so over the medium term, thus eroding the real value of the Authority's investments. On the flip side, as the Authority's much larger debt portfolio is held on fixed rates, the real value of that debt is also being eroded by inflation.

Based on these capital plans the Authority's cash balance will fall to the £40m liquidity allowance during the final quarter 2022/23 and the remaining borrowing requirement will be funded from shorter duration external borrowing.

The HRA was a net lender to the GF but has the HRA CFR increases in 2022/23 then it will become a net borrower of available GF external investment cash in excess of the liquidity allowance, thereafter the HRA will need to borrow externally. The HRA overdraft with the GF is charged the same rate as if the HRA had externally borrowed. Equally the GF will receive the same investment return as if it had invested the excess cash externally albeit without the accompanying investment risk. As long term interest rates fall some of that funding that the HRA has borrowed from the GF will be refinanced by external long term debt.

Treasury investment income is expected to increase sharply. During 2022/23 average bank rate was 0.19% while now it is 3.50% and expected to peak at 4.5% during 2023/24. This means that treasury investment income is expected to be much higher during 2023-2026 albeit the Authority's investment balance at £40m is much smaller than in previous years.

Progress made on the TMSS will be reported in a half year report to Audit Committee.

Legal implications and risks:

Local Authorities are required by Regulations 2 and 24 of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003/3146 as amended to have regard to the "Prudential Code for Capital Finance in Local Authorities" and Treasury Management in the Public Services Code of Practice published by CIPFA when considering their duties under Part 1 of the Local Government Act 2003.

The Authority must comply with section 3 of the Local Government Act 2003 to keep under review the amount of money the Authority can afford to borrow.

The Authority has fiduciary duties toward its tax payers to act in good faith in the interests of those tax payers with the considerable sums of money at its disposal. The Strategies being proposed for approval seek to discharge those duties in a reasonable and prudent manner.

There are no other apparent legal implications arising as a result of this Report.

Human Resources implications and risks:

There are no direct Human Resources implications arising as a result of this report

Equalities Implications and Risks:

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Authority, when exercising its functions, to have due regard to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and
- (iii) Foster good relations between those who have protected characteristics and those who do not.

The Authority is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce.
There are no equalities implications within this report

Health and Wellbeing Implications and Risks:

The Authority is committed to improving the quality of life and wellbeing for all Havering employees and residents in respect of socio-economics and health determinants. There are no direct implications to the Authority's workforce and resident's health and wellbeing as a result of this report.

BACKGROUND PAPERS

NONE

Current Treasury Position and Capital Financing Requirement (CFR)

As at 31 March 2022 and 31st December 2022, Investments and borrowings are set out in table 1 below.

Table 1: Treasury Portfolio Position

TREASURY PORTFOLIO				
	Actual 31/3/22 £m	Actual 31/3/22 %	Actual 31/12/22 £m	Actual 31/12/22 %
Treasury Investments				
Banks & Building Societies	75.0	54.8	55.0	67.4
Government (including Local authorities)	62.0	45.2	26.6	32.6
Money Market funds	0	0	0	0
Total Treasury Investments	137.0	100	81.6	100
Treasury Borrowing				
PWLB	307.2	97.6	307.2	97.6
LOBO loan from bank	7.0	2.2	7.0	2.2
Temporary loan (LA)	0	0	0	0
Other loans	0.8	0.2	0.6	0.2
Total External Borrowing	315.0	100	314.8	100
Net Treasury Investments/(Borrowing)				
	(178.0)		(233.2)	

Appendix 2

Prudential indicators & Capital Expenditure

Capital expenditure

This prudential indicator is a summary of the Authority's capital expenditure plans, both those agreed previously, and those forming part of this budget cycle. Members are asked to approve the capital expenditure forecasts:

Table 1: Capital expenditure forecast 2021/22 - 2025/26

Capital expenditure £m	2021/22 Actual	2022/23 Budget	2023/24 Budget	2024/25 Budget	2025/26 Budget
Non HRA	21.8	72.3	75.3	47.9	11.6
HRA	121.3	150.1	143.2	94.4	100.7
Regeneration Program *	3.9	36.3	170.6	131.7	45.1
Total **	147.1	258.8	389.1	274.0	157.4

* these activities relate to areas such as capital expenditure on investment properties, loans to third parties etc.

Financing of Capital Expenditure

The table below summarises the above capital expenditure plans and how these plans are being financed by capital or revenue resources. Any shortfall of resources results in a funding borrowing need.

Table 2: Financing of Capital expenditure forecast 2021/22 - 2025/26

Financing of capital expenditure £m	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
Capital receipts	10.4	66.0	88.1	55.2	31.6
Capital grants	37.3	20.5	71.0	41.9	28.2
Revenue and Reserves	23.5	25.6	10.4	21.7	14.0
Net financing need for the year ***	75.9	146.7	219.6	155.2	83.8

*** Net financing need, example (**147.1 - 10.4 - 37.3 - 23.5) = 75.9m)

The net financing need for regeneration programme activities included in the above table against expenditure is shown below:

Table 3: Regeneration Programme forecast 2021/22 - 2025/26

Regeneration Programme £m	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
Capital Expenditure	3.9	36.3	170.6	131.7	45.1
Other Sources of Financing	0	8.9	64.4	36.5	28.0
Net financing need for the year	3.9	27.4	106.2	95.2	17.1
Percentage of total net financing need	5.2%	18.7%	48.4%	61.3%	20.4%

The Authority’s borrowing need (the Capital Financing Requirement)

The second prudential indicator is the Authority’s Capital Financing Requirement (CFR). The CFR is simply the total historic outstanding capital expenditure which has not yet been paid for from either revenue or capital resources. It is essentially a measure of the Authority’s indebtedness and so its underlying borrowing need. Any capital expenditure above, which has not immediately been paid for (e.g. by capital grants), through a revenue or capital resource, will increase the CFR.

The CFR does not increase indefinitely, as the minimum revenue provision (MRP) is a statutory annual revenue charge which broadly reduces the indebtedness in line with each assets life, and so charges the economic consumption of capital assets as they are used.

The CFR includes any other long-term liabilities (OLTL) which relates to PFI schemes and finance leases. The Authority currently has no such liabilities within its CFR.

The Authority is asked to approve the CFR projections below:

Table 4: Capital financing requirement forecast 2020/21 - 2024/25

Capital Financing Requirement £m	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
Non HRA Service	127.5	147.5	168.5	172.9	177.1
Regeneration	61.6	88.1	190.3	273.7	285.0

Housing	279.8	368.7	456.2	478.1	526.2
Total CFR	468.9	604.3	815.0	924.7	988.3
Movement in CFR		135.4	210.7	109.7	63.6
Movement in CFR represented by					
Net financing need for the year	-	146.6	219.6	155.2	83.8
Less MRP	-	5.6	7.7	11.1	12.8
Less receipts set aside	-	5.6	1.2	34.4	7.4
Movement in CFR	-	135.4	210.7	109.7	63.6

The Operational boundary

This is the limit beyond which external debt is not normally expected to exceed. In most cases, this would be a similar figure to the CFR, but may be lower or higher depending on the levels of actual debt and the ability to fund under-borrowing by other cash resources.

Table 5: Operational boundary 2021/22 - 2025/26

Operational boundary £m	2021/22 Limit	2022/23 Limit	2023/24 Limit	2024/25 Limit	2025/26 Limit
Debt	397.3	551.9	699.7	751.3	875.0
Other long term liabilities	10	10	10	10	10
Regeneration Programme	61.6	88.1	190.3	273.7	285.0
Total	468.9	650	900	1,035	1,170

The authorised limit for external debt TM code

This is a key prudential indicator and represents a control on the maximum level of borrowing. This represents a legal limit beyond which external debt is prohibited, and this limit needs to be set or revised by the full Authority. It reflects the level of external debt which, while not desired, could be afforded in the short term, but is not sustainable in the longer term.

1. This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all Authorities' plans, or those of a specific Authority, although this power has not yet been exercised.
2. The Authority is asked to approve the following authorised limit:

Table 6: Authorised limit 2021/22 - 2025/26

Authorised limit £m	2021/22 Limit	2022/23 Limit	2023/24 Limit	2024/25 Limit	2025/26 Limit
Debt	448.4	601.9	749.7	801.3	925
Other long term liabilities	10	10	10	10	10
Regeneration Programme	61.6	88.1	190.3	273.7	285
Total	520	700	950	1,085	1,220

The Authority's forward projections for borrowing are summarised below in Table 7 below, the Authority must ensure that its gross debt does not, except in the short term, exceed the total of the CFR in the preceding year plus the estimates of any additional CFR for 2023/24 and the following two financial years. This allows some flexibility for limited early borrowing for future years, but ensures that borrowing is not undertaken for revenue or speculative purposes. The expected change in debt will be influenced by changes in the CFR and long term interest rates.

However it should be noted that this change in debt is due to external factors set out in the covering report and capital slippage. Table 7 shows internal borrowing of £259m but this is dependent on the changes to the Authority's cash backed reserves and net working capital. External cash balances of £40m are maintained over the medium term to mitigate liquidity risk. Internal cash balances are expected to contract by £20m by end of 2025/26 and replaced with external borrowing.

Table 7: Capital Financing Requirement (CFR) and Borrowing

£m	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
External Debt					
Debt at 1 April	275.7	315.0	345.0	555.7	665.4
Expected change in Debt	39.3	30.0	210.7	109.7	83.6
Actual gross debt at 31 March	315.0	345.0	555.7	665.4	749.0
The Capital Financing Requirement	468.9	604.3	815.0	924.7	988.3
Under / (over) borrowing	153.9	259.3	259.3	259.3	239.3

Within the above figures the level of debt relating to regeneration activities is detailed in table 8 below.

Table 8: Regeneration Programme debt

	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
CFR at 31 March £m	61.6	88.1	190.3	273.7	285.0
Percentage of total CFR %	13.13	14.58	23.34	29.60	28.84

The S151 Officer reports that the Authority complied with this prudential indicator in the current year and does not envisage difficulties for the future. This view takes into account current commitments, existing plans, and the proposals in this budget report.

Affordability prudential indicators

The previous sections cover the overall capital and control of borrowing prudential indicators, but within this framework prudential indicators are required to assess the affordability of the capital investment plans. These provide an indication of the impact of the capital investment plans on the Authority's overall finances. The Authority is asked to approve the following indicators:

Ratio of financing costs to net revenue stream

Table 9 identifies the trend in the cost of capital, (borrowing and other long term obligation costs), against service spending, HRA rents and the regeneration programme. The estimates of financing costs include current commitments and the proposals in this budget report.

Table 9: Ratio of financing costs to HRA rents 2021/22 - 2025/26

%	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
Council housing (HRA)	16.78	21.78	27.95	30.92	33.17

Table 10 shows the trend in the Non-HRA cost of capital (borrowing and other long term obligation costs), regeneration finance costs are shown both gross and net of Mercury Land Holding (MLH) investment income, against net revenue stream.

Table 10: Ratio of Non HRA net financing costs to net revenue stream 2021/22 – 2025/26.

%	2021/22 Actual	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate	2025/26 Estimate
Main services	5.05	5.90	6.73	7.54	7.37
Regeneration programme	2.29	2.11	3.04	4.87	5.69

A key aspect of the regulatory and professional guidance is that elected Members are aware of the size and scope of any regeneration activity in relation to the Authority's overall financial position. This is set out in the indicator in table 11 below:

Table 11: Estimates of net income from regeneration investments to net revenue stream.

%	2021/22	2022/23	2023/24	2024/25	2025/26
	Actual	Estimate	Estimate	Estimate	Estimate
Total Income	1.12	1.05	0.98	1.01	1.50

TREASURY LIMITS

Treasury Management Limits on Activity

There are two debt related treasury activity limits. The purpose of these are to restrain the activity of the treasury function within certain limits, thereby managing risk and reducing the impact of any adverse movement in interest rates. However, if these are set to be too restrictive they will impair opportunities to reduce costs/improve performance.

The Code requires that for LOBO maturity date should be considered the most probable maturity date and not the next call date.

The indicators are

Liability benchmark

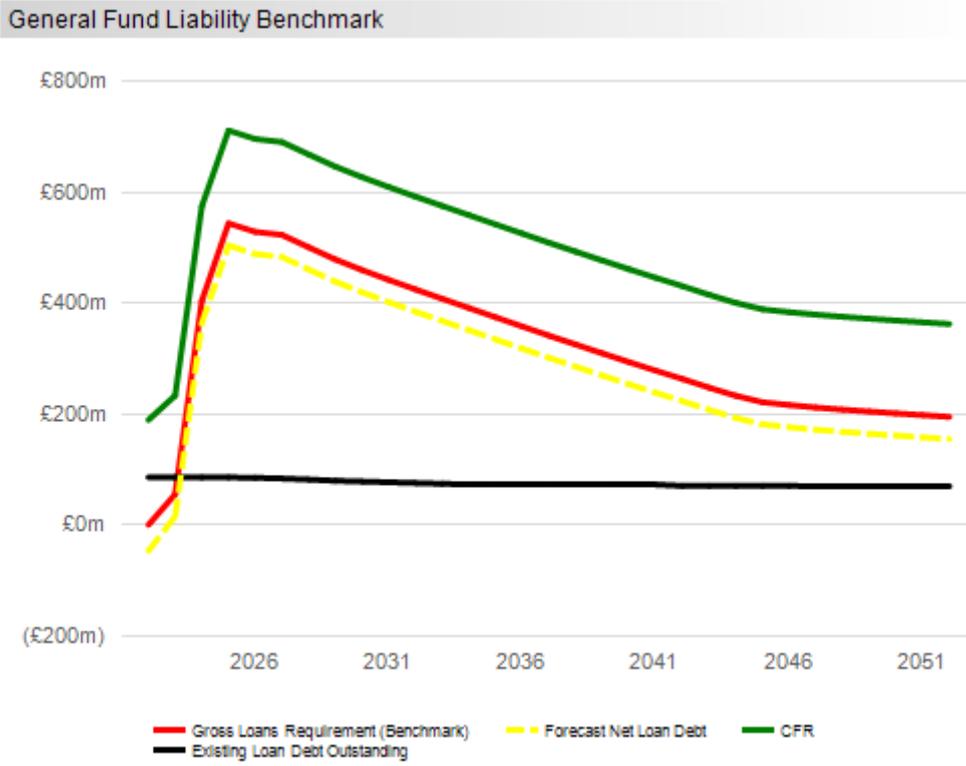
A new prudential indicator for 2023/24 is the Liability Benchmark (LB). The Authority is required to estimate and measure the LB for the forthcoming financial year and the following two financial years, as a minimum.

There are four components to the LB:

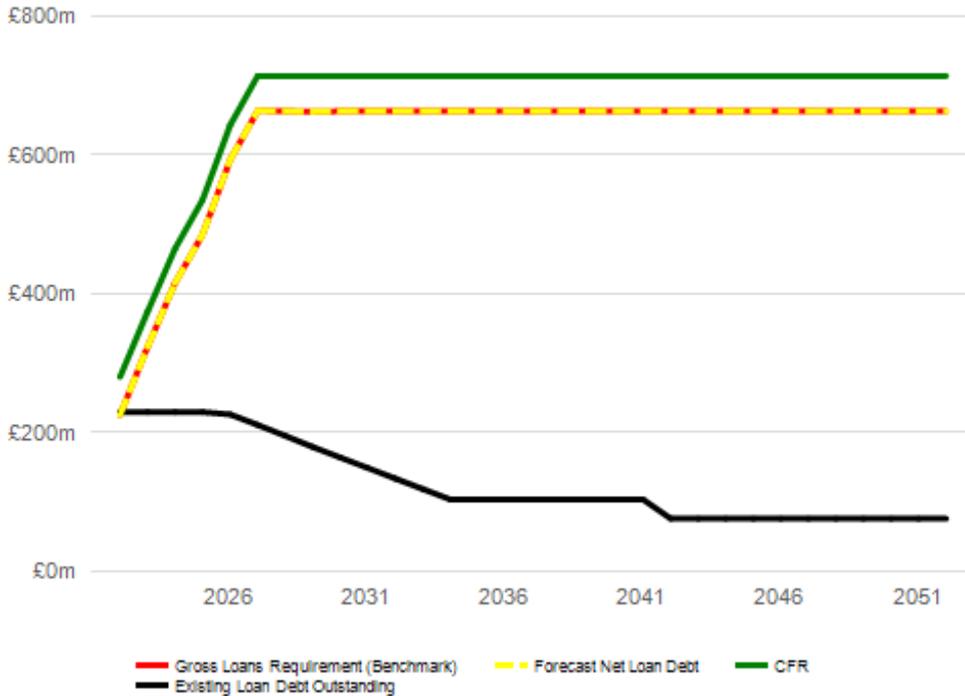
- 1 **Existing loan debt outstanding:** the Authority's existing loans that are still outstanding in future years.
- 2 **Loans CFR:** this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and planned Minimum Revenue Provision (MRP) for debt repayment.
- 3 **Net loans requirement:** this will show the Authority's gross loan debt less treasury management investments at the last financial year-end, projected into the future and based on its approved prudential borrowing, planned MRP and any other major cash flows forecast.
- 4 **Liability benchmark (or gross loans requirement):** this equals net loans requirement plus the £40m short-term liquidity allowance.

Any years where actual loans are less than the benchmark indicate a future borrowing requirement; any years where actual loans outstanding exceed the benchmark represent an over-borrowed position, which will result in excess cash requiring investment. However any currently unknown future borrowing plans will

increase the benchmark loan debt requirement. The LB graphs for both the GF (including Regeneration) and the HRA are shown below.



Housing Revenue Account Liability Benchmark



Based on current borrowing plans the above chart suggests LB peaks at c. £550m in 2025/26 before it starts to fall. The LB remains above the existing loan debt up to 2051 and beyond. The gap between the LB and loan outstanding is between now and 2045 suggesting the Authority’s focus on loan durations should be between 15 and 25 years when it is appropriate to do long term borrowing. .

The relationship between the General Fund and the HRA is a key factor in determining the external borrowing requirement. At Havering the GF has excess investment balances over its liquidity requirement, and the HRA has a need for external borrowing, the approach ensures the GF’s excess liquidity is lent to the HRA before any external borrowing is required. The charts therefore show the impact of this relationship.

The above graph shows that the Authority has capacity to do long term borrowing out to 50 years if necessary. The loan outstanding (black) show the impact of

maturing debt over time. There is a significant gap between the LB and the loans outstanding indicating significant new long term debt will be required in future.

Maturity structure of borrowing

These gross limits are set to reduce the Authority’s exposure of large sums falling due for refinancing; these have been kept deliberately wide to provide flexibility for any restructuring that might be carried out to de-risk the debt portfolio.

Maturity structure of borrowing		
	Lower	Upper
Under 12 months	0%	60%
12 months to 2 years	0%	70%
2 years to 5 years	0%	80%
5 years to 10 years	0%	80%
10 years to 20 years	0%	100%
20 years to 30 years	0%	100%
30 years to 40 years	0%	100%
40 years to 50 years	0%	100%

Investment treasury indicator and limit

Total principal funds invested for greater than 365 days. These limits are set with regard to the Authority’s liquidity requirements and to reduce the need for early sale of an investment, and are based on the availability of funds after each year-end.

The Authority is asked to approve the following treasury indicator and limit

Upper limit for principal sums invested for longer than 365 days			
£m	2023/24	2024/25	2025/26
Principal sums invested for longer than 365 days	£50m	£25m	£10m

POLICY ON BORROWING IN ADVANCE OF NEED

The Authority must ensure that its total debt does not, except in the short-term, exceed the total of the CFR in the preceding year i.e. 2022/23, plus the estimates of any additional CFR for the year 2023/24 and the following two financial years. This allows some flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes.

Any decision to borrow in advance will be considered carefully to ensure that value for money can be demonstrated, and that the Authority can ensure the security of such funds.

In determining whether borrowing will be undertaken in advance of need the Authority will

- Ensure that the ongoing revenue liabilities created, and the implications for future capital plans and budgets have been considered
- Evaluate economic and market factors that might influence the manner and timing of the decision to borrow
- Consider the pros and cons of alternative forms of funding, interest rate structures and repayment profiles
- Consider the positive and negative impacts of borrowing in advance of need on the Authority's cash balances, in particular the increased exposure to credit risk that will arise as a result of investing this additional cash in advance of need.

The Authority's Counterparty Credit policy, minimum credit ratings criteria

Credit Rating: Investment decisions are made by reference to the lowest appropriate published credit rating from Fitch, Moody's or Standard & Poor's. Where available, the credit rating relevant to the specific investment or class of investment is used, otherwise the counterparty credit rating is used. However, investment decisions are never made solely based on credit ratings, and all other relevant factors including external advice will be taken into account.

Within the parameters set out below the Authority uses the Link Group (the treasury management advisor) creditworthiness report to establish a lending list. The S151 officer will agree an operational lending list within the parameters set out below.

- 1. Banks (Unsecured) and Building Societies:** Accounts, deposits, certificates of deposit and senior unsecured bonds with banks other than multilateral development banks. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail.

For non UK Banks, the Authority's credit criteria will require that banks from AA+ rated countries and above can be used.

Current bank accounts: the Authority's own banker, Should the credit rating fall below A-, for liquidity purposes the Authority may continue to deposit surplus cash with the group providing that investments can be withdrawn on the next working day. Balances will be reviewed on a daily basis to assess their appropriateness.

Banks (secured): Covered bonds, reverse repurchase agreements and other collateralised arrangements with banks and building societies. These investments are secured on the bank's assets, which limits the potential losses in the unlikely event of insolvency, and means that they are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used to determine cash and time limits.

The combined secured and unsecured investments in any one bank will not exceed the cash limit for secured investments.

2. **Rated Building Societies** - The Authority's credit rating criteria for UK Building Societies in 2021/22 will continue to limit deposits to those UK Building Societies that meet the credit criteria in table 1 below.
3. **Government:** Loans, bonds and bills issued or guaranteed by national governments, regional and local authorities and multilateral development banks. These investments are not subject to bail-in, and there is an insignificant risk of insolvency. Investments with the UK Central Government may be made in unlimited amounts for up to 50 years.
4. **Corporates:** Loans, bonds and commercial paper issued by companies other than banks and registered providers. These investments are not subject to bail-in, but are exposed to the risk of the company going insolvent. Loans to unrated companies will only be made following an external credit assessment as part of a diversified pool in order to spread the risk widely.
5. **Registered providers:** Loans and bonds issued by, guaranteed by or secured on the assets of registered providers of social housing, formerly known as housing associations. These bodies are tightly regulated by the Regulator of Social Housing and, as providers of public services, they retain the likelihood of receiving government support if needed.
6. **Pooled funds:** Shares in diversified investment vehicles consisting of any of the above investment types, plus equity shares and property. These funds have the advantage of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a fee.
7. **Money Market Funds (MMF):** The Authority will continue to use MMF's, which provide lower interest returns but do provide a highly liquid, diversified investment via a highly credit-rated pooled investment vehicle.

Bond, equity and property funds offer enhanced returns over the longer term, but are more volatile in the short term. These allow the Authority to diversify into asset classes other than cash without the need to own and manage the underlying investments. Because these funds have no defined maturity date, but are available for withdrawal after a notice period, their performance and continued suitability in meeting the Authority's investment objectives will be monitored regularly.

10. **Ring Fenced Banks, (RFB)** The largest UK banks, (those with more than £25bn of retail / Small and Medium-sized Enterprise (SME) deposits), were required, by UK law, in response to the global financial crisis to separate core retail banking services from their investment and international banking activities by 1st January 2019. This is known as "ring-fencing". Whilst smaller banks with less than £25bn in deposits are exempt, they can choose to opt

up. In general, simpler, activities offered from within a ring-fenced bank (RFB) will be focused on lower risk, day-to-day core transactions, whilst more complex and “riskier” activities are required to be housed in a separate entity, a non-ring-fenced bank (**NRFB**). The Authority will continue to assess the new-formed entities in the same way that it does others and those with sufficiently high ratings, (and any other metrics considered), will be considered for investment purposes.

Table 1: Approved investment counterparties and limits

These limits are lower than last years approved TMSS report as investment balance available have reduced.

Credit rating	Banks unsecured*	Banks secured	Government	Corporates	Registered Providers
UK Govt	n/a	n/a	£ Unlimited 50 years	n/a	n/a
AAA	£15m 5 years	£15m 20 years	£15m 50 years	£5m 20 years	£5m 20 years
AA+	£15m 5 years	£15m 10 years	£15m 25 years	£5m 10 years	£5m 10 years
AA	£15m 4 years	£15m 5 years	n/a	£5m 5 years	£5m 10 years
AA-	£15m 3 years	£15m 4 years	n/a	£5m 4 years	£10m 10 years
A+	£15m 2 years	£15m 3 years	n/a	£5m 3 years	£10m 5 years
A	£15m 13 months	£15m 2 years	n/a	£5m 2 years	£5m 5 years
A-	£15m 6 months	£15m 13 months	n/a	£5m 1 year	£5m 5 years
	UK Local Authorities £15m per Authority; 50 years				
Pooled funds	£25m per fund These include Bond Funds, Gilt Funds, Enhanced Cash Funds, Mixed Asset Funds and Money Market Funds,)				

* Includes Building Societies

Investment Limits

The Authority further proposes the investment limits as set out in the table below to protect the security of its investments. A group of banks under the same ownership will be treated as a single organisation for limit purposes. Limits will also be placed on fund managers, investments in brokers’ nominee accounts, foreign countries and industry sectors as below. Investments in pooled funds and multilateral development

banks do not count against the limit for any single foreign country, since the risk is diversified over many countries.

Table 2: Investment limits

	Cash limit
UK Central Government	unlimited
Any single organisation, except the UK Central Government	£15m each
Any group of organisations under the same ownership	£15m per group
Any group of pooled funds under the same management	£5m per manager
Financial instruments held in a broker's nominee account	£50m per broker
Foreign countries	£15m per country
Registered providers	£15m in total
Unsecured investments with building societies	£25m in total
Money Market Funds	£50m in total

Appendix 6

Specified and Non Specified Investments

Specified investments:

The DLUHC Guidance defines specified investments as those:

- Denominated in pound sterling, due to be repaid within 12 months of arrangement,
- Not defined as capital expenditure by legislation, and invested with one of
- The UK Government
- A UK local Authority, parish Authority or community Authority, or A body or investment scheme of “high credit quality”.

The Authority defines “high credit quality” organisations and securities as those having a credit rating of A- or higher that are domiciled in the UK or a foreign country with a sovereign rating of AA+ or higher.

Table 1: Specified Investments

Instrument	Institution Type	Instrument Minimum 'High' Credit Criteria	Limit	Max. Maturity Period
Accounts, deposits, certificates of deposit and senior unsecured bonds with banks other than multilateral development banks, UK Government Gilts.	UK Banks and UK Banking Groups ¹	per Appendix 5, Table 1	£15m	per Appendix 5, Table 1
	UK Building Societies	per Appendix 5, Table 1	£15m	per Appendix 5, Table 1
	Non UK Banks	Sovereign Rating of AA+ and above and meet Credit Criteria in Appendix 5, Table 1	£15m	per Appendix 5, Table 1
Covered bonds, floating rate notes, reverse repurchase agreements and other collateralised arrangements with banks and building societies	UK Banks and Building Societies and Non UK Banks	Per Appendix 5, Table 1 (and Sovereign Rating of AA+ minimum for Non UK Banks)	See Note 2	per Appendix 5, Table 1
Term Deposits	Local Authorities and other Public Institutions	UK Sovereign Rating	£15m	per Appendix 5, Table 1
Loans and bonds issued by, guaranteed by or secured on the assets of registered providers of social housing.	Registered Social Housing Providers	per Appendix 5, Table 1		per Appendix 5, Table 1
Money Market Fund		AAA ³	£15m	
Enhanced Cash Funds		AA/Aa ⁴	£15m	
1. £15m Limit per bank / banking group.				

2. The combined secured and unsecured investments in any one bank will not exceed the cash limit for secured investments.
3. Investments will be made with those MMF's which have a rating of AAA
4. Minimum of Fitch / Standard & Poor's AA or Moody's Aa rating

Table 2 : NON SPECIFIED INVESTMENTS

Instruments	Non Specified Investments	Institution Type	Minimum Credit Criteria	Maximum Duration	Cash limit
Accounts, deposits, certificates of deposit, structured deposits and senior unsecured bonds with banks other than multilateral development banks. Covered bonds, reverse repurchase agreements, and other collateralised arrangements with banks and building societies. Short Dated Bond Funds, Diversified Growth Funds, Absolute Return Funds and Property Funds. Unrated Bonds.	Total long-term investments (investments over 1 year)	UK and Non UK Banks and Building Societies, Rated Registered Social Housing Providers (RSP)	Per Appendix 5, Table 1	10 yrs.	£50m
	Total investments without credit ratings or rated below A- (except UK Government and local authorities)	Unrated Registered Social Housing Providers (RSP), Unrated Banks and Building Societies	N/A	5 yrs.	£5m
	Total Investments made in pooled investment vehicles.			7 yrs.	
	Total Investments made in un-rated bonds.				
	Total non-specified investments				£55m

Non-specified investments:

Any investment not meeting the definition of a specified investment is classed as non-specified. The Authority does not intend to make any investments denominated in foreign currencies, nor any that are defined as capital expenditure by legislation, such as company shares. Non-specified investments will therefore be limited to long-term investments, i.e. those that are due to mature 12 months or longer from the date of arrangement, and investments with bodies and schemes not meeting the definition on high credit quality. Limits on non-specified investments are shown in table 3 below.

Table 3: Non-specified investment limits

	Cash Limit £m
Total long-term investments	100
Total Investments without credit ratings or rated below A- (subject to due diligence)	0
Total non-specified investments	100



CABINET

8th February, 2023

Subject Heading:

Bridge Close Regeneration LLP Business Plan Refresh 2023-24

Cabinet Member:

Councillor Graham Williamson
Cabinet Member for Development and Regeneration

SLT Lead:

Neil Stubbings
Director of Regeneration

Report Author and contact details:

Nick Gyring-Nielsen
Senior Regeneration Manager
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Policy context:

The Council has sole ownership of a delivery vehicle, Bridge Close Regeneration LLP (BCR LLP), to deliver the regeneration of Bridge Close, Romford pursuant to the Council's ambitions for regeneration as set out in the Local Plan, the Romford Area Action Plan (2008), the Romford Town Centre Development Framework (2015) and the emerging Romford Masterplan and new Local Plan.

The Bridge Close Regeneration LLP Business Plan 2019/2020 was approved by Cabinet on 13 February 2019, including funding provision reflecting 50% Council ownership of BCR LLP operated as a joint venture vehicle at the time.

This report provides an update of the Bridge Close Regeneration LLP Business Plan 2022-2023 in light of the Council having acquired full interest in BCR LLP on 29th October 2020 and the approval by Cabinet authorising the update of the Bridge Close Regeneration LLP Business Plan to reflect the approved changes to the funding and delivery arrangements set out in the 16th December 2020 Cabinet report.

Financial summary:

The Council has made provision in the financial year 2022/2023 to provide funding for the Council's capital contributions to meet financial

commitments arising from the operation of Bridge Close LLP (BCR LLP) in accordance with the project documents, the BCR LLP Business Plan 2022/2023, and the approval by Cabinet of the recommendations relating to the funding and delivery arrangements set out in the 16th December 2020 Cabinet agenda.

This report outlines proposed changes to the Business Plan, and recommends a revised budget to enable its implementation.

Is this a Key Decision?

This is a key decision because the expenditure exceeds £500,000.

When should this matter be reviewed?

December 2023

Reviewing OSC:

Place

The subject matter of this report deals with the following Council Objectives

People – Things That Matter for Residents	X
Place – A Great Place to Live, Work and Enjoy	X
Resources – A Well-run Council That Delivers for People and Place	X

SUMMARY

- 1.1 The Council established a joint venture development vehicle, Bridge Close Regeneration LLP ('BCR LLP', 'Joint Venture' or 'JV') to bring forward the proposed regeneration of the site known as Bridge Close (see plan with red line at Appendix A). BCR LLP was until October 2020 jointly owned between the Council and a private sector partner. On 16th September 2020, Cabinet approved the proposed acquisition by the Council of the private sector interest in BCR LLP and on 29th October 2020, the Council entered into a purchase agreement to acquire the interest in BCR LLP that it did not already own from the private sector partner.
- 1.2 In light of the Council acquiring full control of Bridge Close Regeneration LLP, on 16th December 2020, Cabinet considered a number of recommendations relating to the future funding and delivery of the scheme. Approval was granted for the Council to deliver the regeneration of Bridge Close directly, funding the development entirely through Council resources, predominantly using the Housing Revenue Account. Cabinet approved a budget with referral to and subsequent agreement by Full Council on 3rd March 2021. Subsequently, the Bridge Close Regeneration LLP Business Plan 2022/2023 was approved by Cabinet on 16th February 2022 and thereafter adopted by the Bridge Close Regeneration LLP.
- 1.3 The Business Plan forms part of a comprehensive suite of project documents, including the Members' Agreement, the Land Agreement, the Land Acquisition Strategy, the Security Agreement and the Loan Note Instruments, which amongst others, set out the strategy and the terms and conditions for provision of funding by the Council as principal Member of the Joint Venture (noting that a wholly owned company of the Council acts as second member of the JV). The Business Plan is a suite of strategy and policy documents, including a budget and financial model with detailed forecasts, which provides a management framework for delivering the vision and objectives for the regeneration of Bridge Close.
- 1.4 In accordance with the Members' Agreement, the Board of Bridge Close Regeneration LLP must prepare, issue and agree a draft Business Plan to the Council as Member. Once agreed, the draft Business Plan would replace the then current Business Plan as the formal Business Plan adopted by the Bridge Close Regeneration LLP.
- 1.5 This report provides an update of the Business Plan and a review of key work streams underpinning the delivery of the Council's vision for Bridge Close. It provides an update of the budget and financial model approved by Cabinet in December 2020 and recommends that the updated Business Plan be agreed, noting the significant benefits to the regeneration of Romford town centre, the contribution towards Havering's target for housing delivery, and the expected financial returns anticipated in the plan.

RECOMMENDATIONS

That Cabinet:

1. Agree the draft Bridge Close Regeneration LLP Business Plan 2023/2024 (the Business Plan) as attached at Appendix B.
2. Agree the provision of a budget to enable the funding and delivery of the regeneration of Bridge Close as required and detailed within the exempt Financial Implications and Risks section; this budget to be included within the proposed HRA Capital Programme that will be considered by Cabinet in the Housing Revenue Account Business Plan update.
3. Agree that the Leader of the Council, after consultation with the Director of Regeneration, the S151 Officer and the Monitoring Officer, approve detailed business cases, funding arrangements and legal agreements as may be required to deliver the regeneration of Bridge Close as per the Business Plan 2023-2024.
4. Authorises the Director of Regeneration, acting in consultation with the Monitoring Officer and the Section 151 Officer, to negotiate, finalise and enter into all necessary legal agreements, as may be required, to bring into effect the proposed arrangements set out in Recommendations 1-3 inclusive.
5. Requests that the Director of Regeneration, in consultation with the S151 Officer and the Monitoring Officer, bring forward a report for the making of the Compulsory Purchase Order (CPO) for the Bridge Close Regeneration scheme at the appropriate time in the financial year 2023-2024.

REPORT DETAIL

2.0 Background

- 2.1 Bridge Close is a 3.67 hectare site currently occupied by mixed industrial, warehouse and ancillary units under multiple ownerships, an ambulance station, Islamic Cultural Centre and a number of terraced properties which front onto Waterloo Road and Oldchurch Road in Romford.
- 2.2 The Business Plan, forming part of the legal agreements adopted on establishment of Bridge Close Regeneration LLP in April 2018, sets out a suite of strategies, plans, work streams and activities designed to give effect to the implementation of the Objectives of the Joint Venture (JV).
- 2.3 Amendments to the Business Plan for the year 2019-2020 were approved by the Council as Member in February 2019 and adopted by the Board of the JV. As set out above, this Cabinet report provides an update to the adopted Business Plan and provides a draft Business Plan for the year 2023-2024 for consideration by Cabinet.

The draft Business Plan is included in the exempt agenda Appendix B of this report due to the commercially sensitive nature of the information.

- 2.4 The Objectives of the JV as set out in the Business Plan are the following:
- i. To undertake the regeneration of Bridge Close, by way of housing development and other ancillary beneficial development, for the benefit of the Borough and its residents;
 - ii. To secure wider social and economic benefits (including employment opportunities) for the benefit of existing and new residents of the Borough;
 - iii. To incorporate land belonging to other occupiers and owners, both public and private sector, into the development;
 - iv. To achieve an acceptable return for the benefit of the JV and its Members, having regard to the principal objective remains the regeneration of Bridge Close.
- 2.5 In pursuing these objectives through the JV, the Council aims to ensure the following:
- i. A comprehensive development, which delivers infrastructure for the residents of the new development and for the whole of Romford;
 - ii. Direct control over the quality, timing, and implementation of development (separate from, and in addition to, its role as planning authority);
 - iii. Direct control over the housing tenure mix and the ability to maximise the provision of affordable housing, having regard to the needs of the people of Romford and Havering;
 - iv. A greater influence and control over support given to businesses, community groups and residents displaced or seeking relocation.
- 2.6 As such, the Council's main objective remains the regeneration of Bridge Close. The development will transform a key part of Romford town centre, delivering a comprehensive development, comprising all of the following:
- Up to 1,070 new homes (incl. between 35% and 50% affordable homes subject to viability)
 - A 3-form entry primary school with nursery and SEND provision
 - A community and cultural space
 - A local health facility
 - Commercial floor space, including affordable work space
 - Improved east-west links, including a new pedestrian and cycle bridge
 - Environmental improvements to the River Rom.
- 2.7 Save for minor proportional changes as a result of an increase in floor area dedicated to office/work space, and a reduction in residential floor area due to the introduction of additional stair- and lift cores pursuant to emerging fire safety regulations (BS9991), the scope of uses and quantum of development has remained substantially unchanged since the last review and adoption of the Business Plan in February 2022.
- 2.8 Further details of the financial strategies and policies underpinning the current draft Business Plan, including a detailed budget and forecasts for funding and delivering the

regeneration of Bridge Close are provided in the exempt part of the report due to the commercial nature and sensitivity of the information.

3.0 Scheme Review

3.1 In view of the Council's commitment to bringing about a comprehensive redevelopment of Bridge Close, Bridge Close Regeneration LLP is progressing activity in the following key areas:

- i. Planning and Consultation
- ii. Design Development
- iii. Land assembly

3.2 This reflects the Council acquiring full control of Bridge Close Regeneration LLP in October 2020 further to the approvals granted by Cabinet on 16th December 2020.

3.3 Planning

3.3.1 The development of the proposed planning application for Bridge Close is undertaken in accordance with the Planning Strategy forming part of the Business Plan. The Planning Strategy and by extension, the planning application, takes account of existing and emerging planning policy and aligns to the vision for the regeneration of Bridge Close. It outlines the approach and scope for the planning application(s) and considers the anticipated planning obligations that will apply to the development.

3.3.2 The planning application takes the form of a hybrid planning application to be submitted for the whole site. The proposed application will seek full planning permission for an initial Phase 1 of the development and outline permission for the remainder of the site. Detailed planning permission is sought for Phase 1, comprising approximately 383 new homes, flexible commercial floor space, a three form entry primary school and nursery, a pedestrian and cycle bridge as well as new public realm works and associated infrastructure, including the revitalisation of the River Rom.

3.3.3 Outline planning permission will simultaneously be sought for the remainder of the site. The outline permission will be accompanied by detailed parameter plans and a design code to inform future detailed proposals for future phases, serving to ensure design continuity and to safeguard the Council's vision and the comprehensive nature of the development.

3.3.4 Throughout 2022, the planning application suite of plans and documents have been subject to review in light of the adoption of the new London Plan in March 2021, the Havering Local Plan as well as other existing and emerging planning policy and building regulations. Studies, surveys and assessments have been completed to ensure alignment and compliance. Whilst the review has been comprehensive across all relevant areas, the following continue to be in particular focus:

- i. Energy Strategy – focusing on communal centralised energy provision using air source heat pump technology and the opportunity to connect in the future to wider heating distribution networks as required.
- ii. Flood risk assessment – mitigating the risk of flooding by implementation of a surface water management strategy using sustainable drainage systems and the naturalisation of the River Rom in consultation with the Lead Local Flood Authority and the Environment Agency.

- iii. Fire risk assessment – minimising risk to life safety through the implementation of a fire strategy for the development in compliance with planning policy, building regulation and relevant codes of practice. Designs and plans have been reviewed in light of proposed amendments to British Standard 9991 Fire Safety regulation, including the inclusion of dual stair cores in residential developments for concurrent firefighting and evacuation purposes.
- iv. Climate change and net zero carbon review – achieving net zero compliance, including reducing CO₂ emissions for both domestic and non-domestic buildings to achieve at least a 35% on-site reduction against the baseline as set out in Building Regulations Part L 2013.

3.3.5 In addition to considering the impact of new and emerging policy and regulation on key physical aspects of the development, such as height and massing in the context of Romford town centre, continued consideration is also being given to the long-term housing needs of local people in Romford and Havering more widely. Whilst provision of between 35% and 50% affordable housing is anticipated, further review of the appropriate tenure and unit mix will continue into the early parts of spring next year, leading to the compilation of the final suite of documents of the planning application for submission early in 2023.

3.3.6 Recognising the regeneration of Bridge Close is subject to additional stages of design development before commencement of works, further review of proposals will take place in the future to ensure continued compliance with existing and emerging policy, building regulations, codes of practice, and importantly, the needs of local people.

3.4 Consultation

3.4.1 Consultation has continued in 2022 with the Local Planning Authority (LPA), Highways Authority and with other key stakeholders. This follows numerous pre-application meetings with the LPA, the Greater London Authority (GLA), the Strategic Planning Committee, the Council's Quality Design Review Panel and internal stakeholders already held in 2019.

3.4.2 A fourth and final public consultation event, split over three days, took place in October 2022 online and at the Brewery in Romford, focusing on the masterplan and key facets of the proposed development. The event was well attended.

3.4.3 Primary School & Health Building

3.4.4 Consultation also continues with key education and health economy partners in order to meet potential rising demand for services to support growth in the local community. As such, the Council will acquire a new 3-form entry primary school and a health building from the Joint Venture. The Council is proposing to fund the acquisition of the school from the Wave 14 Free Schools funding allocated by the Department for Education (DfE) and through own resources, including borrowing and where possible from S106 contributions. BCR LLP continues to consult with Children's Services and the DfE to plan ahead for the delivery of BCR LLP's proposals, having regard to the demand for pupil places arising from the Bridge Close and Waterloo & Queen's Street developments as well as new adjoining communities in Romford town centre. The primary school is expected to be delivered in the initial phase of the development

3.4.5 The Council continues its discussions with local healthcare authorities and partners to facilitate the delivery of a new health building on Bridge Close in accordance with integrated healthcare infrastructure capacity planning in Havering. The building will provide services from across the integrated care system, which may include primary

and social care, community services and other specialist services, including enhanced diagnostics where appropriate. By bringing services together, the health building will play a vital role in improving access for members of the local community and reducing pressures in other parts of the local health economy. Funded through Council resources, a lease granted to an appropriate primary and community care provider is anticipated to secure a recurring revenue stream to the Council. The health building is expected to be delivered in phase two of the development.

Affordable Housing

- 3.4.6 It is anticipated that the development will provide between 35% and 50% affordable housing, subject to viability. This is in accordance with the principles underpinning existing Housing Zone funding support for 35% provision agreed with the Greater London Authority (GLA). Further to discussions with the GLA in light of the adoption of the new London Plan, affordable housing provision below 50% may be acceptable in circumstances where land has been acquired for regeneration purposes, noting furthermore the achievement of 50% affordable housing provision by the Council across its wider regeneration programme. Consultation with the GLA continues with respect to the potential for release of funding to support the provision of affordable housing through the Affordable Homes Programme.

3.5 Design Development

- 3.6 The design team, consisting of leading firms of architects, landscape architects, masterplanners, technical experts and engineers, has continued to progress the proposals throughout 2021 in accordance with client and planning requirements, underpinned by a design brief and development specification approved by the Board of BCR LLP.
- 3.7 Design development has been informed by the vision and objectives for the regeneration of Bridge Close, and enshrined in key proposals, plans and documents, including:
- i. The design and access statement, incorporating:
 - a. The masterplan for the site as a whole
 - b. Individual plot designs for residential and non-residential uses
 - c. Landscape and public realm design
 - ii. The design code and parameter plans
- 3.8 The Design and Access Statement describes the design process and proposals at a site-wide masterplan scale covering the entire application boundary. It deals with the landscape strategy and with the detailed proposals for the plots in the initial phase of development.
- 3.9 The masterplan for Bridge Close builds on the principles established in adopted and emerging policy, proposing a mixed-use residential-led scheme, which will include a new bridge across the River Rom, a new east-west connection to the town centre, non-residential uses to complement the town centre offer and create a well-designed, high-quality neighbourhood.
- 3.10 Detailed designs for individual plots have been brought forward as part of an initial phase to provide 383 new homes of which between 35% and 50% will be affordable tenures. Plot designs provide a balance of both traditional and more contemporary

architecture with use of high quality materials and immediate access to local retail, play space, public realm and other amenities. The initial phase maintains the provision of a 3 form entry primary school with nursery and special educational needs and disability (SEND) provision. Detailed plans set out the internal design of floors and units complemented by sections and external elevations.

- 3.11 Proposals for landscape design provide for ample high-quality public realm and open space, including the provision of green space and play space for local residents as well as the greening and revitalisation of the River Rom. It sets the parameters for a river walkway along the River Rom, a new junction to Waterloo Road and a new street through the centre of the site. More widely, it sets the strategy for the use of materials informing the initial parameters for long-term estate maintenance.
- 3.12 As set out at paragraph 3.3.4 above, the masterplan, plot designs and landscape architecture have been informed by adopted and emerging policy and regulation, having regard to key issues around energy provision, flood risk and fire risk as well as climate change and environmental impact.
- 3.13 Design Code provides strategic design guidance and place-making principles for all phases of delivery. The purpose is to ensure that the development is well designed and built to a high standard, providing a coherent framework within which architectural diversity can be achieved and where the public realm is an integrated element which provides continuity with the surrounding area. The Design Code will control development in future phases and be conditioned as part of any grant of planning approval.
- 3.14 Underpinning the Design Code are parameter plans setting out the application boundary, development plots, indicative heights, open space and illustrative ground floor uses and routes through the site. Together the Design Code and the parameter plans provide distinct guidance to ensure the comprehensive development of Bridge Close is progressed across phases consistently underpinned by high-quality design and public realm place-making principles.
- 3.15 As set out in paragraph 3.4.1 above, the masterplan, plot designs and landscaping have been informed by extensive consultation with the Local Planning and Highway Authority and the Greater London Authority, but with elected Members, the Strategic Planning Committee and the public. Importantly, a Quality Review Panel of external urban design experts was established to independently vet and inform the place making qualities of the emerging masterplan and designs. Future phases of development will be require separate planning applications (reserved matters) subject to consultation with the Quality Review Panel and Strategic Planning Committee.
- 3.16 In close consultation with the Cabinet and other stakeholders, it is anticipated that a planning application may be submitted early in 2023.

3.17 Land Assembly

- 3.18 Land assembly is undertaken in accordance with the Land Acquisition Strategy forming part of the Business Plan.
- 3.19 The Council and the JV continue to engage with all owners and occupiers of residential and commercial interests on Bridge Close. All commercial property owners have instructed valuations and private treaty discussions are progressing with all owners and principal occupiers at various stages of development.

Cabinet, 8th February, 2023

- 3.20 In November 2018 the Cabinet resolved to approve the acquisition of all remaining residential interests not in Council or JV ownership to be used as temporary accommodation until such time as they may be required for development. To date, 32 out of a total of 37 residential properties have been acquired or have terms agreed. Further engagement and communication is underway with the remainder of owners and occupiers.
- 3.21 Overall, there may be some adverse impact from the redevelopment of Bridge Close, particularly as a result of the displacement and disruption caused to existing businesses, staff, residents and their families, as well as some religious groups. To reduce this impact, the Council is working closely with those affected and offering a full package of support, through access to dedicated advice and assistance, through the offer of financial compensation, by offering a range of options to help residents move to a new home and providing businesses and other groups with help in finding and relocating to new premises, as well as additional support to mitigate against any potential disturbance.
- 3.22 A number of acquisitions of commercial property have completed since the establishment of the JV and more recently, including 2, Bridge Close, 3 Bridge Close, 6 Bridge Close, 8 Bridge Close, 12A-C Bridge Close, 12C-E Bridge Close and 13A Bridge Close. Constructive private treaty discussions continue with the remaining owners and occupiers of commercial property with a number having reached the final stages of agreeing terms.
- 3.23 Relocation support continues to be provided to businesses where appropriate. Whilst the market for industrial property is buoyant, it has been possible to maintain business continuity and employment whilst completing on transactions and successfully relocating businesses to new premises.
- 3.24 Other owners of non-residential property include the London Ambulance Service ('LAS') and the Havering Islamic Cultural Centre ('HICC'). Following redeployment of resource at the London Ambulance Service to address demand for its services over the winter period 2021-2022, discussions continue to seek a mutually satisfactory long-term agreement. Review of opportunities for relocation in accordance with LAS operational modelling and wider estate strategy continues.
- 3.25 Discussions with the HICC and its advisors also continue, recognising the importance of maintaining continuity of services provided by HICC to the community. Whilst provision could be made in the community centre on site, options for alternative relocation off-site are being reviewed where practicable and in accordance with HICC preferences and requirements.
- 3.26 With the progress being made on private treaty discussions with owners and occupiers of both residential and commercial property, the table below provides a summary of interests acquired to date, exchanged or subject to contracts with a right to purchase on agreed terms.

Interest	Total (Ha)	Held (Ha)	% Held
Residential Property	0.64	0.56	87%
Commercial Property	2.37	1.36	57%
Public & Other Land	0.19	-	-
Unregistered Land with Council as Highway Authority	0.46	-	-

Total	3.67	1.92	52%
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¹ Freehold interest, Ardent Management Limited, 2022. Total area of 3.67 ha corresponds to area within red line of the Bridge Close Site Plan in Appendix A.

3.27 The potential use of the Council's Compulsory Purchase Order (CPO) powers continues to form part of the Council's land assembly strategy as a means of last resort in circumstances where private treaty discussions do not deliver the anticipated outcomes. All private treaty discussions and agreements are completed having regard to the CPO guidance and regulatory framework to ensure appropriate support as well as disturbance and compensation payments are provided.

3.28 The review of key work streams above reflects the pre-application planning stage that the regeneration of Bridge Close is at. As the regeneration progresses, further activity relating to contractor procurement, construction, sales and leasing as well as estate management, amongst others, will form an integrated part of day-to-day activity.

4.0 Indicative Phasing and Delivery Programme

4.1 Bridge Close is anticipated to be developed in three phases as set out below:

- **Phase 1** is expected to deliver approximately 383 new homes of which between 35% and 50% may be affordable housing with retail and commercial units to serve the local community and provide space for local business. A new 3 form entry primary school will also be delivered, serving as vital educational infrastructure for the new communities at Bridge Close, the Waterloo Estate and Rom Valley Way, the latter two of which are in advanced stage of development with construction expected to commence in the foreseeable future. Phase 1 would also provide high-quality public realm, including a new bridge to enhance east-west links in the town centre and much needed investment and environmental upgrade of the River Rom.
- **Phase 2** is expected to deliver approximately 259 new homes of which between 35% and 50% may be affordable housing along with further retail and commercial units to serve the local community and provide space for local business, including where possible, existing businesses at Bridge Close wishing to relocate on site. A new health building would be provided, catering for families at Bridge Close and the wider community, serving to reduce pressures on acute care at nearby Queen's Hospital. A new community centre would be provided with cultural facilities and services for local people.
- **Phase 3** is expected to deliver approximately 428 new homes of which between 35% and 50% may be affordable housing, providing the final addition to a vibrant new community where families may live, thrive and contribute to the wider regeneration of the town centre.

4.2 The table below sets out anticipated dates for each of the key programme milestones underpinning the Business Plan.

Table 2 Indicative Delivery Programme			
Milestone	Phase 1	Phase 2	Phase 3
Review of Planning Policy and Design	Quarter 3 '22		
Completion of Planning Application	Quarter 4 '22	-	-
Submission of Hybrid Planning Application	Quarter 1 '23	-	-
SPC Resolution to Grant	Quarter 3 '23	-	-

Table 2 Indicative Delivery Programme			
Milestone	Phase 1	Phase 2	Phase 3
Cabinet Make the CPO	Quarter 3 '23	-	-
Main Contractor Procurement	Quarter 3 '24	-	-
Planning Approval / S106	Quarter 3 '23	-	-
Main Contractor Selection	Quarter 1 '24		
Public Inquiry	Quarter 1 '24	-	-
Confirmation of CPO	Quarter 3 '24	-	-
Issue General Vesting Declaration (GVD)	Quarter 1 '25	-	-
Vacant Possession	Quarter 1 '25		
Main Contractor – Site Possession Phase 1	Quarter 1 '25	-	-
Planning Application (Phase 2 and Phase 3)	-	Quarter 3 '25	
Planning Approval (Phase 2 and Phase 3)	-	Quarter 1 '26	
Main Contractor Appointment - Phases 2 & 3	-	Quarter 3 '26	Quarter 3 '27
Start on Site	Quarter 1 '25	Quarter 3 '26	Quarter 4 '27
New Homes Completed	Quarter 3 '27	Quarter 1 '29	Quarter 2 '30
Final Sales Completed	Quarter 3 '28	Quarter 4 '29	Quarter 2 '31

- 4.3 All work streams, including planning applications for each phase, acquisition of property and any CPO activity as well as the procurement of a contractor for delivery of Phases 1, 2 and 3 fall within the Council's control.
- 4.4 As set out in paragraph 3.3.5 above, it is anticipated that the planning application suite of plans and documents will be completed in final form in autumn of 2022, allowing for the application to be submitted early in 2023. This will allow appropriate time for the Council to consider the full implications of newly adopted and emerging planning policy in the form of the London Plan (adopted March 2021), the Local Plan and the Romford Master Plan as well as changes to Building Regulations and fire safety regulations on the masterplan and plot designs. Further consideration to determine the appropriate housing tenure mix that best meets the long-term needs of the Council and local people is underway.
- 4.5 As set out in paragraph 3.4.1 above, consultation with key stakeholders will continue throughout the delivery programme, including public consultation ahead of reserved matters planning applications for future phases of development.
- 4.6 Land assembly will continue in parallel with the development of the planning application both through private treaty discussions with owners and occupiers, and through the preparation for the potential use of the Council's Compulsory Purchase powers. With the making of the CPO in Quarter 3, 2023 and the public inquiry in Quarter 1, 2024, it is anticipated that the CPO may be confirmed by Secretary of State in late summer of 2023, allowing for vesting declarations to be served and vacant possession to be taken early in 2025.
- 4.7 With start on site expected in Quarter 1 of 2025, completion of Phase 1 is anticipated in the summer of 2027 with phased delivery of the scheme to completion early in 2030 in accordance with circumstances prevailing at the time.

REASONS AND OPTIONS

5.0 Reasons for the decision:

- 5.1 The Council has been consistent in promoting and progressing its vision to regenerate Bridge Close, a key site on the edge of Romford town centre, and in so doing, advancing the objectives of delivering new homes and affordable housing as well as key infrastructure, including a new school, a health building, a bridge and high-quality public realm and the revitalisation of the River Rom.
- 5.2 On 16th September 2020, Cabinet resolved for the Council to take full control of Bridge Close Regeneration LLP in order to ensure the future regeneration of Bridge Close in light of the difficulties in pursuing this objective with its former private sector partner. On 16th December 2020, Cabinet approved the recommendation for the Council to deliver the regeneration of Bridge Close funded predominantly through the HRA. The Bridge Close Regeneration LLP Business Plan 2022-2023 was approved by Cabinet on 16th February 2022. These decisions are strong statements of intent to fulfil the vision to regenerate this part of Romford Town Centre and reap the associated benefits, including the generation of long-term social value for people of Romford and the wider Borough of Havering.
- 5.3 The Draft Business Plan is a suite of policies, processes and operational plans, providing a path for the Council to crystallise its vision and make the regeneration of Bridge Close a reality supported by a robust risk management and governance framework.
- 5.4 The Draft Business Plan sets out the strategic framework to support direct delivery of the scheme by the Council in accordance with Cabinet's decision in December 2020 and would:
- Accord with the Council's vision and objectives for the regeneration of the site;
 - Deliver between 35% and 50% new affordable homes, subject to viability, at a potentially relatively low net average cost per unit, providing acceptable value for money as a regeneration scheme;
 - Provide additional certainty in relation to the funding of the scheme;
 - Offering an acceptable payback of the Council's investment;
 - Provide greater certainty for affected business and resident communities;
- 5.5 In summary, the approval by Cabinet of the Business Plan would enable this key regeneration scheme located at a gateway to Romford Town Centre to move forward, underpinned by a comprehensive financial model and accompanying analysis, which

substantiates the delivery of regeneration outcomes at a financial return to the Council in excess of its cost of capital.

- 5.6 The Members' Agreement contemplates the Board of Bridge Close Regeneration LLP preparing, agreeing and issuing a Draft Business Plan as set out in Appendix B for approval by the Council as controlling Member. The Members' Agreement provides that this be done at regular intervals. Once agreed, the Draft Business Plan would replace the then current Business Plan as the formal Business Plan adopted by the Bridge Close Regeneration LLP. Any potential approval of the Draft Business Plan as set out in this report would therefore be in accordance with the provisions of the Members' Agreement and would regularise the cycle of updating going forward, having regard to the Council being in full control of Bridge Close Regeneration LLP.

6.0 Other Options Considered and Rejected:

- 6.1 **Not Approve the Draft Business Plan.** Whilst this option would not run contrary to provisions in the Members' Agreement, which in these circumstances would allow the existing adopted Business Plan to remain in force; however, not approving the Draft Business Plan would run contrary to the Council's vision and objectives of delivering both affordable housing and the regeneration of Bridge Close, a key site on the edge of Romford town centre. Whilst key work streams such as land assembly, the making of the CPO and submission of the planning application could potentially be progressed under the existing Draft Business Plan, it would be without having due regard to the latest planning, land assembly, market, cost and financial advice that would otherwise inform the strategy. Moreover, it could potentially be perceived as a statement of intent not to progress with the regeneration of Bridge Close. Accordingly, there would be significant reputational damage and impediment to implementation of key work streams. The regeneration scheme could be either lost completely or delayed for a significant period of time. This could have reputational implications and potentially impair the Council's investment to date. This option has been rejected.

- 6.2 **Approve the Draft Business Plan and Pause the Scheme.** Whilst pausing a scheme may be standard practice for a private sector developer, it does not constitute good practice from a regeneration perspective. This is due to the lack of certainty that this strategy entails and the difficulties arising in treating meaningfully with owners and occupiers in private treaty land assembly discussions. A pause to the scheme would in the first instance prevent a planning application being made, which in turn would prevent a CPO being progressed, assuming that a CPO would be necessary to complete land assembly. No CPO Inquiry can be contemplated before the Acquiring Authority (the Council) can demonstrate that there are no insurmountable planning impediments that would prevent the scheme from being implemented. Without the grant of some form of planning permission this could not be proven. It would also be very difficult to secure meaningful engagement from potential contractors without knowing what the scheme is or is likely to be in planning terms and having a level of programme certainty. A pause would create an element of uncertainty over the scheme, with adverse impact for owners and occupiers within the proposed regeneration area and deny the Council the benefit of the significant progress on planning and land assembly that has been made since reporting to Cabinet in February 2022. There would also be a risk of reputational damage. This option has been rejected.

IMPLICATIONS AND RISKS

7.0 FINANCIAL IMPLICATIONS AND RISKS

- 7.1 The assumptions underpinning the Business Plan and related financial model have been reviewed and updated to reflect anticipated economic conditions and development in key appraisal parameters, having regard to the early stage of development and the pre-planning concept stage at which masterplans and design development are being progressed.
- 7.2 Accordingly, the financial model and related budget approved by Cabinet on 16th February 2022, has been revised with an upward adjustment to the budget as set out in the exempt Financial Risks and Implications of this report. The upward adjustment is principally a result of higher cost of funding and anticipated tender price inflation over the forecast period.
- 7.3 Achieving regeneration outcomes, including the provision of much needed housing, the generation of social value and the creation of a high-quality place where people want to live, work and play continues to be the Council's principal objective. The Council recognises, however, that achieving the regeneration of Bridge Close at the scale envisioned comes with some risks.
- 7.4 Whilst some risks may relate to the operational implementation of the development, such as planning risk, ground condition and construction risk, cost price inflation, sales price inflation and programme, others relate directly to the funding of the project. The Council recognises that operational risks may have a direct impact on the overall funding envelope and that active risk management may serve to mitigate the Council's exposure by capping, sharing or transferring risks where possible.
- 7.5 The potential adverse impact of the prospect of a material increase in the longer term cost of borrowing is also a risk that requires ongoing review and management. Whilst increased cost of borrowing is included in the Council's contingency planning, the potential for capping interest rate risk is subject to ongoing review.
- 7.6 The Council continues to monitor and manage identified risks, having regard to each stage of development required to complete the regeneration of Bridge Close. Drawing on the expertise and capacity of an experienced team of internal and external delivery partners forms an integrated part of the Council's risk management strategy. Appropriate application of contractual structuring, insurance and financial contingency planning provides an overlay to core risk management practices.
- 7.7 The review of financial assumptions, risks and implications are exempt due to the commercial nature and sensitivity of the information.

8.0 LEGAL IMPLICATIONS AND RISKS

- 8.1 The Bridge Close Regeneration LLP Business Plan 2022-2023 was approved by Cabinet on 16th February 2022 and adopted by the Bridge Close Regeneration LLP. In accordance with clause 14 of the Members' Agreement dated 29th October 2020, the Board of Bridge Close Regeneration LLP shall prepare, agree and issue a draft Business Plan to the "Approving Person", being the Council as Member. Once agreed,

the further Business Plan shall replace the then current Business Plan as the formal Business Plan adopted by the Bridge Close Regeneration LLP.

- 8.2 The Bridge Close Regeneration LLP Business Plan 2023-2024 (the draft Business Plan) set out in Appendix B has been reviewed and recommended for approval by the Bridge Close Regeneration LLP Board. Subject to the approval by the Council as Member (and Approving Person), the draft Business Plan would be formally adopted by the Board of Bridge Close Regeneration LLP.
- 8.3 As an Approving Person, the Council relies on a number of powers in considering the proposed strategy and funding envelope underpinning the draft Business Plan.
- 8.4 In providing funding the Council may rely upon the General Power of Competence (“general power”) provided for in Section 1 of the Localism Act 2011 to pursue the proposed development of Bridge Close. The general power is a wide power which allows the Council to do anything that an individual may do (subject to public law principles), but it is subject to certain statutory limitations. The key limitation under the general power is that where a local authority intends to pursue a commercial purpose, it must do so through a company limited by shares (and not a LLP (limited liability partnership)). On setting up the JV as a LLP, legal advice was obtained to confirm that provided the Council’s purpose was the regeneration of Bridge Close, a LLP would be lawful; it remains the case. No other statutory limitations in regard to funding of the LLP under the general power apply.
- 8.5 In establishing BCR LLP, the general power was relied on, as well as the fact that Sections 8 and 9 of the Housing Act 1985 impose a duty on local authorities to review housing needs in their district and provides them with related powers to provide housing accommodation by building and acquiring houses or by converting other buildings into houses. These powers can include provision via third parties. The general power and Sections 8 and 9 of the Housing Act 1985 may also be relied on in the setting up of a nominee company by the Council to act as second member of the LLP upon the acquisition of the private sector partner’s interest in 2020 (all LLP’s must have at least two members under the Limited Liabilities Partnerships Act 2000).
- 8.6 The Council has investment powers by virtue of Section 12 of the Local Government Act 2003, but the objective of the Council in establishing BCR LLP (and in providing the proposed funding recommended in this Report) is not as an investment. The purpose was, and remains, the regeneration of Bridge Close.
- 8.7 More widely, the Council has land acquisition powers by virtue of Section 120 of the Local Government Act 1972. This Section 120 power does furthermore support the general position adopted, because it also recognises and allows acquisitions to be made for any authorised purpose “notwithstanding that the land is not immediately required for that purpose; and, until it is required for the purpose for which it was acquired, any land acquired under this subsection may be used for the purpose of any of the council’s functions.”
- 8.8 In light of the acquisition of the member interest in BCR LLP held by the former private sector partner, FB BCR LLP, as agreed by Cabinet on 16th September 2021, this report makes reference to, inter alia, the strategy to bring forward the regeneration of Bridge Close directly within the HRA with the primary objective of the scheme being to address housing need in Havering rather than generating a commercial return.
- 8.9 The Council took external legal advice on the direct delivery strategy approved by Cabinet on 16th December 2020. In summary, this confirmed that the Council has the

power to deliver the scheme directly through BCR LLP as a delivery vehicle. The key statutory power is Section 9, Housing Act 1985, which is broad enough to empower the Council to provide both affordable and market sale housing where the latter is provided to subsidise the former (as could be case).

- 8.10 The Council also has the power in Section 12, Housing Act 1985 to provide other buildings, including retail and commercial uses, subject to obtaining Secretary of State (SoS) consent. The SoS has broad discretion in this respect with the criteria being whether the buildings will serve a beneficial purpose for those provided in Part II housing accommodation. There is a clear process in place to apply for consent.
- 8.11 If the Council were to rely on Sections 9 & 12 (subject to consent) to deliver the regeneration scheme directly, then relevant income and expenditure relating to residential accommodation and other buildings would be subject to the HRA ring fence under Section 74, Local Government and Housing Act 1989. On the basis of what is currently known, the Council is advised that capital expenditure to fund the regeneration scheme would be permitted under Schedule 4, Part II, Item 2 of that Act.
- 8.12 So the external legal advice indicates that it is unlikely that there would be any insurmountable impediments to prevent the HRA from delivering up to a 50:50 mix of affordable and open market sale units if that were the option to be selected.
- 8.13 The Council has also taken external legal advice on Subsidy Control (formerly known as State Aid). Given that the Council's objective is to develop the site for regeneration purposes and not as a commercial undertaking, the strategy to deliver the scheme directly by the Council is likely to be able to comply with Subsidy Control requirements given the Council is a public undertaking. This factor is under ongoing legal review given that the Subsidy Control Act 2022 is not yet in force but advice to date supports this conclusion.

9.0 The key risks are financial and commercial, as described in the preceding "Financial Implications and Risk" section at paragraph 7.0 above. In making a lawful decision, the Council should weigh up and consider these risks and whether they are acting prudently in public law terms. In reaching a decision, Cabinet members should consider whether resultant expenditure (and other financial consequences) is prudent, having regard to the Council's general fiduciary duties. It must also reach a decision by reference to all relevant considerations, disregarding irrelevant ones, and be satisfied that the recommended course of action is a rational course of action for the Council. The Report details the justification for the regeneration of Bridge Close including the financial implications involved. **HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

9.1 There are no Human Resource implications of, or risks relating to, the proposed decision.

10.0 EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

- 10.1 The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:
- i. the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - ii. the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;

- iii. foster good relations between those who have protected characteristics and those who do not.
- 10.2 Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.
- 10.3 The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.
- 10.4 Whilst officers consider there are no implications or risks associated with the Council's statutory duty and the decisions recommended for approval relating to the Bridge Close Regeneration LLP Business Plan, the Council has continued to monitor and implement measures to ensure management policies and practices are aligned to the Public Sector Equality Duty.
- 10.5 The Equality Impact Assessment for Bridge Close, reported to Cabinet in November 2017, subsequently reviewed in September 2019, November 2021, November 2022 and flows from the Council's Equality Impact Assessments for the Havering Estate Renewal Programme and the Local Lettings Plan. To inform the Bridge Close Equality Impact Assessment, engagement with affected residents and businesses has been undertaken, alongside a review of the wider Romford Town ward to establish a demographic profile of those affected. This broadly considered the impact of the proposal on these stakeholders, within the context of the protected characteristic. The Equality Impact Assessment will continue to be monitored and updated as part of a process of continuous engagement with stakeholders as proposals for the scheme are developed.
- 10.6 Overall, there may be some adverse impact from the redevelopment of Bridge Close, particularly as a result of the displacement and disruption caused to existing businesses, staff, residents and their families, and some religious groups. To reduce this impact, the Council is working closely with those affected and offering a full package of support, through access to dedicated advice and assistance, through the offer of financial compensation, by offering a range of options to help residents move to a new home and providing businesses and other groups with help in finding and relocating to new premises, as well as additional support to encourage business improvement and sustainability in the future.
- 10.7 The Council believes that the benefits of the Bridge Close redevelopment will outweigh some of the adverse impacts identified. The redevelopment of Bridge Close is predicted to be largely positive, presenting far reaching benefits and opportunities for Romford, Havering and its diverse communities. This includes making a significant contribution to the provision of new and high quality mixed tenure housing, which will be well managed and sustainable, helping to reduce fuel poverty and contributing to the quality of life for people of all ages, genders, ethnicities and faiths/beliefs. Regeneration of the area will also support economic growth and prosperity across Havering, through creating new mixed workspace and community facilities, which will support business growth, enterprise and inward investment, as well as local jobs, apprenticeships and wider employment opportunities. The development will also help to create a greater sense of place and platform for learning, creativity and culture, whilst also supporting education, health, leisure and recreation. The introduction of robust estate management services across the development will also aid in preventing crime and social disorder, whilst the new neighbourhood will encourage social

inclusion, community cohesion and equality, helping to foster positive relations amongst existing and new communities.

- 10.8 The development will also improve the local environment by helping to reduce the barrier effect of the Ring Road, creating a safer and more welcoming environment. The introduction of a new east-west pedestrian and cycle bridge will provide greater access and connectivity to the town centre and rail station, encouraging use of public transport, walking and cycling. A rejuvenated public realm and enhanced River Rom will create an improved blue and green amenity, both for the enjoyment of local people and visitors alike. The development will reintegrate Bridge Close with Romford town centre and in doing so will complement the town centre and help the areas expansion as retail and residential quarter, providing more choice and opportunity for the future and new health and education facilities as well as affordable housing for local people.
- 10.9 Further to a review officers consider the existing Equality Impact Assessments for Bridge Close, as updated in November 2022, continue to be of relevance to the project and for the purpose of seeking the agreement by Cabinet of the Bridge Close Regeneration LLP Business Plan 2023-24.

11.0 HEALTH AND WELLBEING IMPLICATIONS AND RISKS

- 11.1 The Council is committed to ensuring the health and well-being of its residents. The decision relates to approval of the Bridge Close Regeneration LLP Business Plan 2023-24 and a related budget, which, if approved and fully implemented, are likely to have potential health and well-being implications for residents.
- 11.2 In relation to the proposed development arising from the full implementation of the Business Plan, an initial Health Impact Assessment has been undertaken. This indicates that the overall nature of the identified impacts is positive or neutral, including positive impacts on housing provision, mental health and the wellbeing of new residents.
- 11.3 An updated Health Impact Assessment was undertaken in October, 2021 in preparation for the submission of the planning application in due course. The Assessment concludes that the overall nature of the identified impacts is positive or neutral, including positive impacts on housing provision, mental health and wellbeing of the new residents. The proposal provides opportunities for employment and business growth, it provides community floor space, and contains multiple and well connected public spaces. The proposed design is characterised by high quality, accessibility and sustainability. A minor negative impact has been estimated with regard to a small shortfall in the on-site provision of children play space and a remedy has been provided. As set out in section 10.0 above, there may also be some adverse impact from the redevelopment of Bridge Close, particularly as a result of the displacement and disruption caused to existing businesses, staff, residents and their families. Again, a framework of support and compensation is in place to mitigate the impact. In circumstances where construction would be commenced, management plans will be in place to reduce noise, dust and other potential sources of disruption to the local community.
- 11.4 It is anticipated that the longer term benefits outweigh the potential short term adverse impacts. More efficient use of land, high design standards, sustainable solutions and the provision of social infrastructure ensure that the proposed uses are the best uses of the land. The wider socio-economic benefits are likely to enhance the health and well-being impact of the scheme.

11.5 A further Health Impact Assessment will be carried out for the development prior to the commencement of works, covering the period during and post construction to identify and maximise any positive impacts and also to identify and highlight how measures to mitigate against any negative impacts will be put in place to protect the health and wellbeing of residents during construction.

11.6 ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

11.7 There are no Environmental and Climate Change implications of, or risks relating to, the proposed decision.

BACKGROUND PAPERS

None.

APPENDICES

Appendix A	Bridge Close Site Plan (PUBLIC)
Appendix B	Bridge Close Regeneration LLP Business Plan 2022-2023 (EXEMPT)
Appendix C	Financial Annexes (i) – (ii) (EXEMPT)
Appendix D	Legal Advice Note – Subsidy Control (EXEMPT)
Appendix E	Self-delivery Business Case Guidance (EXEMPT)

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Notice of Key Cabinet Decision containing exempt information.

This Cabinet Report contains some appendices which comprise exempt information which is not available for public inspection as they contain or relate to exempt information within the meaning of paragraph 3 of Schedule 12A of the local Government Act 1972. They are exempt because they refer to confidential information and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

CABINET	8th February 2023
Subject Heading:	Havering and Wates Regeneration LLP Business Plan and Budget 2023/2024
Cabinet Member:	Councillor Graham Williamson Cabinet Member for Development & Regeneration.
SLT Lead:	Neil Stubbings - Director of Regeneration.
Report Author and contact details:	Maria Faheem - Regeneration Maria.Faheem@havering.gov.uk 01708 434 379 Martin Fahy- Regeneration Martin.Fahy@havering.gov.uk 01708 432 651
Policy context:	London Plan 2021 National Planning Policy Framework 2021 Havering Housing Strategy 2014-2017 Havering Local Plan 2016- 2031 HRA Business Plan 2023-2052 Havering Climate Change Action Plan 2021
Financial summary:	The report seeks Cabinet approval to invest a maximum of £77.7 million of capital

expenditure gross of repayments of equity into a Limited Liability Partnership to deliver the regeneration of 12 Housing Revenue Account (HRA) sites.

The report also seeks Cabinet approval to increase the forward funding to be advanced from the Council by £35.4m. The report also seeks approval to a budget of £70.1m in respect of the remaining land assembly / CPO costs to enable the Council to provide vacant possession.

A total revenue surplus for the HRA of £28.7m is forecast as a result of the 12 Estates regeneration programme after meeting capital financing costs of borrowing. An estimated capital receipt of £77.7m is expected to be realised at the end of the programme.

Is this a Key Decision?

This is a key decision

When should this matter be reviewed?

Autumn 2023

Reviewing OSC:

Places

The subject matter of this report deals with the following Council Objectives

- | | |
|--|---|
| People - Things that matter for residents | X |
| Place - A great place to live, work and enjoy | X |
| Resources - A well run Council that delivers for People and Place. | X |

SUMMARY

This Cabinet Report provides an annual update of the Havering and Wates Joint Venture Business Plan as required by Cabinet. When Cabinet agreed to establish the Havering and Wates Joint Venture (JV), this was on the basis that there would be regular (annual) reviews and Cabinet would be asked to agree on material changes to the business plan on an annual basis, in line with the annual budget setting process. This is the fifth review following the establishment of the JV in April 2018.

The Council's overarching vision for the Havering and Wates Joint Venture (HWR) is to facilitate the regeneration of key areas of the borough; to kick-start renewal of key town centres and estates; and deliver truly affordable homes for local people. In addition, it ensures good quality design of buildings and places by being a joint owner of the development company, thus giving greater control over the planning process and ensuring delivery of key infrastructure requirements. Any returns to the Council are being identified to fund future regeneration programmes across the borough and to help fund renewal of our town centres across the borough at a time when the traditional high streets are under significant threat from changing consumer habits.

For Work Package One (New Green formerly known as Napier and New Plymouth, Park Rise formerly known as Solar, Serena and Sunrise and Waterloo and Queen Street), the key inputs into the financial models have been reviewed and externally validated. The key inputs are construction costs, borrowing rates, expected sales revenues, s106 costs and CIL (Community Infrastructure Levy) payments.

The Council, and the JV is committed to the delivery of the highest quality homes and places for our residents to live in. The goal is to set a high standard for other developers to follow. With the Council's support the JV has continued with the programme dedicated to providing good quality affordable family housing with enhanced design. The additional forward funding identified within the report shows how these changes are being delivered.

The updating of the viability models and then into the Council's financial dashboards means that this report can inform Cabinet of any changes to the expected outputs from the JV and any changes in the financial position of the JV and Council's financial commitments to the JV as an investor. This report informs Cabinet of changes and also seeks approval of the new Business Plan and the expected financial commitments.

This Business Plan refresh includes the following changes:

- Waterloo & Queen Street – Update on development costs and tenures.
- Park Rise / New Green – review of progress on construction and making financial provision specification/ cost increases.

Cabinet, 8^h February 2023

- Prioritising delivery of Phase 1 (Waterloo and Queen Street, New Green and Park Rise), alongside Farnham & Hilldene and Chippenham Road. Royal Jubilee Court will also be included subject to further review and approval.
- Delivering Farnham Hilldene as a 100 % Council scheme, via the HWR JV.

Placing the remaining red-line sites on pause, pending a review of delivery options:

1. OldChurch Gardens,
2. Maygreen Crescent
3. Delderfield
4. Dell Court
5. Brunswick Court.

The Napier New Plymouth Blue line opportunity site is removed from the programme.

The original decision to set up the JV was informed by key indicators on the viability and outputs. Those key indicators were overall % return, overall financial return, initial stake (Equity: borrowing and land value), impact on the HRA Revenue from the cost of borrowing in the early years, total number of units, number of affordable housing units. These metrics are the key indicators to identify the viability, outputs, and potential financial risks.

The 12 Estates programme is currently forecast to receive a £23 million development return in revenue to the HRA from year 5 to 15. This figure is built into the HRA Business Plan and rent setting report that has been presented to Cabinet within this Agenda and is not included within the calculations for the average cost of an affordable housing unit within this report.

Table 1 below details those key metrics as reported to Cabinet in the 2022/23 Business Plan and Budget Review and compares them with the numbers in Business Plan (2023/2024). The table also provides a brief explanation for any changes.

Table 1: Movement Schedule

Indicator	2022/23 Review	23/24 Review	Movement 22/23 – 23/24	Commentary
% Return (profit on cost)	10.6%	6.8%	-3.8%	Introduction of PRS along with Farnham & Chippenham as Council Schemes.
Peak Equity stake (£)	£35.7the m	£40.0m	+£4.3m	Reflecting scale of cost increase on WQS (Waterloo and Queen Street) Phase 1

Equity stake (Land Value)	£6.6m	£1.8m	-£4.8m	Reduced scale of commitments. Later Phases deferred pending review
HRA Revenue Impact Equity 2018-2031 (£)	£3.3m	£8.0m	+£4.7m	Increase in long term financing rates, offset by reduced scale of the programme
Total affordable units	1,562	1,273	-289	Reduced scale of commitments, offset by the introduction of Farnham Hilldene. Later Phases deferred pending review
Total Open Market Sale / PRS	1,617	1,223	-394	Reduced scale of commitments. Later Phases deferred pending review
Total units	3,179	2,496	-683	Reduced scale of commitments. Later Phases deferred pending review
% Affordable	49%	51%	+2%	Taking Chippenham and Farnham forward as Council schemes.

RECOMMENDATIONS

That Cabinet:

1. Agree and recommend the inclusion of a budget of £77.722m equity for the 12 Sites including Farnham and Hilldene together with a budget of £70.148m for potential land acquisition/CPO costs within the proposed HRA capital programme that will be considered by Cabinet in January 2023 in the annual rent setting and capital programme report and that this is recommended to Council for final approval in February 2023.
2. Agree to further forward funding for the remainder of phase 1 of the 12 Sites Programme, up to £66.647 million; for the development of the Waterloo and Queen Street Estate (an Increase of £33.687 million), and provide for an additional £1.700 million of forward funding on New Green (formerly known as Napier New Plymouth) and Park Rise (formerly known as Solar Serena Sunrise), subject to the approval of the required budget and funding referred to at Recommendation 1, and delegate authority to the Director of Regeneration to enter into the necessary forward funding agreements.
3. Approve the Havering and Wates Regeneration Joint Venture Business Plan dated January 2023, as attached as Appendix 2, subject to the approval of the budgets set out at Recommendations 1 and 2.
4. Delegate authority for the Director of Regeneration, in consultation with the Lead Member for Development and Regeneration, to agree on grant funding bids to support the 12 Sites regeneration programme in line with the assumed grant funding levels set out in Table 1 at Exempt Agenda.
5. Note that the Leader of the Council, after consultation with the S151 Officer, the Director of Regeneration and the Director of Legal and Governance, shall be asked to approve detailed business cases and related viability assessments as may be presented under the Business Plan approved here dated January 2023.
6. Delegate authority to the Director of Regeneration to make variations to any of the existing joint venture agreements, as necessary, to implement any of the recommendations contained in this report.
7. Delegate authority to the Director of Regeneration, in consultation with the Leader of the Council, the Monitoring Officer and the Section 151 Officer, to accept grant funding up to the values set out in recommendation 4 (Table 1 Exempt Agenda) and enter into any required grant agreements or variations to existing agreements.

8. Note the Leader of the Council, after consultation with the s151 Officer, the Director of Regeneration and the Director of Legal and Governance, has the authority to approve the business cases, related viability assessments and incorporation of the red line site known as Farnham & Hilldene scheme to be acquired entirely by the Council as may be presented during the Business Plan 2023-24 period.
9. Agree to progress the development of Chippenham Road as a 100 per cent affordable scheme to be acquired by the Council, at a total development cost of approximately £57.992 million, with a final decision on the tenure of the 155 units to be agreed by the Director of Regeneration in consultation with the Director of Housing.
10. Note that the Leader of the Council, after consultation with the s151 Officer, the Director of Regeneration and the Director of Legal and Governance, may be asked to approve the business cases, related viability assessments and incorporation of the red line site known as Royal Jubilee Court as may be presented during the Business Plan 2023-24 period.
11. Recommendation 11 is contained in the Exempt Agenda Report.
12. Authorise the Director of Regeneration to consider the appropriation of land at the appropriate time for Chippenham Road, Farnham and Hilldene district town centre and Royal Jubilee Court from the Housing Revenue Account (HRA) to the General Fund, for planning purposes and to consider the appropriation of land at the appropriate time back to the HRA.
13. Authorise the Director of Regeneration to review and approve the revised phasing plan for Waterloo and Queen Street as may be necessary and appropriate, in consultation with the Lead Member for Regeneration, the Director of Housing and the Section 151 Officer. The impact of any change will be included in the next Business Plan review report to Cabinet.

REPORT DETAIL

1.0 Background

- 1.1 HWR has been established as a long-term development partnership to facilitate a programme of residential-led regeneration and estate renewal across an initial tranche of 12 Council-owned housing sites. The joint venture partnership enables both partners to share costs and long-term financial risks associated with development whilst retaining a degree of control, ensuring that social and economic benefits remain a focus.
- 1.2 The Council has the right to acquire any affordable housing at a pre-agreed value and allocate those properties via the Council's Housing Register in accordance with its Allocation Policy.
- 1.3 The Council's objectives for this programme have been enshrined into the Members Agreement between the JV partners as objectives for HWR. As a development company HWR will procure design, obtain planning permission, develop, market, and sell/let each scheme for the best value achievable.
- 1.4 On 16th February 2022, the fourth review of the JV's Business Plan was reported to and approved by Cabinet. The review was reported based on updated assumptions which were reflected, scrutinised, and verified via updated site development appraisals and the JV's employer's agent.
- 1.5 In particular, the February 2022 report focussed on the progress made on the schemes within Work Package One (WP1) of the 12 Site Programme, which includes New Green, Park Rise and the Waterloo and Queen Street Estate. Since the last business plan, work has continued to maximise the level of affordable family-sized housing across these schemes and to expedite the delivery of new homes where possible.

2.0 Progress – Work Package 1 (WP1)

2.1 Planning and Design Development

Good design and place-making have been important considerations since the JV was established, ensuring that each scheme acts as an exemplar housing development within the borough.

2.2 New Green, formerly known as Napier, New Plymouth

- 2.3 Construction on New Green is substantially complete. Outstanding matters include; discharge of remaining planning conditions, sign off by Building control, and completion of the Section 278 Agreement.

An Estate Management Strategy has been produced in collaboration with the Housing team and external consultants to ensure the successful management

of the new development. A local Sales Agent has been appointed to sell and market the shared ownership units. The initial sales launch has been successful with several units already under offer.

The New Green development has set the standard for new affordable homes in Rainham, providing good-quality apartment living. The homes are well insulated and energy efficient. The development provides a community garden and a number of high-quality podium gardens to enable residents to enjoy outdoor amenity. This development provides 100 per cent affordable homes for local people.

2.4 Park Rise formerly known as Solar, Serena, and Sunrise

Construction of this later-living scheme is proceeding well with practical completion anticipated for winter 2023. This will be a flagship scheme with a range of facilities, such as a shared communal lounge and thriving communal gardens that are designed to encourage independent living. The development will adopt dementia friendly design principles, through careful consideration of interior design and wayfinding throughout the development. A telecare system will be provided in all affordable units with the opportunity to be available for outright sale customers. The new scheme has been carefully designed to create an inclusive and fully accessible environment for residents and visitors.

2.5 The Waterloo and Queen Street Estate (WQS)

The Waterloo and Queen Street Estate demolition was completed in the summer of 2022. The JV team is working through stage 4 of the design process. Meanwhile uses are being developed in consultation with the local community pending the complete development of the site. Proposals for a community garden are taking shape.

The scheme will provide high-quality homes, with most properties benefitting from private amenity space by either a garden or private balcony. The design of the scheme will optimise the site's potential to deliver housing to meet local housing targets, including the right to return for the social-rented tenants decanted from WQS because of the redevelopment. The design will incorporate sustainable technologies to help reduce the carbon footprint of the development. Secured by Design principles will be used to reduce the potential for crime and anti-social behaviour.

The Government, in response to Grenfell, have introduced the Building Safety Act 2022 and are considering changes to BS9991. Expected new requirements are likely to include additional lifts and stairwells. WQS could potentially fall within scope of the changes to regulation and further work is being carried out to see what the impact would be. If changes are required at WQS, this may result in a small reduction in the number of homes to be built.

Given the Council's adoption of a new Climate Change Action Plan, further consideration has been given to additional decarbonising of the scheme's energy strategy over time. Later phases of the scheme are designed with 95% air source heat pumps and 5% electric to supply the new estate with energy and power. The use of air source heat pumps provides a good source of low carbon energy.

The approved scheme for Phase 1 included the use a 50/50 split of air heat source pumps and gas. The JV Board have approved a 95% electric air heat source pump and 5% electric solution for the later phases of the scheme. Phase 1 of the development will make use of a temporary energy centre solution; this will be either 50/50 air source heat pumps/gas or a temporary gas solution for the first 3 years until the permanent energy centre is fully operational.

Construction is due to begin summer 2023 on blocks 1 and 2 (Phase 1) of the Waterloo and Queen Street Estate. The remaining phases have outline permission and further details will therefore need to be submitted to the LPA in order to obtain detailed permission.

2.6 Social Value

The Council remains committed to ensuring we are bringing real, tangible benefit to the local community. The JV has continued to work with local social enterprises providing local people with jobs, apprenticeships, and work placements.

Social value delivery includes investment into the Havering economy, benefiting local businesses. To date the JV has delivered approximately £44m in local economic benefits. Approximately £33m of social value has been delivered through investing in growth and regional business growth.

Approximately £7m in social value benefits towards skills and employment have been delivered to date, with over 583 local people having received skills and employment opportunities so far. 252 local people are currently employed via the project and over 9440 training/employment weeks have been created for local people. Further details can be found at Exempt Appendix 2.

This social value legacy will continue with the start of construction of Waterloo Estate and later project phases, with local people remaining at the heart of our regeneration ambitions.

2.7 Regeneration Objectives

The JV is obliged to deliver each scheme in accordance with the Key Requirements set out in the Development Agreement. These requirements set out the parameters for a planning application and include:

- The number of units to be delivered across the development
- The housing bed size and tenure mix
- A requirement for non-residential uses such as commercial and retail.

The key requirements for each site may vary because of stakeholder consultation and planning policy but will always be required to meet the Council’s objectives for the Regeneration Programme.

2.8 Since bid stage, levels of affordable housing in WP1 have increased in line with the Council’s objectives to maximise the delivery of affordable housing across each site as noted in Table 2.

Table 2: Affordable housing review since bid stage

Site	Affordable Housing – Bid Stage	Affordable Housing – Year 2 review	Affordable Housing- Year 3 review	Affordable Housing- Year 4 review	Affordable Housing- Year 5 review
New Green	77.7%	64%	100.0%	100.0%	100.0%
Park Rise	25.8%	76.6%	76.6%	76.6%	76.6%
Waterloo and Queen Street Estate	38.5%	40.4%	40.4%	41.2%	39.6%
WP1 Total	41.3%	46.4%	50.7%	51.3%	50.1%

2.9 The budgeted costs on the programme have risen in response to the inflationary pressures in the construction sector. To mitigate some of this cost pressure and risk, it is proposed to convert 184 homes earmarked for private sale homes to PRS on WQS Phase 1. Given that the site is scheduled to commence construction in Q3 2023, this approach is designed to minimise sales and financing risks during what is likely to remain an uncertain economic situation. The forward funding requirement on WQS has however significantly increased since the last review of the Business Plan because of cost increases on the later phases of WQS. The later phases of WQS remain under review and options will be explored to close the forward funding gap for the Council, prior to any firm commitment to commence construction.

2.10 Some additional funding has been set aside for Park Rise and New Green, which is currently under construction. The requirement is linked to amendments in the specification requested by the Council.

2.11 In addition to the review of the level of affordable housing, the bed size mix of affordable homes has also been a part of the review process. The Local Plan

requires affordable housing to be delivered according to the bed-size mix in Table 3, below. Amongst other things, this mix has been influenced by the Strategic Housing Market Assessment, which was carried out in 2016, and provides a longer-term assessment of housing need, from 2011 – 2033.

Table 3: Borough wide Housing Mix

Bed-size	1-bed	2-bed	3-bed	4-bed +	Total
	10%	40%	40%	10%	100%

2.12 A key requirement for each site within the 12-site programme is that new homes not only meet a demonstrable housing need, but also facilitate the Right to Return for Council tenants that have been rehoused away from regeneration sites. Table 4 below demonstrates that across WP1, the highest level of demand, derived from the Right to Return, and is for one-bedroom homes.

Table 4: Right to Return Demand

Right to return requirement	1-bed	2-bed	3-bed	4-bed	Total	
	%	%	%	%	No.	%
Waterloo and Queen Street Estate	32%	32%	35%	1%	171*	100%
New Green	64%	30%	6%	0%	87	100%
Total	43%	31%	25%	<1%	258	100%

*No re-provision of Sheltered Housing provision at Queen Street

2.13 In addition to the Right to Return, the Council’s housing register provides a reference to identify immediate need for affordable housing provision in the borough, based on those households that present themselves to the local authority. Data from October 2022 shows that in comparison to the Local Plan prescription, a higher proportion of one-bedroom affordable units are required to meet the demand of Havering households. Table 5 below shows bed-size need for the people on the housing register:

Table 5: Bed-size need October 2022

Housing Register demand by bed-size	1 bed	2 bed	3 bed	4 bed	5 bed	Total	
	%	%	%	%	%	No.	%
	25%	31%	37%	6%	1%	2440	100

2.14 The affordable housing demand arising from the Right to Return, and the Housing Register have been imperative in determining the bed-size mix of the

affordable homes that will be delivered across WP1. Changes to the proposed housing mix because of the data above, are demonstrated at Table 6 below.

- 2.15** Whilst this data supports the delivery of one-bedroom affordable homes across General Needs sites, the provision of affordable and oversized one-bedroom homes at the Park Rise later living scheme continues to be deemed the most appropriate solution to meet the housing needs of the over 55's, by providing an affordable home with the flexibility of extra care provision where required.
- 2.16** Since bid stage, levels of affordable housing in WP1 bed size mix have increased in line with the Council's objectives to maximise the delivery of affordable housing across each site. Table 6 provides a summary of the current bed size mix in comparison to the bid stage.

Table 6: Affordable bed size mix review

Bed size	Affordable bed size mix – Bid Stage				Affordable bed size mix – Year 5 review			
	1	2	3	4	1	2	3	4
New Green	35%	50%	15%	0	43%	45%	12%	0%
Park Rise	61%	39%	0	0	86%	14%	0%	0%
Waterloo and Queen Street Estate	43%	50%	7%	0	40%	48%	12%	0%
WP1 Total	43%	49%	8%	0	48%	42%	10%	0%

The Waterloo and Queen Street Estate will be developed in a phased approach due to the quantum of homes on the new development as per the Members Agreement. In total, the redeveloped scheme will deliver 1,380 new homes. Phase 1 (Blocks 1 and 2) of the development will include the delivery of 370 homes.

- 2.17** A review of the development costs linked to Phase 1 WQS (Waterloo and Queen Street) has been undertaken. The development cost has increased linked to the quality of design, and current market pricing, inflation and reflecting ongoing supply and labour shortages in the economy. The review has led to the changes in tenures, which has resulted in the conversion of 184 homes earmarked for private to PRS.
- 2.18 Private Rent Sector PRS**

Consideration is being given to a PRS model to form part of the offer mix for Phase 1 at Waterloo and Queen Street. This would enable a residential block to be sold to a single PRS provider. This would not change the approved tenure mix for the overall scheme, but could have the benefit of a reduction in borrowing costs on phase 1.

2.19 Table 7 below shows planning and development milestones for the sites in WP1 that have been progressed since the last business plan as well as a forecast for the remaining sites in the 12 sites programme.

Table 7: Key Planning Milestones

	Submission of Planning Application	Resolution to Grant	Start On Site	1st Completions	Site Completions
Work Package One					
New Green	May-2019	Nov-2019	2020	Oct-2022	Jan-2023
Park Rise	Dec-2019	June-2020	April 2021	Oct-2023	Nov-2023
Waterloo and Queen Street Estate	Jun-2020	June-2021	July 2023	Jul-2025	Mar-2030
Work Package Two					
Chippenham Rd	Sept- 2023	Mar-2024	Dec-2024	July 2026	Oct-2026
Royal Jubilee Court	Nov- 2023	Aug- 2024	Mar-2025	Mar- 2027	Sept- 2027
Farnham and Hilldene	June -2024	June 2025	Dec-2025	Dec- 2027	Dec- 2033
Work Package Three and Four later phases					
OldChurch Gardens	June- 2025	June- 2026	Jan-2027	Jan- 2029	July- 2029
Maygreen Crescent	June- 2026	June-2027	Jan 2028	Jan 2030	Jan- 2031
Delderfield House	June-2026	Jan-2027	Jan 2028	Jan- 2030	July - 2031
Brunswick Court	June - 2026	Jan-2027	Jan-2028	Jan 2030	July- 2031
Dell Court	Oct-2026	Jan-2027	Jan 2028	Jan- 2030	July- 2031

2.20 Vacant Possession

The 12-estate regeneration programme continues to move forward with the requirements of the existing residents being paramount. Vacant possession across regeneration sites has been aligned with the strategy to reduce the homelessness pressure on the General Fund. Properties vacated by secure tenants and leaseholders across the regeneration programme have been used as temporary housing for homeless households.

Table 8: Existing and proposed units across all 12 Sites

Site	Existing		Proposed				Total	% affordable Housing
	Social Rent	Leasehold/ Freehold	Affordable Rent	LCHO	PRS	Open Market Sale		
	Work Package One							
New Green	87	10	126	71	0	0	197	100%
Park Rise	55	0	80	54	0	41	175	77%
Waterloo Estate (and Queen Street)	202	71	328	219	184	649	1,380	40%
Work Package Two								
Chippenham Road	20	12	109	46	0	0	155	100%
RJC	47	0	48	0	0	72	120	40%
Farnham and Hilldene	90	27	134	58	0	287	478	40%
Subtotal Committed	501	120	825	448	184	1,039	2,505	51%
Later Phases – Paused for further Review								
Maygreen Crescent	88	23	94	24	0	177	295	40%
Delderfield House	14	0	22	0	0	0	22	100%

Dell Court	29	0	29	0	0	51	80	36%
Oldchurch Gardens	64	22	122	0	0	184	306	40%
Brunswick	47	0	54	0	0	0	54	100%
Subtotal Under Review	274	45	321	24	0	412	757	46%
Total - All	775	165	1,146	472	184	1,451	3,253	50%

A significant effort has been made to ensure those people moving out of their homes find suitable alternative homes that meet their needs and that they are supported through the moving process. Council tenants, leaseholders and freeholders have all received the appropriate support to assist with moves. Council Officers have continued to work with residents to either move them to a new home or purchase their property.

3.0 Scheme Review

3.1 The current scheme design and development financial model anticipates that 1,752 new homes will be delivered in Work Package One as per the February 2022 update. Table 8 above, shows the existing and proposed units across all the 12 estates.

3.2 Based on the 3,253 model (including the later phases), the 12 sites programme would deliver 50% affordable housing, whilst more than doubling the number of occupied affordable homes across the sites. These figures are summarised for comparison in Table 9 below:

Table 9: Affordable estimated change

	Now	Future	Change
Total number of homes	991	3,253	+228%
Occupied General Needs homes	551	959	+74%
Occupied Sheltered rented homes	224	187	-17%
Low-Cost Home Ownership	0	472	+472
RTB losses	217	0	-100%
Total occupied affordable homes	775	1,618	+109%

3.3 Scheme Review – WP2, 3 and 4 Pipeline Schemes.

This report seeks approval to progress with the strategy to deliver some of the schemes from work package 2, 3 and 4. The JV team have evaluated the viability of the schemes. In the interests of securing the best value for the

Council, an analysis has been undertaken to consider each site on its own merits to determine the best delivery method and tenure offering.

The following sites are considered to have the greatest potential for development within the 12 Estates Programme at this point in time.

3.4 Chippenham Road

Since the last Business plan update in February 2022 the JV team have evaluated the viability of the Chippenham Road site. The project has undergone a period of reviewing several design options to maximise viability whilst ensuring good quality design. The Council now wishes to make further changes, as follows:

- 3.5** Due to a combination of cost increases and the challenges presented by the site, such as ground levels and complexity of retaining structure works, it is not possible to deliver a viable mixed tenure scheme as originally proposed, which delivers the minimum HWR margin.
- 3.6** The Council therefore now wishes to make further changes, these are described below.
- 3.7** Changing the Chippenham site to 100% affordable housing, with no open market sale units. The original procurement process set out that the scheme would be a mix of market sale and affordable units. These changes will mean that:
 - (a) As it is a 100% affordable scheme then the JV does not make a profit;
 - (b) Wates, as the contractor, makes profit as the preferred building contractor;
 - (c) We understand that there are no current plans to include additional market units elsewhere because of the increase in affordable units.
 - (d) The conversion of Chippenham Road to 100% affordable would increase Council funding by £10.364 million, reducing third party payments by £24.030 million (based on the existing development budget) (third party payments are JV receipts from external parties, such as prospective owner occupiers). Further details are provided in the Exempt Agenda Report.

3.8 Farnham and Hilldene District Town Centre

The district centre remains vibrant with a good range of retail uses and strong footfall. It remains a key focus for the community, despite being in an area which is relatively deprived. The district centre must remain a key part of the regeneration of the area.

The regeneration of Farnham and Hildene will take several years and will require rehousing and re-provision of existing households and businesses. As such, consideration is being given to phasing the development, to ensure potential costs and disruption is minimised to community and business stakeholders. An estate ballot is scheduled to be undertaken in 2023 and officers are currently working on finalising the Landlord offer.

Further details about the above sites are contained in the Exempt Agenda.

3.9 Schemes for Later Review

3.10 The following schemes form part of the later phases of the 12 Estates programme and require further review. These sites will be reviewed and considered for development at a later stage.

3.11 Royal Jubilee Court

The redevelopment of this site would provide the Council with an opportunity to produce an exemplar later living development. The Gidea Park Conservation Area provides a high-quality environment in which a vibrant, contemporary retirement community for the over 55s could be created.

3.12 OldChurch Gardens

The development site currently provides 3 storey residential blocks of 86 units located close to OldChurch Park and Queens Hospital, Romford. This site will provide new sustainable homes for the local community with green open spaces. The design vision for the site will be developed and further refined in the future.

3.13 Maygreen Crescent

Maygreen Crescent is located within the community of Hornchurch, 2.5 miles to the south of Romford. The existing estate was constructed in the 1960s / 70s and ranges in height from 2 – 6 storeys forming 2 perimeter blocks with 111 residential units. The design vision for the site will be developed and further refined when appropriate.

3.14 Delderfield

Delderfield Court located in Romford will form part of the later phases in the 12 Estates programme. Currently the scheme provides sheltered accommodation. The design vision for the site will be developed and further refined in the future.

3.15 Dell Court

The development site and opportunity area currently provide 2-storey residential accommodation. The site is bounded to the north by Hornchurch Cemetery. The design vision for the site will be developed and further refined when appropriate.

4.0 Financial Review

4.1 The business case assumptions have been updated to reflect anticipated economic conditions and design development including enhanced design features and the reduction in open market housing cross subsidy due to the increased provision of affordable housing.

4.2 Key changes are summarised in the following text and in the Exempt Agenda at paragraphs 6.8 -11.5.

4.3 Phase 1 WQS – given the upward movement on cost, it is proposed that the tenure mix on Phase 1 WQS is reconsidered. It is proposed to convert 184 homes earmarked for private sale to PRS on Phase 1 WQS. This change is intended to mitigate against future sales and financing risks linked to current market conditions, reducing the development return but reduces risk subject to securing suitable offers. The inflationary pressures in the market are driving an increase in the forward funding commitment on WQS of £33.687 million, which is driven by increasing construction costs on the later phases.

4.4 Phase 1 New Green & Park Rise – both sites are currently under construction, the Council has agreed alterations to the specification / requirements with HWR which has resulted in an uplift of cost. An uplift of £1.7 million has been set aside to manage the additional costs.

4.5 Phase 2 – Chippenham Road – the scheme has been affected by a combination of increasing costs driven by the economic volatility and challenging site conditions. It is proposed to convert this scheme to 100 per cent Council at a cost of £57.992 million.

4.6 Phase 2 – Farnham Hilldene – This site was removed from HWR in March 2021 due to ongoing viability concerns. Given the potential regeneration benefits it was agreed by Cabinet to deliver the scheme directly in March 2021 via a separate public procurement exercise to appoint a contractor to build the scheme with the Council assuming responsibility for the marketing and sale of the private sale homes.

4.7 More recently, the regeneration team has pursued various delivery options but has concluded that a separate procurement exercise for this site is likely to lead to significant delays and bring about added complexity and potential for further costs. As such, it is proposed to secure the delivery of this scheme via the HWR. The advantage of this route is that it would avoid the need to re-tender

and ensure that the Council could, subject to viability, deliver on its aspirations for regeneration within the targeted timescale.

4.8 The site suffers from anti-social behaviour and is in relatively poor condition. The Council will continue to incur higher than normal maintenance and asset management costs until the site is redeveloped. Given this the Council wants the redevelopment to take place as soon as possible (subject to the result of the resident's ballot which is required by the GLA).

4.9 It is proposed that this site be delivered by the JV arrangements to expedite the delivery of the scheme, but that the Council (subject to the costs and any variations required to the documents being agreed) will agree upfront to acquire all of the units to be developed (including the private sales and commercial units in addition to the affordable units). The Council will therefore forward fund the development but will acquire the units at a lower price than if it agreed to acquire the units at a later stage. The JV will make a smaller margin of profit on the development of this scheme due to the Council providing forward funding and agreeing to acquire all the units up front to acknowledge the risk to the JV being reduced.

4.10 Phase 2, 3 & 4 – Red Line Sites (Under Review) – the current economic volatility has had a significant impact on the programme. Costs have risen in response to a climate of high inflation and supply chain constraints, making the delivery of the sites in the later phases challenging. The sites are relatively small, delivering low levels of additional affordable homes, placing severe constraints on the availability of Greater London Authority (GLA) grant and Right To Buy (RTB) 141 funding to mitigate rising costs.

4.11 In response it is proposed to put these sites on hold, pending a review of options.

4.12 Price per Affordable Rented Unit

At bid stage an average Phase 1 offer price of £172,000 per plot was made for the affordable rented units. Forward funding has effectively increased this to £267,000 per plot (up from £230,000 in February 2022) primarily driven by cost inflation.

The financial figures identified in this report represent a point in time, and it is anticipated that as the development progresses, the housing market will revert to a period of growth in house prices, which will enhance the value of the scheme. The blended average cost to the HRA including shared ownership units is £288k per unit.

4.13 Grant Funding Arrangements

The Council has achieved Approved Provider status with the Greater London Authority through its strong track record of delivering affordable homes. This enables the Council to secure grant funding for our development and buy-back programmes.

It is important that opportunities are taken to secure external grant funding as this underpins the development programme, improves the viability position, and protects the Council's resources.

REASONS AND OPTIONS

5.0 Reasons for the decision:

- 5.1** To incorporate revised assumptions and an updated programme into the Business Plan for the period 2023-24.
- 5.2** The approval of the Business Plan and related decisions will continue to secure the Council's regeneration objectives for the 12 Site Regeneration Programme.
- 5.3** The optimisation of affordable housing provision to be purchased by the HRA, on advantageous terms via a Joint Venture vehicle, to help sustain the HRA long term.
- 5.4** To maximise the level of family housing and retirement provision in the borough.

5.5 Other options considered:

- 5.6** The adoption of the Business Plan is a consent matter. Without the Council's approval, as a Member of the LLP, the revised Business Plan could not be adopted, and the current approved Business Plan would be maintained. The Council is in contract with Wates as a commercial partner for the delivery of the regeneration of sites within Work Package One and share the associated costs. These commitments will need to be upheld.

Not approving the revised Business Plan may have a negative impact on the Council's ability to continue funding land acquisition which in turn will have implications with delivery targets including affordable housing delivery and achieving targets agreed with GLA in the Overarching Borough Intervention Agreements.

- 5.7** Not adopting the revised Business Plan would result in a pause to the WQS scheme while the JV Partners reviewed their options. This would in effect delay the programme resulting in additional costs for both JV Partners. Suspending planned construction works at this time would adversely impact on jobs and

growth in the local economy. It may also give rise to negative market sentiment with a consequential impact on the wider development market that this scheme would otherwise seek to stimulate.

- 5.8** The Council could agree to reduce its ambitions for the level of affordable housing on the programme and convert some affordable units to private sale to improve overall scheme viability. This would go against the Council's stated policy aims by reducing the provision of affordable housing available to households in need. Reducing the level of affordable housing would have several indirect impacts, including an increase in the numbers on housing waiting lists and increased cost of homelessness prevention.

IMPLICATIONS AND RISKS

6.0 Financial Implications and Risks:

This report considers implications of the refresh of the Havering & Wates Regeneration LLP (HWR) business plan, and the recommended update to the Capital budgets. The detailed review of the business plan is contained in the following annexes to the report:

- **Exempt** Annex 1A – Spend Review
- **Exempt** Annex 1B – Commercial Review and Sensitivity Analysis.

Table 1. Capital Programme (HWR Programme) and Table 2. Movements from 2022/-2023 are presented at **paragraph 6.1 in the Exempt Agenda**.

6.2 Updates, the refresh incorporates the following changes:

- Waterloo & Queen Street – Update on development costs and tenures.
- Park Rise / New Green – review of progress on construction, making provision for £1.7 million of changes to specification / cost increases.
- Prioritising delivery of Phase 1, alongside Farnham Hilldene, Chippenham Road, (and Royal Jubilee Court subject to review and approval).
- Delivering Farnham Hilldene as a 100 per cent Council scheme, via the HWR JV.
- Placing the remaining red-line sites on pause, pending a review of delivery options.

1. OldChurch Gardens
2. Maygreen Crescent
3. Delderfield
4. Dell Court
5. Brunswick Court.

- Proposal to no longer pursue plans for the re-development of the Napier New Plymouth Blue line opportunity site.

6.3 The report seeks approval for to provide a gross capital budget of £77.722m to provide equity funding for HWR with an additional £70.148 million requested to progress the necessary site assembly activities. The total capital budget for the programme including the cost of acquiring the affordable housing and delivering Farnham Hilldene is £640.082 million, which represents a decrease of £91.718 million since the 16 February 2022 Cabinet Report. This is driven by the proposal to suspend progress on the above sites releasing £158.005 million of capital budget, offset by £66.287 million of cost increases on the remaining schemes.

6.4 The viability of the programme has been affected by a series of adverse economic factors over the past twelve months, which include: Inflationary pressures, driven by the factors below have led to a rise in costs across the economy impacting on developers where costs have risen and households, which have experienced a rise in the cost of living, reducing disposable incomes. There are two main drivers behind the rise in prices:

- The recovery from the COVID-19 lockdowns, which led to a sharp rise in consumer and business demand, which created severe supply side pressures.
- The ongoing war in Ukraine, which has had a significant impact on the supply chain and energy markets.
- The Bank of England have in response to the inflationary pressures in the economy, have raised the base rate, driving up the cost of borrowing for households and businesses.
- The reaction to the Government mini-budget statement on 23 September 2022, which led to an immediate sharp rise in borrowing costs for households, businesses, and government. While most of the tax-cutting commitments have subsequently been reversed, borrowing rates have fallen but not back to the levels in the summer of 2022. It could be argued that the intervention has added a structural premium on borrowing rates for households, businesses and Government.

6.5 The resulting inflationary pressure has had a significant impact on the programme, which compounded by rising borrowing costs has made the delivery of the sites earmarked in the later phases challenging. The sites which were earmarked to be delivered in Work Packages 2, 3 and 4 are relatively small, delivering low levels of additional affordable homes, placing constraints on the availability of GLA grant and RTB 141 funding.

6.6 There is limited scope on these sites to contain the significant cost increases and maintain a viable scheme. As such it is proposed to pause progression on the delivery of the following sites, pending a review of delivery options:

1. OldChurch Gardens
2. Maygreen Crescent
3. Delderfield
4. Dell Court
5. Brunswick Court
6. Napier New Plymouth Blue Line Opportunity Site.

6.7 The suspension of the above sites, reduces the gross HRA capital commitment by an estimated £158.005 million, which would be used to manage forecast budget pressures of £66.287 million on the remaining sites and minimise HRA borrowing exposure at a time where PWLB rates have sharply risen as set out in the table below.

Paragraphs 6.8 to 9.13 are provided in the Exempt Agenda.

9.14 Financial risks & sensitivities

9.15 Detailed financial information (**paras 6.8 to 9.13**) is contained within the **Exempt Agenda**. The report seeks Cabinet approval to invest a maximum of £77.722m of capital expenditure gross of repayments of equity into a Limited Liability Partnership to deliver the regeneration of 12 Housing Revenue Account (HRA) sites. The end of year equity exposure is forecast to peak at £40.494 million. Some of this investment would be in the form of HRA land, the net value of which is currently estimated at £1.779m (all sites), with the remaining £38.715m as cash funding.

9.16 Scheme viability The JV's Risk Register is included within the Business Plan attached at Appendix 2, which sets out some of the key financial risks. Mitigation measures are as set out in the business case attached to this report.

9.17 The build costs and revenues are derived from the latest analysis provided by Wates Construction Limited and CBRE. Cost plans for the detailed designs for Phase 1 of WQS reflect extensive consultation with the local planning authority and Council stakeholders. Both NNP (Napier New Plymouth) and SSS (Solar Serena Sunrise) (Solar Serena Sunrise) have progressed to construction.

9.18 The next scheme scheduled to commence is Phase 1 WQS (Q3 2023). The designs for the Phase have reached a detailed design stage, with planning approval secured. The next stage is the completion of the PCSA, which is to be concluded June 2023. The outputs will determine the final construction budget.

9.19 Development – Construction Inflation

The economic volatility in recent times had led to significant rise in costs. While further rises are predicted, the expectation is that demand for construction services over the short term is likely to fall significantly as rising costs erode private developer returns, resulting in the suspension of many developments, with a severe impact on the construction sector.

9.20 The outlook remains uncertain but given the scope to contain further cost rises is limited, the development manager would have to consider options to mitigate risk to avoid the suspension of progress on WQS and later schemes. The contractor (Wates Construction) is to put the appropriate hedging strategies in place. These would include the use of forward purchase contracts where appropriate.

9.21 Development - Delays to the programme, Delays to the programme would come at a cost, linked to the demobilisation and remobilisation of specialists and the contractor's team.

9.22 The development manager is to ensure that the appropriate project planning is in place, identifying potential bottlenecks and strategies for resolution.

- 9.23** Regulations, with the increasing emphasis on mitigating against the worst impact of climate change, it is likely that future developments would face increased costs linked to the carbon neutral agenda.
- 9.24** The Government have introduced a developer's levy, which would apply to developments of high-rise buildings. The precise details as to how the levy would apply are yet to be confirmed, and therefore have not been factored into the current projections.
- 9.25** The Government in response to Grenfell, have introduced the Building Safety Act 2022 and are considering changes to BS9991. Expected new requirements are likely to include additional lifts and stairwells. WQS could potentially be affected by changes in regulations. Further work is being carried out to see what the impact might be.
- 9.26** If changes are required at WQS, this may result in a small reduction in the number of homes to be built.
- 9.27** PWLB borrowing rates, the current projections are based on a long-term borrowing rate of 4.0%. Currently the Council can secure borrowing at just below 4.0% (50 years). As borrowing is drawn down, the rates are effectively locked in for the loan period.
- 9.28** The modelling above indicates that the Council over the life of the 12 Estates Programme should not expose itself to a weighted cost of borrowing more than 4.13% to ensure payback can be achieved with 45 years. Going above a weighted average of 4.77% would put overall programme viability at risk.
- 9.29** House prices and sales risk, private sale units are priced under a 'Red Book' methodology, which is based on an assessment of the current value of new developments in the area. The development manager has proposed incorporating an element of regeneration uplift (5% subsequent phase on WQS) to maintain viability on the later stages of WQS.
- 9.30** While Havering presents good value in relation to neighbouring London boroughs and London as a whole, the current market is projected to see a fall in values in the short term before rising again.
- 9.31** The JV Development Manager will continue to monitor the sales market to analyse trends, should sales fall below current expectations it is likely that the scheme will be suspended.
- 9.32** Shared ownership, the financial models are underpinned by an assumption that disposals of shared ownership product yield an average receipt of 40 per cent of open market value (excluding Park Rise). Should average receipts exceed the 40% hurdle, the JV would pay over the surplus to the Council.

- 9.33** The Council would benefit from a higher interest in the property, accruing net revenues over and above the current 60% of OMV assumption.
- 9.34** GLA funding, the Council will continue to maximise opportunities for capital grant. However, given the current demand for affordable housing grant, it is likely that future programmes would be over-subscribed, often resulting in a lower than anticipated funding offer from the GLA.
- 9.35** Given the need for sources of capital funding, the lower throughput of grant is likely to delay the progress of the future pipeline schemes.
- 9.36** Appropriation and compensation claims, there is a degree of uncertainty with regards to any claims linked to the appropriation to planning. Any claims for compensation must be met from the HRA capital Programme and would be funded from the project contingency budget.
- 9.37** The Macro-economic and regulatory risks, overall the prospect of realising the outcomes for the programme will remain subject to numerous varied factors beyond the LLP's control, ranging from local, regional, and national asset price and demand fluctuations to the wider macro-economic forces such as volatility in interest rates, the value of the pound and the availability of credit and mortgages.

10. Legal implications and risks

- 10.1** This report follows previous reports to Cabinet including the reports in February 2019, 2020, March 2021 and February 2022 which considered previous JV business plans. A report in August 2020 set out the options to deliver the New Green development considering the COVID-19 implications.
- 10.2** The Council is being asked to approve the business plan dated January 2023, which includes changes from the previous business plan that was approved.
- 10.3** The Council has entered into the joint venture LLP with Wates pursuant to a number of powers including the Housing Act 1985, the Housing and Regeneration Act 2008, the Local Government Act 1972, and the general power of competence in Section 1 Localism Act 2011.
- 10.4** The Council is now contractually committed to progress the project in accordance with the agreements that have been entered into with Wates and the JV, unless variations are agreed by the parties.
- 10.5** This report seeks Cabinet approval to the inclusion of a budget of £77.722m equity for the 12 Sites and Chippenham Road scheme together with a budget of £70.148m for potential land acquisition/CPO costs within the proposed HRA capital programme, which will be considered by Cabinet in February 2023 in the annual rent setting and capital programme report and recommended to Full Council for approval in February 2023. Cabinet is also asked to approve an increased amount of forward funding of up to £33.387m in respect of the

Waterloo and Queen Street Estate (bringing the forward funding total for this scheme to date to £66.647m), and provide for an additional £1.7 million of forward funding on New Green and Park Rise.

- 10.6** In view of the increase in affordable housing offered by the revised work package, the proposed increase in funding needs to be considered in the light of the new Subsidy control regime. Provided any additional funding being provided to HWR by the Council is given on terms which are no better than the terms which HWR could have obtained on the market, the provision of the additional funding will not involve the provision of a subsidy to HWR.
- 10.7** The Council has broad powers under Part 2 Housing Act 1985 (HA1985) to promote or deliver housing of any tenure for the purposes of meeting housing need which permits the proposed acquisition of housing set out in this report. In relation to the Farnham & Hilldene project, the key statutory power is section 9, (HA 85), which is broad enough to empower the Council to provide both affordable and market sale housing where the latter is provided to subsidise the former. The Council also has the power in section 12, HA 85 to provide other buildings, including retail, subject to obtaining Secretary of State (SoS) consent. The SoS has broad discretion in this respect with the criteria being whether the buildings will serve a beneficial purpose for those provided Part II housing accommodation. There is a clear process in place to apply for consent. The Council also has the power to develop the commercial elements under the general fund through s.1 Localism Act 2011.
- 10.8** The Council must also have statutory power for selling land held for the purposes of Part II housing accommodation. Section 32, HA 85 prohibits it from doing so without SoS consent, without which a sale could be held void on the basis of being ultra vires. However, a general consent has been issued under sections 32-34, HA 85 which permits disposal, including by the transfer of a freehold interest or the grant of a lease, for a consideration equal to market value. The Council therefore has statutory authority to sell a proportion of the units for their market value in order to subsidise the affordable housing units. This power is not limited to disposing of completing units, and so would be broad enough to include the commercial space subject to obtaining SoS consent.
- 10.9** The Council intends to use the power to override easements and other rights in section 203, Housing and Planning Act 2016 for the property to be disposed of to the JV. This turns those rights into a claim for compensation under section 204. To do so, it must first appropriate the land for planning purposes. Once the land has been appropriated, if the Council intends to grant a build lease to the JV, then this will constitute a disposal. The Council has the power to dispose of property appropriated for planning purposes in section 233 of the Town and Country Planning Act 1990, provided it is disposed of for the best consideration that can be reasonably obtained to secure the particular development.

- 10.10** If there is any HRA land that will not be appropriated, or if appropriated land is returned to the HRA before development, Secretary of State consent would be required before it could be disposed of to the JV (disposal is broadly defined and includes not only a transfer of the freehold but also the granting of a lease, as is the intention here). However, a general consent has been issued by the Secretary of State that would be relevant in these circumstances. Consent A3.2 of the General Housing Consents 2013 permits disposal of vacant land, which includes land on which dwellings have been built provided (1) they have been demolished, or (2) are no longer fit for habitation and are due to be demolished.
- 10.11** The Council has a broad power to appropriate land for the purposes of Part II housing under section 19(1) of the Housing Act 1985. This power can be used by the Council to transfer the freehold of the land back into the HRA.
- 10.12 Further legal comments are set out in the Exempt Agenda at paragraphs 11-11.20.**

12.0 Human Resources Implications and Risks:

- 12.1** There appear to be no HR (Human Resources) implications or risks arising that impact directly on the Councils workforce.

13.0 Equalities Implications and Risks:

- 13.1** The public sector equality duty under section 149 of the Equality Act 2010 ("PSED") requires the Council when exercising its functions to have due regard to: (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; and (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and to foster good relations between those who have protected characteristics and those who do not. 'Protected characteristics' include gender, race and disability, sexual orientation, age, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment. The Council is committed to improving the quality of life for all and supports wider social and economic growth through social and physical regeneration.
- 13.2** Mott Macdonald have recently completed a refresh of the EQIA (Equality Impact Assessment) for the 12 Estate programme, provided at Appendix 3. Amongst other things this assesses the equalities opportunities and risks from the regeneration programme.

This EqIA recommends a series of further actions the Council should take to further mitigate the potential equality risks of the Programme, including the potential for adverse health effects. These include:

- Engaging with residents of the 12 estates that comprise the Programme prior to the commencement of the Programme construction to discuss their needs. For estates in Phase 1, where development has already begun,

residents and business owners should continue to be engaged, to ensure their needs are understood and potential risks are mitigated.

- Ensuring that records of the needs of the residents of the 12 estates that comprise the Programme are kept up to date and that discussions are held with particularly vulnerable residents about support with alternative temporary housing elsewhere during the demolition period.
- Ensuring that up-to-date information about construction, including what is going on before, during and after all stages of the process, is shared with residents and operators and users of community resources. Residents should also have the opportunity to provide feedback on any issues which they may experience in a way which is suitable for them.
- Due to the long project lifecycle, ensuring that a review of equality impacts and appropriate mitigation is undertaken by the council in at key future decision stages of the Programme. This should include individual EqlAs (Equality Impact Assessment) for each site where relevant.
- The assessment also identifies that the proposed regeneration of the 12 Estates, has the potential to provide the following opportunities for positive equality effects:
 - Improved provision of affordable and accessible housing;
 - New employment opportunities for residents;
 - Improved public realm;
 - Improved provision of community facilities and improved social cohesion;
 - Improved accessibility through delivery of new active transport infrastructure;
 - Opportunities for businesses through the delivery of new commercial space.
 - Improved perception of safety and actual safety.

14.0 Health & Wellbeing Benefits:

- 14.1** Havering council is committed to improving the health and wellbeing of its residents. The provision of good quality and affordable housing is an important determinant of health and wellbeing as housing impacts both our physical and mental health and wellbeing.
- 14.2** Inadequate or poorly designed housing is associated with increased risk of ill health including cardiovascular and respiratory diseases, depression, and anxiety as well as risk of physical injury from accidents.
- 14.3** The Havering Wates Joint Venture partnership is key to delivering Havering's ambitions to provide more good quality, genuinely affordable homes for local people.
- 14.4** This will impact positively on individuals and families with housing needs including those on low income by increasing access to the number of affordable, quality homes which will, in turn, reduce risk of ill health and improve their quality of life.

14.5 A health impact assessment will be undertaken for all the Joint Venture schemes.

14.6 The Joint Venture has continued to work with local social enterprises providing local people with jobs, apprenticeships, and work placements which will have a positive impact on the health and well-being of residents.

15.0 Health & Wellbeing Risks:

15.1 The proposals outlined in this report do not give rise to any health and well-being risks.

16.0 Environmental and Climate Change Implications and Risks.

There are no adverse Environmental and Climate Change implications of, or risks directly relating to the proposed decision. The focus is on the decision itself, which concerns the approval of the Business Plan and related budget.

The 12 Estates regeneration programme will enable the council to build new affordable homes that will be targeted at high levels of energy performance. As demonstrated at New Green, the design for this development has carefully considered energy requirements, the surrounding environment and animal habitats. Where possible, green, and brown rooves and green spaces that include bat boxes, bird boxes and insect hotels to create safe animal habitats have been included in alignment with the Havering Biodiversity Action Plan. The development includes electric vehicle charging and cycle storage to facilitate increased non-car journeys and promote green modes of transport.

The Joint Venture has commissioned an energy consultant to monitor in use of energy efficiency post-occupation of New Green. The findings from this report should help to inform and set the strategy for future schemes.

Later phases of Waterloo and Queen Street will be designed to include 95% air source heat pumps and 5% electric to supply the new estate with energy and power. Air-source heat pumps are a good source of low-carbon energy.

BACKGROUND PAPERS

- Havering and Wates Regeneration LLP Business Plan and Budget 2022/2023.

APPENDICES

- **Exempt Agenda Report** - Financial and Legal Implications & Risks.
Exempt Annex 1A HWR Spend Review.
Exempt Annex 1B Commercial Review.
- **Exempt Appendix 2.** Havering Wates LLP Business Case Inclusive of all Appendices.
- Appendix 3. 12 Estates Regeneration Programme - Equality Impact Assessment, Mott Macdonald, December 2022. Public Agenda.

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12 Estates Regeneration Programme

Equality Impact Assessment

December 2022

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12 Estates Regeneration Programme

Equality Impact Assessment

December 2022

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Executive summary

Overview of the commission

Mott MacDonald has been commissioned by Havering Council ('the Council') to undertake an Equality Impact Assessment (EqIA) of the demolition and planned redevelopment of the 12 Estates Regeneration Programme ('the Programme') in the London Borough of Havering.

About the EqIA

The EqIA focusses on the potential effects likely to be experienced by those living, visiting, and working in the community in light of their 'protected characteristics', as defined under the Equality Act 2010. The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

The EqIA identifies any disproportionate effects (both positive and negative) on those with protected characteristics that may arise from the Programme and sets out any embedded actions that the Council and its project partners have put in place throughout design and development of the Programme to mitigate any risk.

Approach to the EqIA

The EqIA considers the impacts of the redevelopment process – particularly the impact on existing residents, and owners, operators and users of businesses and community facilities in the local area. The assessment also explores the impact of the delivery of the Programme on the current and future community.

Assessment of equality effects has been undertaken in light of the characterisation of potential effects – including sensitivity of the affected groups to the Programme, the distribution of those groups on the sites, the nature of the effect, and mitigation measures in place to address the effects.

The EqIA has identified several potential equality impacts that could arise from the Programme. These have been split into the following broad categories:

- potential impact on residents and users of community facilities during Programme construction;
- potential impact on businesses and employees during the redevelopment process; and
- potential impact on the community following the redevelopment process.

Findings of the EqIA

The research and analysis process for this EqIA has identified several equality opportunities and risks which may arise due to the delivery of the Programme. Some residents in the London Borough of Havering are likely to experience these effects differentially or disproportionately as a result of their protected characteristics.

The assessment identifies that the construction of the Programme, which is scheduled to take place between 2018 – 2036 (and has already begun on some sites), has the potential to result in adverse health and financial effects on residents of the 12 estates that comprise the Programme.

This EqIA recommends a series of further actions the Council should take to further mitigate the potential equality risks of the Programme, including the potential for adverse health effects.

These include:

- Engaging with residents of the 12 estates that comprise the Programme prior to the commencement of the Programme construction to discuss their needs. For estates in Phase 1, where development has already begun, residents and business owners should continue to be engaged, to ensure their needs are understood and potential risks are mitigated.
- Ensuring that records of the needs of the residents of the 12 estates that comprise the Programme are kept up to date and that discussions are held with particularly vulnerable residents about support with alternative temporary housing elsewhere during the demolition period.
- Ensuring that up-to-date information about construction, including what is going on before, during and after all stages of the process, is shared with residents and operators and users of community resources. Residents should also have the opportunity to provide feedback on any issues which they may experience in a way which is suitable for them.
- Due to the long project lifecycle, ensuring that a review of equality impacts and appropriate mitigation is undertaken by the council in at key future decision stages of the Programme. This should include individual EqIAs for each site where relevant.

The assessment also identifies that the proposed regeneration of the 12 Estates, has the potential to provide the following opportunities for positive equality effects:

- Improved provision of affordable and accessible housing;
- New employment opportunities for residents;
- Improved public realm;
- Improved provision of community facilities and improved social cohesion;
- Improved accessibility through delivery of new active transport infrastructure;
- Opportunities for businesses through the delivery of new commercial space; and
- Improved perception of safety and actual safety.

1 Introduction

1.1 Overview

Mott MacDonald has been commissioned by Havering Council to undertake an Equality Impact Assessment (EqIA) for the proposed regeneration of 12 estates located in the London Borough of Havering ('the Programme').

This report provides the context of the redevelopment, the requirements of the Equality Act 2010 ('the Equality Act'), and the potential impacts of the Programme on people with characteristics protected under the Equality Act.

Protected characteristics include the following (as defined by the Equality Act):¹ age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

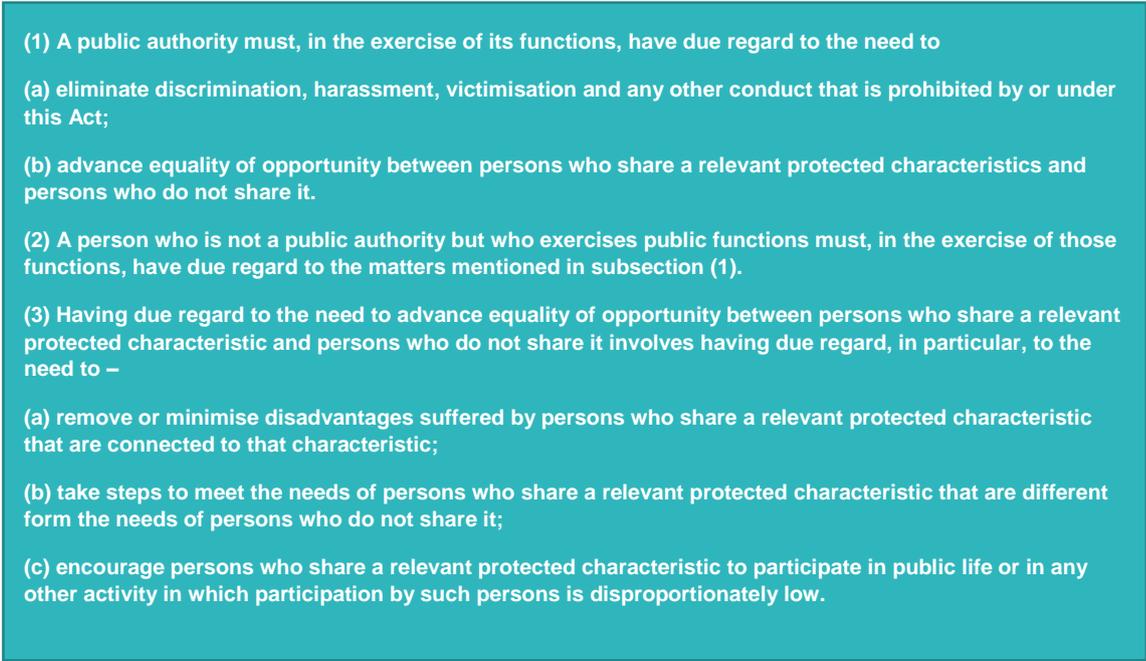
The report then outlines the findings of the assessment and provides recommendations for mitigation and further enhancement where appropriate.

1.2 Equality Impact Assessment

1.2.1 Equality Impact Assessment and the Public Sector Equality Duty

The EqIA has been undertaken in support of the Council's obligations under UK equality legislation, and in particular the Equality Act. The Act sets out a Public Sector Equality Duty (PSED), at section 149, and is set out in the Figure below.

Figure 1.1: Article 149 of the Equality Act 2010: The Public Sector Equality Duty

- 
- (1) A public authority must, in the exercise of its functions, have due regard to the need to
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristics and persons who do not share it.
- (2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).
- (3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to –
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Source: The Equality Act, 2010

¹ Government Equalities Office/Home Office, 2010: 'Equality Act 2010' Available at: www.legislation.gov.uk

The PSED is intended to support good decision-making. It encourages public bodies such as the Council to understand how different people will be affected by their activities. This helps to ensure policies and services are appropriate and accessible to all, and meet different people's needs. The Council must demonstrate that it has shown due regard to the aims of the PSED throughout the decision-making process for the redevelopment of the sites. The process used to do this must take account of the protected characteristics which are identified below in section 1.2.2.

1.2.2 Assessing equality effects

While the PSED does not specify a particular process for considering the likely effects of policies, programmes, and projects on different sections of society for public authorities to follow, this process is usually undertaken through some form of equality analysis. This can include EqIA.

By understanding the effect of their activities on different people, and how inclusive delivery can support and open up opportunities, public bodies can be more efficient and effective. The PSED therefore helps public bodies to deliver the Government's overall objectives for public services.

The PSED specifies that public bodies should minimise disadvantages experienced by people due to their protected characteristics, take steps to meet the different needs of people from protected groups, and encourage participation from these groups where participation is disproportionately low. Undertaking equality analysis such as an EqIA helps to demonstrate how a public body is complying with the PSED by:

- providing a written record of the equality considerations which have been taken into account;
- ensuring that decision-making includes a consideration of the action that would help to avoid or mitigate any negative impacts on particular protected groups; and
- supporting evidence-based and more transparent decision-making.

1.2.3 Protected characteristics

An EqIA provides a systematic assessment of the likely or actual effects of policies or proposals on social groups with the following protected characteristics (as defined by the Equality Act):

Table 1.1: Protected characteristics

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Age	A person belonging to a particular age (for example 32-year olds) or range of ages (for example 18 to 30-year olds).
Disability	A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	Marriage is a union between a man and a woman or between a same-sex couple. Couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Religion and belief	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Source: Equality Act, 2010 and Equality and Human Rights Commission, 2019

The analysis determines the likely or actual effects of the Programme on protected characteristic groups by:

- Assessing whether one or more of these groups could experience differential effects (whether effects are likely to be experienced differently to other members of the general population) as a result of the proposed development.
- Assessing whether one or more of these groups could experience disproportionate effects (over and above the effects likely to be experienced by the rest of the population) as a result of the proposed development.
- Identifying opportunities to promote equality more effectively.
- Developing ways in which any disproportionate negative impacts could be removed or mitigated to prevent any unlawful discrimination and minimise inequality of outcomes.

1.2.4 Groups with protected characteristics

For the purposes of this EqIA, groups with protected characteristics have been identified based on the desk-based evidence review to improve the assessment.

- Within 'age', all age ranges are considered, but specific sub-groups include children (aged under 16 years), younger people (aged 16-24 years), and older people (aged 65 or over).
- Within 'race', all races and ethnicities are considered, but the sub-group of Ethnic Minority is identified to refer to non-White British communities.
- Within 'religion and belief', all religious and belief groups are considered, but the term 'Minority faith groups' refers to religious groups who are not Christian (Buddhist, Hindu, Jewish, Muslim, Sikh, and 'other').
- Within 'sexual orientation' and 'gender reassignment', all sexual orientations and gender statuses are considered, but the 'Lesbian, Gay, Bisexual, Transgender +' (LGBT+) community is considered together.
- Within 'sex', the sub-groups of men and women are used.
- Within 'pregnancy and maternity', pregnant women are reported as a sub-group where the effect only relates to pregnancy.

1.3 Overall approach to the EqlA

The approach to this EqlA employs the following five principal steps:

Figure 1.2: EqlA Approach



1.3.1 Tasks undertaken

Within the steps above, the following tasks were undertaken to deliver the assessment:

1.3.1.1 Understanding the project

Discussion with Havering Council: Initial discussions were undertaken with Havering Council to gain a better understanding of the area and the approach to the Programme.

Review of the Programme: A review of documentation associated with the proposed regeneration and planned mitigation measures was undertaken.

1.3.1.2 Evidence, distribution and proportionality

Initial desk-based evidence and literature review: In order to better understand the potential risks and opportunities arising from the Programme on residents, businesses and community facilities an initial desk-based review was undertaken. This allowed for the characterisation of potential risks and opportunities typically associated with regeneration, to understand whether they applied in this instance.

Demographic analysis of the London Borough of Havering: A high-level social and demographic profile of the London Borough of Havering has been collated using publicly available ward-level data and compared to wider social and demographic data for Havering, London and England.

1.3.1.3 Engagement and analysis

Stakeholder engagement: The Council has implemented a programme of consultation and engagement with residents to inform of the Programme process and design. The aim of the process has been to ensure that the residents are involved in the design of the Programme and that they have influence on the process.

An analysis of stakeholder engagement for the Programme is being undertaken on an ongoing basis, to draw out equality themes and provide additional supporting evidence relating to potential impacts.

1.3.1.4 Impact assessment

Assessment of potential impacts: Potential impacts were examined using the research undertaken in the stages above. Assessment of equality impacts was undertaken in light of the sensitivity of the affected parties to demolition and renewal, and distribution of people with protected characteristics in the London Borough of Havering. Any potential impacts were identified in the context of the mitigation measures implemented by the Council.

1.3.1.5 Action Planning

Making recommendations: Based on the impacts identified, a series of conclusions and further recommendations were developed to help manage the Programme development and the impacts identified in the local area.

1.4 Methodology for identifying and assessing equality effects

1.4.1 Assessing equality effects

The assessment of effects across the EqIA process is predominantly qualitative and outlines the nature of the impact on:

- residents living within the Study area;
- commercial properties within the Study area, including the operators, employees and customer bases of affected businesses;
- community facilities within the Study area, the operators and their service users;
- non-resident owners of residential property within the Study area, who may be indirectly impacted as a result of impacts for their tenants; and
- the local community.

The assessment considers, where possible and applicable:

- whether the Programme will have a positive or negative effect on the lives of those who live, visit or work in the area;
- the relationship of the effect to the Programme (e.g. direct relationship such as loss of property or indirect relationship such as loss of access to services);
- the duration, frequency and permanence of the impacts;
- the severity of the impact and the amount of change relative to the baseline; and
- the capacity of the affected groups to absorb the impacts (their resilience), including their access to alternative facilities, resources or services.

1.4.2 Types of equality effects considered

Potential effects arising from the Programme will be assessed as either differential or disproportionate.

- **Differential effects** occur where people with protected characteristics are likely to be affected in a different way to other members of the general population. This may be because groups have specific needs or are more susceptible to the effect due to their protected characteristics. Differential effects are not dependent on the number of people affected.
- **Disproportionate effects** occur where there is likely to be a comparatively greater effect on people from a particular protected characteristic group than on other members of the general population. Disproportionate effects may occur if the affected community comprises of a higher than average proportion of people with a particular protected characteristic, or because people from a particular protected characteristic group are the primary users of an affected resource.

2 12 Estates Programme context

2.1 Programme overview

The London Borough of Havering have identified 12 existing housing sites which could be regenerated to deliver over 3,500 new homes in the borough. These are listed in Table 2.1 overleaf.

The aim of the Programme is to significantly increase the provision of affordable homes within the Borough by replacing poor quality housing stock with high quality, sustainable, modern housing for local people.²

The Council are aiming to double the amount of affordable housing on sites that comprise the Programme overall, including a 70% increase in the number of homes available for council rent and almost 400 new homes available for shared ownership.³

All Council tenants who have to move from their homes in order to enable the regeneration have been offered a Right to Return to new homes throughout the Programme.

2.1.1 Study Area (London Borough of Havering)

The 12 sites are located throughout the London Borough of Havering. The Borough forms part of Outer London, with a total population of approximately 260,000.⁴ The principal settlements in the Borough are Romford, Hornchurch, and Upminster. The Borough is predominantly suburban, with large areas of protected open space. Indeed, almost half of the Borough is dedicated to open green space.⁵

Due to the nature of the Programme, with 12 sites spread across the Borough, the entire London Borough of Havering is being used as the Study Area (or Local Impact Area) for this Impact Assessment, and the approximate location of the 12 maps that comprise the Programme are shown in Map 2.1 overleaf.

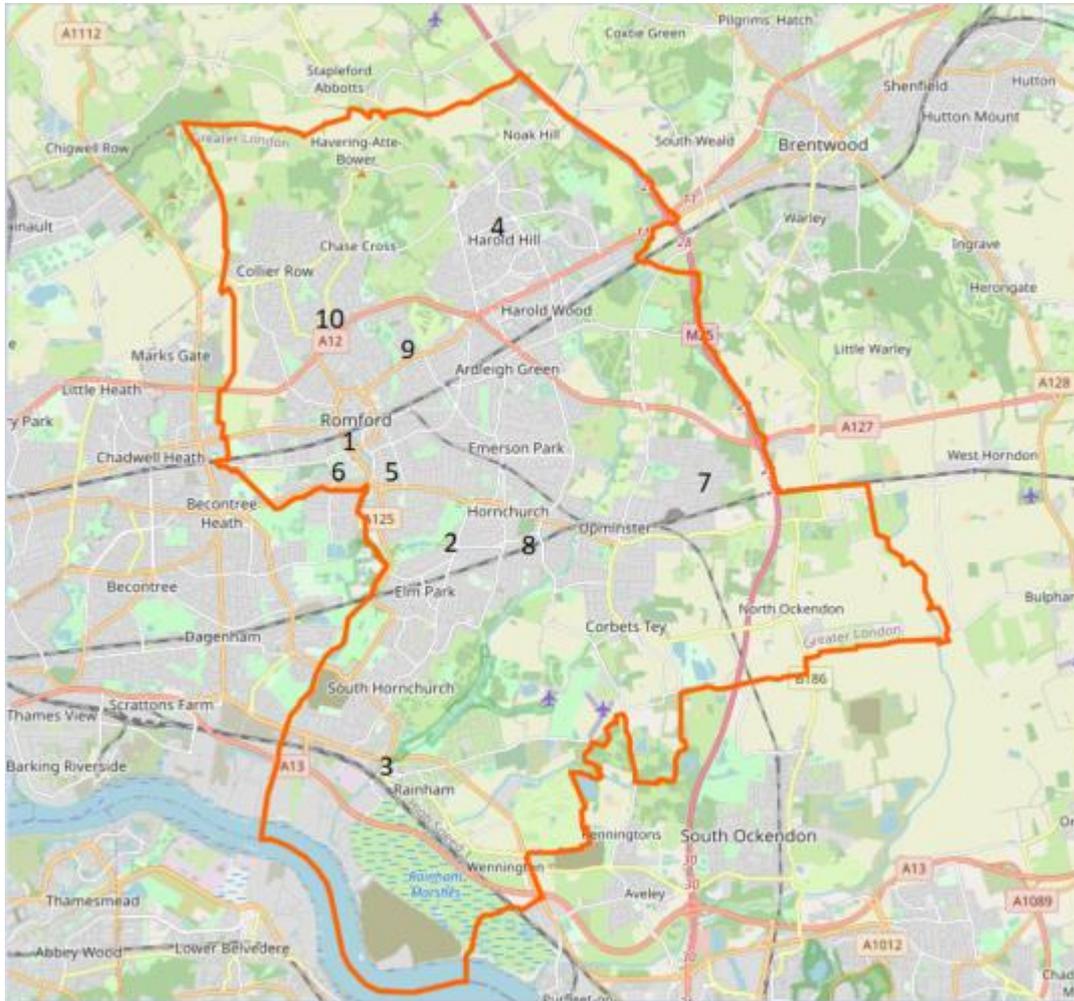
² London Borough of Havering, 2018: '*Housing Regeneration Programme*'. Available at: https://www.havering.gov.uk/download/downloads/id/1875/details_of_the_housing_regeneration_scheme.pdf

³ London Borough of Havering, no date: '*12 Sites Regeneration Programme*'. Available at: https://www.havering.gov.uk/info/20201/12_sites_regeneration_programme

⁴ Office for National Statistics, 2021: '*How the population changed in Havering: Census 2021*'. Available at: <https://www.ons.gov.uk/visualisations/censuspopulationchange/E09000016/>

⁵ Havering Data, no date: '*Geographical profile of Havering*'. Available at: https://www.haveringdata.net/wp-content/uploads/jsna/this_is_havering/Geographical-Profile.pdf

Map 2.1: Study area - London Borough of Havering



Source: Open Street Map

1. Waterloo Estate (formally Waterloo Road East and Queen Street Sheltered Housing Scheme)
2. Solar Serena Sunrise
3. New Green (formally Napier House and New Plymouth House)
4. Harold Hill Centre (formally Chippenham Road, Farnham and Hilldene)
5. Maygreen Crescent and Park Lane Estate
6. Oldchurch Gardens
7. Brunswick Court
8. Dell Court
9. Royal Jubilee Court
10. Delderfield House

2.1.2 Programme background

The Council's housing policy is centred around the 2014 Local Plan and Housing Strategy, which aims to maximise inwards investment for affordable housing development.⁶ The Programme aims to increase and improve the supply of affordable accommodation in the Borough and create a better place to live and work.

As part of a review conducted in 2016, 12 sites were identified for regeneration and long-term investment, on the basis that the current stock of homes were of lower quality in some circumstances had units not fit for purpose, failing to meet the Council's minimum sustainability ratings.⁷ Consultations were held with residents of the identified sites and a decision was made by the Cabinet on 12th October 2016 to proceed with the Programme.⁸

2.1.3 Sheltered housing

Of the 12 sites, five of them currently provide sheltered housing only and a further three sites include sheltered housing as well as other tenure types. All sheltered housing will be reprovided across at least three new dedicated 'Retirement Villages', and the impacts of this will be considered as part of the assessment.

2.1.4 Temporary accommodation

Prior to demolition, the Waterloo Estate housed a temporary accommodation hostel with 20 beds. All residents were rehoused elsewhere in the borough.

Accommodation in Napier and New Plymouth House was also used as temporary accommodation.

2.2 12 Sites Proposals Overview and Present Status

The table overleaf provides a summary overview of the proposals for each site, including an update on the present status of the site.

⁶ London Borough of Havering, 2018: '*Housing Regeneration Programme*'. Available at: https://www.havering.gov.uk/download/downloads/id/1875/details_of_the_housing_regeneration_scheme.pdf

⁷ London Borough of Havering, 2018: '*Housing Regeneration Programme*'. Available at: https://www.havering.gov.uk/download/downloads/id/1875/details_of_the_housing_regeneration_scheme.pdf

⁸ London Borough of Havering, 2016: '*Waterloo Estate Update 2016 November*'. Available at: https://issuu.com/haveringcouncil/docs/waterloo_estate_update_2016_nov

Table 2.1: Programme Summary

Current Site	New Site	No. of current homes affected by decanting and demolition	Businesses and community facilities affected	New Homes	Retail offerings and community facilities	Public realm and green space	Current Status
Waterloo Road East and Queen Street Sheltered Housing Scheme	Waterloo Estate	287 Tenancy mix including Council rent, leasehold and temporary hostel accommodation	Hostel providing 20 bed spaces Pub (Prince Albert Public House) St Andrews Parish Centre Waterloo Estate Community Centre	1,380 new homes, including 3 and 4 bed family homes Tenure mix including properties for private sale, social rent, affordable rent and Low Cost Home Ownership. ⁹ Phase 1 proposed 33% affordable housing	Up to 1,375 sqm of flexible commercial workspace Up to 550sqm of community floorspace	New play space Raingarden Community village green Total of 11,650sqm of high quality open space Cycle parking	Demolition works began in May 2021 and have been completed. Construction works due to commence in 2023 Newsletter was sent out to residents of the estate in November 2022
Napier House and New Plymouth House	New Green	97 Tenancy mix including Council rent, leasehold and temporary accommodation		197 affordable homes, from 1 to 3 beds		Children's play areas New green space Landscape designed to encourage wildlife, with bat boxes, trees and flowers	Demolition works were completed on site in March 2020 Construction works began in December 2020 Residents to move in early 2023 All previous residents have been engaged about the possibility of returning
Maygreen Crescent and Park Lane Estate, including	Maygreen Crescent and Park Lane Estate	111		295 new homes as part of total regeneration of the	Full design TBC. Planning application for this site scheduled for submission 2026		

⁹ Only the tenure mix for Phase 1 of the Waterloo Estate site has been confirmed, comprising 371 homes. Low Cost Home Ownership covers shared ownership options as well as Help to Buy.

Current Site	New Site	No. of current homes affected by decanting and demolition	Businesses and community facilities affected	New Homes	Retail offerings and community facilities	Public realm and green space	Current Status
Sheltered Housing Scheme		Tenancy mix including Council rent, leasehold and temporary accommodation		site of which at least 40% will be for Council rent			
Oldchurch Gardens	Oldchurch Gardens86	Tenancy mix including Council rent, leasehold and temporary accommodation		306 new homes as part of total regeneration of the site of which at least 40% will be for Council rent			Full design TBC. Planning application for this site scheduled for submission Autumn 2027
Chippenham Road, Farnham Road and Hildene Avenue	Harold Hill Town Centre	57 Tenancy mix including Council rent, leasehold and temporary accommodation	Three charity shops (Barnardos, St. Francis Hospice, Sense) Boots Opticians Card Factory Bookmakers (Ladbrokes, William Hill) Grocery stores (Iceland, Greggs, The Co-operative Group, Sainsbury's local, Percy Ingle). Health and Beauty (Superdrug, Boots pharmacy) Finances and real estate (NatWest, Post Office, Santander, TSB bank)	Total 600 new homes across site 50% of the 480 Farnham Rd and Hildene Av site to be affordable 100% of 120 Chippenham Rd site homes to be affordable, with some supported housing	Creation of new town centre New shopping area and social hub with restaurants, bars, and shops New health centre	Safe and accessible pedestrian environment with places to sit	The Harold Hill Town Centre development is split into 5 phases. Construction on the health centre is due to commence construction in 2023. The final phase will commence construction in 2035. Residents have been engaged since 2021 and have had several resident meetings, newsletters and received information about a ballot vote.
Solar, Serena, Sunrise Court Sheltered Housing Scheme	Solar Serena Sunrise	55 sheltered accommodation homes	N/A	High quality older persons later living residency 175 new homes for the over 55's, 1 and 2 bedrooms	N/A	New communal gardens Internal and external	Demolition works commenced September 2019 Residents to move in Winter 2023

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Current Site	New Site	No. of current homes affected by decanting and demolition	Businesses and community facilities affected	New Homes	Retail offerings and community facilities	Public realm and green space	Current Status
				Mixture of tenancies including council rent, shared ownership, and private sale 25% of properties to be Wheelchair User Dwellings		communal facilities Outside spaces designed with pedestrian priority	Residents engaged about the option to return in January 2023
Brunswick Court Sheltered Housing Scheme	Brunswick Court Sheltered Housing Scheme	47 sheltered accommodation homes		54 new homes in redeveloped extra care sheltered housing scheme			Full design TBC. Planning application for this site scheduled for submission Spring 2026
Dell Court Sheltered Housing Scheme	Dell Court	29 sheltered accommodation homes		80 new homes for general needs housing of which at least 40% will be for Council rent			Full design TBC. Planning application for this site scheduled for submission Autumn 2026
Royal Jubilee Court Sheltered Housing Scheme	Royal Jubilee Court	79 sheltered accommodation homes		152 new homes within the older persons village			Full design TBC. Planning application for this site scheduled for submission November 2023
Delderfield House Sheltered Housing Scheme	Delderfield House	14 sheltered accommodation homes		22 new homes for general needs housing of which at least 40% will be for Council rent			Full design TBC. Planning application for this site scheduled for submission Autumn 2026

Source: London Borough of Havering, 2022

2.3 Redevelopment Programme

The redevelopment works are being staggered over four phases, with works estimated to last from 2019 until early 2036. Phase 1 of the Programme is currently underway.

The first three sites which form Phase 1 of the regeneration have seen demolition and construction works begin, and are as follows:

- Waterloo Estate
- New Green
- Solar Serena Sunrise

The phasing plan for Phases 2-4 of the Programme has not yet been finalised and future EqIAs will provide further updates as appropriate.

2.3.1 Waterloo Estate

A Hybrid Planning Application was submitted for the Waterloo Estate site in June 2021. This application covers a full planning application for Phase 1 of that site developments listed above, and an outline application for the rest of the development with all matters reserved for future determination through a Reserved Matters Application.

The Outline Application establishes the parameters for the buildings within Phases 2-5, including the height, scale, and maximum number of residential units.

Planning permission was granted in November 2021.

2.3.2 New Green

A Planning Application was submitted for the New Green development in May 2019 for the demolition of existing buildings and redevelopment of the site comprising a number of buildings with a total of 197 residential dwellings, public and private open space, and associated car and cycle parking.¹⁰ The development will consist of 100 per cent affordable homes for local people.

Planning permission was granted in April 2020.

2.3.3 Solar Serena Sunrise

A Planning Application was submitted in December 2019 for the demolition of existing buildings and the redevelopment of the site, including five buildings built over 3-10 storeys comprising 175 residential units, car and cycle parking and landscaping.¹¹

Planning permission was granted in April 2021.

2.3.4 Previous EqIAs

The Council completed an EqIA in December 2017 of the Programme, which was reviewed in December 2020 to identify, mitigate impacts and enhance opportunities associated with the

¹⁰ London Borough of Havering, 2019: 'New Green Planning Documents'. Available at: <https://msp.havering.gov.uk/planning/search-applications#VIEW?RefType=PLANNINGCASE&KeyText=P0751.19>

¹¹ London Borough of Havering, 2019: 'Solar, Serena, Sunrise Planning Documents'. Available at: <https://development.havering.gov.uk/OcellaWeb/planningDetails?reference=P1809.19&from=planningSearch>

Programme. An EqIA specifically focused on the impacts on Sheltered Accommodation residents and Extra Care provision was written and reviewed in conjunction with this.

The table below outlines the overall impact of the Programme, as identified by the Council's EqIA.

Table 2.2: 2017 EqIA - Overall Impact of Programme on protected characteristic groups

Protected characteristic groups	Overall Impact of Programme
Age	Positive
Disability	Positive
Sex	Neutral
Sexual orientation	Neutral
Gender reassignment	Neutral
Pregnancy and maternity	Positive
Marriage and civil partnership	Neutral
Religion and belief	Positive
Ethnicity	Neutral

Source: London Borough of Havering, 2020.

Although the Council identified the overall impact of the Programme as either neutral or positive on protected characteristic groups, negative impacts were identified by the EqIA. These impacts, and the actions identified to mitigate them are set out in the table below.

Table 2.3: 2017 EqIA - negative impacts and mitigations

Impact	Mitigations identified
Incomplete and/or inaccurate data to assess the impact of the proposals on the protected characteristics	<ul style="list-style-type: none"> Equalities Data collection exercise required
Fair and equal service delivery	<ul style="list-style-type: none"> Requirement that all council staff have completed Equalities training
Insufficient consultation	<ul style="list-style-type: none"> Identify specific community groups to encourage engagement with the Council Ensure complete log of consultation as and when completed
Disruption caused by Regeneration and Decant Process	<ul style="list-style-type: none"> Continuous engagement with tenants Disturbance and home loss payments Disconnection and reconnection services Moving services Housing advice for non- secure and non-council tenants Satisfaction surveys to monitor success of the decant process
Tenants decanted away from support networks	<ul style="list-style-type: none"> Regeneration decant reassessment to assess individual needs and support requirements Liaise with residents and support workers where appropriate to find best solution for residents
Live-in Leaseholders	<ul style="list-style-type: none"> Council purchasing private properties +10% of market value

Impact	Mitigations identified
and freeholders are unable to purchase new housing on the open market	
New Communities on the Sites of impacted sites	<ul style="list-style-type: none">• Social Value and Community Engagement work

Source: London Borough of Havering, 2020.

2.4 Stakeholder engagement

2.4.1 Phase 1 Residents Consultation

Official consultation periods were held from 2016 to 2019 to give the residents of the first three sites an opportunity to have their say on prospective ideas and designs for the project. In-person events were held across the Borough and residents were encouraged to provide feedback on the plans. This feedback is summarised in Section 3.

3 Summary evidence review

3.1 Summary

The tables below summarise the existing evidence of potential risks and opportunities and associated protected characteristic groups who may be disproportionately or differentially affected, prior to consideration of any mitigation measures in place. The tables do not summarise actual equality effects but rather the potential risks and opportunities that arise from regeneration and housing redevelopment schemes. Risks are defined as potential adverse effects resulting from the Programme, and opportunities are defined as potential benefits. A full assessment of potential equality effects, based on the risks and opportunities identified below, is provided in Chapter 5. Protected characteristic groups include those defined in Chapter 1.

Table 3.1: Risks and opportunities

Risks and opportunities	Potentially affected groups
Effects on residents during the redevelopment process	
<p>Loss of social infrastructure and access to community resources: The redevelopment process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This can lead to a loss of access to these resources and knock on impacts on social cohesion. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can disproportionately impact ethnic minority communities, disabled people, older people and children.</p> <p>Loss of social cohesion and access to community facilities can lead to increased stress and anxiety in children who may need to change school; and loneliness and isolation in older people which can turn to negative health outcomes such as poor mental health and obesity. Negative health impacts such as increased stress and anxiety can also be caused by a loss of social cohesion and access to community resources, which may disproportionately impact disabled people and pregnant women.</p> <p>Risks associated with relocation for these affected groups can be heightened if housed in temporary accommodation, due to the need to relocate more frequently.</p>	<ul style="list-style-type: none"> ● Children ● Older people ● Disabled people ● Pregnancy and maternity ● Minority faith groups ● People from ethnic minority backgrounds
<p>Costs associated with relocation Where redevelopment schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving, particularly for single parent families (the vast majority of whom are led by women) and ethnic minority households.</p> <p>Relocation costs could include removal services, the need to adapt a new home or buy new furniture.</p> <p>Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans.</p>	<ul style="list-style-type: none"> ● Young people ● Older people ● Disabled people ● People from ethnic minority backgrounds ● Women
<p>Access to finance Access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who may experience difficulty accessing appropriate and financial services, such as mortgages.</p> <p>Homeownership has become increasingly more unaffordable for certain groups; and intermediate housing schemes such as Shared Ownership are often still too expensive for many groups such as disabled people and single parent families, the vast majority of whom are led by women.</p> <p>A lack of financial means can limit the range of ownership options available to older people and relocation may cause older people to use</p>	<ul style="list-style-type: none"> ● Young people ● Older people ● Disabled people ● People from ethnic minority backgrounds ● Women

savings and investments in order to secure a new home, potentially affecting their long-term financial independence and stability.

Appropriate and accessible housing

Where redevelopment schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of diverse groups. This includes housing that meets the needs of people requiring adaptable and accessible accommodation, such as people with mobility impairments. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level).

It also includes housing suitable for multigenerational families and families with children. A lack of suitable housing can lead to families living in overcrowded conditions which can negatively impact the health of older people and children, putting them at increased risk of developing respiratory conditions. Overcrowding can also contribute to infections, psychological problems, Sudden Infant Death Syndrome (SIDS), and stress among children.

Homes without access to outdoor space can negatively impact the emotional wellbeing of residents, particularly children. Black people are four times less likely than white people to have access to a garden, or other form of outdoor space at home.¹²

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Pregnancy and maternity

Health effects

Relocation health effects:

Home relocation can have a negative impact on mental health and wellbeing. Relocation can create a great deal of stress and anxiety amongst children, young people and older people due to the need to adapt to new routines, facilities and surroundings.

Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban redevelopment projects.

Health effects as a result of the construction process

Physical health effects may also arise as a result of the environmental effects of demolition, refurbishment and construction processes

The demolition works may change noise and vibration levels in the local area and some groups are typically more sensitive to these changes in stimuli, including children, older people and disabled people with mental health issues and learning disabilities.

Construction works are likely to change air quality levels and particulate concentrations in the local area. Poor air quality is the largest risk to public health in the UK, and certain people are more sensitive to changes in air quality, such as children, older people, disabled people, pregnant people and people who live in deprived areas.

Older people, and people with dementia are more likely to be more sensitive to light pollution and rapid visual changes around them. Furthermore, research has shown that almost 90% of children with autism spectrum conditions develop atypical sensory experience, which can involve hypersensitivity to visual stimuli.¹³ This results in more detail-focused perception in people with autism. Consequently, any minor visual change can have detrimental impact on quality of life and socio-psychological wellbeing.¹⁴

- Children
- Young people
- Older people
- Disabled people
- Pregnancy and maternity

¹² Office for National Statistics, 2020: 'One in eight British households has no garden'. Available at: [https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20\(12,Survey%20\(OS\)%20map%20data.&text=This%20is%20accounting%20to%20survey%20data%20from%20Natural%20England](https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20(12,Survey%20(OS)%20map%20data.&text=This%20is%20accounting%20to%20survey%20data%20from%20Natural%20England).

¹³ Baron-Cohen, S. and Robertson, C.E, 2017: 'Sensory perception in autism' Available at: docs.autismresearchcentre.com/papers/2017_Robertson_Sensory-perception-in-autism.pdf

¹⁴ Bakroon, A. and Lakshminarayanan, V, 2016: 'Visual function in autism spectrum disorders: a critical review'

Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment. Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.¹⁵

Noise pollution can also have adverse health impacts on older people including sleep disturbance and stress.¹⁶

During the consultation period, residents stated that they would like to be kept informed about the times of the project, work hours, and potential possible intrusion

Safety and security:

In the lead up to the redevelopment process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime.

During the consultation, councillors stated concerns over the open nature of the construction site at Solar, Serena, and Sunrise Court, and suggested that the site is gated to reduce the potential for crime and disorder

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children and ethnic minority groups.

- Children
- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Men
- Women
- LGBT people

Accessibility and mobility in the local area:

Evidence indicates that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking (construction vehicles and subcontractors in parking), construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding. This may also limit the ability of children to move around safely alone, limiting outdoor play opportunities.

For example, a reduction in parking bays, especially if they are spaces close to the Scheme or blue badge spaces, can particularly adversely affect parents with young children, and disabled people who rely on such parking facilities in order to access a range of services and facilities, including their home. This can lead to knock-on effects on parents and disabled people's independence, exacerbating issues such as loneliness and social isolation.

During the consultation, residents highlighted concerns with construction traffic limiting access to local amenities. Additionally, concerns were raised over the availability of parking during construction, due to workforce parking in the local area impacting access to local amenities. Residents also highlighted a concern around access to community facilities being disrupted by construction traffic.

- Children and people using buggies or pushchairs
- Older people
- Disabled people

Information and communication:

Complex material and information on the regeneration may present a challenge to those who have different information and communication needs. This includes but is not limited to people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments, and people who use English as a second language.

Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with

- Children
- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds

¹⁵ British Lung Foundation, 2016: 'How air pollution affects your children's lungs'. Available at: <https://www.blf.org.uk/support-for-you/signs-of-breathing-problems-in-children/air-pollution>

¹⁶ World Health Organisation, 2011: 'Burden of disease from environmental noise Quantification of healthy life years lost in Europe'. Available at: http://www.who.int/quantifying_ehimpacts/publications/e94888.pdf?ua=1

these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting).

During the consultation period, residents stated that they would like to be kept informed about the times of the project, work hours, and potential possible intrusion

Effects on businesses during the redevelopment process

Potential loss of business

Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Estate. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of business.

- Older people
- People from ethnic minority backgrounds

Financial implications associated with business relocation

The renewal process could result in the relocation of businesses. Should businesses relocate to new industrial or commercial premises elsewhere, it is likely that access to finance will be required to secure a new location. Ethnic minority groups and older people are more likely to experience difficulty accessing financial support, which could add further financial strain in securing alternative premises for business continuity following relocation.

- Older people
- People from ethnic minority backgrounds

Impacts on local customers

Estate renewal has the potential to close or relocate businesses and facilities used by the local population. Depending on the geography of where affected businesses relocate to, such relocation might make it harder for people to access local businesses and facilities they regularly use. It is also acknowledged that the total extinguishment of some businesses may be necessary, which might also result in the loss of service delivered to the local consumers.

- Disabled people
- Older people
- People from ethnic minority backgrounds

Effects on community following the redevelopment process

Improved housing provision:

Redevelopment can lead to improvements in housing provision within the regeneration area thereby improving appropriateness, accessibility and affordability, as well as its quality and efficiency in energy consumption, or housing stock.

Warm and insulated homes can help prevent against the health and wellbeing impacts of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children's educational attainment, emotional wellbeing and resilience. Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health.

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds

New employment opportunities:

Redevelopment can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.

- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Women

Improved public realm and green space:

Redevelopment offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home. In addition, the opening up of green

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds

space has been shown to impact positively on both physical and mental health.

Inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people. Green space can also have a positive role in a child's cognitive development, their wellbeing, and is linked to lower BMIs. Access to green space has also been shown to have positive health benefits for disabled people, and people with autism or learning difficulties in particular.

During the consultation, residents highlighted concerns with the character of the new development. Residents stated a preference for building materials in keeping with the character of the area and raised concerns over the proposed height of the development, and how this will impact the visual amenity of the area.

Provision of community facilities and improved social cohesion:

Community facilities provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide an accessible centre point for local activities, services and facilities. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion and helping to address social isolation.

An opportunity to socialise can have a positive effect on the loneliness of older people and disabled people, which may in turn provide positive health benefits. Social contact and out-of-classroom learning can also improve the wellbeing of children.

During the consultation period for the Waterloo estate, respondents believed that the development of a community centre would be a positive for the estate

- Children
- Older people
- Disabled people
- Pregnant people
- People from ethnic minority backgrounds
- LGBT people

Tackling crime and disorder:

Levels of crime have in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through thought-out approaches to planning and design of neighbourhoods and towns. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.

- Children
- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Men
- Women
- LGBT people

Improved access, mobility and navigation:

Redevelopment processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability or disability, using principles of inclusive design. There are a number of protected characteristic groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area.

Improved streets and roads will promote active travel which will have a positive impact on people's health and wellbeing by providing spaces that are easily accessible and pleasant to pass through.

Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor and physical skills – as well as contributing towards childhood obesity risks.

During the consultation period for the Waterloo estate, respondents highlighted a preference for a separated cycle lane in and around the site. Residents also raised concerns over parking availability during once developments are operational. There were concerns that the lack of parking on site will impact parking availability in the local area, impacting residents' availability to access local amenities.

- Children
- Older people
- Disabled people

4 Area profile and proportionality

4.1 Overview of the socio-demographic profile

The area profile summary in Table 4.1 provides a high-level summary of the socio-demographic profile of the London Borough of Havering, the Greater London region, and England at the time of the 2011 Census.

The summary includes analysis of protected characteristic groups under the Equality Act 2010 and the current socio-economic context of the area. In comparing these regions, where Havering deviates by more than 3% from regional or national figures, the difference is considered to be disproportionate and is reported as such.

The data used in the baseline is the most current publicly available data from the Office of National Statistics. Where there are higher proportions of certain groups in Havering, this is written in **bold text**. A more detailed breakdown of the baseline can be found in Appendix A.

Table 4.1: Socio- demographic profile summary

Protected characteristic	Comparison with London and England
Age	<ul style="list-style-type: none"> Children make up 19% of the total population of Havering. This figure is broadly in line than London (21%) and England (19%). The proportion of young people in Havering is 11% which is broadly in line with both London and England (12%). The working age population (people aged between 16 and 64 years) in Havering (63%) is disproportionately lower than London (69%) and lower than the figure for England (65%). The proportion of older people (aged 65 and over) in Havering (18%) is disproportionately higher than the figure for London (11%) and broadly in line with the figure for England (16%).
Disability ¹⁷	<ul style="list-style-type: none"> For Havering, 17% of the total population have a disability that limits their day-to-day activities either a little or a lot. This is broadly in line with the figures for London (14%) and the figures for England (17%).
Gender reassignment	<ul style="list-style-type: none"> There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimates that around 1% of the UK population identify as transgender - around 600,000 people.
Marriage and Civil partnerships	<ul style="list-style-type: none"> Havering has a disproportionately lower proportion of single people (33%) compared to London (44%) but is broadly in line with figures for England (35%). The proportion of people who are married or in civil partnerships in Havering (49%) is disproportionately higher when compared to London (40%) but broadly in line with the figure for England (47%). The proportion of divorced people in Havering (8%) is broadly in line with the figures for both London (7%) and England (9%).

¹⁷ Defined here as 'People whose day-to-day activities are limited in any way as a result of being disabled or because of a long-term health condition' 15 November 2022

Protected characteristic	Comparison with London and England
Pregnancy and maternity	<ul style="list-style-type: none"> The Total Fertility Rate (TFR) for Havering is 1.66. This is disproportionately higher than the TFR for both London (1.52) and England (1.62).
Race	<ul style="list-style-type: none"> Overall, ethnic minority groups account for 13% of Havering's population. This is disproportionately lower than the proportion for both London (40%) and England (17%) Those who identify as White British make up 83% of the population of Havering. This is disproportionately larger than the figure for London (45%) but broadly in line with the figure for England (80%) The largest ethnic minority group in Havering is Black Africans, who make up 3% of the total population. This is disproportionately lower than the figure for London (7%) but broadly in line with the figure for England (2%)
Religion	<ul style="list-style-type: none"> The Christian population in Havering (66%) is disproportionately higher than the population in London (48%) and England (59%). The Muslim population in Havering (2%) is disproportionately lower than the population in London (12%) and England (5%). Those with no religion in Havering (23%) is higher than in London (21%) but lower than the figure for England (25%).
Sex	<ul style="list-style-type: none"> The proportion of women in Havering (52%) is slightly higher than the figures for London (50%) and England (51%). The proportion of men in Havering (48%) is slightly lower than the figures for London (50%) and England (49%)
Sexual orientation	<ul style="list-style-type: none"> No information is publicly available at ward or local authority level.
Deprivation	<ul style="list-style-type: none"> 7% of LSOAs in Havering fall in the most deprived quintile, which is more than London (6%) but less than England (20%). 18% of Havering LSOAs fall in the second most deprived LSOA which is less than London (20%) and England (20%). 25% of LSOAs in Havering fall within the third most deprived quintile which is more than London (24%) and considerably more than England (20%). 26% of LSOAs in Havering fall in the fourth most deprived quintile, which is the same London (24%) but more than England (20%). 24% of LSOAs in Havering fall in the least deprived quintile, which is the same London (24%) but more than England (20%).

Source: 2011 Census, ONS

4.2 Businesses

In Havering, the construction industry is currently the largest employment sector and is expected to continue to grow in the next ten years.¹⁸ Other major employment sectors within Havering are manufacturing, logistics and engineering industries, with the borough more recently becoming a hub for start-ups and expanding businesses.¹⁹

According to Havering's Employment Land Review (2015)²⁰, 90% of businesses in the borough are micro businesses with up to nine employees and a further 7% are small enterprises with between 10 and 49 employees. The Council have identified the availability of affordable office or

¹⁸ Invest in Havering, no date: 'Sector Expertise'. Available at: <https://www.investinhavering.co.uk/why-havering/for-business-potential/sector-expertise/>

¹⁹ The London Borough of Havering, 2009: 'Businesses in Havering'. Available at: https://www.havering.gov.uk/info/20009/business_in_havering

²⁰ Havering London Borough Council, 2015: 'Havering Employment Land Review'. Available at: https://www.havering.gov.uk/download/downloads/id/5613/employment_land_review_-_2015.pdf.

and commercial space as a key constraint for the growth of micro businesses SMEs in Havering, and within the local plan have committed to maintaining a record of affordable workspace available to small businesses as part of its commitment to growing the Havering economy.²¹

In the LIA, key commercial centres currently include:²²

- Romford Town Centre;
- The London Riverside SIL Employment Area; and
- The Rainham Employment Area.

4.3 Community facilities

Havering has more greenspace than any of the other London boroughs.²³ As a result of this, there is a large area of recreation and green space available for residents, especially when compared to other areas in London. Havering is also home to a range of libraries, parks (16 of which have been awarded Green Flag status), sports facilities, arts and music, and allotments.²⁴ Below is a list of key community facilities within the borough:

- Education: Education in Havering is the responsibility of the Council. There are Primary and Secondary schools throughout the Borough, with the highest concentration found in the population centres of Romford; Hornchurch; Rainham and Upminster. There are two universities/further education institutes located in the Havering. These are: London South Bank University, Havering Campus; Havering College of Further & Higher Education; and London International University.
- Healthcare: Healthcare in the London Borough of Havering is under the jurisdiction of the North East London Clinical Commission Group (CCG), which is responsible for the provision of all public healthcare in Havering, including pharmacies, GP Surgeries and Urgent Treatment Centres. The only major hospital in the borough is Queen's Hospital, located in Romford.
- Community centres: There are a number of venues in Havering that are used to host community and cultural events. These include: Myplace community centre; Sapphire Jubilee community centre; the North Romford Community Centre; The Forest Row Centre and the The Hub Harold Wood
- Parks: There are a number of parks and green spaces, which have significant historical, social and environmental value. Significant areas of greenspace in the borough include: Bedfords park; Cottons park; Dagnam park; Havering country park; Lodge farm park; St. Andrew's Park and Emerson Park.
- Libraries: The following libraries are located in the London Borough of Havering: Harold Hill library; Romford Central library; Collier Row library; Harold Wood library; Rainham library; Upminster library and Gidea Park library.

²¹ London Borough of Havering, 2021: 'Havering Local Plan, 2016 --2031'.

²² London Borough of Havering, 2021: 'Havering Local Plan, 2016 --2031'.

²³ London Borough of Havering, 2021: 'Havering Local Plan, 2016 --2031'.

²⁴ The London Borough Of Havering, 2009: 'Businesses in Havering' Available at: https://www.havering.gov.uk/info/20009/business_in_havering

5 Impact Assessment

5.1 Impact on residents, community facilities and businesses during redevelopment

The following table provides a high level overview of the potential impacts of the Programme on protected characteristic groups, with a focus on impacts for residents and local business during the redevelopment process. These impacts have been identified through a review of published literature, and council policy. Potential disproportionate effects on particular groups based on the demographic analysis of the site are also identified.

Table 5.1: Impact on residents, community facilities and businesses during redevelopment

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>Loss of social cohesion and access to community resources</p> <p>The redevelopment works for the Programme has the potential to impact social cohesion and access to community resources, due to the temporary relocation of residents and the subsequent possible increased distance from community resources, such as schools, community centres and facilities. A loss of social cohesion caused by reduced access to these resources can have negative health effects caused by increased stress and anxiety. Groups most likely to be affected by this include children, older people, disabled people, pregnant people or people with young children, people from minority faith groups, and people with ethnic minority backgrounds.</p> <p>Residents from each site may be temporarily relocated whilst each site is redeveloped. The Sites include a number of sheltered housing Programmes providing housing for a significant number of older people.</p>	<ul style="list-style-type: none"> Residents have the right to return to a home on the site The Council is seeking to ensure that no tenant has to move more than twice during the rehousing process Council tenants who wish to remain in the borough will be decanted to alternative accommodation within the borough. Residents will be entitled to two direct offers of alternative accommodation Prior to the decanting stage, the Council will meet with each Council household to establish its needs. This will include details of present schools and workplaces, location preferences, and any medical or health factors. Households are also provided with appropriate contact details so that they can request further information if needed. 	<p>This risk requires further management and the Council should consider the following recommendations for all sites:</p> <ul style="list-style-type: none"> Temporary housing should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks Eligible temporary accommodation residents on sites should be given the right to return to their site and housed temporarily in the local area in line with other tenants with the Right to Return. If it is not possible to offer them tenancies at council rent, TA tenants should be offered London Affordable Rent. As far as possible, the Council should aim to decant residents within their local community, ideally no more than a 15-minute walk from their original home to ensure residents are able to continue to access the same community facilities from their new home, such as GP clinics, schools, nurseries or places of worship. Support may include help with a market search for appropriate 	<p>There is the potential for some adverse impacts on groups with protected characteristics due to loss of social cohesion and access to community facilities within the 12 Sites.</p> <p>The Prince Albert Public House on Waterloo Estate was closed before the demolition phase. The business was not re-provisioned by the Council. This is not anticipated to have any equality impacts on residents as there is no evidence that the pub was disproportionately used by protected characteristic groups and the high number of alternative provisions within 15 mins walking distance of the site.</p> <p>Overall, if the proposed recommendations are implemented there is likely to be limited adverse effect on groups with protected characteristics as access and proximity to key locations and community facilities will be maintained once the Programme is operational.</p> <p>There is likely to be no adverse equality impact on groups with protected</p>

<p>As a result, there is the potential for adverse equality effects to be generated for older people who are more vulnerable to this change. For sites in Phase 1, the residents of Queen Street Sheltered housing and Solar, Serena, Sunrise Court Sheltered Housing Scheme will be more vulnerable to this change.</p> <p>For sites in Phase 1, It is anticipated the following community facilities will be impacted as part of the Programme construction:</p> <ul style="list-style-type: none"> • St Andrews Parish Centre • Waterloo Estate Community Centre • The Prince Albert Public House 	<p>The following mitigations are in place for Phase 1 sites. It is recommended that similar mitigations are carried forward across all sites:</p> <ul style="list-style-type: none"> • Community space to be provided on new site, with larger and improved facilities • St Andrews Parish Centre and Waterloo Estate Community Centre will be re-provisioned on the site. 	<p>accommodation or signposting private tenants to the Council's housing services team.</p> <ul style="list-style-type: none"> • The Council should commit to a maximum of two moves for residents, with one move for vulnerable residents such as older or disabled people prioritised. • The Council and its advisors should continue to conduct face-to-face engagement where possible with residents, keeping up-to-date records of changing needs and circumstances (including any changes to household composition), particularly residents who will be most affected by the Programme. Fostering a sense of community through the engagement process can help remediate feelings of social isolation. • The Council should engage with affected community facilities to ensure that they are re-provided onto the new site • The Council should engage with affected community resources and ensure that they are relocated temporarily within the local neighbourhood to ensure continuity of access for the local community. • The Council should temporality re provide community facilities which will be closed for during the Programme construction. If possible, this should be within a 15-minute walk of its current location. 	<p>characteristics in the Phase 1 sites as access and proximity to key locations and community facilities will be maintained.</p>
<p>Costs associated with relocation</p> <p>The redevelopment of the 12 Estates has the potential to lead to increased financial outgoings for residents due to costs associated with redevelopment.</p> <p>Relocation costs could include removal services, the need to adapt a new home or buy new furniture.</p> <p>These costs are most likely to impact young people, older people, disabled people, people</p>	<ul style="list-style-type: none"> • Each household will be provided with a dedicated Council Officer to assist tenants in identifying any additional support required, including the process for claiming home loss and disturbance compensation payments. • Resident freeholders and leaseholders and Council tenants are entitled to a Disturbance Payment to cover any costs reasonably incurred 	<p>This risk requires further management, and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • The Council and its advisors should provide support with market search processes and signposting to housing services to assist private renters with no Right to Return to help find an affordable and appropriate new home, particularly those that may be vulnerable. 	<p>There is likely to be no adverse effects on groups with protected characteristics as a result of costs associated with relocation for resident freeholders, leaseholders and Council tenants.</p> <p>There is the potential for adverse equality effects on private renters a result of costs associated with relocation as they are not entitled to Disturbance Payments.</p>

<p>from ethnic minority backgrounds, and women.</p> <p>The Sites include a number of sheltered housing schemes providing housing for a significant number of older people</p> <p>As a result, there is the potential for adverse equality effects to be generated for older people who are more vulnerable to this change. For sites in Phase 1, the residents of Queen Street Sheltered housing and Solar, Serena, Sunrise Court Sheltered Housing Scheme will be more vulnerable to this change.</p>	<p>in moving home or purchasing a property</p> <ul style="list-style-type: none"> Resident freeholders and leaseholders are entitled to receive home loss compensation at 10% of the market value of the property Resident freeholders and leaseholders are entitled to be reimbursed for the reasonably incurred costs of selling the property to the Council and the costs of acquiring a new property 	<ul style="list-style-type: none"> Private tenants should be given the opportunity to register interest for new private accommodation on the redeveloped Site. Eligible private tenants should be able to use the Council's Housing Services to provide support in finding suitable accommodation in the area. 	<p>Overall, if the proposed recommendations are implemented there is likely to be adverse effect on private renters. This risk is also likely to be present for sites currently in Phase 1.</p>
<p>Access to finance</p> <p>The redevelopment of the 12 Estates Programme has the potential to impact those with limited access to finance, who may experience difficulty accessing appropriate and financial services, such as mortgages.</p> <p>The renewal process could result in the relocation of businesses. Should businesses relocate to new industrial or commercial premises elsewhere, it is likely that access to finance will be required to secure a new location. Ethnic minority groups and older people are more likely to experience difficulty accessing financial support, which could add further financial strain in securing alternative premises for business continuity following relocation.</p> <p>Groups at particular risk of financial exclusion include young people, older people, disabled people, people from ethnic minority backgrounds, and women.</p> <p>The Sites include a number of sheltered housing schemes providing housing for a significant number of older people</p>	<ul style="list-style-type: none"> If eligible, private tenants can receive financial assistance from the Council when moving, by paying their deposit and first month's rent through its 'Find Your Own' scheme. Resident leaseholders and freeholders will be offered the market value of their home, as well as home loss compensation at 10% of the market value of their property. Non-resident leaseholders and freeholders will be offered the market value of their homes and receive basic home loss compensation at 7.5% of the market value Resident and non- resident leaseholders and freeholders will also be reimbursed for the reasonably incurred costs of selling the property to the Council, including the independent valuation of the property. Prior to relocation, tenants have been given advice regarding Council Tax band, broadband connectivity, schools, GP surgeries and refuse 	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> Communicate likely Council Tax and service charge payments to residents as soon as possible in advance of the move The Council and its advisors should provide support with market search processes and signposting to housing services to assist private renters with no Right to Return to help find an affordable and appropriate new home, particularly those that may be vulnerable. Private tenants should be given the opportunity to register interest for new private accommodation on the redeveloped Site. Eligible private tenants should be able to use the Council's Housing Services to provide support in finding suitable accommodation in the area. The Council should agree a reasonable compensation package for tenants who have made approved improvements to their home. Information regarding potential increases in housing costs, such as service charges and 	<p>There is the potential for limited adverse impacts on groups with protected characteristics as a result of access to finance.</p> <p>Overall, if the proposed recommendations are implemented, there is likely to be very limited adverse effect on most groups with protected characteristics. There is likely to be an adverse effect on private tenants.</p> <p>Across sites in Phase 1, there is likely to be a very limited adverse effect on most groups with protected characteristics. There is likely to be adverse effects on private tenants.</p>

<p>As a result, there is the potential for adverse equality effects to be generated for older people who are more vulnerable to this change. For sites in Phase 1, the residents of Queen Street Sheltered housing and Solar, Serena, Sunrise Court Sheltered Housing Scheme will be more vulnerable to this change.</p>	<p>collection dates in their new communities.</p>	<p>council tax, should be made explicit to residents as early as possible.</p> <p>Temporary accommodation residents on sites should be given the right to return to their site and housed temporarily in the local area in line with other tenants with the Right to Return. If it is not possible to offer them tenancies at council rent, TA tenants should be offered London Affordable Rent.</p>	
<p>Appropriate and accessible housing</p> <p>The 12 Estates Programme has the potential to impact upon access to appropriate and accessible housing for local residents.</p> <p>Where redevelopment schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of diverse groups. This includes housing that meets the needs of people requiring adaptable and accessible accommodation, such as people with mobility impairments, as well as housing suitable for multigenerational families and families with children. A lack of suitable housing can lead to families living in overcrowded conditions.</p> <p>As the Programme will require the resettlement of all residents temporarily, there is a potential risk of adverse equality effects being generated for groups with protected characteristics.</p> <p>The Sites include a number of sheltered housing schemes providing housing for a significant number of older people.</p> <p>As a result, there is the potential for adverse equality effects to be generated for older people who are more vulnerable to this change. For sites in Phase 1, the residents of Queen Street Sheltered housing and Solar, Serena, Sunrise Court Sheltered Housing</p>	<ul style="list-style-type: none"> • Prior to the decanting stage, the Council will meet with each Council household to establish its needs. This will include details of present schools and workplaces, location preferences, and any medical or health factors. Households are also provided with appropriate contact details so that they can request further information if needed. • The Council will assist private tenants through the Housing options and Advice Service in order to help find alternative suitable and affordable private rented accommodation. The Council will also provide tailored housing advice to help private tenants understand their options. • Resident leaseholders and freeholders can either purchase a new affordable replacement home in the regeneration area, purchase a property elsewhere in the borough through a low-cost ownership scheme (such as Help to Buy, shared ownership, or shared equity), purchase a property outright elsewhere or move to private rented accommodation. 	<p>This risk requires further management, and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • Teams should work proactively and constructively through a range of channels, including face to face engagement where possible, keeping up-to date records of changing needs and circumstances – particularly those who are most affected by a change to accessible and appropriate housing. For example, if a family has another child and requires another bedroom, the home can be pre-allocated accordingly. • The Council should ensure that all temporary accommodations provided for tenants returning to the sites are fully appropriate and accessible for residents, including ensuring any adaptations required and completed in advance of the move. 	<p>There is potential to be some adverse equality effects on groups with protected characteristics linked to potentially unsuitable temporary housing.</p> <p>Overall, if the proposed recommendations are implemented, there is likely to be very limited adverse effect on groups with protected characteristics. This risk will also be present across Phase 1.</p>

<p>Scheme will be more vulnerable to this change.</p>	<ul style="list-style-type: none"> All Council tenants will have the Right to Return to a new property on their site. 		
<p>Health effects</p> <p><i>Relocation health effects:</i></p> <p>The 12 Estates Programme has the potential to impact upon the health of local people due to health effects associated with relocation. Home relocation can have a negative impact on mental health and well-being, particularly for children, young people, older people, disabled people, and pregnant people.</p> <p>As the Programme will require the resettlement of all residents temporarily, there is a potential risk of adverse equality effects being generated for groups with protected characteristics who may be impacted by this.</p> <p>The Sites include a number of sheltered housing schemes providing housing for a significant number of older people.</p> <p>As such there is the potential for adverse equality effects on older people as a result of health effects caused by the relocation process. For sites in Phase 1, the residents of Queen Street Sheltered housing and Solar, Serena, Sunrise Court Sheltered Housing Scheme will be more vulnerable to this change.</p> <p><i>Health effects as a result of the construction process</i></p> <p>The 12 Estates Programme also has the potential to cause health effects on local people as a result of the construction process. The environmental effects of demolition, refurbishment and construction</p>	<ul style="list-style-type: none"> The Council has committed to endeavour to keep noise of the building work to a minimum The Council will liaise with other council services such as the Occupational Therapy Service, Adult Social Care, and Children’s Services to ensure that tenants’ health and support needs are addressed throughout relocation Each development will have its own phased plan and timetable which will be made available to residents. On site working hours on sites which have already been demolished and have begun construction works have been limited to 8am-6pm during the week and 8am-1pm on Saturdays to minimise disruption, It is assumed that this will continue on all sites. Dust suppression measures are in place on live demolition sites. It is assumed that this will continue on all sites, with reports of results shared with appropriate parties. Environmental monitoring will be undertaken on all sites 	<p>This risk requires further management, and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> The Council should continue to engage with the community around each site and the community facilities located there throughout the Programme to communicate information on the demolition and construction works The phasing plan for each site should take into account the relocation of vulnerable residents to ensure that they are relocated prior to disruptive construction works The environmental monitoring reports should be shared with local residents for transparency. A Construction Environmental Management Plan (CEMP) should be developed and should follow best practice mitigation for the health effects related to noise and air quality impacts. The Council should commit to a maximum of two moves for residents, with one move for vulnerable residents such as older or disabled people prioritised. 	<p>There may be limited adverse impacts on groups with protected characteristics due to the impacts on health caused by relocation or environmental effects.</p> <p>Overall, if the proposed recommendations are implemented, there is likely to be very limited adverse effect on people with protected characteristics as a result of the Programme on health. This will also likely apply to Phase 1.</p>

can impact upon air and noise pollution which can have physical health impacts on local people. Those groups which are more likely to be impacted by physical health effects are children, young people, older people, disabled people, and pregnant people.

As the scheme will require considerable construction and demolition works, there is a potential risk of adverse equality effects being generated for people with at-risk protected characteristics who live in the area local to each site. Furthermore, the population of the local area is disproportionately older and as such there is the potential for adverse equality effects on older people as a result of health effects caused by the construction process.

Safety and security:

In the lead up to the Programme construction, there is a risk of deterioration of safety and security on each site. Vacant properties, such as can fall into disrepair. This can attract unwanted activity including anti-social behavior and crime, which can differentially affect those living in the area who are likely to be a victim of crime or those who are more fearful of crime.

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, people from ethnic minority groups and LGBT+ people.

Since the population of older people in the LIA is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts due to safety and security on these groups.

- The Council has committed to the continued maintenance of each Site to maintain site security for the safety of residents
- As the Programme will take a number of years, the Council intends to let empty units on a temporary, non-secure basis which will ensure buildings are not left vacant for long periods of time.
- The Council has employed full time security on sites during the demolition and construction processes where this has already been undertaken (specifically at weekends and late at night) and it is assumed that this will continue on all sites.

This risk requires further management and the Council should consider the following recommendations:

- Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period
- The Council and contractor should create and publicise a process whereby local residents can raise concerns regarding anti-social behaviour or vandalism during the demolition period. Different means should be explored to achieve this, including the use of Whatsapp which has been successful on previous occasions with other estates.

There may be limited adverse impacts on groups with protected characteristics due to changes in safety and security.

If the proposed recommendations (right) are implemented, there are likely to be no adverse impacts on groups with protected characteristics as a result of changes in safety and security. This will also likely apply to Phase 1.

<p>Accessibility and mobility in the local area:</p> <p>During demolition and construction there is a risk of impacts to accessibility and mobility in the local area. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking (construction vehicles and subcontractors in parking), construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.</p> <p>This can have particular negative effects on children, and people using buggies or pushchair, older people, and disabled people.</p> <p>Since the population of older people in the LIA is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts due to accessibility and mobility on this group.</p>	<ul style="list-style-type: none"> • Details of any road closures will be communicated in advance to affected nearby residents 	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • Good access and mobility should be maintained through the creation of a CEMP, which would set out arrangements for any necessary diversions, and should provide well-signed routes that limit extra travelling distances. The CEMP should also ensure that access is maintained through measures such as such as limiting pavement obstructions and maintaining disabled parking. The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility. • The Council should ensure the demolition, and subsequent construction, phase of the Programme is undertaken according to best practice measures for pedestrian environment management, to effectively mitigate any impacts. <p>Local residents should be made aware of the construction process, timeline and mitigation measures put in place for the Programme. This is particularly important for vulnerable groups within the local community who are more reliant on active travel.</p>	<p>There are likely to be adverse impacts on groups with protected characteristics due to changes to the accessibility and mobility of the sites.</p> <p>If the proposed recommendations are implemented, there are likely to be no adverse impacts on groups with protected characteristics as a result of changes into the accessibility and mobility of the sites. This will also likely apply to Phase 1.</p>
<p>Information and communication:</p> <p>The Programme will require information about the works to be communicated effectively to local affected people in order that they are fully aware of what is going on and are able to provide feedback easily.</p> <p>Complex material and information about the process may present a challenge to those who have different information and communication needs. This includes, but is not limited to, people with cognitive or learning disabilities, people with low literacy</p>	<ul style="list-style-type: none"> • The Council is committed to a regular, honest and open communication and dialogue with affected residents, through one to one meetings, direct letter correspondence, newsletters, briefings, events, websites, and email updates. • Each household will have a dedicated Rehousing Officer to help with each stage of the rehousing process • Comprehensive advice and support service throughout the Programme to 	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • Information should be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read. • Residents should have the opportunity to provide feedback in a way which is suitable for them. A multitude of formats should be utilised to collect this information, ensuring that there are both physical (such as written 	<p>There may be limited adverse impacts on groups with protected characteristics due to risks surrounding how information is communicated.</p> <p>If the proposed recommendations are implemented, there are likely to be limited adverse impacts on groups with protected characteristics as a result of risks surrounding how information is communicated.</p>

<p>levels, older people, people with visual or hearing impairments and people who use English as a second language.</p> <p>If information about the scheme is not communicated effectively there is a risk that residents and local people do not fully understand what is going on and are unable to engage properly with the process or are fully unaware of the process and timescales.</p> <p>Since the population of older people in the LIA is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts due to information and communication on these groups.</p>	<p>ensure all residents are supported, including visits to regenerations schemes and support groups.</p> <ul style="list-style-type: none"> • Further additional support will be offered to vulnerable households • The Council will also assist residents in seeking advice from independent agencies if required. • The Councils Housing Options Officer will work with private tenants to ensure that those affected understand the options available to them in a timely manner. 	<p>feedback forms, in-person neighbourhood meetings) and virtual (via websites, Whatsapp groups etc) means to do so.</p> <ul style="list-style-type: none"> • The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers. 	<p>This will also likely apply to Phase 1.</p>
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Source: Mott MacDonald, 2022

5.2 Impact on businesses during redevelopment

The following table provides a high level overview of the potential impacts of the Programme on protected characteristic groups, with a focus on impacts for local business during the redevelopment process. These impacts have been identified through a review of published literature, and council policy. Potential disproportionate effects on particular groups based on the demographic analysis of the site are also identified.

Table 5.2: Impact of businesses during redevelopment

Potential equality risks or opportunities	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>Impact on businesses</p> <p>Potential loss of business Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Estate. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of a business as they are more likely to be self-employed.</p> <p>Since the population of older people in the LIA is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts due to potential loss of business on this group.</p> <p>Financial implications associated with business relocation The renewal process could result in the relocation of businesses. Should businesses relocate to new industrial or commercial premises elsewhere, it is likely that access to finance will be required to secure a new location. Ethnic minority groups and older people are more likely to experience difficulty accessing financial support, which could add further financial strain in securing alternative premises for business continuity following relocation. Ethnic minority groups and older people are more likely to experience difficulty accessing financial support, which could add further financial strain in securing alternative premises for business continuity following relocation.</p> <p>Since the population of older people in the LIA is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts</p>	<p>Where a business qualifies for compensation, financial support will be provided to affect the relocation of a business.</p>	<ul style="list-style-type: none"> ● A Business Relocation Strategy should be produced, covering information on how to claim compensation and access additional support. Measures to assist businesses with relocation, as well as commitments to the Council's approach to communicating with businesses should also be included. The Strategy should include the following: <ul style="list-style-type: none"> – where possible, existing businesses should be given first right of refusal on retail space on the redeveloped sites – where businesses are being relocated within the 12 sites, temporary premises should be provided – all occupiers should be provided advice and support in the relocation process – a fee undertaking to an initial capped amount should be provided to allow occupiers to obtain professional advice at no financial cost – To reduce the likelihood of business loss, the Council should look to support initiatives should be established to help grow and diversify businesses, including courses to promote digital skills and training advice – a register of suitable alternative properties within and outside of the Council's ownership should be maintained, based on information gathered from occupiers regarding their needs ● Where a business provides services specifically for, employs or is owned by individuals from protected characteristic groups, every effort should be made to retain the resource within the local area during the redevelopment in order to reduce the likelihood of redundancies or job loss. 	<p>Permanent business closure would be anticipated to generate adverse equality impacts for or older people as these groups are more likely to be self-employed.</p> <p>If business loss does occur as a result of the Programme, there are likely to be adverse impacts on groups with protected characteristics due to potential he financial implications of moving and impacts on local customers</p> <p>However, if the proposed recommendations are implemented, there is likely to be reduced adverse effect on groups with protected characteristics.</p> <p>An overarching business strategy should be created to provide more publicly available information on business impacts and to better manage the impacts of the programme on local businesses.</p>

due to financial implications associated with business relocation on this group.

Impacts on local customers

The Proposed Development has the potential to close or relocate businesses and facilities used by the local population. Depending on where affected businesses relocate, relocation might make it harder for people to access local businesses and facilities they regularly use, particularly those from ethnic minorities, older people and disabled people.

Since the population of older people in the LIA is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts due to impact of business loss on local customers

- In the case where a business chooses to close, the Council and its advisors should signpost training and employment opportunities to affected staff, as well as resources and organisations for mental health support where required.

In the case of a business being permanently closed or relocated from the current premises, existing customers should be:

- Provided with guidance on how to access the new location by public transport or active travel
- Signposted to alternative businesses providing similar services within the local community

This information could be provided through the installation of signage/posters on the Site.

Source: Mott MacDonald, 2022

5.3 Impact on communities after redevelopment

Table 5.3 identifies the potential impacts on the future Havering community (residents, community facilities and businesses) following the redevelopment process, following completed delivery. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if recommendations are adhered to.

Table 5.3: Impact on communities after redevelopment

Potential equality risks or opportunities	Existing Council enhancements	Recommendations	Impact
<p>Improved housing provision: The 12 Estates redevelopment Programme could lead to improvements in housing provision within the Borough of Havering therefore improving appropriateness, accessibility and affordability, as well as its</p>	<p>Across the 12 sites, plans for improved housing provision include:</p> <ul style="list-style-type: none"> • Double the number of existing affordable homes • 70% increase in Council rented homes • 400 new shared ownership homes 	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment , it is recommended that:</p> <ul style="list-style-type: none"> • The Council also ensure that the redeveloped sites meet the housing 	<p>The 12 Estates Programmes have the potential to have positive equality impacts on groups with protected characteristics due to improved housing provision after delivery.</p>

Potential equality risks or opportunities	Existing Council enhancements	Recommendations	Impact
<p>quality and efficiency in energy consumption. Improved housing can have beneficial health effects on children, older people, disabled people and ethnic minority groups.</p> <p>The population of the Study area has disproportionately high levels of older people and disabled people.</p> <p>As such, there is the potential for positive equality effects on older people as a result of improved housing.</p>	<ul style="list-style-type: none"> • All new homes built to London Housing Design space standards • All current residents will have a right to return to new homes on the sites • New buildings built to sustainable energy standards • The sites will have a variety of tenures, with a sustainable mix of social, affordable, private rented and private sale homes • Dedicated homes for over 55's across a number of sites • Each site will include a number of wheelchair accessible units • The sites will include a mix of flats and houses, and one to four bedroom accommodation • Homes will meet modern energy efficiency levels • Homes will be built to a lifetime homes standard, meaning they can be adapted as housing needs change • New Council properties rent will be based on affordable rent levels <p>Enhancements specific to Phase 1 are as below:</p> <ul style="list-style-type: none"> • 1,380 new homes in Waterloo Estate, including 3 and 4 bed family homes. • 197 affordable homes with private terraces or balconies in New Green • 175 new homes specifically for the over 55s in Solar Serena Sunrise. 	<p>needs of returning residents, as well as the Borough in general.</p> <ul style="list-style-type: none"> • A demographic and Housing Needs Survey of these households is undertaken and updated on a regular basis. • New sheltered housing accommodation should draw from best practice principles for older living, such as ensuring properties are self-contained and can be adapted to ensure residents are able to remain in their homes as their needs increase. The accommodation should provide communal space where communal activities are encouraged • New sheltered housing should incorporate dementia friendly design principles, such as providing a 'visually accessible' environment so that residents can clearly see and understand their surroundings, and a clear and simple layout • All homes should have access to private outdoor space 	<p>Furthermore, it is likely that Phase 1 will have positive impacts on groups with protected characteristics due to improved housing provision after delivery.</p>
<p>New employment opportunities: Demolition of existing infrastructure along with the subsequent construction and operation of residential properties provides</p>	<p>Across the 12 sites, plans for new employment opportunities include:</p>	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment , it is recommended that the Council:</p>	<p>The 12 Estates Programmes have the potential to have positive equality impacts on groups with</p>

Potential equality risks or opportunities	Existing Council enhancements	Recommendations	Impact
<p>temporary and permanent job opportunities, disproportionately benefiting people who are more likely to work in the construction sector, or likely to be unemployed in London, such as men, young people, disabled people and minority ethnic groups.</p>	<ul style="list-style-type: none"> • Construction employment (varying by the amount of construction required for the job). • New commercial workspace across sites • New shopping area with retail space in Harold Hill • Supply Chain initiative between London Borough of Havering and Wates Residential means local companies have been prioritised in procurement • Development of new Employment and Skills initiatives which have benefitted 273 local people as of July 2022 • Education programmes aimed at students, including work experience, construction careers sessions, and Dragons Den events supported 2,621 pupils as of July 2022 • Free three week construction training course offered for Havering residents • SME initiative to boost number of local SME's bidding for work 	<ul style="list-style-type: none"> • Work with owners of start-up businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g. ethnic minority groups, disabled people, and young people. • Prioritise commercial space social enterprises in order to support and encourage positive social outcomes as well as economic activity in the local area. • Re-provide business space on sites for any affected businesses • Consider the use of meanwhile use space on sites during development to ensure continuity of trading and employment • Consider discounted rents for existing businesses during development 	<p>protected characteristics due to new employment opportunities.</p>
<p>Improved public realm:</p> <p>Redevelopment offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society.²⁵ This is particularly likely to have positive effects on children, older people, disabled people, and people from ethnic minority groups.</p>	<p>Across the 12 sites, plans for an improved public realm include:</p> <ul style="list-style-type: none"> • New play spaces • New community village greens • New communal green space • Landscapes designed to encourage wildlife • New shopping area and town centre in Harold Hill with restaurants, bars, and shops 	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that the Council:</p> <ul style="list-style-type: none"> • Ensure that the local community are at the heart of planning and designing new public realm, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people. 	<p>The 12 Estates Programmes have the potential to have positive equality impacts on groups with protected characteristics because of the effects of improved public realm and green spaces.</p> <p>Furthermore, it is likely that Phase 1 will have positive impacts on groups with protected characteristics due to improved public realm and green spaces</p>
<p>Enhancements specific to Phase 1 are as below:</p>			

²⁵ House of Commons Women and Equalities Committee, 2017: 'Building for Equality: Disability and the Built Environment'.

Potential equality risks or opportunities	Existing Council enhancements	Recommendations	Impact
	<ul style="list-style-type: none"> • Cycle parking provision across all Phase 1 sites • 11,650sqm of high quality open space in Waterloo Estate • 2090 sqm open space for recreation in New Green • New communal open space in Solar Serena Sunrise 	<ul style="list-style-type: none"> • Ensure that the redevelopments ensure that all residents have access to both public and private outdoor space. 	
<p>Provision of community facilities and improved social cohesion:</p> <p>Community facilities provide important places of social connection and promote wellbeing for many groups. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion and helping to address social isolation, particularly for older people, disabled people, children, and people from ethnic minorities.</p> <p>The population of the local area has disproportionately high levels of older people.</p> <p>As such, there is the potential for positive equality effects on this group as a result of new provision of community resources.</p>	<p>Across the 12 sites, plans for an improved provision of community facilities and improved social cohesion include:</p> <ul style="list-style-type: none"> • New community space and re-provided community space across the Programme • New health and family centre in Harold Hill • Creation of new town centre in Harold Hill • New community hub delivered in Harold Hill <p>Enhancements specific to Phase 1 are as below:</p> <ul style="list-style-type: none"> • Up to 550sqm of community floor space in Waterloo Estate, including re-provided space for the Waterloo Estate Community Centre and St Andrews Parish Centre 	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment , it is recommended that the Council:</p> <ul style="list-style-type: none"> • Involve the local communities in decisions about which further resources should be incorporated into the area, specifically involving different protected characteristic groups that are likely to benefit from improvements • All existing community facilities should be re-provided into new space on their respective site • Ensure that the new development includes the following features designed to improve social cohesion: <ul style="list-style-type: none"> – provision of shared communal spaces in new developments/blocks – improved provision of and access to community resources which responds to identified needs and gaps in existing local provision – consideration of enabling residents to manage community spaces 	<p>The 12 Estates Programmes have the potential to have positive equality impacts on groups with protected characteristics due to the provision of community facilities and improved social cohesion.</p> <p>Furthermore, it is likely that Phase 1 will have positive impacts on groups with protected characteristics due to provision of community facilities and improved social cohesion.</p>

Potential equality risks or opportunities	Existing Council enhancements	Recommendations	Impact
<p>Tackling crime and disorder:</p> <p>Levels of crime have in part been attributed to the urban environment. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime, such as young people, men, disabled people, ethnic minority groups and LGBT people.</p> <p>The population of the local area has disproportionately high levels of older people.</p> <p>As such, there is the potential for positive equality effects on this group as a result of tackling crime and disorder.</p>	<p>Across the 12 sites, plans for to tackle crime and disorder include:</p> <ul style="list-style-type: none"> • Improved lighting • Improved layout to design out anti- social behaviour • Development designed to include natural and passive surveillance <p>Enhancements specific to Phase 1 are as below:</p> <ul style="list-style-type: none"> • The design team have engaged with Designing Out Crime officers to incorporate suggestions of Secure by Design principles into the design. 	<p>It is recommended that the Council:</p> <ul style="list-style-type: none"> • Ensure Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles are used in designing the built environment and public realm 	<p>The 12 Estates Programmes have the potential to have positive equality impacts on groups with protected characteristics due to impacts on tackling crime and disorder.</p> <p>Furthermore, it is likely that Phase 1 will have positive impacts on groups with protected characteristics due to impacts associated with tackling crime and disorder.</p>
<p>Improved access, mobility and navigation:</p> <p>Redevelopment processes open up opportunities to create spaces and places that can be accessed and effectively used by all. There are a number of equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area, including children, older people, and disabled people.</p> <p>The population of the local area has disproportionately high levels of older people.</p> <p>As such, there is the potential for positive equality effects on this group as a result of improved access, mobility and navigation.</p>	<p>Across the 12 sites, plans to improve access, mobility and navigation include:</p> <ul style="list-style-type: none"> • Safe and accessible pedestrian environment with places to sit • All accommodation will be built to London Housing Design space standards (a minimum standard outlined as part of the London Housing Supplementary Planning Guidance 2012) <p>Enhancements specific to Phase 1 are as below:</p> <ul style="list-style-type: none"> • Cycle parking provision across all sites • New pedestrian and cycle routes through sites 	<p>It is recommended that the Council:</p> <ul style="list-style-type: none"> • Ensure that the design of movement networks and public spaces specifically to address the mobility of vulnerable groups • Designs and layouts of all sites, but particularly those which incorporate later living accommodation, should be as accessible as possible, for example with accessible dropped kerb drop off points at building entrances, and sufficient pedestrian road crossings. 	<p>The 12 Estates Programmes have the potential to have positive equality impacts on groups with protected characteristics due to improved access, mobility, and navigation.</p> <p>Furthermore, it is likely that Phase 1 will have positive impacts on groups with protected characteristics due to improved access, mobility and navigation</p>

Source: Mott MacDonald, 2022

6 Conclusion and Action Plan

6.1 Conclusion

The EqlA has identified a number of risks, opportunities and potential impacts that could arise for those with protected characteristics, as a result of the Programme and redevelopment. The details of these impacts are set out in detail in Chapter 5 Impact Assessment.

The impact assessment has identified that the Programme, scheduled to take place between 2018 and 2036 has the potential to adverse social, health, safety and financial effects on the residents of the LIA.

However, the assessment identifies that the proposed future redevelopment of the Programme, has the potential to provide improved housing, improved public realm, accessibility and public safety in Havering over the Programme duration.

It is recommended that further Equality Impact Assessments are undertaken for each of the 12 individual estate regenerations that make up the Programme, and that these reports are updated throughout the project lifecycle to ensure that the findings of the report stay up to date.

6.2 Action Plan

The following action plan seeks to establish activities and responsibilities during the construction period to continue to identify and address equality issues where they arise. It is the responsibility of Council to implement any recommendations and mitigations identified.

Due to the long-term programme, which runs for 17 years between 2018-2035 it is important that the action plan is regularly monitored, reviewed and updated by the Council as the Programme progresses through different project stages,

Table 6.1: Action plan

Impact addressed	Responsibility	Actions
Impact on residents, community facilities and businesses during construction		
Ensure site specific impacts of the Programme are assessed	The Council	<ul style="list-style-type: none"> The Council should commission an EqlA for each site that comprises the Programme. The finds of the site specific EqlAs should be made publicly available to the residents of Havering Due to the long project lifecycle of the Programme, each site specific EqlA should be updated at every phase of the Programme.
Loss of social cohesion and access to community facilities	The Council	<ul style="list-style-type: none"> Temporary housing should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks Temporary accommodation residents on sites should be given the right to return to their site and housed temporarily in the local area in line with other tenants with the Right to Return. If it is not possible to offer them tenancies at council rent, TA tenants should be offered London Affordable Rent. As far as possible, the Council should aim to decant residents within their local community, ideally no more than a 15-minute walk from their original home to ensure residents are able to continue to access the same community facilities from their new home, such as GP clinics, schools, nurseries or places of worship. Support may include help with a market search for appropriate accommodation or signposting private tenants to the Council's housing services team.

Impact addressed	Responsibility	Actions
		<ul style="list-style-type: none"> • The Council should commit to a maximum of two moves for residents, with one move for vulnerable residents such as older or disabled people prioritised. • The Council and its advisors should continue to conduct face-to-face engagement where possible with residents, keeping up-to-date records of changing needs and circumstances, particularly residents who will be most affected by the Programme. Fostering a sense of community through the engagement process can help remediate feelings of social isolation. • The Council should engage with affected community facilities to ensure that they are reprovided onto the new site • The Council should engage with affected community resources and ensure that they are relocated temporarily within the local neighbourhood to ensure continuity of access for the local community. • The Council should temporality reprovide community facilities which will be closed for during the Programme construction. If possible, this should be within a 15-minute walk of its current location.
Cost associated with relocation	The Council	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • The Council and its advisors should provide support with market search processes and signposting to housing services to assist private renters with no Right to Return to help find an affordable and appropriate new home, particularly those that may be vulnerable. • Private tenants should be given the opportunity to register interest for new private accommodation on the redeveloped Site. • Eligible private tenants should be able to use the Council's Housing Services to provide support in finding suitable accommodation in the area.
Access to finance	The Council	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • Communicate likely Council Tax and service charge payments to residents as soon as possible in advance of the move • The Council and its advisors should provide support with market search processes and signposting to housing services to assist private renters with no Right to Return to help find an affordable and appropriate new home, particularly those that may be vulnerable. • Private tenants should be given the opportunity to register interest for new private accommodation on the redeveloped Site.
Appropriate and accessible housing	The Council	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • Teams should work proactively and constructively through a range of channels, including face to face engagement where possible, keeping up-to date records of changing needs and circumstances – particularly those who are most affected by a change to accessible and appropriate housing. For example, if a family has another child and requires another bedroom, the home can be pre-allocated accordingly. • The Council should ensure that all temporary accommodations provided for tenants returning to the sites are fully appropriate and accessible for residents, including ensuring any adaptations required and completed in advance of the move.
Relocation health effects	The Council	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • The Council should continue to engage with the community around each site and the community facilities located there throughout the Programme to communicate information on the demolition and construction works • The phasing plan for each site should take into account the relocation of vulnerable residents to ensure that they are relocated prior to disruptive construction works • residents such as older or disabled people prioritised.

Impact addressed	Responsibility	Actions
Health effects as a result of the construction process	The Council The Contractor	<ul style="list-style-type: none"> The environmental monitoring reports should be shared with local residents for transparency. A Construction Environmental Management Plan (CEMP) should be developed and should follow best practice mitigation for the health effects related to noise and air quality impacts. The Council should commit to a maximum of two moves for residents, with one move for vulnerable
Delivery of information and communication throughout the Programme	The Council The Contractor	<ul style="list-style-type: none"> Up-to-date information about the construction of specific Programmes , including what is going on before, during and after all stages of the process, should be shared with residents and community resources. A multitude of formats should be utilised to disperse this information, ensuring it is provided both physically (such as via newsletters and noticeboards) and virtually (via websites, Whatsapp groups etc.) The Contractor should engage with local residents by advertising and holding a series of webinars to publicise and raise awareness of the process and timescales surrounding construction. Information should be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read. The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers The Council and contractor should create and publicise a process for local residents to raise concerns and complaints during the period of demolition.
Accessibility and mobility in the local area	The Council	<ul style="list-style-type: none"> This risk requires further management and the Council should consider the following recommendations: Good access and mobility should be maintained through the creation of a CEMP, which would set out arrangements for any necessary diversions, and should provide well-signed routes that limit extra travelling distances. The CEMP should also ensure that access is maintained through measures such as such as limiting pavement obstructions and maintaining disabled parking. The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility. The Council should ensure the demolition, and subsequent construction, phase of the Programme is undertaken according to best practice measures for pedestrian environment management, to effectively mitigate any impacts. Local residents should be made aware of the construction process, timeline and mitigation measures put in place for the Programme. This is particularly important for vulnerable groups within the local community who are more reliant on active travel.
Safety and security	The Council The Contractor	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period The Council and contractor should create and publicise a process whereby local residents can raise concerns regarding anti-social behaviour or vandalism during the demolition period
Information and communication	The Council The Contractor	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> Information should be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read. Residents should have the opportunity to provide feedback in a way which is suitable for them. A multitude of formats should be utilised to collect this information, ensuring that there are both physical (such as written feedback

Impact addressed	Responsibility	Actions
		<p>forms, in-person neighbourhood meetings) and virtual (via websites, Whatsapp groups etc) means to do so.</p> <ul style="list-style-type: none"> The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers
Impact on businesses during redevelopment		
Potential loss of business	The Council	<ul style="list-style-type: none"> A Business Relocation Strategy should be produced, covering information on how to claim compensation and access additional support. Measures to assist businesses with relocation, as well as commitments to the Council's approach to communicating with businesses should also be included. The Strategy should include the following: <ul style="list-style-type: none"> where possible, existing businesses should be given first right of refusal on retail space on the redeveloped sites where businesses are being relocated within the 12 sites, temporary premises should be provided all occupiers should be provided advice and support in the relocation process a fee undertaking to an initial capped amount should be provided to allow occupiers to obtain professional advice at no financial cost To reduce the likelihood of business loss, the Council should look to support initiatives should be established to help grow and diversify businesses, including courses to promote digital skills and training advice a register of suitable alternative properties within and outside of the Council's ownership should be maintained, based on information gathered from occupiers regarding their needs Where a business provides services specifically for, employs or is owned by individuals from protected characteristic groups, every effort should be made to retain the resource within the local area during the redevelopment in order to reduce the likelihood of redundancies or job loss. In the case where a business chooses to close, the Council and its advisors should signpost training and employment opportunities to affected staff, as well as resources and organisations for mental health support where required. To reduce the likelihood of business loss, the Council should look to support initiatives should be established to help grow and diversify businesses, including courses to promote digital skills and training advice
Financial implications associated with business relocation		<ul style="list-style-type: none"> All businesses should be reprovided with space on the new Site and temporary accommodation during the redevelopment period
Impacts on local customers	The Council	<p>In the case of a business being permanently closed or relocated from the current premises, existing customers should be:</p> <ul style="list-style-type: none"> Provided with guidance on how to access the new location by public transport or active travel Signposted to alternative businesses providing similar services within the local community <p>This information could be provided through the installation of signage/posters on the Site</p>
Impact on community after regeneration		
Improved housing provision	The Council	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that:</p> <ul style="list-style-type: none"> The Council also ensure that the redeveloped sites meet the housing needs of returning residents, as well as the Borough in general.

Impact addressed	Responsibility	Actions
		<ul style="list-style-type: none"> • A demographic and Housing Needs Survey of these households is undertaken and updated on a regular basis. • New sheltered housing accommodation should draw from best practice principles for older living, such as ensuring properties are self-contained and can be adapted to ensure residents are able to remain in their homes as their needs increase. The accommodation should provide communal space where communal activities are encouraged • New sheltered housing should incorporate dementia friendly design principles, such as providing a 'visually accessible' environment so that residents can clearly see and understand their surroundings, and a clear and simple layout <p>All homes should have access to private outdoor space</p>
New employment opportunities	The Council	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment , it is recommended that the Council:</p> <ul style="list-style-type: none"> • Work with owners of start-up businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g. ethnic minority groups, disabled people, and young people. • Prioritise commercial space social enterprises in order to support and encourage positive social outcomes as well as economic activity in the local area. • Re-provide business space on sites for any affected businesses • Consider the use of meanwhile use space on sites during development to ensure continuity of trading and employment • Consider discounted rents for existing businesses during development
Improved public realm	The Council	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that the Council:</p> <ul style="list-style-type: none"> • Ensure that the local community are at the heart of planning and designing new public realm, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people. • Ensure that the redevelopments ensure that all residents have access to both public and private outdoor space.
Provision of community facilities and improved social cohesion	The Council	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that the Council:</p> <ul style="list-style-type: none"> • Involve the local communities in decisions about which further resources should be incorporated into the area, specifically involving different protected characteristic groups that are likely to benefit from improvements • All existing community facilities should be reprovided into new space on their respective site • Ensure that the new development includes the following features designed to improve social cohesion: <ul style="list-style-type: none"> – provision of shared communal spaces in new developments/blocks – improved provision of and access to community resources which responds to identified needs and gaps in existing local provision – consideration of enabling residents to manage community spaces
Tackling crime and disorder	The Council	<p>It is recommended that the Council:</p> <ul style="list-style-type: none"> • Ensure Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles are used in designing the built environment and public realm

Impact addressed	Responsibility	Actions
Improved access, mobility and navigation	The Council	<p>It is recommended that the Council:</p> <ul style="list-style-type: none">• Ensure that the design of movement networks and public spaces specifically to address the mobility of vulnerable groups• Designs and layouts of all sites, but particularly those which incorporate later living accommodation, should be as accessible as possible, for example with accessible dropped kerb drop off points at building entrances, and sufficient pedestrian road crossings

Source: Mott MacDonald, 2022

A. Borough Area Profile

A.1 Socio-demographic profile

The area profile provides a wider contextual demographic characterisation of the London Borough of Havering

The LIA for this high-level socio- demographic profile is defined as the London Borough of Havering. The data below includes the current social and economic context the London Borough of Havering and relevant comparators, namely London and England. In comparing these regions, where the area deviates by more than 3%, the difference is regarded as considerable and is reported as such.

The demographic data has been sourced from publicly available data and only applies to the resident population.

A.1.1 Age

The following tables and maps show the population by key age group including children, young people, the working age population, and older people within the LIA and the above comparator areas. The figures show both the proportion and density of each age group within the different areas.

Please note the following groups are not mutually exclusive and the columns are not intended to sum to 100%.

A.1.1.1 Children (under 16 years)

Table A.1 shows that children make up 19% of the total population of the Havering. This figure is broadly in line with London and England (20% and 19% respectively).

Table A.1: Children (under 16 years)

Location	Total population	Children (under 16 years)	%
Havering	237,232	44,388	19
London	8,173,941	1,624,768	20
England	53,012,456	10,022,836	19

Source: 2011 Census, ONS

A.1.1.2 Young people (16-24 years)

Table A.2 shows that young people make up 11% of the total population of the Havering. This figure is broadly in line with London and England (both 12%).

Table A.2: Young people (16-24 years)

Location	Total population	Young people (16-24 years)	%
Havering	237,232	27,202	11
London	8,173,941	1,008,032	12
England	53,012,456	6,284,760	12

Source: 2011 Census, ONS

A.1.1.3 Working age people (16-64 years)

Table A.3 shows that working age people make up 63% of the total population of Havering. This figure is broadly in line with the figure for England (65%) and significantly lower than in London (69%).

Table A.3 : Working age people (16-14 years)

Location	Total population	Working age (16-64 years)	%
Havering	237,232	150,567	63
London	8,173,941	5,644,424	69
England	53,012,456	34,329,091	65

Source: 2011 Census, ONS

A.1.1.4 Older people (aged 65 and over)

Table A.4 shows that people aged 65 and over make up 18% of the total population of Havering. This figure is and considerably higher than the figure for London (11%) but broadly in line with the figure for England (16%)

Table A.4: Population of older people (aged 65 and over)

Location	Total population	Older people (aged 65 and over)	%
Havering	237,232	42,277	18
London	8,173,941	904,749	11
England	53,012,456	8,660,529	16

Source: 2011 Census, ONS

A.1.2 Disabled people

Table A.5 highlights the percentage of the population that have their day-to-day activities limited. 17% of people in Havering have their day to activities limited. This is considerably higher than the figures for London (14%) but is broadly in line with the figure for England (17%). 83% of people in Havering have no limit to their day to day activities, this is significantly lower than the figure for London (86%) but is broadly in line with the figure for England (82%).

Table A.5: Population with a disability

Location	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
Havering	8%	9%	83%
London	7%	7%	86%
England	8%	9%	82%

Source: 2011 Census, ONS

A.1.3 Gender Reassignment

There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimates that around 1% of the UK population identify as transgender - around 600,000 people.¹⁴

The 2021 Census will include questions on gender identity which should provide a more accurate picture of the population.¹⁵

A.1.4 Marriage and Civil partnership

Table A.6 shows the population who are married or in a civil partnership in Havering, London, and England. The data provided shows that Havering has a considerably lower proportion of single people (33%) compared to London (44%) but is in line with the proportion of single people in England (35%). The table further shows that the proportion of people who are married or in civil partnerships in Havering (49%) is considerably higher when compared to London (40%) but in line with the figures recorded for England (47%). Table A.7 shows that the proportion of divorced people in Havering (8%) is broadly in line with the figures for London (7%) and England (9%).

Table A.6: Marital and civil partnership status

Location	Single (never married or never registered a same-sex civil partnership)	Married	In a registered same-sex civil partnership
Havering	33%	49%	0.1%
London	44%	40%	0.4%
England	35%	47%	0.2%

Source: 2011 Census, ONS

Table A.7: Separated, divorced and widowed

Location	Separated (but still legally married or still legally in a same-sex civil partnership)	Divorced or formerly in a same-sex civil partnership which is now legally dissolved	Widowed or surviving partner from a same-sex civil partnership
Havering	2%	8%	8%
London	3%	7%	5%
England	3%	9%	7%

Source: 2011 Census, ONS

A.1.5 Pregnancy and maternity

The following table shows the Total Fertility Rate (TFR) for Havering, London and England.

Table A.8: Pregnancy and maternity

Location	Total fertility rate
Havering	1.66
London	1.52
England	1.62

Office for National Statistics (2021)

The TFR for Havering (1.66) is considerably higher than the TFR for both London (1.52) and England (1.62).

A.1.6 Race and ethnicity

The following table provides a breakdown of the population of Havering, London, and England by ethnicity

Table A.9: Race and ethnicity

Race and ethnicity		Havering	London	England
White	English/Welsh/ Scottish/Northern Irish/British	83%	45%	80%
	White Irish	1%	2%	1%
	White gypsy or Irish traveller	0.1%	0.1%	0.1%
	Other white	3%	13%	5%
Mixed/ multiple ethnic groups	White and black Caribbean	1%	1%	1%
	White and black African	0%	1%	0%
	White and Asian	1%	1%	1%
	Other mixed	1%	1%	1%
Asian/ Asian British	Indian	2%	7%	3%
	Pakistani	1%	3%	2%
	Bangladeshi	0%	3%	1%
	Chinese	1%	2%	1%
	Other Asian	1%	5%	2%
Black	Black African	3%	7%	2%
	Black Caribbean	1%	4%	1%
	Other black	0%	2%	1%
Other ethnic groups	Arab	0%	1%	0%
	Any other ethnic group	0%	2%	1%
Total ethnic minority groups		13%	40%	17%

Source: 2011 Census, ONS

Table A.9 shows:

- The White British population in Havering is 83%. This is considerably higher than the numbers in London (45%) and England (80%).
- The Other White population in Havering is 3% of the population, which is considerably lower than the London (13%) proportion and broadly in line with figures for England (5%).
- The Indian population in Havering (2% of the population) is considerably lower than in London (7%) but broadly in line with figures for England (3%).
- The Black African population makes up 3% of the Havering population. This is considerably lower than London (7%) but is broadly in line with figures for England (2%).
- The Black Caribbean population of Havering is 3% which is broadly in line with both London (2%) England (1%).

- Overall, ethnic minority groups account for 13% of Havering’s population. This is considerably lower than the proportion for London (40%) and the national proportion (17%).

A.1.7 Religion and belief

Table A.10 provides a religious profile of Havering, London, and England.

Table A.10: Religion and belief

Religion	Havering	London	England
Christian	66%	48%	59%
Buddhist	0%	1%	0%
Hindu	1%	5%	2%
Jewish	1%	2%	0%
Muslim	2%	12%	5%
Sikh	1%	2%	1%
Other religion	0%	1%	0%
No religion	23%	21%	25%
Religion not stated	7%	8%	7%

Source: 2011 Census, ONS

Table A.10 shows:

- The Christian population in Havering (66%) is considerably higher than the population in London (48%) and England (59%).
- The Muslim population in Havering (2%) is considerably lower than the population in London (12%) and the population in England (5%).
- The figure for those with no religion in Havering (23%) is broadly in line with both London (21%) and England (25%).

A.1.8 Sex

The following table shows the proportion of the population who are male and female in Havering, London, and England. The proportion of both males and females is broadly in line with the figures for London and England.

Table A.11: Sex

Sex	Havering	London	England
Male	48%	50%	49%
Female	52%	50%	51%

Source: 2011 Census, ONS

A.1.9 Sexual orientation

There is no data available on this protected characteristic for the study area. However, emerging experimental statistics relating to sexual identity are available nationally and at a regional level. In 2018 estimates from the Annual Population Survey (APS) 16 showed that the proportion of the UK population aged 16 and over identifying as heterosexual or straight decreased from 95.3% in 2014 to 94.6% in 2018. The proportion identifying as lesbian, gay or bisexual (LGB) increased from 1.6% in 2014 to 2.2% in 2018. This comprised of:

- 1.4% identifying as gay or lesbian.
- 0.9% identifying as bisexual.

- A further 0.6% of the population identified themselves as “Other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories.
- A further 2.5% refused or did not know how to identify themselves.

A.1.10 Deprivation

The Index of Multiple Deprivation (IMD) brings together data covering seven different aspects or ‘domains’ of deprivation into a weighted overall index for each Lower-layer Super Output Area (LSOA) in England.²⁸ The scores are then used to rank the LSOAs nationally and to calculate an IMD score for each local authority area. These are then divided into deciles or quintiles, with 1 being the most deprived 20% of LSOAs, and 5 the least deprived 20% of LSOAs (in the case of quintiles).

Table A.12: Deprivation

Location	Most deprived quintile (%)	Second most deprived quintile (%)	Third most deprived quintile (%)	Fourth most deprived quintile (%)	Fifth most deprived quintile (%)
Havering	7	18	25	26	24
London	6	20	24	26	24
England	20	20	20	20	20

Source: NOMIS and MHCLG 2019 Indices of Multiple Deprivation

B. Analysis of existing evidence

B.1 Impact on resident and community facilities during renewal

B.1.1 Loss of social cohesion and access to community resources

Children

The instability caused by involuntary relocation has the potential to be particularly disruptive to children. Such disruption can be attributed to stress and anxiety relating to changing schools and the need to adapt to new routines, staff, facilities and peers. It is generally accepted that children develop better in stable environments with a degree of routine; sudden and dramatic disruptions can be both stressful and affect feelings of security.²⁶

Evidence outlined by the Centre for Social Justice has indicated that where residential moves are accompanied by school moves for older children, the impact can be severe. It suggests that school moves can disrupt learning and are associated with a weaker educational performance within secondary school, particularly for children from disadvantaged backgrounds.²⁷ Only 27 per cent of students who move secondary schools three times or more achieve five A* to C grade GCSEs, compared to the national average of 60 per cent.²⁸ Research from the Centre for Social Justice also found that two or more school moves before the age of twelve can lead to behavioural problems later in childhood.²⁹

Children with autism spectrum conditions may also find new routines, expectations, and social relationships of a new school environment to be especially challenging, which can have further negative effects on educational attainment and wellbeing.³⁰

Relocation can often mean a longer journey travelling to school, which can result in negative effects on health and well-being due to increased time spent inactive. Research has found that the travel distance to school influences the transportation mode choice of children, and longer distances can result in a change from active transportation such as cycling or walking, to sedentary transportation, such as vehicular transport.³¹

Children from low-income families may be particularly impacted by relocation due to loss of local informal childcare support. A study from the Joseph Rowntree Foundation showed that informal

²⁶ Sandstrom, H and Huerta, S, 2013: '*The Negative Effects of Instability on Child Development*' Available at: <https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF>

²⁷ The Centre for Social Justice, 2016: '*Home Improvements, a social justice approach to housing policy*'. Available at: <https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf>

²⁸ The Centre for Social Justice, 2016: '*Home Improvements, a social justice approach to housing policy*'.

²⁹ The Centre for Social Justice, 2016 '*Home Improvements, a social justice approach to housing policy*'. Available at: <https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf>

³⁰ University of Manchester, no date: '*The impact of primary-secondary school transition for children with autism spectrum conditions: a longitudinal, mixed-methods study*'. Available at: <http://documents.manchester.ac.uk/display.aspx?DocID=20008%20>

³¹ Yeung, J., Wearing, S., & Hills, A. P., 2008: '*Child transport practices and perceived barriers in active commuting to school. Transportation Research Part A: Policy and Practice*, 42(6), 895-900.

childcare support from grandparents was one important factor in enabling parents to work, generating income and preventing families from going without daily necessities.³²

Relocation can also have negative mental health effects on children and adolescents for a number of reasons, including: weakened social ties, disturbed social networks, household disruption, social isolation and a reduction in parent-child interactions.³³

Loss of relationships with peers and adults can cause anxiety and hinder both social development and educational attainment.³⁴ Children at key stage two experience an average of a twelve per cent drop in Maths and English attainment within a year of a changing schools.³⁵

The loss of facilities where children can socialise, and play could be particularly detrimental to children living in the local area. Demolition and resource relocation could adversely affect access to child social networks. Evidence suggests that early years provision plays an important role in a child's development and that free play in early childhood is a vital experience through which child learn social, conceptual and creative skills, as well as increasing their knowledge and understanding of the world.³⁶

Children who are living in temporary accommodation can experience worsened health impacts from home relocation. In the third quarter of 2019, 71% of households assessed by local authorities in England as homeless had dependent children, and half of all homeless people living in temporary accommodation are children.³⁷ Parents of children living in temporary accommodation have reported health impacts of their living situation, including emotional instability, feeling ill, and feeling unhappy, anxious, or depressed.³⁸ 80% reported negative impacts on their children's mental and emotional health due to the poor condition of accommodation, moving away from friends and family, and stress over not being able to complete schoolwork due to a lack of space. 50% of parents in the same Shelter study reported a negative impact on their children's physical health, reporting an increase in respiratory problems, the physical impacts of sleep deprivation, and weight loss.³⁹

Older people

The loss of long-standing community links risks creating feelings of isolation, particularly amongst older people. Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness

³² Joseph Rowntree Foundation, 2016: '*Falling short: the experience of families living below the minimum income standard*'. Available at: <https://www.jrf.org.uk/report/falling-short-experiences-families-below-minimum-income-standard>

³³ Morris, T, Manley D, Northstone, K, Sabel, C, 2017: '*How do moving and other major life events impact mental health? A longitudinal analysis of UK children*'

³⁴ Adam, Emma K., and P. Lindsay Chase-Lansdale, 2002: '*Home Sweet Home(s): Parental Separations, Residential Moves, and Adjustment in Low-Income Adolescent Girls.*' *Developmental Psychology* 8(1) :792–80

³⁵ RSA, 2013: '*Falling between the cracks; Exploring in-year admissions in schools in England*'

³⁶ Nation Children's Bureau, 2007: '*Free Play in Early Childhood*'

³⁷ Shelter, 2020: '*Homeless and Forgotten: Surviving lockdown in temporary accommodation*'. Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

³⁸ Shelter, 2004: '*Sick and tired: the impact of temporary accommodation on the health of homeless families*' Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf

³⁹ Shelter, 2020: '*Homeless and Forgotten: Surviving lockdown in temporary accommodation*'. Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

amongst older people.⁴⁰ Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.⁴¹ This in turn can lead to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.⁴² Loneliness increases the likelihood of mortality by 26 per cent among those over the age of 65 and raises the risk of developing conditions, such as high blood pressure, heart disease and stroke.⁴³ The link between older people and the likelihood of experiencing feelings of isolation and loneliness indicates that this group may be disproportionately negatively impacted by relocation. This can equally be the case for older people remaining in or very close to an area being redeveloped.⁴⁴

As demolition proceeds, local amenities and services (such as shops, community centres and health facilities) may decide to close. Some community facilities may be included in the demolition process. The loss of these resources can have a disproportionately negative effect on older people remaining in the neighbouring areas, who may find it more challenging to travel to new services outside of their neighbourhood.⁴⁵ Furthermore, for local businesses, the loss of their traditional customer base following the relocation of residents can force closures, further reducing the choice of services available to people in the community, with older people among the most likely to be affected. Research from Age UK found that reduced access to community facilities can, have serious negative effects on mental health and wellbeing, and increase rates of cardiovascular disease in older people.⁴⁶

The impact of the COVID-19 pandemic has already had an impact on feelings of social isolation amongst older people. In the UK, from March 2020, almost nine million people over the age of 70 were advised by the Government to 'strictly adhere' to social distancing rules, only leaving their home for essential purposes. Restrictions have increased social isolation and feelings of loneliness for older people.⁴⁷

Disabled people

Relocation has the potential to cause stress, anxiety and uncertainty for disabled people. Changes, both minor and major, to some disabled people's routines and surroundings may adversely affect feelings of security and comfort. For example, research shows that people on the autism spectrum, tend to prefer set routines (such as traveling via the same routes) and rigid structures (such as preferences to room layouts or objects) as they can help to bring order to their daily life so that they know what is going to happen and when.⁴⁸ Similarly, for those

⁴⁰ Age UK, 2015: 'Evidence Review: Loneliness in Later Life'. Available at: https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_loneliness_in_later_life_evidence_review.pdf.

⁴¹ Age UK, 2015: 'Evidence Review: Loneliness in Later Life'. Available at: https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_loneliness_in_later_life_evidence_review.pdf.

⁴² IoTUK, 2017: 'Social Isolation and Loneliness in the UK' Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

⁴³ Age UK, 2015: 'Campaign to end loneliness: threat to health'.

⁴⁴ Age UK, 2015: 'Loneliness and Isolation evidence review'

⁴⁵ A. Power, 2008: 'Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability'. Available at: <https://www.sciencedirect.com/science/article/pii/S0301421508004709>

⁴⁶ Age UK, 2015: 'Campaign to end loneliness: threat to health'.

⁴⁷ Wu, Bei, 2020: 'Social isolation and loneliness among older adults in the context of COVID-19: a global challenge'. Available at: <https://ghrp.biomedcentral.com/articles/10.1186/s41256-020-00154-3>

⁴⁸ National Autistic Society, 2016: 'Obsessions, repetitive behaviour and routines'. Factsheet. Available at: <https://www.autism.org.uk/about/behaviour/obsessions-repetitive-routines.aspx>

suffering from dementia or Alzheimer's learning about and interpreting new environments can be difficult, and relocation can create feelings of dissonance, confusion and discomfort.⁴⁹

The loss of community links may also have a disproportionate impact on disabled people. Findings from the Jo Cox Commission on Loneliness found that over half of disabled people say they are lonely, with around one in four feeling lonely every day.⁵⁰ The report also states that forming and maintaining social connections can be a challenge for people with a range of disabilities, including those with sensory impairments, learning disabilities, autism, physical and mobility impairments, mental health conditions, dementia, head and brain injury, neurological conditions, cancer and HIV. As disabled people can experience more barriers to forming social connections the loss of existing local social connections through residential displacement or loss of social resources could lead to disabled people experiencing further loneliness and isolation.

Relocation can also create stress, anxiety and uncertainty for people with disabilities regarding the accessibility of their new home. A report published by the EHRC identifies that across all housing tenures, there is a severe shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).⁵¹ This suggests that disabled people are more likely to be concerned about the accessibility of their new home compared to other residents. Additionally, a report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.⁵²

The disruption of social networks caused by relocation may also cause negative health outcomes for people with mental health problems and autism, many of whom depend on social networks to maintain their standard of living⁵³. People with mental health problems may be disproportionately impacted by stress and anxiety, especially if relocation is unexpected or accompanied by financial stress⁵⁴. Research from Wilding (2017) found that increased rates of mental ill health are associated with involuntary residential relocation.⁵⁵

The impact of the COVID-19 pandemic and restrictions throughout 2020 have also had a negative impact on feelings of social isolation amongst disabled people. In May 2020 the Office for National Statistics found that nearly two thirds of disabled people said that COVID-19

⁴⁹ Son, G. R., Therrien, B., & Whall, A., 2002: 'Implicit memory and familiarity among elders with dementia'. *Journal of Nursing Scholarship*, 34(3), 263-267. Available at: <https://lemosandcrane.co.uk/resources/Journal%20of%20Nursing%20Scholarship%20-%20Implicit%20Memory%20and%20Familiarity%20Among%20Elders%20with%20Dementia.pdf>

⁵⁰ Sense for the Jo Cox Commission on Loneliness, 2017: 'Someone cares if I'm not there'. Available at: <https://www.sense.org.uk/support-us/campaign/loneliness/>

⁵¹ DCLG, 2015: 'English Housing Survey: Adaptations and Accessibility Report' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf

⁵² Leonard Cheshire Disability, 2014: 'The hidden housing crisis' Available at: <https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%202014.pdf>

⁵³ National Autism Society, 2017: 'Moving house' URL: <https://www.autism.org.uk/movinghouse> 56

⁵⁴ Wilding et al., 2018: 'Place and preference effects on the association between mental health and internal migration within Great Britain' *Health and Place*. 52(1), pp 180-187

⁵⁵ Wilding et al., 2018: 'Place and preference effects on the association between mental health and internal migration within Great Britain' *Health and Place*. 52(1), pp 180-187

concerns were affecting their wellbeing, compared with half of non-disabled people. One of the main reasons cited was feelings of loneliness or isolation.⁵⁶

Ethnic minority and/or minority faith groups

Ethnic minority and minority faith communities are also likely to experience adverse effects as a result of relocation. It has been identified that these groups may be more reliant on social networks, faith and cultural facilities. They are likely to have concerns over loss of social networks and facilities, as well as fears of isolation, harassment or language barriers in new locations.⁵⁷ Ethnic minority communities also tend to experience greater difficulty in accessing health care when compared to other sections of the population, and rehousing may exacerbate the issue.⁵⁸

Pregnancy and maternity

Evidence has suggested that women who move home while pregnant tend to experience an increase in stress and depression levels above and beyond that of women who move home when not pregnant.⁵⁹ Evidence also suggests that the stress and physical exercise involved with relocation can slightly increase the risk of miscarriage, preterm delivery, small for gestational age new-borns, low birthweight, preeclampsia / gestational hypertension and can exacerbate deep vein thrombosis which pregnant women are more at risk of.⁶⁰

Relocation can result in adverse health effects on those who are pregnant. A 2015 survey carried out by the Care Quality Commission assessed the impact that having the same midwife had on pregnant women. The results showed that women who had the same midwife throughout pregnancy had more positive midwifery experiences than those who did not. The most negative experiences occurred with those who wanted to see the same midwife but were unable to.⁶¹ Should relocation result in the need to make changes to pre-established antenatal services and relationships, this could negatively impact pregnant individuals.

B.1.2 Financial implications of relocation

B.1.2.1 Difficulty accessing finance (e.g. costs associated with relocation)

The need for residents to resettle can lead to an increase in their financial outgoings due to costs associated with moving and obtaining new housing. Rehousing costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to meet relocation and furnishing costs may be most limited for those at most risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts and loans.

⁵⁶ ONS, 2020: 'Coronavirus and the social impacts on disabled people in Great Britain: May 2020'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/articles/coronavirusandthesocialimpactsondisabledpeopleingreatbritain/may2020>

⁵⁷ Joseph Rowntree Foundation, 2007: 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'. Available at: <https://www.jrf.org.uk/report/addressing-housing-affordability-clearance-and-relocation-issues-housing-market-renewal>

⁵⁸ BME Health Forum, 2010: 'Good Access in Practice: Promoting community development in the delivery of healthcare'. Available at: http://bmehf.org.uk/files/9013/6536/5135/Good_Access_in_Practice_final.pdf

⁵⁹ Tunstall, H., Pickett, K. and Johnsen, S., 2010: 'Residential mobility in the UK during pregnancy and infancy: Are pregnant women, new mothers and infants 'unhealthy migrants'?'

⁶⁰ NHS, 2016: 'Deep vein thrombosis'; Royal College of Physicians and Faculty of Occupational Medicine (date unknown): 'Advising women with a healthy, uncomplicated, singleton pregnancy on: heavy lifting and the risk of miscarriage, preterm delivery and small for gestational age'

⁶¹ Care Quality Commission, 2015: '2015 survey of women's experiences of maternity care'. Available at: https://www.cqc.org.uk/sites/default/files/20151215b_mat15_statistical_release.pdf

Financial exclusion arises when an individual faces difficulty when trying to access appropriate and mainstream financial services. In the UK, certain groups are particularly vulnerable to financial exclusion. These include **young people** not in employment, **lone parents**, **ethnic minority** groups and **older people**.⁶²

Ethnic minority groups

Low income ethnic minority households often have limited experience of institutional loan finance.⁶³ They may also be less able to access commercial loans due to poor credit-ratings or their location in 'high risk' postcodes. Furthermore, people from an ethnic minority background are also more likely to live in low income households compared to those who are White British or from Other White Ethnic groups.⁶⁴

Deprivation

Financial exclusion is also geographically focussed. It is often the case that large numbers of financially excluded individuals live in areas where there are high levels of **deprivation**. Research suggests that approximately 35% of people living in deprived areas do not have a bank account, and that 68% of financially disengaged people live in the top 10% most financially excluded postcodes.⁶⁵

B.1.2.2 Affordable housing

The need for residents to relocate can cause difficulty in accessing affordable housing. As above, access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts, loans and mortgages. This is also exacerbated by the increasing unaffordability of homeownership for many people in England and Wales over the past decade.⁶⁶

Young people

Rates of homeownership have fallen significantly for young people over the last 20 years due to the increasing unaffordability of housing in the country. Increases in property prices relative to incomes have made it more difficult to save for a deposit or access a mortgage, whilst a lack of social housing investment has made it more difficult to access affordable rented properties.⁶⁷

Women

Women are disproportionately represented among lone parent households. Around 90% of single parents are women and have the highest poverty rate amongst working- age adults, with

⁶² Joseph Rowntree Foundation, 2008: 'Financial inclusion in the UK: Review of policy and practice'. Available at: <https://www.jrf.org.uk/sites/default/files/jrf/migrated/files/2234.pdf>

⁶³ House of Commons Communities and Local Government Committee, 2011: 'Regeneration Sixth Report of Session 2010–12'. Available at: <https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf>

⁶⁴ Department for Work and Pensions, 2015: 'Low income'

⁶⁵ Resolution Foundation, 2007: 'In brief: Financial exclusion'.

⁶⁶ Office for National Statistics, 2018: 'Housing affordability in England and Wales- 2018'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018>

⁶⁷ Institute for Fiscal Studies, 2018: 'Barriers to homeownership for young adults'. Available at: <https://www.ifs.org.uk/publications/13475>

43% living in poverty (rising to 51% in London)⁶⁸ This makes the risk of financial exclusion higher as women who are single parents are more likely to spend a higher portion of their income on housing costs. This can increase the risk of homelessness, with single mother families accounting for one quarter of all homeless households in London in 2019.⁶⁹

Disabled people

Disabled people may be impacted by the availability of affordable homes when moving to new areas, as they are more likely to live in poverty.⁷⁰ Indeed, rising numbers of disabled people are becoming homeless - up 53% in 2019 alone.⁷¹

Disabled people are less likely to be able to own their own home and are more likely to rent social housing than their non-disabled peers.⁷² Whilst some Shared Ownership homes are specifically designed to be accessible for disabled people, only 1.1% of households who purchased a shared ownership home in London in 2017/18 included a disabled household member, likely due to the cost. Indeed, 36% of Londoners who live in families where someone is disabled live in poverty, after housing costs are paid.⁷³

People with a disability who live in social housing could experience particularly acute effects. The 'removal of the spare room subsidy' or 'bedroom tax' in 2013 has had a disproportionate impact on disabled people in social housing; two thirds of those affected have a disability. Research shows that disabled people have found it difficult to take up proposed mitigation measures, such as taking up work, working longer hours or downsizing, and thus have had their income reduced by £12 to £22 per week, depending on the number of spare bedrooms. These changes have resulted in increased poverty and adverse effects on health, well-being and social relationships of disabled residents in social housing.⁷⁴

Ethnic minority groups

Ethnic minority households may also be affected by the availability of affordable housing when relocating to new areas. It was reported in 2017 that rents are less affordable for most ethnic minority groups when compared to White British households.⁷⁵ Two-fifths of people from an ethnic minority background live in low-income households.⁷⁶ 42% of ethnic minority or mixed

⁶⁸ Gingerbread, 2019: 'Single parents- facts and figures'. Available at: <https://www.gingerbread.org.uk/what-we-do/media-centre/single-parents-facts-figures/>; Gingerbread (2020). 'Living standards and poverty. Available at: <https://www.gingerbread.org.uk/policy-campaigns/living-standards-and-poverty/>

⁶⁹ Mayor of London, 2020: 'Housing in London- 2020'. Available at: <https://data.london.gov.uk/dataset/housing-london>

⁷⁰ Joseph Rowntree Foundation, 2019: 'Poverty rates in families with a disabled person'. Available at: <https://www.jrf.org.uk/data/poverty-rates-families-disabled-person>

⁷¹ The Independent, 2019. 'Homelessness amongst ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

⁷² Office for National Statistics, 2019: 'Disability and housing, UK- 2019'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/bulletins/disabilityandhousinguk/2019>

⁷³ Mayor of London, 2020: 'Intermediate housing: Equality Impact Assessment'. Available at: https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf

⁷⁴ Moffatt, S., Lawson, S., Patterson, R., Holding, E., Dennison, A., Sowden, S., & Brown, J., 2015: 'A qualitative study of the impact of the UK 'bedroom tax'. *Journal of Public Health*, 38(2), 197-205.

⁷⁵ Shelter, 2017: 'BAME homelessness matters and is disproportionately rising – time for the government to act'. Available at: <http://blog.shelter.org.uk/2017/10/bame-homelessness-matters-and-is-disproportionately-rising-time-for-the-government-to-act/>

⁷⁶ The Poverty Site, 2017: See: <http://www.poverty.org.uk/06/index.html>

ethnicity households living in the private rented sector earn below £30,000, making intermediate housing (such as Shared Ownership and Shared Equity buying schemes) less affordable.⁷⁷

Older people

For older people, research suggests that they (particularly those who have paid off a previous mortgage or those with no recent experience of moving home) are more reluctant to move.⁷⁸ Older people often lack the same financial means and income flexibility that afford people from younger age groups and those in full time employment the widest range of home ownership options. Relocation may also require older people who have savings and investments to use them in order to secure a new home, affecting their financial independence and stability.

When relocating, a lack of affordable and/or quality housing is more likely to adversely affect older people (and particularly pensioners) who have lower average incomes than working-age people and are therefore less likely to be able to secure additional sources of income to buy a new property.⁷⁹ Research by the Joseph Rowntree Foundation found that older people often lack the same financial means and income flexibility compared to other age groups, especially younger people and those in employment.⁸⁰ A lack of financial means can limit the range of ownership options, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home. This can potentially affect their long-term financial independence and stability.⁸¹ Research from the Council of Mortgage Lending shows that older people only account for one per cent of all mortgage lending, which further indicates that they may experience difficulties in accessing finance to facilitate relocation.⁸²

Older people are also experiencing homelessness at increasing rates, with a 39% increase in the number of over 60s seeking help between 2013 and 2018.⁸³

B.1.3 Issues accessing appropriate and accessible housing

As renewal processes often involve the rehousing of many residents, issues may arise regarding sourcing suitable housing that meets the needs of the following groups:

Children

Families with children may also find it difficult to find housing that can accommodate their needs. A 2016 report highlighted that 3.6 million children in England are thought to be affected by poor housing, and a higher proportion of children live in overcrowded conditions than any

⁷⁷ Mayor of London, 2020: 'Intermediate housing: Equality Impact Assessment'. Available at: https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf

⁷⁸ Joseph Rowntree Foundation, 2007: 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'. Available at: <https://www.jrf.org.uk/report/addressing-housing-affordability-clearance-and-relocation-issues-housing-market-renewal>

⁷⁹ Council of Mortgage Lending, 2015: 'Pension tension: the challenges for older borrowers'

⁸⁰ Joseph Rowntree Foundation, 2007: 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders.'

⁸¹ Joseph Rowntree Foundation, 2007: 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'

⁸² Council of Mortgage Lending, 2015: 'Pension tension: the challenges for older borrowers'

⁸³ Shelter, 2018: 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade

other age group.⁸⁴ Children who live in overcrowded accommodation have an increased risk of developing respiratory conditions, infections and psychological problems.⁸⁵ It can also increase their risk of injury, for example, bed sharing, which is more likely to occur in overcrowded houses, has been identified as a factor contributing to Sudden Infant Death Syndrome (SIDS). Sleep disturbance is also more common amongst children in overcrowded households. Overall, overcrowded conditions present a potential source of stress and can negatively impact a child's emotional and physical health in the long term.⁸⁶

Disabled people

Disabled people (particularly those with mobility impairments) often experience difficulties trying to find a suitable, accessible home. A report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.⁸⁷

A report published by the Equality and Human Rights Commission has further highlighted some of the existing issues in terms of housing for disabled people. The report states that across all housing tenures, there is a severe shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).⁸⁸ One conclusion of the report was that there are too many gaps in data held by local authorities. For example, 65% of local authorities do not know whether its social or affordable rented housing stock is accessible.⁸⁹

Ethnic minority

Research by the Runnymede Trust highlighted that people from all Ethnic minority groups are more likely to live in overcrowded housing when compared to the White British population. For example, around 40% of Black African and 36% of Bangladeshi people in the UK live in overcrowded housing.⁹⁰

⁸⁴ National Children's Bureau, 2016: '*Housing and the health of young children: Policy and evidence briefing for the VCSE sector*'. Available at: <https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf>

⁸⁵ House of Commons Communities and Local Government Committee, 2011: '*Regeneration Sixth Report of Session 2010–12*'. Available at: <https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf>

⁸⁶ National Children's Bureau, 2016: '*Housing and the health of young children: Policy and evidence briefing for the VCSE sector*'. Available at: <https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf>

⁸⁷ Leonard Cheshire Disability, 2014: '*The hidden housing crisis*'. Available at: <https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%202014.pdf>

⁸⁸ DCLG, 2015: '*English Housing Survey: Adaptations and Accessibility Report*'. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf

⁸⁹ Equality and Human Rights Commission, 2018: '*Housing and disabled people: Britain's hidden crisis*'. Available at: <https://www.equalityhumanrights.com/sites/default/files/housing-and-disabled-people-britains-hidden-crisis-main-report.pdf>

⁹⁰ Runnymede Trust, 2016: '*Ethnic Inequalities in London: Capital For All*'. Available at: <https://www.runnymedetrust.org/uploads/images/London%20Inequality%20report%20v3.pdf>

Additionally, evidence from the Runnymede Trust suggests that Ethnic minority communities are more likely to experience homelessness than their white counterparts.⁹¹ Therefore, it is possible that Ethnic minority households could experience difficulties in finding suitable housing that accommodates their needs.

Black people are four times less likely than white people to have access to a garden, or other form of outdoor space at home.⁹² Furthermore, 21% of households in London have no access to outdoor space at home. Having access to outdoor space is linked with emotional wellbeing and stress reduction, and is explored further in section C.3.3 below.

Older people

Older people are also more likely to need specialist housing which meets their needs. Evidence estimates that the potential national demand for specialist retirement housing, which cannot be met from existing stock.⁹³ As such, it is likely to be more difficult for older people to relocate to appropriate housing. Health effects, such as increases in respiratory disease, have been associated with poor housing and could arise as a consequence of the need to relocate to a less well-suited property. Older people have a higher rate of health conditions such as respiratory disease, compared to the general population. This makes such effects more likely to arise amongst this group.⁹⁴

B.1.4 Health effects

Relocation can have a negative impact on an individual's mental health and well-being, as measured by the SF-12 Mental Health Composite Score⁹⁵ and Warwick-Edinburgh Mental Wellbeing Scale test.⁹⁶ These tests have shown that relocation can create increased levels of depression and anxiety.⁹⁷ The associated impacts have been found to be more severe when there is a lack or perceived lack of control over the decision.⁹⁸ This stress has been attributed to the anticipation of disruption, extra costs for residents and undermining of community stability and support networks.

⁹¹ Runnymede Trust, 2014: '*Black and Asian Britons more likely to be homeless or live in overcrowded houses*'. <https://www.runnymedetrust.org/news/558/272/Black-and-Asian-Britons-more-likely-to-be-homeless-or-live-in-overcrowded-homes.html>

⁹² Office for National Statistics, 2020: '*One in eight British households has no garden*'. Available at: [https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20\(12,Survey%20\(OS\)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.](https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20(12,Survey%20(OS)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.)

⁹³ Housing Age UK, 2014: '*Housing in later life*'

⁹⁴ Housing Age UK, 2014: '*Housing in later life*'

⁹⁵ The SF-12 is a multipurpose short form survey with 12 questions, all selected from the SF-36 Health Survey (Ware, Kosinski, and Keller, 1996). The questions are combined, scored, and weighted to create two scales that provide glimpses into mental and physical functioning and overall health-related-quality of life.

⁹⁶ The Warwick-Edinburgh Mental Well-being scale was developed to enable the monitoring of mental wellbeing in the general population and the evaluation of projects, programmes and policies which aim to improve mental wellbeing. WEMWBS is a 14 item scale with 5 response categories, summed to provide a single score ranging from 14-70. The items are all worded positively and cover both feeling and functioning aspects of mental wellbeing.

⁹⁷ Cleland, C., Kearns, A., Tannahill, C. and Ellaway, A, 2016: '*The impact of life events on adult physical and mental health and well-being: longitudinal analysis using the GoWell health and well-being survey*'. Available at: <https://bmresnotes.biomedcentral.com/articles/10.1186/s13104-016-2278-x>

⁹⁸ Thomson H, Petticrew M, Douglas M, 2003: '*Health impact assessment of housing improvements: Incorporating research evidence*'. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1732281/pdf/v057p00011.pdf>

The effects of relocation on the mental health and wellbeing of temporary accommodation tenants are likely to be heightened, as they are more likely to be going through difficult periods of their lives, dealing with greater levels of uncertainty, and having to relocate more frequently.

Children, young people, older people and disabled people

Relocation can create a great deal of stress and anxiety amongst **children** and **young people** due to the need to adapt to new routines, facilities and surroundings.⁹⁹ Families in temporary accommodation are more likely to be lone parent families, and for children and young people in that situation, the effects of relocation are likely to be more significant, and can affect development.¹⁰⁰

There is also evidence that involuntary relocation can have a significant impact on **older people**. For example, it has been shown that mortality rates for those moved involuntarily due to urban renewal (either temporarily or permanently) can be higher than non-movers and those who move voluntarily.¹⁰¹

As noted above, for older people and disabled people, the loss of community connections due to relocation may lead to feelings of isolation and loneliness, which are in turn linked to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.¹⁰²

The number of older people and disabled people experiencing homelessness and living in temporary accommodation has risen sharply in recent years. Once again, the negative health effects of relocation on older people and disabled people are likely to be compounded for members of those groups living in temporary accommodation.¹⁰³

The link between poor or precarious housing situations and poor mental health is well documented, and can be both a cause and consequence of homelessness.¹⁰⁴ Living in temporary accommodation can have significant negative impacts on people's mental health, such as the development or worsening of depression and anxiety in both adults and children.¹⁰⁵

⁹⁹ Sandstrom, H and Huerta, S, 2013: '*The Negative Effects of Instability on Child Development*'. Available at: <https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF>

¹⁰⁰ Shelter 2004: 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf; Shelter 2011: 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade

¹⁰¹ Danermark BD, Ekstrom ME and Bodin LL 1996: 'Effects of residential relocation on mortality and morbidity among elderly people'. Available at: https://www.academia.edu/19474641/Effects_of_residential_relocation_on_mortality_and_morbidity_among_elderly_people

¹⁰² IoTUK 2017 '*Social Isolation and Loneliness in the UK*'. Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

¹⁰³ Shelter 2018: 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade; The Independent (2019): 'Homelessness among ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

¹⁰⁴ Centre for Mental Health 2016 'More than shelter'. Available at: <https://www.centreformentalhealth.org.uk/publications/more-shelter>

¹⁰⁵ Shelter 2004: 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf

Older people and disabled people are also likely to be disproportionately affected by changes in air quality that may occur throughout the demolition and construction stages of a scheme. Older people with respiratory conditions such as asthma are likely to be more susceptible to the effects of air pollution when compared to other groups. This is particularly the case if they have underlying COPD (Chronic Obstructive Pulmonary Disease).¹⁰⁶ Disabled people with heart or lung conditions are also at an increased risk of becoming ill and needing treatment as a result of air pollution.¹⁰⁷

Noise pollution may arise as a result of demolition and construction. Research has linked noise pollution to several adverse outcomes for older people, including cardiovascular diseases, sleep disturbance, tinnitus, and stress.¹⁰⁸

Expectant mothers and children

There are associated health effects related to the demolition of housing and the displacement from housing. For example, it has been found that the birth weight of babies can be affected by demolition and displacement. This is due to the potential for expectant mothers to experience an increase in stress and loss of social support when displacement occurs.¹⁰⁹ As the redevelopment is likely to involve both demolition and relocation, it is possible that this adverse impact may arise.

Children are likely to be disproportionately affected by changes in noise pollution and air quality that may occur throughout the demolition and construction stages of a scheme. Noise associated with demolition and construction can also impact the health of vulnerable people remaining in the nearby community. Research shows that noise can negatively affect children's cognitive learning and memory.¹¹⁰

Exposure to air pollution during infancy can result in neurodevelopment and long-term cognitive health problems.¹¹¹ In addition, research from Asthma UK highlights that air pollution is more detrimental to children when compared to other age groups with the condition. This is due to children have faster breathing rates and lungs that are still developing.¹¹²

Lastly, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.¹¹³

B.1.5 Safety and security

In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity

¹⁰⁶ Asthma UK 2017. 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

¹⁰⁷ Department for Environmental Food and Rural Affairs 2013: 'Guide to UK Air Pollution Information Resources'.

¹⁰⁸ World Health Organisation 2011: 'Burden of disease from environmental noise Quantification of healthy life years lost in Europe'. Available at: http://www.who.int/quantifying_ehimpacts/publications/e94888.pdf?ua=1

¹⁰⁹ Kramer, M., et al. 2012: 'Housing Transitions and Low Birth Weight Among Low-Income Women: Longitudinal Study of the Perinatal Consequences of Changing Public Housing Policy'. Available at: <https://www.ncbi.nlm.nih.gov/pubmed/23078464>

¹¹⁰ Gupta, A. et al 2018: 'Noise Pollution and Impact on Children Health'. Available at: <https://link.springer.com/article/10.1007/s12098-017-2579-7>

¹¹¹ Royal College of Physicians 2016 'Every breath we take: the lifelong impact of air pollution'. Available at: <https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

¹¹² Asthma UK 2017. 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

¹¹³ British Lung Foundation 2016: 'How air pollution affects your children's lungs'. Available at: <https://www.blf.org.uk/support-for-you/signs-of-breathing-problems-in-children/air-pollution>

including anti-social behavior and crime such as increased vandalism, arson, break-ins and other damage to neighboring homes.¹¹⁴

Children, young people, older people, disabled people, Ethnic minority groups, LGBT people, men and women

This potential increase in crime can impact a number of vulnerable groups remaining in the community during demolition who are more likely to be a victim or witness of crime. An Ipsos MORI survey on public views of policing in England and Wales in 2016 determined that groups who were more likely to have had contact with their local police as a victim or witness include: young people aged 16-34 years, disabled people, those from Ethnic minority backgrounds, and lesbian, gay, bisexual and transgender (LGBT) people.¹¹⁵

The Crime Survey for England and Wales (CSEW), has also identified that a number of protected characteristic groups are more likely to be victims to crime:

- Men are more likely to be victims of violent crime than women.¹¹⁶
- Mixed and Asian ethnic groups are more likely to have said they were victim of crime compared to white people.¹¹⁷
- Younger people aged 16 to 24 are more likely to be victims of violence than those in older age groups.¹¹⁸

In addition, the fear of crime is also more prevalent amongst the following groups, and consequently this can have an effect on individual mental health and wellbeing.¹¹⁹

- Evidence from Age UK suggests that although older people are generally at a lower risk of crime compared to other ages, they are often more fearful of crime.¹²⁰
- Fear of crime can be an issue for women when they are travelling. Data from the ONS Crime Survey for England and Wales suggests that women fear more for their safety than men when walking alone at night – two fifths of women reported feeling ‘somewhat unsafe’ and one in eight reported feeling ‘very unsafe’.¹²¹
- A study by Transport for London highlights that Ethnic minority individuals are more likely to express concerns over safety and security when travelling (particularly after dark) than white

¹¹⁴ Power, A. 2010: ‘Housing and sustainability: demolition or refurbishment?’ Available at https://uk-air.defra.gov.uk/assets/documents/reports/cat14/1406191156_060618_Guide_to_UK_Air_Pollution_Information_Resources-issue_2-FINAL.pdf <https://www.icevirtuallibrary.com/doi/abs/10.1680/udap.2010.163.4.205>

¹¹⁵ Ipsos MORI 2016: ‘Public views of policing in England and Wales’. Available at: <https://www.ipsos.com/sites/default/files/migrations/en-uk/files/Assets/Docs/Publications/sri-public-views-of-policing-in-england-and-wales.pdf>

¹¹⁶ Office for National Statistics 2018 ‘The nature of violent crime in England and Wales: year ending March 2018’ Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/articles/thenatureofviolentcrimeinenlandandwales/yearendingmarch2018>

¹¹⁷ Gov.uk 2019 ‘Victims of crime’. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest>

¹¹⁸ Gov.uk 2019 ‘Victims of crime’. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest>

¹¹⁹ Stafford, M et al. 2006 ‘Association between fear of crime and mental health and physical functioning’. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2040373/>

¹²⁰ Age UK 2006 ‘Crime and fear of crime: help the aged policy statement 2006’. Available at: https://www.ageuk.org.uk/documents/en-gb/for-professionals/communities-and-inclusion/crime_and_fear_of_crime_2006_pro.pdf?dtrk=true

¹²¹ ONS 2015 Crime Survey for England and Wales. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/2015-07-16>

people and are more likely to say that their frequency of travel is affected 'a lot' or 'a little' due to these concerns.¹²²

- Research from Stonewall demonstrates that LGBT people often fear for their safety and well-being in public spaces and on pedestrian journeys.¹²³

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as children, older people, ethnic minority groups and women.¹²⁴

B.1.6 Accessibility and mobility in the surrounding area

Evidence suggests that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking (construction vehicles and subcontractors in parking), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.

Children

Changes in road traffic levels may reduce children's access to community and recreational facilities due to road severance and traffic delays.¹²⁵ Increased traffic in proximity to schools, or community facilities that are frequently used by children can also impact their concentration and long-term cognitive development.¹²⁶

Similar to disabled people and older people, the accessibility and design of physical spaces can also affect parents' ability to travel freely with small children, especially if using pushchairs. The presence of uneven surfaces, lack of dropped kerbs, use of shared spaces as well as lack of dedicated car parking space can all limit the mobility of parents with a small child, making use of the pedestrian environment more challenging for this group.¹²⁷

Disabled people

Research shows that the presence of vehicular traffic can present a barrier for disabled people accessing community resources. National Travel Survey data shows disabled people are generally more likely to experience travel difficulties in the daily trips that they make.¹²⁸ Disabled people who travel by car are more likely to report difficulties due to congestion and roadworks, especially where the severity of the disability increases.¹²⁹ Many people with both physical and hidden disabilities have a parking concession through the Blue Badge scheme. This allows eligible disabled people to park close to their destination, providing them with an increased degree of independence and suitable access to a range of services and facilities, including their home. Short-term change to transport networks, road alignment and parking can act as a barrier

¹²² Transport for London 2013 'Attitudes to Safety and Security – Annual Report'. Available at: <https://tfl.gov.uk/corporate/publications-and-reports/safety-and-security>

¹²³ Stonewall 2017 LGBT in Britain: Hate Crime. Available at: <https://www.stonewall.org.uk/comeoutforLGBT/lgbt-in-britain/hate-crime>

¹²⁴ Lorenc, T et al 2013 'Fear of crime and the environment: systematic review of UK qualitative evidence'. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3666893/>

¹²⁵ Hiscock, R. and Mitchell, R 2011 'What is needed to deliver places that provide good health to children?' Available at: http://www.edphis.org.uk/Report_on_Place_and_Children.pdf

¹²⁶ Institute of Education 2001: 'The effect of travel modes on children's mental health, cognitive and social development: a systematic review'

¹²⁷ Pettersson, G., 2009, 'Priorities for the use of bus transport by disabled people, older people and parents with young children in buggies', Association of European Transport

¹²⁸ Department for Transport 2019 'National Travel Survey: 2018'

¹²⁹ Department for Transport 2017 'Disabled people's travel behaviour and attitudes to travel' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/647703/disabled-peoples-travel-behaviour-and-attitudes-to-travel.pdf

for disabled people wanting to access community facilities, exacerbating issues such as loneliness and social isolation.¹³⁰

Older people

Changes to surface transport resulting from renewal of a housing estate may affect how older people interact with community facilities.¹³¹ Older people may find it difficult to access public spaces further away from their home or integrate into new social networks, due to severance caused by increases in road traffic.¹³²

B.1.7 Information and communication

Complex material and information on the regeneration may present a challenge to those who have different information and communication needs, this includes but is not limited to **people with learning disabilities**, people with low literacy levels, **older people**, **people with visual or hearing impairments** and **people who use English as a second language**.

Best practice guidance¹³³ and evidence suggests that the following processes can ensure that information documents are fully accessible to everyone and reduce concerns regarding access to information:

- information should be in short, concise sentences without jargon;
- pictures should be included where possible to support the text;
- the format, layout and length of document should be carefully considered;
- easy read, braille, audio and large print should be provided upon request; and
- information should be translated into people's first language upon request.

The COVID-19 pandemic has seen an increased shift to the use of digital tools to aid information and communication during engagement programmes. However, some groups are more likely to be digitally excluded, and an over-reliance on these forms of information communication could exclude many from the regeneration conversation. A third of **older people** are not online; whilst a fifth of **disabled people** are not internet users.¹³⁴ Level of education (associated with **deprivation**) is often also a factor in digital exclusion- just 36% of people with no qualifications are internet users.¹³⁵

'Seldom- heard' groups- such as **children** and **young people**, **disabled people**, **people from deprived areas**, and people from **ethnic minority** backgrounds- are at particular risk of exclusion

¹³⁰ Equality and Human Rights Commission 2017: 'Being disabled in Britain: a journey less equal'

¹³¹ DfT 2017: Health impact analysis for the draft Airports National Policy Statement'

¹³² NatCen 2019: 'Transport, health and wellbeing: an evidence review for the Department for Transport'

¹³³ Change 2015: 'how to make information accessible: a guide to producing easy read documents' Available at: [How-to-make-info-accessible-guide-2016-Final \(changepeople.org\)](https://www.changepeople.org/How-to-make-info-accessible-guide-2016-Final) Department for Health and Social Care (2010): 'Making written information easier to understand for people with learning disabilities' Available at: [Making written information easier to understand for people with learning disabilities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/42424/making-written-information-easier-to-understand-for-people-with-learning-disabilities.pdf) MENCAP (date unknown): 'Making myself clear' Available at: [Making-Myself-Clear.pdf \(accessibleinfo.co.uk\)](https://www.accessibleinfo.co.uk/making-myself-clear.pdf)

¹³⁴ Citizens Online 2020. 'Digital exclusion in population screening programmes'. Available at: <https://www.citizenonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf>

¹³⁵ Citizens Online 2020. 'Digital exclusion in population screening programmes'. Available at: <https://www.citizenonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf>

from the engagement process.¹³⁶ It is recommended that engagement 'go the extra mile' to reach these groups (COVID-19 regulations permitting) by:

- meeting people 'on their own turf' and at times which suit them best
- continuing to arrange engagement as close to the participants as is possible
- offering a range of meeting times and venues
- reimbursing travel costs
- publicising events in languages other than English.

B.2 Impact on businesses during renewal process

B.2.1 Potential loss of business

Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Estate. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners.¹³⁷ With regard to protected characteristic groups, ethnic minority groups and older people may be particularly affected by the loss of business.

Research shows that **ethnic minority groups** are more likely to be self-employed in the UK when compared with White people.¹³⁸ Ethnic minority groups are also twice as much likely to be in precarious work as White people, which includes self-employed workers working non-standard hours and with lower wages.¹³⁹ In 2018, 20% of Pakistani or Bangladeshi workers were self-employed, whilst only 15% of White people were in self-employment. Research from the Joseph Rowntree Foundation also shows that Pakistani men have the highest rate of self-employment in the UK, linked to the fact that they have limited labour market opportunities.¹⁴⁰

According to the Office for National Statistics (ONS), nearly one in five self-employed individuals are aged 60 and older in the UK, which has increased 57% in the last decade.¹⁴¹ **Older people** are therefore more likely to be in self-employment than their younger counterparts. The number of people over the age of 55 who are self-employed is growing faster than any other demographic in the UK. Nearly half (46%) of the entire self-employed workforce in Britain is now over the age of 50, comprising 2.27 million people in 2019.¹⁴²

B.2.2 Financial implications associated with business relocation

Redevelopment may result in relocation of businesses. Should businesses relocate to new premises elsewhere, it is likely that access to finance will be required to secure a new location.

¹³⁶ Scottish Government 2017. 'Barriers to community engagement in planning: a research study. Available at: <https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2017/05/barriers-to-community-engagement-in-planning-research/documents/barriers-community-engagement-planning-research-study-pdf/barriers-community-engagement-planning-research-study-pdf/govscot%3Adocument/Barriers%2Bto%2Bcommunity%2Bengagement%2Bin%2Bplanning%2B-%2Ba%2Bresearch%2Bstudy.pdf>

¹³⁷ Mayor of London (2020), 'The London Plan: The Spatial Development Strategy for Greater London'. Available at: https://www.london.gov.uk/sites/default/files/the_publication_london_plan_2020_-_clean_version_0.pdf

¹³⁸ House of Commons (2020): 'Unequal impact? – Coronavirus and BAME people'

¹³⁹ LSE (2016): 'Self-employment is precarious work' Available at: [Self-employment is precarious work \(lse.ac.uk\)](https://www.lse.ac.uk/Research/Research%2Bpublications/Self-employment%2Bis%2Bprecarious%2Bwork)

¹⁴⁰ Joseph Rowntree Foundation (2015): 'Self-employment and ethnicity: An escape from poverty?'

¹⁴¹ Human Resources Magazine (2019): 'Age discrimination driving over-50s to self-employment'

¹⁴² Rest Less (2019) 'Nearly One in Two (46%) of the Entire Self-employed Workforce in the UK is now over the age of 50'

Ethnic minority groups and older people are likely to be differentially affected by the financial implications of relocation.

Research by the Enterprise Research Centre shows that businesses owned by **Ethnic minority groups** people are more likely to be denied a loan outright when compared to white owned business. Ethnic minority business owners are also less likely than non-ethnic minority business owners to access mainstream business support in the UK.¹⁴³ For example, Black African-owned businesses are four times more likely to be denied a loan outright, Black Caribbean are three and a half times more likely, Bangladeshi are two and a half times more likely and Pakistani are one and a half times more likely.¹⁴⁴ This highlights the difficulties that ethnic minority owned businesses may have in securing finance to relocate, potentially forcing business closure.

Research from the Joseph Rowntree Foundation found that **older people** often lack the same financial means and income flexibility compared with other, younger age groups. Older people also face external barriers to financial resilience in terms of not knowing where to go for financial support.¹⁴⁵

B.2.3 Impacts on local customers

Local residents may find that with the announcement of demolition, local businesses and community facilities could start to prematurely relocate. Such relocation may impact the customer base that businesses have accumulated from the local area should the new business premises be further afield from existing customers.

Market research has found that the cost of acquiring a new customer for small businesses can be six times more than maintaining the same customer.¹⁴⁶ Involuntary relocation of local businesses can therefore adversely impact its local customer base, increasing costs. Research on customer retention has also shown that **Ethnic minority**-owned businesses usually attract customers from ethnic minorities in the UK, indicating how ethnic businesses may be more likely to have a focused and local customer base.¹⁴⁷ Any relocation might disrupt local customer base, increasing the overhead costs to obtain new customers and to achieve business continuity.

Should the programme result in local businesses and community facilities prematurely relocating out of the Estate, the availability and choice of services in the local area may be reduced. This has the potential to particularly affect several protected characteristic groups, including older people, disabled people and ethnic minority groups.

B.3 Impact on community following renewal process

B.3.1 Tackling crime and disorder

Levels of crime have in part be attributed to the urban environment. Using theoretical approaches such as Rational Choice Theory¹⁴⁸ and Broken Windows Theory,¹⁴⁹ a strong

¹⁴³ Enterprise Research Centre (2020): 'Unlocking opportunity: the value of ethnic minority firms to UK economic activity and enterprise'

¹⁴⁴ Enterprise Research Centre (2013): 'Diversity and SMEs'

¹⁴⁵ Age UK 2018: 'Financial resilience during retirement: who is well placed to cope with life events?'

¹⁴⁶ Entrepreneur Handbook 2019: 'The importance of customer retention' Available at: [The importance of customer retention - Entrepreneur Handbook](#)

¹⁴⁷ Staffordshire University 2020: 'Researchers investigate the impact of COVID-19 on BAME businesses'

¹⁴⁸ Felson and Clarke 1998 'Opportunity Makes the Thief, Practical Theory of Crime Prevention'. Available at: <https://pdfs.semanticscholar.org/09db/dbce90b22357d58671c41a50c8c2f5dc1cf0.pdf>

¹⁴⁹ Wilson and Kelling 1982 'Broken Windows: The police and neighbourhood safety'. Available at: <https://www.theatlantic.com/magazine/archive/1982/03/broken-windows/304465/>

argument has developed which links the design of neighbourhoods and towns to levels of crime and disorder.¹⁵⁰ It has been argued that the opportunity for some forms of crime can be reduced through better thought-out approaches to planning and design of neighbourhoods and towns. For example, concepts such as Crime Prevention Through Environmental Design (CPTED)¹⁵¹ are more frequently used today to ensure buildings and public spaces are designed in a way that aims to reduce the occurrence of crime and alter the environmental factors that might encourage criminal behaviour. Indeed, evidence suggests that homes built to 'Secured by Design' principles can reduce burglary and crime rates by up to 75%.¹⁵²

Children, young people, older people, disabled people, ethnic minority groups, men, women, and LGBT people

Changes to the urban environment that affect crime and disorder can impact on those who are more likely to be a victim or witness of crime, including young people, disabled people, people from an ethnic minority backgrounds, men and LGBT people. Changes may also affect those who are likely to be adversely impacted by fear of crime, including children, older people, ethnic minority groups, women and LGBT people.

B.3.2 Improved access, mobility and navigation

Aging and being disabled can lead to a decline in physical or cognitive functions, resulting in decreased social activity and narrowing of social networks.¹⁵³ Leisure activities are considered to be effective mediators between social relationships and wellbeing of **older people** and **disabled people**. This is because leisure is scientifically proven to help people overcome their stress resulting from a chronic condition or negative life event. Leisure activities provide disabled and old people with social support, and further mediate their stress-health relationship. Availability of leisure services and facilities could therefore benefit older and disabled people, who are in a greater need for social interaction than the general population.¹⁵⁴

B.3.3 Improve public realm and green space

The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home.¹⁵⁵

However, it has been acknowledged that **disabled people** and **ethnic minority** communities are less likely to take part in public life than other sections of the population.¹⁵⁶ For disabled people, public spaces can often be inaccessible. The presence of vehicular traffic and lack of accessible design (such as the use of appropriate paving and lighting) can present a barrier to using

¹⁵⁰ See for example, Monahan and Gemmill 2015 'Reducing Crime Hotspots in City Centres'. Available at: <http://www.bre.co.uk/filelibrary/Briefing%20papers/102417-Crime-Hotspots-Briefing-Paper-v4.pdf>

¹⁵¹ Jeffery 1971 'Crime Prevention Through Environmental Design'. Sage publications

¹⁵² Secured by Design 2014 'Secured by Design: Reducing crime by good design'. Available at: <https://mbp.co.uk/wp-content/uploads/2017/06/Secured-by-Design-Reducing-Crime-by-Good-Design-reduced.pdf>

¹⁵³ Wray et al. 2014: 'Social relationships, leisure activity and health in older adults' Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4467537/>

¹⁵⁴ Liu et al. 2018: 'Social interaction patterns of the disabled people in asymmetric social dilemmas' Available at: <https://www.frontiersin.org/articles/10.3389/fpsyg.2018.01683/full>

¹⁵⁵ House of Commons Women and Equalities Committee 2017: 'Building for Equality: Disability and the Built Environment'.

¹⁵⁶ Greater London Authority 2017: 'The Mayor's vision for a diverse and inclusive city: Draft for consultation'.

outdoor, shared public spaces.¹⁵⁷ And, evidence suggests that in areas where over 40% of residents are from ethnic minority groups, there is 11 times less green space when compared to areas where residents are largely White.¹⁵⁸

The inclusion of community gardens and other public green spaces through redevelopment can also benefit **older people, children, and disabled people**. Research reports that interaction with nature or gardening can improve attentional functioning for children who have Attention Deficit Hyperactivity Disorder (ADD) and can also reduce stress levels and improve self-esteem for children. Such inclusion can also improve self-identity and a sense of purpose for those with dementia, and can generally improve social interaction, social mixing, and community building.¹⁵⁹

Better access to, and management of, the public realm is also important to the provision of play space for children. When children are able to play in an outdoor environment, they tend to be more active which supports positive mental health and wellbeing.

Disabled people

Research into the health benefits of urban green space has found that it can positively impact both physical and mental health. With physical health, a UK study found that those who live within 500 meters of accessible green space are 24% more likely to take part in 30 minutes of physical activity daily. In terms of mental health, green space can provide areas that encourage social interaction and integration and can indirectly benefit the wellbeing of users.¹⁶⁰

Ethnic minority groups

Research has found that in urban areas ethnic minority groups tend to have less access to local green space, and the space they can access is often of poor quality. For example, in the UK, wards that have an ethnic minority population of less than 2% have six times as much green space as wards where the ethnic minority population is over 40%.¹⁶¹ The provision of green space is therefore likely to benefit this group.

Children

Children are likely to benefit from urban green space. Research carried out by UCL highlighted that urban green space can have a positive role in a child's cognitive functioning. The study found that children who lived in areas with more green space outperformed those from areas with less green space.¹⁶² Exposure to green space is also important for a child's wellbeing and healthy development. However, children living in London can experience barriers in access to green space compared to the rest of the UK. This is due to the high population densities,

¹⁵⁷ House of Commons Women and Equalities Committee 2017: 'Building for Equality: Disability and the Built Environment'.

¹⁵⁸ CABE 2016: 'Community green: using local spaces to tackle inequality and improve health'.

¹⁵⁹ Maheshwari, S. (2017). 'Food in the City: Review of Psychological Impact of Growing Food in Urban Spaces'. *Journal of Innovation for Inclusive Development*, 2(1), 36-43.

¹⁶⁰ Houses of Parliament, Parliamentary Office of Science & Technology 2016: 'Green Space and Health'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest> <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

¹⁶¹ Commission for Architecture and the Built Environment 2010: 'Community green: Using local spaces to tackle inequality and improve health'. Available at: <https://www.designcouncil.org.uk/sites/default/files/asset/document/community-green-full-report.pdf>

¹⁶² UCL 2018: 'Greener neighbourhoods may be good for children's brains'. Available at: <https://www.ucl.ac.uk/ioe/news/2018/sep/greener-neighbourhoods-may-be-good-childrens-brains>

deficiencies in green space and poor access to private gardens that are characteristic of London.¹⁶³

The presence of urban green space also presents an opportunity to incorporate play space into regeneration schemes. Research by Play England has highlighted the benefits of play to children, and how play is central to a child's physical, psychological and social wellbeing. Play space can enable children to form friendships, interact with others and feel part of a group, something that is important to levels of self-esteem. Play space can also encourage children to have familiarity with an area and identify as part of a community. Lastly, ensuring that outdoor play space is fun and enjoyable for children is a key motivator for physical activity and exercise.¹⁶⁴

Older people

Urban green space may also benefit older people. Evidence suggests that inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people as social isolation has been linked to poor health and increased mortality rates.¹⁶⁵

However, in order to ensure the best outcomes, the design and maintenance of green space is important. Well designed and maintained spaces that have attractive green areas and planted vegetation are perceived as safer and more 'walkable'. If green space is not maintained and becomes littered and derelict, the appeal of the green space decreases and anti-social behaviour can occur.¹⁶⁶ Evidence shows that safety of urban green space is particularly important to women and ethnic minority individuals. These groups may perceive themselves as vulnerable when visiting urban green spaces due to previous experiences of victimisation or harassment. Such experiences can result in these groups feeling fearful of urban green space.¹⁶⁷

Overall, the provision and maintenance of green spaces in urban areas can make an important contribution to the health and wellbeing of several groups, specifically ethnic minority groups, children and older people. However, such space must be appropriately managed and maintained to ensure positive outcomes, and so that users (particularly women and individuals from ethnic minority backgrounds) feel safe.

B.3.4 Provision of community resource and improved social cohesion

Improved provision of affordable and accessible facilities for sports and physical activity would positively impact groups that often face barriers to participation, including older people, disabled people, ethnic minority communities, and those who identify as LGBT.¹⁶⁸

Improved provision of sports facilities has also been linked to reducing crime rates and anti-social behaviour amongst young people, by providing them with something to do and increasing

¹⁶³ London Sustainable Development Commission 2011: 'Sowing the seeds: Reconnecting London's children with nature'. Available at: https://www.london.gov.uk/sites/default/files/lfdc_-_sowing_the_seeds_-_full_report_2011.pdf

¹⁶⁴ Play England 2012: 'A literature review on the effects of a lack of play on children's lives'. Available at: <http://www.playengland.net/wp-content/uploads/2015/09/a-world-without-play-literature-review-2012.pdf>

¹⁶⁵ World Health Organisation 2016: 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

¹⁶⁶ Houses of Parliament, Parliamentary Office of Science & Technology. 2016: 'Green Space and Health'. Available at: <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

¹⁶⁷ World Health Organisation 2016: 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

¹⁶⁸ Assembly, N. I. 2010. 'Barriers to Sports and Physical Activity Participation'.

social inclusion. Indeed, 70% of teenagers believe that anti-social behaviour occurs because young people are bored and have little else to do. By providing a diversion, which can lead to personal development in areas such as self-regulation and problem-solving abilities, sports clubs and facilities do lead to a decrease in anti- social behaviour.¹⁶⁹

B.3.5 New employment opportunities

Where done effectively, renewal and regeneration can act as a means of promoting economic growth and supporting job creation.¹⁷⁰ For example, property development can contribute to urban economic regeneration through the enabling of local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility, this may particularly benefit the protected characteristic groups who are more likely to face barriers to employment. These groups include older people, disabled people, and those from an ethnic minority background.

New opportunities may also positively affect other protected characteristics groups who are more likely to face unemployment, including young people and women. Statistics released in 2018 have shown that for the first time since the 1980s, British women are more likely to be unemployed than men. For young people, amongst those aged 16-24, 11.2% are Not in Education, Employment or Training (NEET). Recent unemployment statistics for the UK show that young people are around four times more likely to be unemployed than their adult counterparts aged 25-64.¹⁷¹

B.3.6 Improved housing provision

Regeneration can lead to the relocation of residents. Whilst negative effects can arise as a result of relocation, positive effects may also arise. This is particularly likely to be the case should residents move to an area with more green space, and better air quality. Groups that are susceptible to air pollution (see section A.1.4), and may therefore benefit from relocation, include children, older people, disabled people and those who are pregnant.

Section 3.3.3 outlines the importance of appropriate, accessible, and affordable housing for particular protected characteristic groups, including children, disabled people, and people from an ethnic minority background. The regeneration of the area will improve the housing provision in the local areas increasing capacity and quality. This can affect all parts of the community but can have a disproportionate effect on the above groups.

Children and older people

Through redevelopment, homes can be re-provided to a high standard, including better sound proofing and lower energy costs and consumption levels.¹⁷² With regard to noise, reduced levels due to redevelopment can disproportionately impact children and older people.

¹⁶⁹ Sport and Recreation Alliance 2012 'Game of Life: How Sport and Recreation can help make us healthier, happier and richer'. Available at: <http://sramedia.s3.amazonaws.com/media/documents/2d77274e-af6d-4420-bdfb-da83c3e64772.pdf>

¹⁷⁰ Communities and Local Government 2012 'Regeneration to enable growth: A toolkit supporting community-led regeneration'. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5983/2064899.pdf

¹⁷¹ UK Government 2018 'Unemployment'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/work-pay-and-benefits/unemployment-and-economic-inactivity/unemployment/latest>

¹⁷² City of Westminster Council 2018: 'My Ebury: Shaping the preferred scenario'.

With regard to insulation, the Decent Homes Standard (DHS) requires local authorities to make sure all social housing provides a reasonable degree of thermal comfort to its residents. This includes ensuring efficient heating is provided with use of minimum insulation levels. However, The DHS does not require local authorities to ensure all social housing is heated affordably, and therefore does not always automatically serve to address issues such as fuel poverty.¹⁷³

Fuel poverty and cold housing can have several detrimental effects on individual's physical and mental health. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively impact children's educational attainment, emotional wellbeing and resilience.¹⁷⁴

Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health. Older people spend on average 80% of their time at home, making them more susceptible to cold or damp related health problems. Cold temperatures can increase the levels of minor illnesses such as colds and flu, contribute towards excess winter deaths, negatively affect mental health, and exacerbate existing conditions such as arthritis and rheumatism.¹⁷⁵

Disabled people

Research from disability charity Scope provides evidence that long term impairments or conditions have a significant impact on energy costs, with many disabled people consuming more energy because of their impairment or condition. In particular those with limited mobility report having to use more heating to stay warm.¹⁷⁶

People from an ethnic minority background

In England, fuel poverty is more common with ethnic minority households when compared to white households.¹⁷⁷ Data shows that in 2015, 16% of ethnic minority households were living in fuel poverty compared to 10% of White households.¹⁷⁸

¹⁷³ Centre for Sustainable Energy 2006: 'Tackling fuel poverty at local and regional level: opportunities to deliver action and policies to stimulate success'. Available at: https://www.cse.org.uk/downloads/reports-and-publications/fuel-poverty/tackling_fuel_poverty_at_local_&_regional_level.pdf

¹⁷⁴ Marmot Review Team 2011 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.

¹⁷⁵ The Housing and Ageing Alliance 2013 'Policy Paper: Health, Housing and Ageing', Available at www.housingling.org/HAA/

¹⁷⁶ Scope 2018 'Out in the Cold', Available at <https://www.scope.org.uk/Scope/media/Images/Out-in-the-cold.pdf>

¹⁷⁷ This does not include White ethnic minority households.

¹⁷⁸ Department for Business, Energy and Industrial Strategy 2017: 'Ethnicity facts and figures: Fuel poverty'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest>

C. Priority banding equality analysis

C.1 Overview

In each of the 12 estates which comprise the Scheme, the council is responsible for social housing, and the welfare of the tenants who currently live in the social housing. Social housing within the London Borough of Havering is currently determined through a priority banding system, in which applicants are identified as belonging to the one of the five bands set out in table C.3.¹⁷⁹ Those placed in Band 1 are identified as in urgent need of a move and are given priority to social housing which meets their needs. Those in higher bands are deemed as less vulnerable and therefore are considered as a lower priority.¹⁸⁰ As a consequence, those in lower bands often have to wait longer before being allocated social housing which meets their needs.

During the pre-construction and construction phases of the development, schemes will require the relocation of residents. To mitigate the impact of relocation on short term and temporary accommodation residents. The Council has proposed that short term and temporary accommodation residents who will have to relocate as a result of the Scheme will be given Band 1 status to support in the bidding for new accommodation. Band 1 status will only be offered to short term and temporary accommodation residents if residents vote Yes in the residential ballot and the development (for each of the 12 estates that comprise the scheme) goes ahead. The following will assess the equality impacts of the proposed changes to priority banding in the London Borough of Havering.

C.2 Priority banding and residential ballots

C.2.1 Priority banding

In Greater London, there is currently a deficit of council and social housing.¹⁸¹ To determine how council housing is allocated, each council has its own criteria based on housing need. The current system used by the Council to allocate social housing was implemented on Monday 1 August 2022.¹⁸² All applicants for social housing within the London Borough of Havering were placed within one of five priority band, which can be seen in table C.3 below

Table C.3: Priority Banding for the London Borough of Havering

Priority Band	Requirements
Band 1	<ul style="list-style-type: none"> For households with an urgent need to move. Examples include life threatening health or medical needs, threat of violence, critical safeguarding issues and serious housing disrepair.
Band 2a	<ul style="list-style-type: none"> For households with an identified housing need plus Community Contribution for working, ex-service personnel, applicants leaving care, and disabled applicants who are unable to participate in work related activities.
Band 2b	<ul style="list-style-type: none"> For households with an identified housing need plus Community Contribution for fostering and/or adopting, council tenants needing to downsize, council employees leaving tied accommodation, and council tenants awarded succession rights but are required to downsize.
Band 2c	<ul style="list-style-type: none"> For households with an identified housing need plus Community Contribution for volunteering, caring for a Havering resident, applicants required to move from

¹⁷⁹ London Borough of Havering. 2022: 'Changes to the housing allocation scheme - fact sheet'

¹⁸⁰ London Borough of Havering. 2022: 'Changes to the housing allocation scheme - fact sheet'

¹⁸¹ Mayor of London. 2021: 'The London Plan'

¹⁸² London Borough of Havering. 2022: 'Changes to the housing allocation scheme - fact sheet'

Priority Band	Requirements
	specialist accommodation, and homeless households in temporary accommodation who are required to move-on.
Band 3	<ul style="list-style-type: none"> Households with an identified housing need only

Source: London Borough of Havering, 2022.

C.2.2 Residential Ballot

In July 2018, the GLA introduced a requirement which means that any landlord seeking GLA funding for a strategic estate regeneration project, which involves the demolition of any homes or which involves the demolition of social homes must demonstrate that they have secured resident support for their proposals through a ballot.¹⁸³ This is to ensure that the GLA only provides financial support for estate regeneration projects which local residents are in favour of.¹⁸⁴

C.3 Literature review

This section sets out the finding of the desk-based review process, providing a review of the demographics who are more likely to live in social housing, and highlight those who are likely to be impacted by the Councils proposed housing allocation changes.

C.3.1.1 Lone parent families and children

Families in temporary accommodation are more likely to be lone parent families, and for children and young people in that situation, the effects of relocation are likely to be more significant and can affect development.¹⁸⁵ Children who are living in temporary accommodation can experience worsened health impacts from home relocation. In the third quarter of 2019, 71% of households assessed by local authorities in England as homeless had dependent children, and half of all homeless people living in temporary accommodation are children.¹⁸⁶ Parents of children living in temporary accommodation have reported health impacts of their living situation, including emotional instability, feeling ill, and feeling unhappy, anxious, or depressed.¹⁸⁷ 80% reported negative impacts on their children's mental and emotional health due to the poor condition of accommodation, moving away from friends and family, and stress over not being able to complete schoolwork due to a lack of space. 50% of parents in the same Shelter study reported a negative impact on their children's physical health, reporting an increase in respiratory problems, the physical impacts of sleep deprivation, and weight loss.¹⁸⁸

¹⁸³ Mayor of London. 2021: 'The London Plan'

¹⁸⁴ Mayor of London. 2021: 'The London Plan'

¹⁸⁵ Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf; Shelter 2018: 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade

¹⁸⁶ Shelter 2020 'Homeless and Forgotten: Surviving lockdown in temporary accommodation'. Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

¹⁸⁷ Shelter 2004: 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf

¹⁸⁸ Shelter 2020 'Homeless and Forgotten: Surviving lockdown in temporary accommodation'. Available at: https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

C.3.1.2 Older people and disabled people

The number of older people and disabled people experiencing homelessness and living in temporary accommodation has risen sharply in recent years. Once again, the negative health effects of relocation on older people and disabled people are likely to be compounded for members of those groups living in temporary accommodation.¹⁸⁹ For example, it has been shown that mortality rates for those moved involuntarily due to urban renewal (either temporarily or permanently) can be higher than non-movers and those who move voluntarily.¹⁹⁰

The link between poor or precarious housing situations and poor mental health is well documented, and can be both a cause and consequence of homelessness.¹⁹¹ Living in temporary accommodation can have significant negative impacts on people's mental health, such as the development or worsening of depression and anxiety in both adults and children.¹⁹² The effects of relocation on the mental health and wellbeing of temporary accommodation tenants is likely to be heightened, as they are more likely to be going through difficult periods of their lives, dealing with greater levels of uncertainty, and having to relocate more frequently.

¹⁸⁹ Shelter 2018: 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade; The Independent 2019: 'Homelessness among ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

¹⁹⁰ Danermark BD, Ekstrom ME and Bodin LL 1996: 'Effects of residential relocation on mortality and morbidity among elderly people'. Available at: https://www.academia.edu/19474641/Effects_of_residential_relocation_on_mortality_and_morbidity_among_elderly_people

¹⁹¹ Centre for Mental Health 2016 'More than shelter'. Available at: <https://www.centreformentalhealth.org.uk/publications/more-shelter>

¹⁹² Shelter 2004: 'Sick and tired: the impact of temporary accommodation on the health of homeless families'. Available at: https://england.shelter.org.uk/data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf

C.4 Impact Assessment

The following table provides a high level overview of the potential impacts of the proposed changes to housing allocation on protected characteristic groups. These impacts have been identified through a review of published literature, and council policy. Potential disproportionate effects on particular groups based on the demographic analysis of the site are also identified.

C.4.1 Potential impacts

Table C.4: Potential impacts of the proposed changes

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>Increased waiting times for housing for those with Priority 1 banding</p> <p>A result of the council proposed changes to housing allocation will result in a larger number of people being placed within the Priority 1 band in the London Borough of Havering. As there is a deficit of council housing in Havering, this is likely to result in a greater waiting time for individuals in the Priority 1 Band, who have been accessed as being particularly vulnerable. This is likely to result in Groups most likely to be affected by this include children, older people, disabled people or people with young children and lone parents. Residents from each site will be temporarily relocated whilst each site is redeveloped. The Sites include a number of sheltered housing schemes providing housing for a significant number of older people.</p> <p>As a result there is the potential for adverse equality effects to be generated for older people who are more vulnerable to this change.</p>	<ul style="list-style-type: none"> • Council Residents have the right to return to a home on the site • The Council is seeking to ensure that no tenant has to move more than twice during the rehousing process • Prior to the decanting stage, the Council will meet with each Council household to establish its needs. This will include details of present schools and workplaces, location preferences, and any medical or health factors. Households are also provided with appropriate contact details so that they can request further information if needed. 	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • The Council should clearly and concisely communicate changes to the housing allocation scheme to residents which may be impacted. Potential negative impacts of the change, such as increased waiting times. • The Council should produce an action plan to safeguard people on the Priority 1 band who feel unsafe in their current housing <p>As far as possible, the Council should aim to ensure waiting times for housing in the borough for those with Priority 1 banding remain consistent with waiting times before the proposed changes.</p>	<p>There is the potential for some adverse impacts on groups with older people and lone parents with children who are disproportionately likely to have Priority 1 banding.</p> <p>Overall, if the proposed recommendations are implemented (right), there is likely to be an adverse effect on groups with protected characteristics as who have a differential requirement for housing provision or who's personal safety may be at risk in their current housing.</p>

Source: Mott MacDonald, 2022

C.4.2 Potential benefits

Table C.5: Potential benefits of proposed changes

Potential equality risks	Existing Council mitigations or enhancements	Enhancements	Impact (in light of mitigation)
<p>Provision of secure housing for temporary and short-term accommodation tenants</p> <p>The Councils proposed housing allocation scheme aims to ensure that temporary accommodation residents remain in their local area. This is likely to ensure that residents will not impact of social cohesion and access to community resources. As the distances of impacted residents to community resources, such as schools, community centres and facilities.</p> <p>As a result of the decanting temporary and short-term residents locally, housing provision will improve, decreasing the rate of inadequate housing and associated health impacts. Additionally, the proposed changes to housing allocation will improve social cohesion for temporary and short-term residents as they will be able to stay in community and maintain their social and workplace relationships, caused by reduced access to these resources.</p> <p>Groups most likely to benefit by this include children, older people, disabled</p>	<ul style="list-style-type: none"> Residents have the right to return to a home on the site The Council is seeking to ensure that no tenant has to move more than twice during the rehousing process The Council is aiming to move groups of vulnerable residents together as far as it is reasonably practicable to do so All residents who wish to remain in the borough will be decanted to alternative accommodation within the borough. Residents will be entitled to two direct offers of alternative accommodation Prior to the decanting stage, the Council will meet with each Council household to establish its needs. This will include details of present schools and workplaces, location preferences, and any medical or health factors. Households are also provided with appropriate contact details so that they can request further information if needed. 	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> Temporary housing should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks As far as possible, the Council should aim to decant residents within their local community, around a 15 minute walk from their original home. <p>The Council should clearly and concisely communicate changes to the housing allocation scheme to residents which may be impacted.</p>	<p>There is the potential for some beneficial impacts on groups with protected characteristics due to ensuring that levels of social cohesion and access to community facilities within the Study Area are not impacted by the changes to housing allocation.</p> <p>Overall, if the proposed recommendations are implemented (right), there is likely to be very limited beneficial effect on groups with protected characteristics as access and proximity to key locations and community facilities will be maintained.</p>

people or people with young children and lone parents

Residents from each site will be temporarily relocated whilst each site is redeveloped. The Sites include a number of sheltered housing schemes providing housing for a significant number of older people. Literature states that lone parent's families make up the majority of temporary housing.

As a result there is the potential for adverse equality effects to be generated for older people and lone parent families who are more vulnerable to this change.

Source: Mott MacDonald, 2022

C.5 Conclusions and Action Plan

C.5.1 Conclusion

The EqlA has identified a number of risks, opportunities and potential impacts that could arise for those with protected characteristics, as a result of the Councils proposed changes to the housing allocation scheme. The details of these impacts are set out in detail in Chapter C.4 Impact Assessment.

The impact assessment has identified that the proposed changes to the housing allocation, scheduled to take place between 2018 and 2035 has the potential to adverse health effects on the people living in Havering who are currently on the waiting list for short term and temporary accommodation residents, due to the to lack of available accommodation in the borough.

However, the assessment identifies that the housing allocation, has the potential to provide improved health and social outcomes associated with residents being relocated quickly and locally, minimising potential disruption.

It is recommended that further Equality Impact Assessments are undertaken to fully understand the impact of the council's proposed changes to housing allocation on each of the 12 estates regenerations that make up the Scheme, and that these reports are updated throughout the project lifecycle to ensure that the findings of the report stay up to date.

C.5.2 Action Plan

Table C.6: Action plan for proposed changes to housing allocation in Havering

Impact addresses	Responsibility	Actions
Potential impacts of the new changes		
Ensure site specific impacts of the proposed changes are assessed	The Council	<ul style="list-style-type: none"> The Council should commission an EqlA for each site that comprises the Programme on the proposed changes to housing allocation. The finds of the site specific EqlAs should be made publicly available to the residents of Havering
Increased waiting times for housing for those with Priority 1 banding	The Council	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> The Council should clearly and concisely communicate changes to the housing allocation scheme to residents which may be impacted. Potential negative impacts of the change, such as increased waiting times. The Council should produce an action plan to safeguard people on the Priority 1 band who feel unsafe in their current housing As far as possible, the Council should aim to ensure waiting times for housing in the borough for those with Priority 1 banding remain consistent with waiting times before the proposed changes.
Potential benefits of the new changes		
Provision of secure housing for temporary and short-term accommodation tenants	The Council	<p>This risk requires further management and the Council should consider the following recommendations:</p>

Impact addresses	Responsibility	Actions
		<ul style="list-style-type: none">• Temporary housing should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks• As far as possible, the Council should aim to decant residents within their local community, around a 15 minute walk from their original home. <p>The Council should clearly and concisely communicate changes to the housing allocation scheme to residents which may be impacted.</p>

Source: Mott MacDonald, 2022



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