



# **LONDON BOROUGH OF HAVERING**

## **Boundary Commission Review**

### **Part 2 Submission**

### **The Local Government Boundary**

### **Commission for England**



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## 1. SUMMARY

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

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

For its Part 2 submission on warding arrangements, **the Council proposes a pattern of 22 wards across a total membership of 56 councillors**. The proposal gives a councillor / elector ratio of 1:3728 (by 2025).

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

## 2. ABOUT THE BOROUGH

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

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

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

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

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

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

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

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

all the London Boroughs for the last four years in a row - a 45% increase.

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

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

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

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

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

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

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

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

Source: GLA LB Havering Pop Projections – BPO

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

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

The Council's aim when drawing up new warding arrangements is to ensure electoral equality where possible (a ratio of 3728 electors per Member being the optimal number). That is however a difficult task and in the Council's view should not undermine the objectives of the remaining statutory criteria.

The Council recognises that communities develop over time and that residents identify themselves with the area in which

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

In attempting to devise new warding arrangements, the Council has sought to create wards which reflect the communities that residents would associate with. It's starting point was to look at the borough in three distinct regions – north, central and south – with the regions separated in the main using established infrastructure to achieve this.

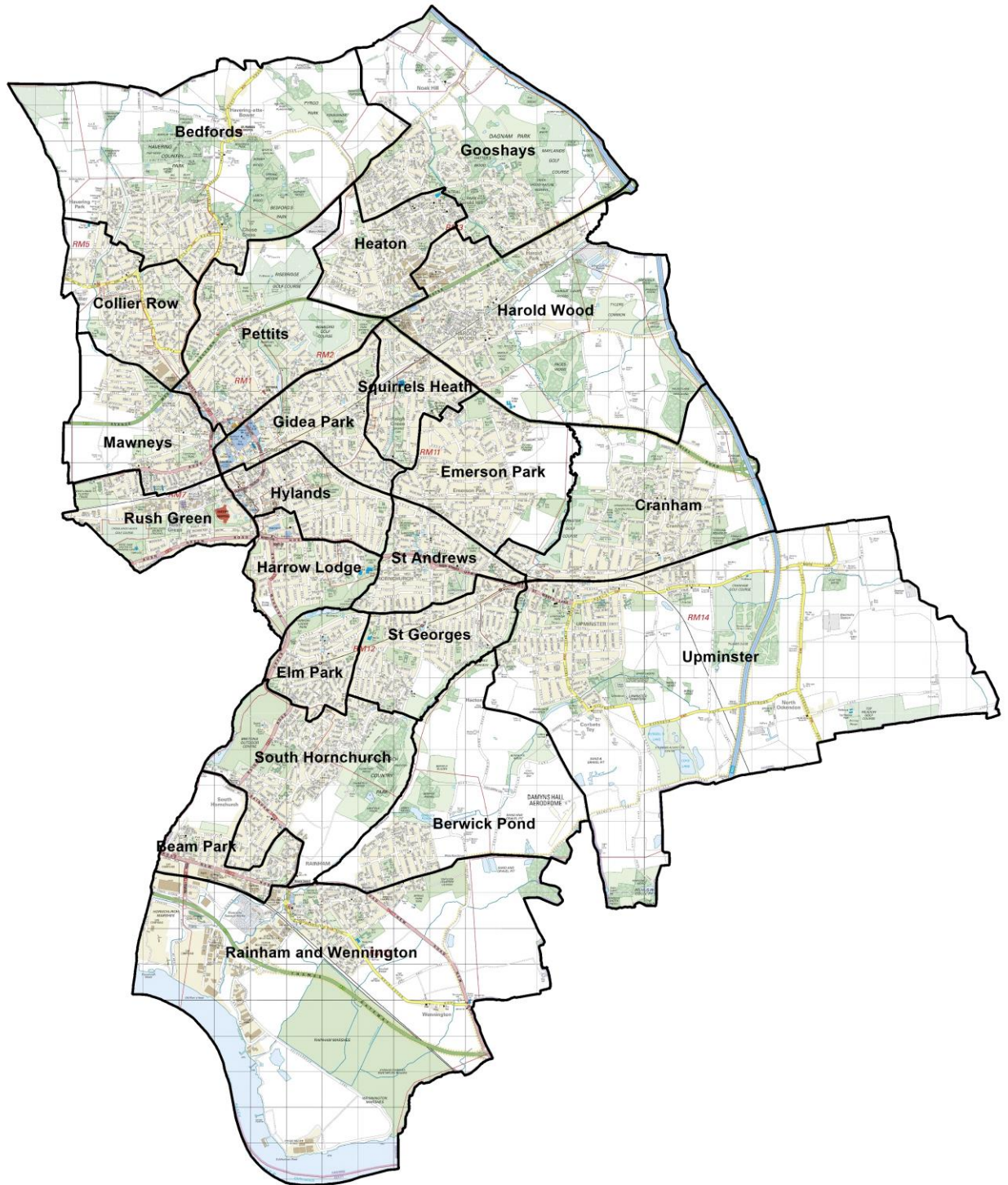
The north loosely reflects communities north of the A12 Arterial Road which runs horizontally through the borough. The central region is that which runs south of the A12 and north of the TfL Underground District Line and c2c railway line. The south running south of those railway lines to the River Thames which runs along the borough's southern boundary.

Warding arrangements were then developed to reflect community identities within those regions and which also delivered coherent patterns for effective local government. As such, there has not been rigid observance in maintaining the three distinct regions with flexibility applied where required to ensure compliance and adherence to the statutory criteria which the Boundary Commission follows when determining warding patterns.

Underpinning the Council's approach has been a commitment to ensure that the average ratio of electors per councillor should not exceed a 10% variance;

**The Council therefore proposes to the Commission that the number of wards increase to 22 and that the number of councillors increase to 56.**

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



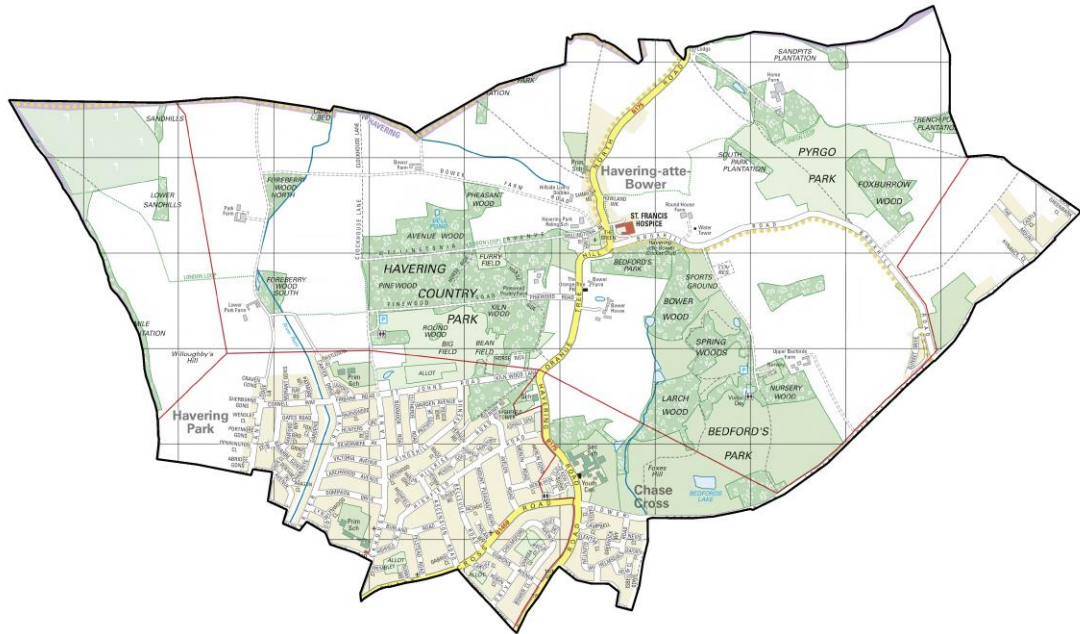
<b>Check your data</b>	<b>2019</b>	<b>2025</b>
<i>Number of councillors:</i>	<b>56</b>	<b>56</b>
<i>Overall electorate:</i>	<b>0</b>	<b>208,748</b>
<i>Average electorate per cllr:</i>	<b>0</b>	<b>3,728</b>

<i>Fill in the name of each ward once</i>	<i>Fill in the number of councillors per ward</i>	<i>These cells will show you the electorate and variance. They change depending what you enter in the table to the left.</i>
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<b>Name of ward</b>	<b>Number of cllrs per ward</b>	<b>Electorate 2025</b>	<b>Variance 2025</b>
Bedfords	3	10,270	-8.2%
Berwick Pond	1	3,779	1.4%
Beam Park	2	8,097	8.6%
Collier Row	3	10,640	-4.9%
Cranham	3	10,212	-8.7%
Elm Park	2	7,415	-0.5%
Emerson Park	2	7,297	-2.1%
Gidea Park	3	10,318	-7.7%
Gooshays	3	12,222	9.3%
Harold Wood	3	12,083	8.0%
Harrow Lodge	2	7,063	-5.3%
Heaton	3	10,696	-4.4%
Hylands	3	12,036	7.6%
Mawneys	3	10,929	-2.3%
Pettits	3	10,760	-3.8%
Rainham & Wennington	2	7,145	-4.2%
Rush Green	2	8,086	8.5%
South Hornchurch	3	12,236	9.4%
Squirrels Heath	2	7,229	-3.0%
St Andrew's	2	8,161	9.5%
St George's	3	11,223	0.4%
Upminster	3	10,851	-3.0%

## 5. Ward by Ward Proposals

- a. **Bedfords (3 Member ward)**  
**Projected Electorate (2025): 10,270 (-8.2% variance)**



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

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

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

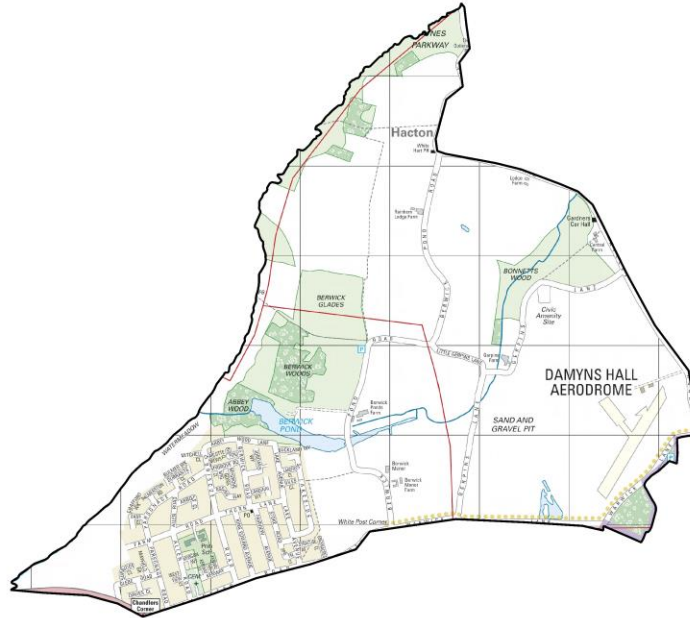
School, one of the smallest school cohorts in the borough, founded in 1891 by Dame Anne Tipping who was daughter of Thomas Chief, a governor of the Tower of London.

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

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

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

**b. Berwick Pond (1 Member Ward)**  
**Projected Electorate (2025): 3,779 (1.4% variance)**



Berwick Pond is a newly-created ward and is the only single Member ward that is proposed. Located in the south of the borough, it is a mix of residential and open green space. Running along its western boundary is the River Ingrebourne which separates the ward from the Hornchurch area.

South of the ward are the villages of Rainham and Wennington, with Upminster beyond its border to the east.

The residential make up of the ward is almost exclusively located in the south west of the ward and comprises a complex of roads running off Upminster Road North. Built in the post-war era, it has a distinctly different look and feel to the more historic villages of Rainham and Wennington.

To the east of the ward is Damyns Hall Aerodrome which is an operational general aviation training and experience aerodrome. A number of prominent festivals take place at this location during the course of the year attracting visitors from far and wide.

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

- Parsonage Farm School
- Berwick Surgery
- Berwick Pond
- Rainham Cemetery
- Abbey Wood
- Berwick Woods
- Gerpins Lane Civic Amenity Centre

**c. Beam Park (2 Member ward)**  
**Projected Electorate (2025): 8,097 (8.6% variance)**



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

The ward is a mix of residential and industrial uses with the A1306 New Road traversing the ward in an east-west direction.

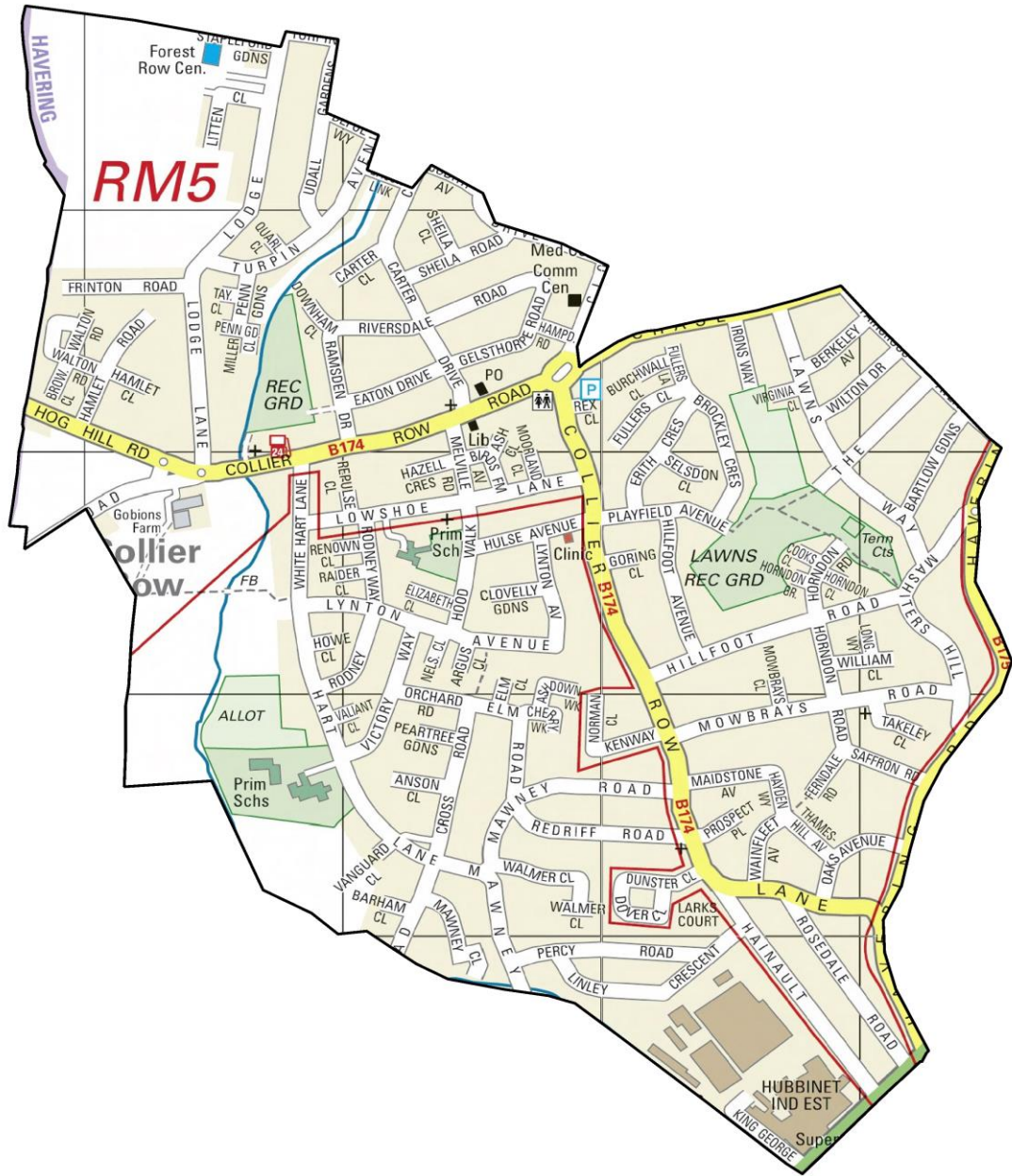
As part of the Council's housing-based regeneration programme, the area immediately south of the A1306 and north of the A13 Arterial Road, to the west of Marsh Way will become Beam Park. Redeveloped to accommodate 3,000 new homes the site will also include a new railway station, framed by a high-quality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

To the north of the A1306 is the residential community known as Orchard Village. Formerly the Mardyke Estate it was built in the 1960s, primarily for workers at Ford's Dagenham car construction plant nearby.

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

- Mardyke Community Centre
- Newtons Primary School
- La Salette Primary School and Catholic Church

d. **Collier Row (3 Member Ward)**  
**Projected Electorate (2025): 10,640 (-4.9% variance)**



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

The ward is mostly residential in character with industrial and retail parks dotted along the A12 Arterial Road which runs along its south-eastern border. At its southern end, the ward runs along the River Rom and into Romford town centre.

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

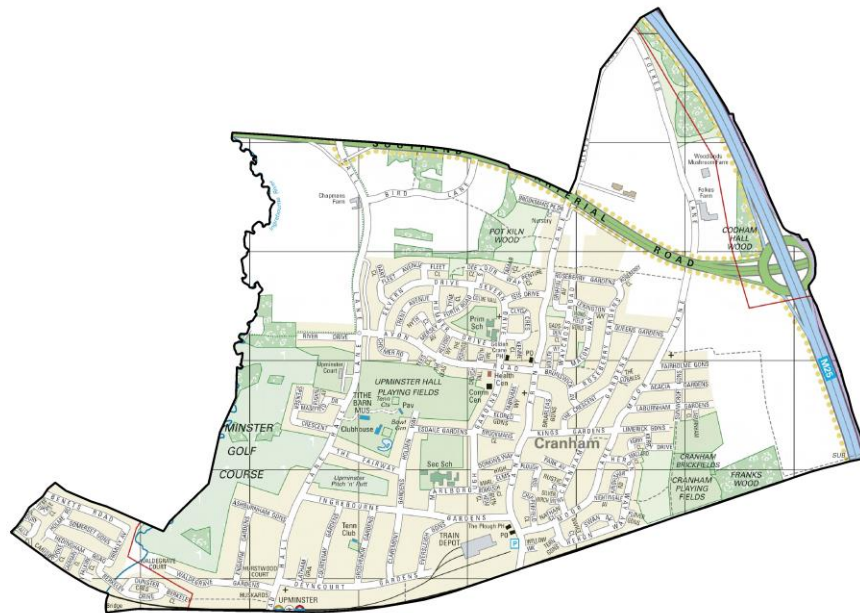
The River Rom runs through vertically through the centre of the ward, leading through to Romford Town Centre where the boundary ends.

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

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

- Mawney Road Medical Centre
- Collier Row Post Office
- Crownfield Infant and Junior School
- The Mawney School
- Collier Row Library
- Forest Row Centre
- Lawns Recreation Ground
- North Romford Community Centre
- Church of the Good Shepherd
- Corpus Christi Collier Row

**e. Cranham (3 Member Ward)**  
**Projected Electorate (2025): 10,212 (-8.7% variance)**



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

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

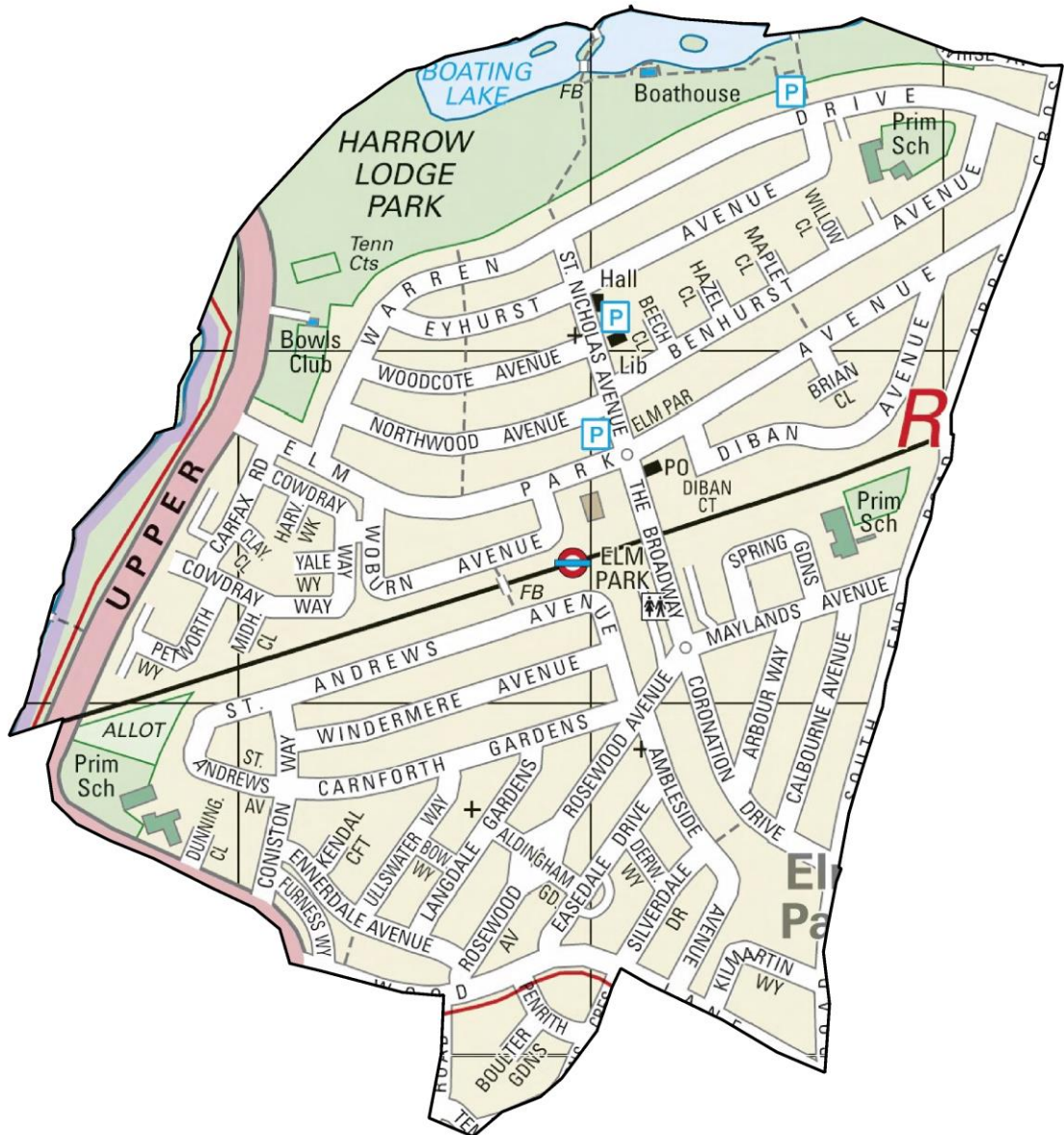
Cranham is home to one of the borough's conservation areas. Residential density is greatest in roads adjoining Front Lane, Severn Drive, Moor Lane and Avon Road where local amenities such as newsagents, off licences and takeaways are located, along with the Cranham Health Centre which serves the local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

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

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

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

- f. **Elm Park (2 Member Ward)**  
**Projected Electorate (2025): 7,415 (-0.5% variance)**



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

south of Elm Park TfL Underground Station and the roads adjoining Wood Lane.

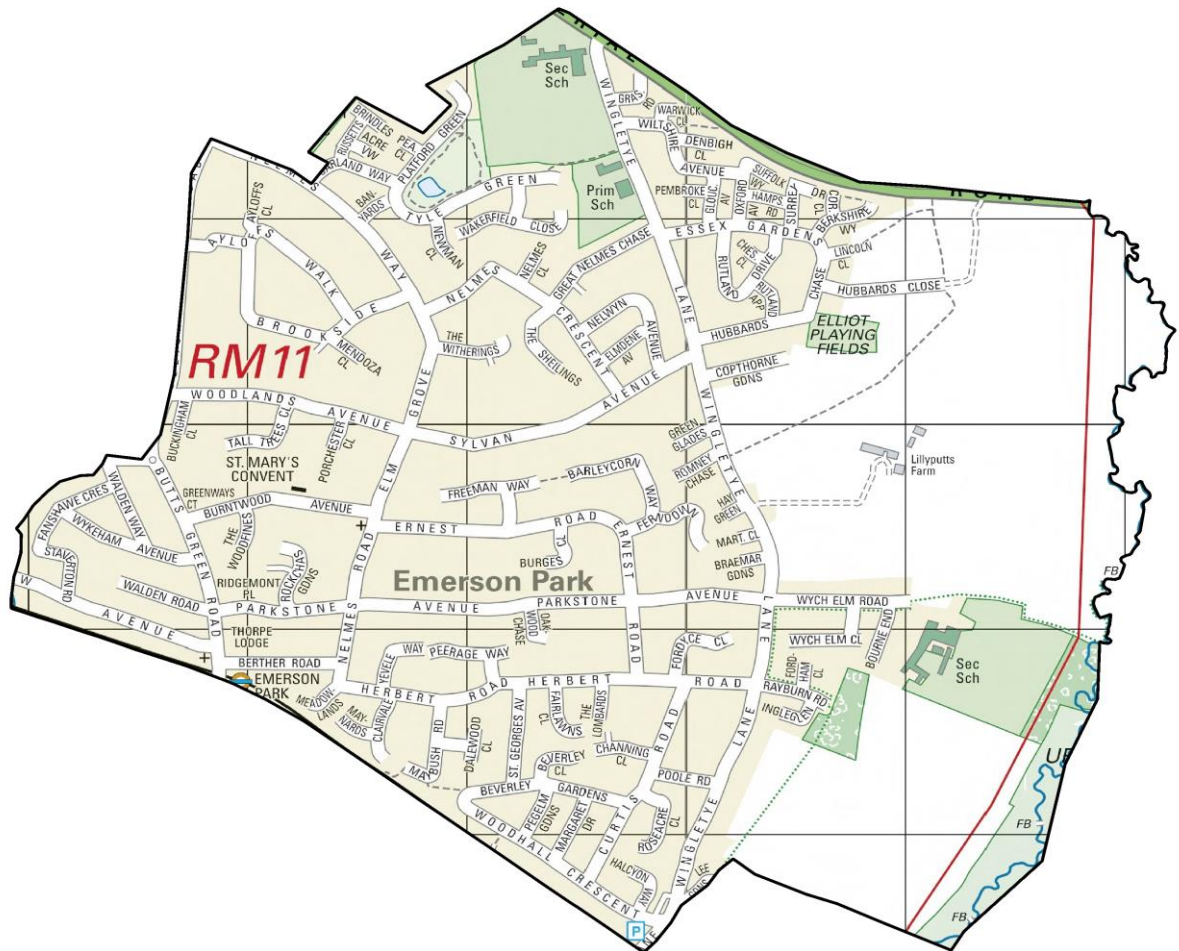
Shopping parades and local amenities, including Elm Park Library, are located in close proximity to the Underground Station, along Elm Park Avenue.

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

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

- Hornchurch Bowls Club
- Harrow Lodge Boating Lake
- Benhurst and Elm Park Primary Schools
- St Alban's RC Church
- St Nicholas Church

**g. Emerson Park (2 Member Ward)**  
**Projected Electorate (2025): 7,297 (-2.1% variance)**



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

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

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

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

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

- The Champion School
- Emerson Park School
- All Saints Church
- Nelmes Primary School

This is a detailed street map of Romford, Essex. The map shows the town's layout, including major roads, residential areas, and landmarks. Key features include:

- Major Roads:** The A102 (Romford Road) runs north-south through the center. The A103 (Romford Road) runs east-west along the top. The A104 (Romford Road) runs east-west along the bottom.
- Parks and Green Spaces:** Lodge Farm Park is located in the north-central area. Gidea Park is in the south-central area. Sports Ground is in the south-eastern area.
- Water Bodies:** Romford Creek flows through the town, joining the River Rom.
- Landmarks:** Romford Station is located in the south-central area. The Council Office is in the north-central area. Various schools, including Romford Primary School and Romford Secondary School, are marked.
- Other Features:** The map shows numerous residential streets, commercial areas, and public facilities like libraries and sports centers.

Gidea Park ward is located to the north east of Romford town centre. Its northern boundary is Main Road which leads from Romford Town Centre to Gallows Corner and is a strong boundary line.

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

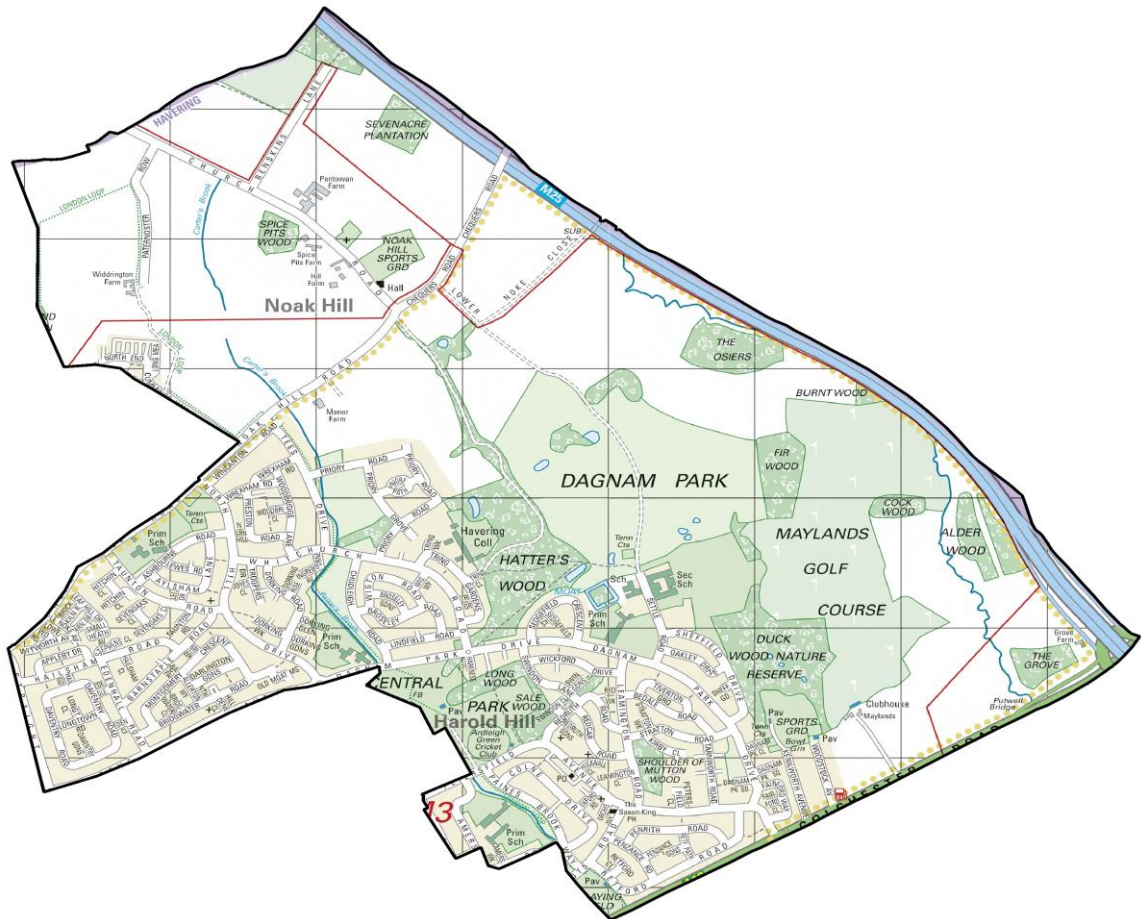
The ward is serviced by Romford and Gidea Park train stations which connect with London and Essex.

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

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

- Gidea Park Library
- Lodge Farm Park
- Gidea Park Primary School
- The Royal Liberty School
- Western Road Medical Centre
- Romford Baptist Church

**i. Gooshays (3 Member Ward)**  
**Projected Electorate (2025): 12,222 (9.3% variance)**



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

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

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

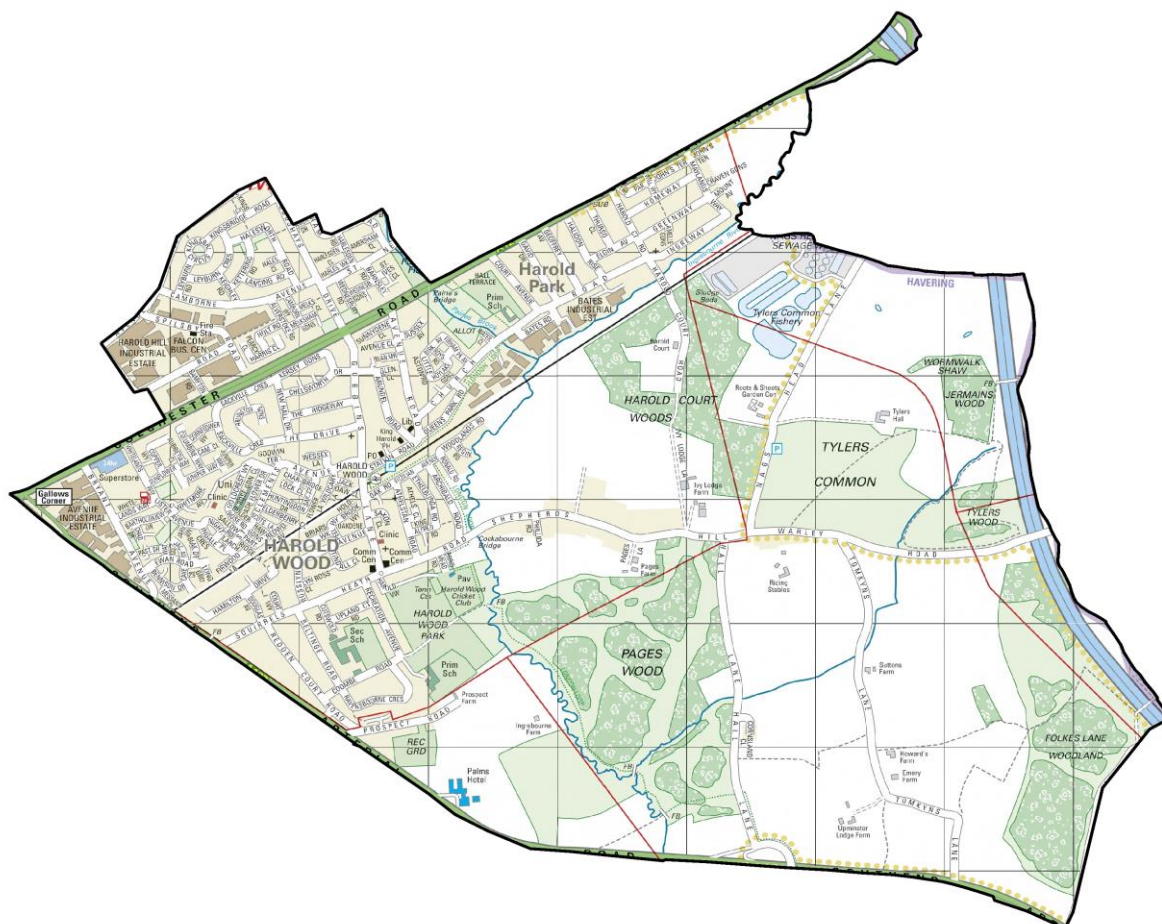
Despite its dense population and estate design, much of the ward is given to large green open spaces, including Dagnam Park and Duck Wood Nature Reserve. The open spaces are well used by local residents and are associated as being a core component of the ward.

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

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

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

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



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

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

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

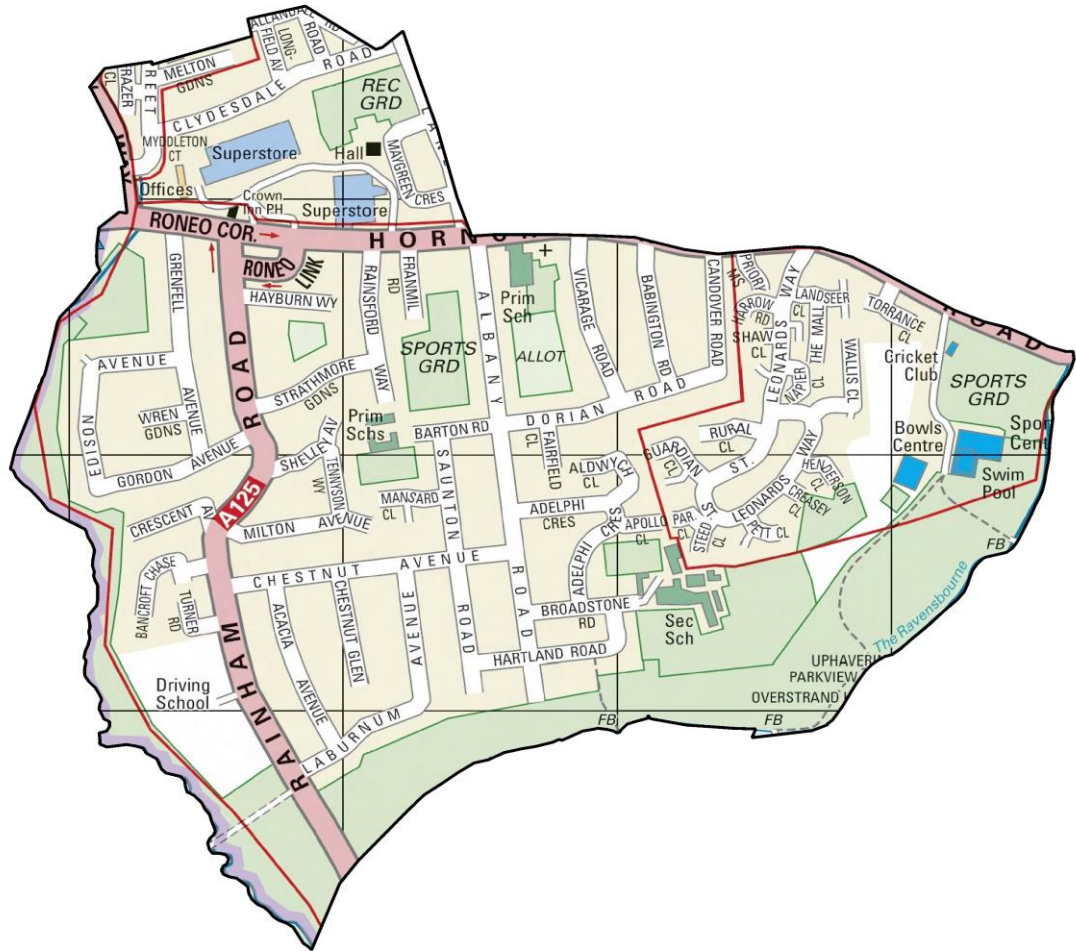
Contained within the ward is an area to the north of the A12, into Harold Hill. This area is within the existing borough ward configuration and is not proposed to change. Similarly, towards the south-western edges of the ward an area cuts in from the A127, this is a feature of the existing ward configuration.

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

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

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

**k. Harrow Lodge (2 Member Ward)**  
**Projected Electorate (2025): 7,063 (-5.3% variance)**



Harrow Lodge is a newly-created ward situated south of the Romford town centre ring road and to the west of Hornchurch.

Running along its eastern border is Harrow Lodge Park stretching from Elm Park to the south west and Hornchurch to the north east.

The London Boroughs of Barking & Dagenham and Redbridge run along its western border.

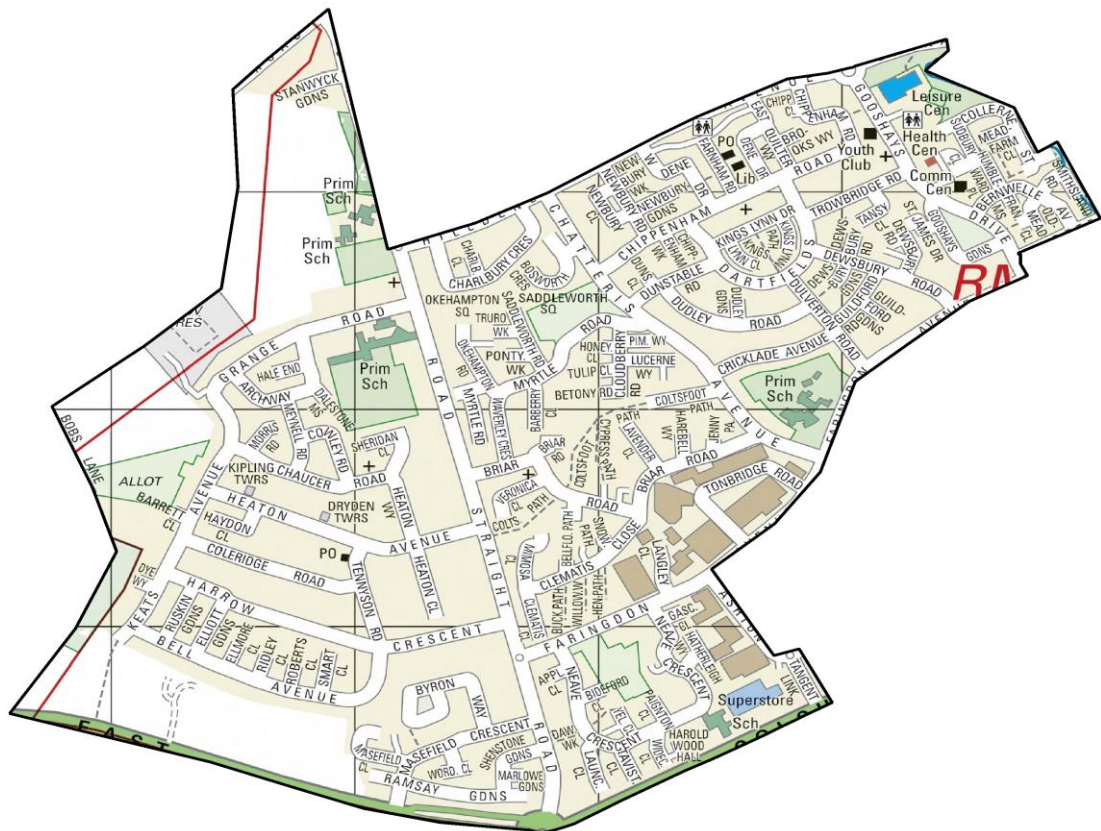
It is mostly residential in character with retail activity in the north-west corner of the ward. Residential communities run to the south of the A124 Hornchurch Road and either side of the A125 Rainham Road.

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

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

- Cardrome
- Hornchurch High School
- Wykeham Primary School

**I. Heaton (3 Member Ward)**  
**Projected Electorate (2025): 10,696 (-4.4% variance)**



Heaton Ward stretches from Heaton Grange to the west and into the heart of Harold Hill.

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

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

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

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

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

- Hilledene Primary School
- St Ursula's RC Junior School
- Broadford Primary School
- Myplace
- Harold Hill Medical Centre

**m. Hylands (3 Member Ward)**  
**Projected Electorate (2025): 12,036 (7.6% variance)**



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

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

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

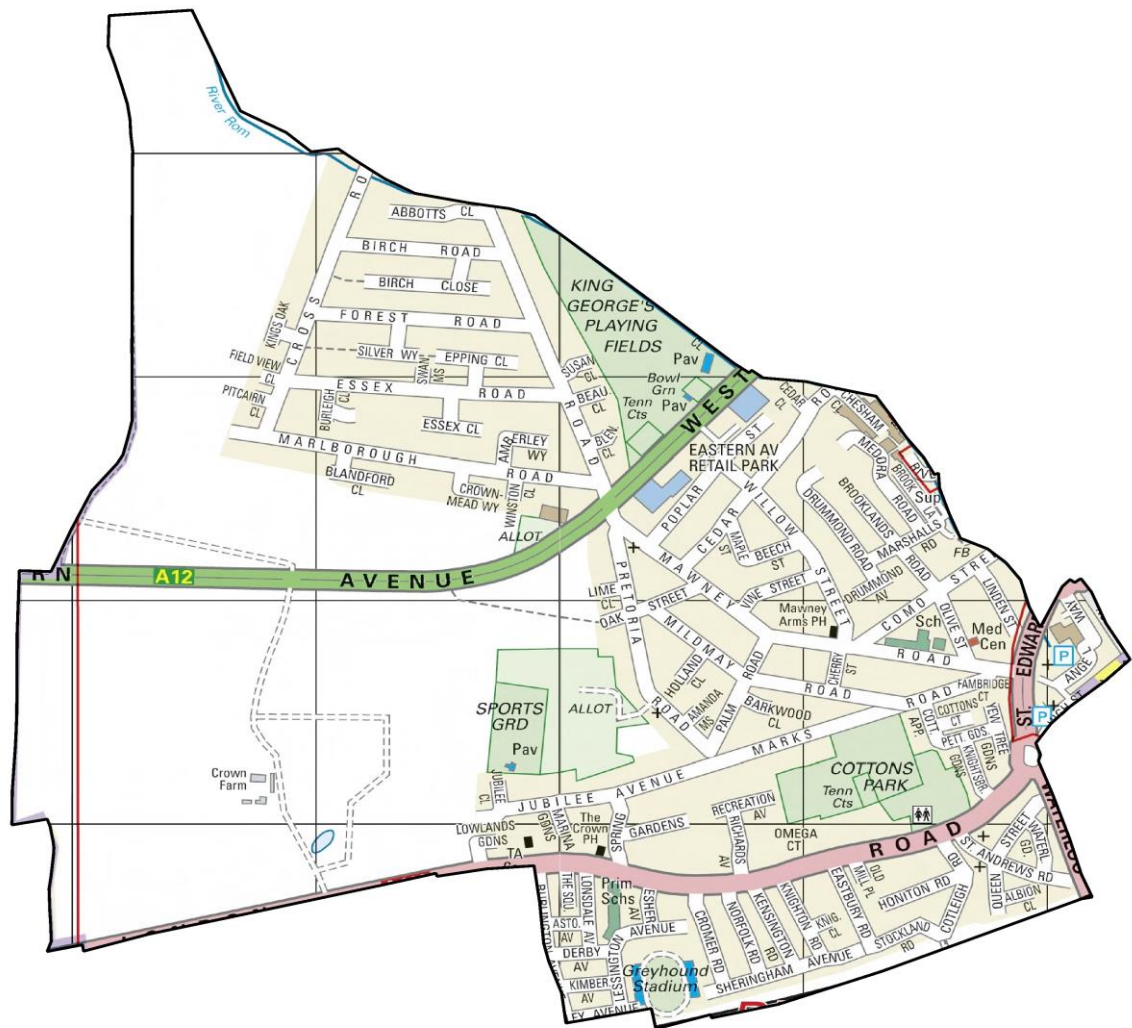
In the next few years an area close to the border with the ring road and south of the railway line will undergo a transformation as part of the Council's housing based regeneration scheme. The Council has entered into a joint venture with First Base, an urban regeneration specialist, to transform land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

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

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

- St Alban's CofE Church
- Holy Cross Church
- Towers Primary School

n. **Mawneys (3 Member Ward)**  
**Projected Electorate (2025): 10,929 (-2.3% variance)**



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

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

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

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

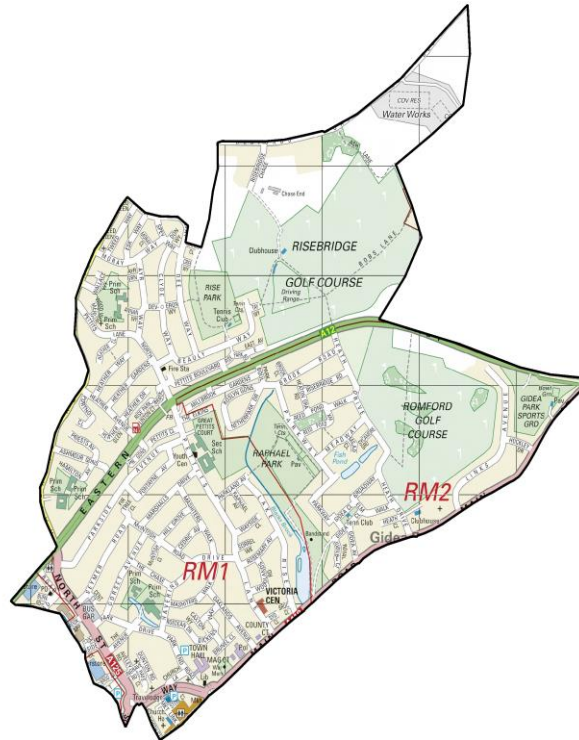
The ward has large green open spaces and parks at Kings George's Playing Fields and Cottons Park.

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

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

- Mawney Medical Centre
- Mawney Primary School
- Crowlands Primary School
- Triumphant Chapel

- o. Pettits (3 Member Ward)**  
**Projected Electorate (2025): 10,760 (-3.8% variance)**



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

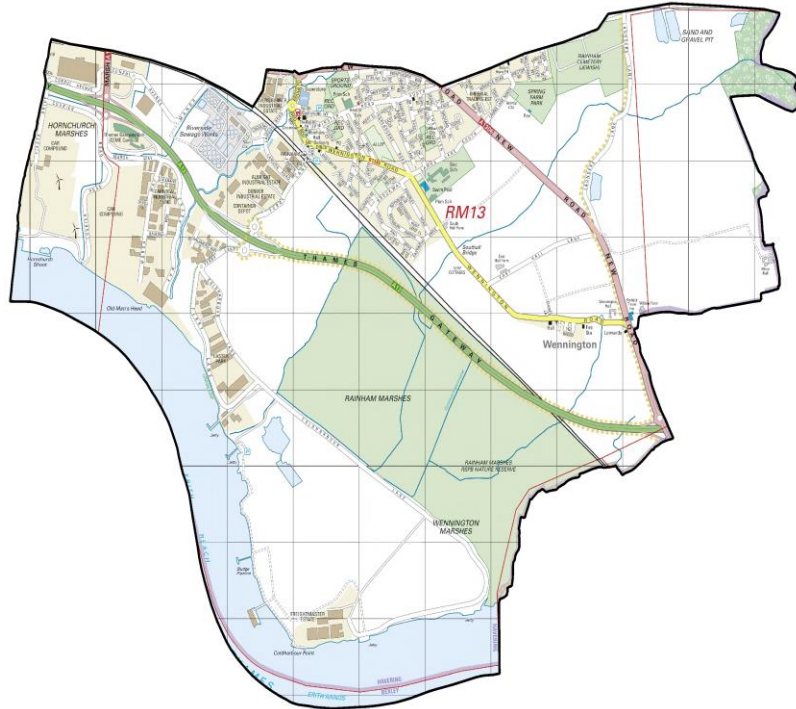
Most residential in character, population density is not as high as in the neighbouring wards of Mawney and Heaton, particularly to the south of the ward below the A12.

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

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

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

**p. Rainham & Wennington (2 Member Ward)**  
**Projected Electorate (2025): 7,145 (-4.2% variance)**



Rainham and Wennington ward is located in the south of the borough, running along the River Thames on its southern border.

The ward comprises a mixture of residential, open space, industrial and commercial uses. The ward's positioning next to the River Thames and the A13 Arterial Road and A1306 make it an ideal location for industrial plants and units. Ferry Lane being testament to the area's industrial feel. The ward is home to London's largest industrial Business Improvement District and third largest in the country.

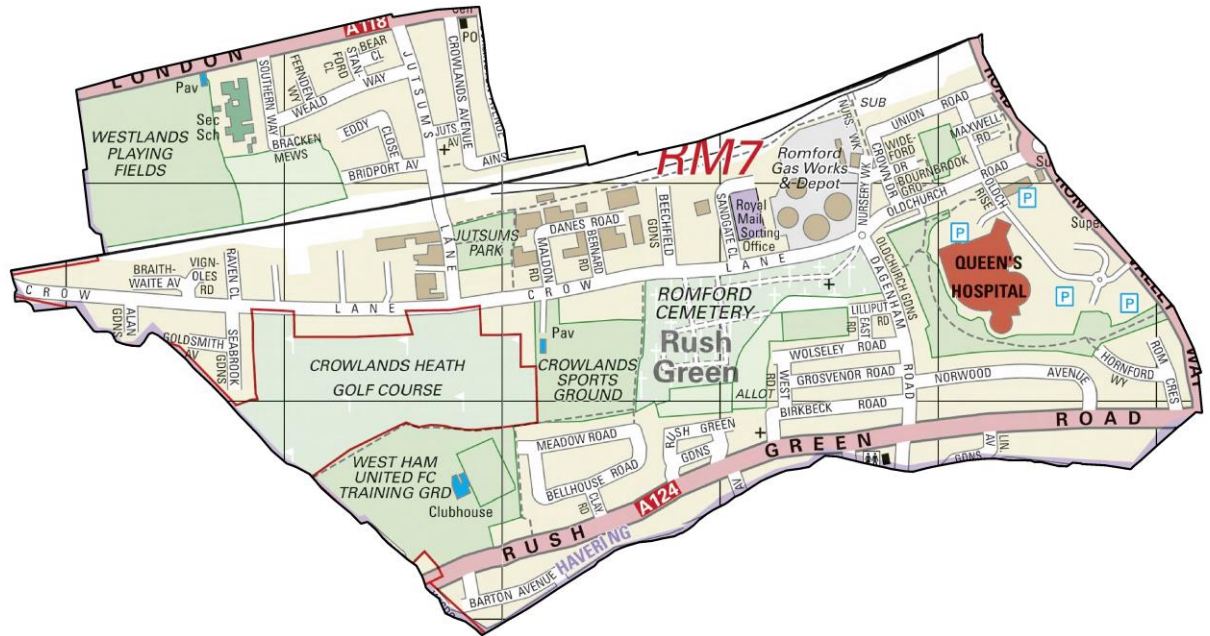
A short distance away from the industrial areas of the ward is Rainham Village, which is home to the Grade I listed Rainham Hall, an early 18th Century merchant's home. Rainham Village also has a train station with connections to London and Essex. The village also has its library, parade of shops and is in close proximity to the Tesco superstore which is a prominent feature of the area.

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

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

- Spring Farm Park
- Wennington Village
- The Harris Academy
- Rainham Village Primary School
- Brady Primary School
- St Helen and St Giles Church
- Rainham War Memorial
- Ingrebourne Links Golf Course

**q. Rush Green (2 Member Ward)**  
**Projected Electorate (2025): 8,086 (8.5% variance)**



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

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

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

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

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

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

- St Edward's CofE Secondary School
- Romford Cemetery
- Concordia Academy

**r. St Andrew's (2 Member Ward)**  
**Projected Electorate (2025): 8,161 (9.5% variance)**



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

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

Saint Andrew's is a cultural hub for the borough with the Queen's Theatre and Fairkytes Art Centre within close proximity of each other, and which neighbour Langtons House and Gardens. Langtons House is a Grade II Listed 18th Century manor house. The house stands in landscaped

gardens with an ornamental lake, orangery and bath house. It is one of the Council's licensed premises for civil ceremonies.

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

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

**s. St George's (3 Member Ward)**  
**Projected Electorate (2025): 11,223 (0.4% variance)**



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

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

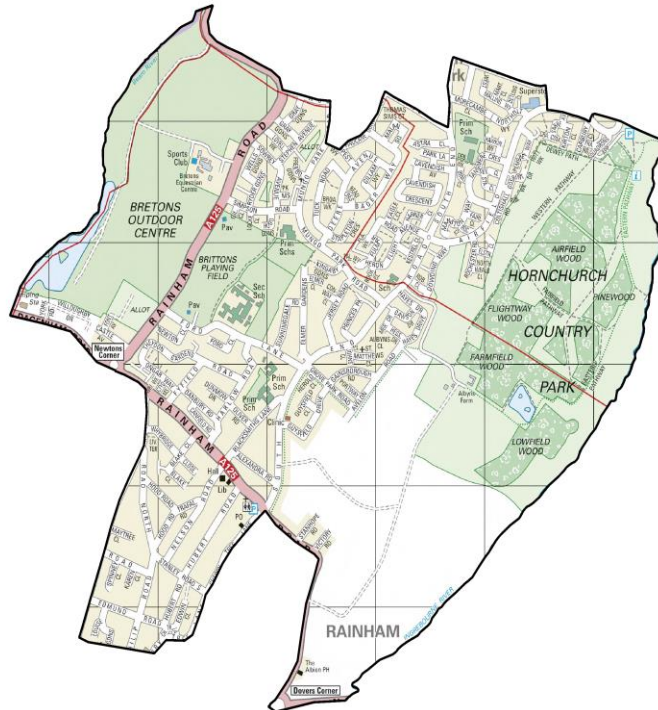
To the west of the ward lies the former St. George's Hospital site which is currently being converted into residential land and which adjoins the Hornchurch Country Park.

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

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

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

**t. South Hornchurch (3 Member Ward)**  
**Projected Electorate (2025): 12,236 (9.4% variance)**



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

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

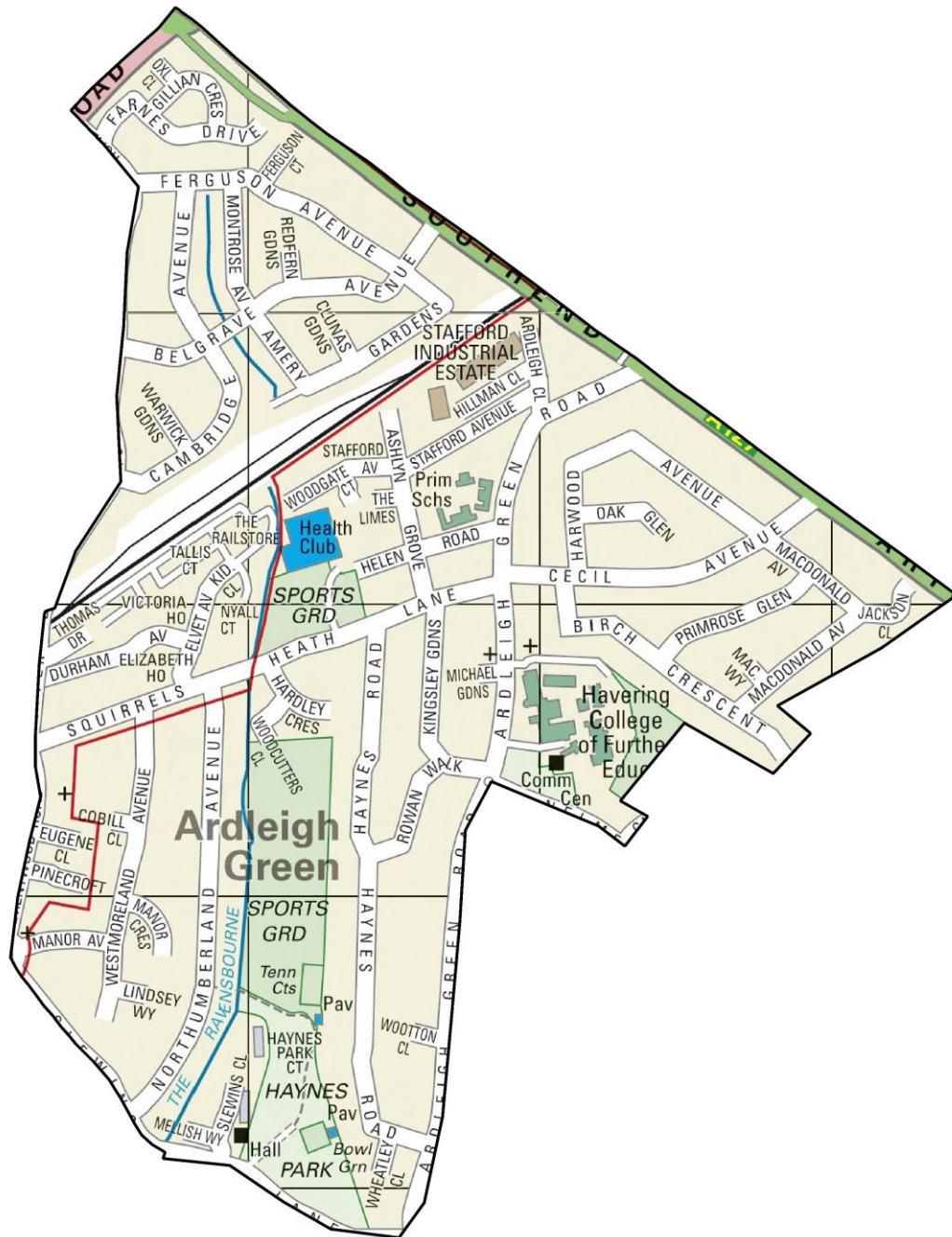
Running to the west of the A125 Upper Rainham Road is the Bretons Outdoor Centre. The 175 acre site is a mixture of

sports pitches and open space sloping down to the River Beam. The recreation ground supports a variety of activities including football, and model flying.

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

- Brittons Academy
- St John and St Matthew Church
- South Hornchurch Library

**u. Squirrels Heath (2 Member Ward)**  
**Projected Electorate (2025): 7,229 (-3.0% variance)**



Squirrels Heath is a mostly residential ward, running through it is the TfL and Greater Anglia railway line running into London and out to Essex and beyond.

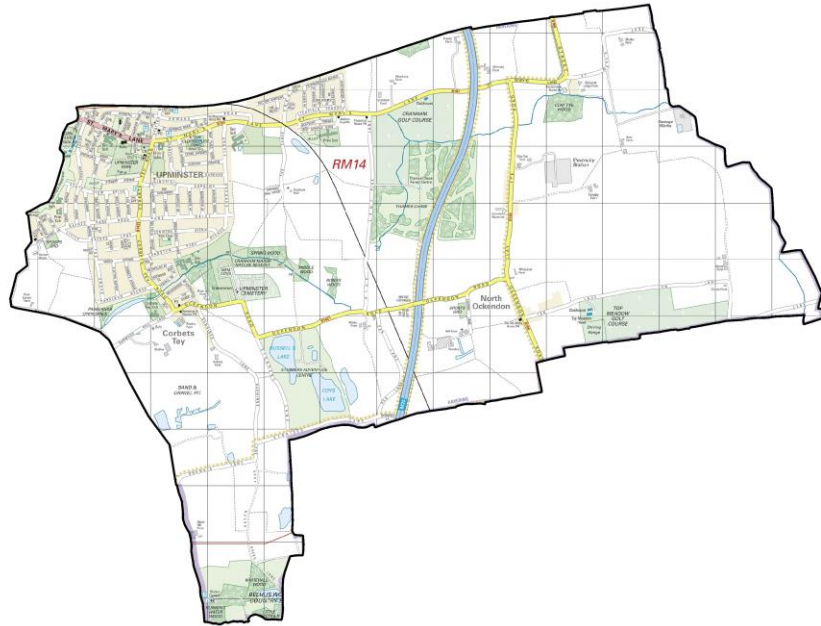
Prominent communities feature either side of Squirrels Heath Lane and Ardleigh Green Road, with significant open space afforded by the Ardleigh Green Sports Ground and Haynes Park.

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

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

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

**v. Upminster (3 Member Ward)**  
**Projected Electorate (2025): 10,851 (-3.0% variance)**



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

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

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

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

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

- Upminster Cemetery and Crematorium
- Stubbers Adventure Centre
- Coopers' Company & Coborn School
- Upminster Library
- Upminster Park
- Upminster Windmill Hall
- Corbets Tey School
- Gaynes School
- Cranham Golf Course
- St Joseph's Primary School and Church
- St Lawrence Church
- All Saints Church
- Sacred Heart of Mary Girls School