

Notice of NON KEY Executive Decision

Subject Heading:	To submit the Reserved Matters & S73 Planning Application in relation to Blocks 9 & 10 at Waterloo & Queen Street, Romford.
Decision Maker:	Paul Walker Interim Director of Housing and Property.
Cabinet Member:	Cllr Graham Williamson Cabinet Member for Development and Regeneration.
ELT Lead:	Neil Stubbings Strategic Director of Place.
Report Author and contact details:	Chantal Miller Development Surveyor. e.chantalmiller2@havering.gov.uk
Policy context:	Housing Asset Management Plan. The Havering Wates Joint Venture Business Plan. The HRA Business Plan Update and Capital Programme.
Financial summary:	This report seeks approval to submit the planning application for the scheme.

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	The planning submission aligns with the approved scheme budget, approved by Cabinet on 7 th February 2025.
Relevant Overview & Scrutiny Sub Committee:	Places.
Is this decision exempt from being called-in?	The decision will be exempt from call-in as it is a Non-Key Decision.

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

People - Supporting our residents to be safe and well x

Place - A great place to live, work and enjoy x

Resources - Enabling a resident-focused and resilient Council x

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Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

To approve the submission of:

1. An Addendum to the existing Design Code;
2. A Section 73 (S73) Application for Blocks 9 and 10;
3. A Reserved Matters Application (RMA) for Blocks 9 and 10.

Havering and Wates Regeneration LLP will submit the RMA concurrently with the S73 application to update the approved parameter plans and support programme efficiencies.

Together, these applications aim to refine the existing planning consent by amending key parameters and providing detailed design information specifically for Blocks 9 and 10, in line with the current planning permission below:

Ref. P0761.20 - Hybrid (part outline, part detail) planning application for the phased redevelopment of the site comprising demolition and the provision of up to 1,380 (C3) residential units (40% affordable), built over 3-16 storeys, flexible commercial floor-space (Use Class A1-A4, B1, D1/D2), community floor-space, open space and associated public realm improvements, parking, play space, highways improvements and central cycle route. Outline with all matters reserved (except access) and Detailed Full Planning for Phase 1.

AUTHORITY UNDER WHICH DECISION IS MADE

Scheme 3.3.3 - Powers Common to All Strategic Directors:

3. Statutory consent / notices

3.1 To apply for statutory consent (e.g., planning permission) relevant to their directorate and to serve statutory notices except where reserved to the Council, Cabinet or any committee of the Council.

The above authority is the subject of a further sub-delegation to the Interim Director of Housing & Property.

STATEMENT OF THE REASONS FOR THE DECISION

The regeneration of the Waterloo and Queen Street Estate forms a key part of the '12 Estates' Programme, which aims to deliver over 3,500 new homes across 12 existing housing sites. This ambitious initiative focuses on delivering high-quality, sustainable

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homes while investing in public realm, community facilities, and designing out crime. The programme plays a vital role in addressing housing need within the borough by replacing outdated and poor-quality housing stock with modern, affordable homes that reflect the aspirations of both current and future residents.

Updated Approach to Delivery

To maintain momentum in the estate's regeneration, the submission of both a Section 73 application and a Reserved Matters Application (RMA) for Blocks 9 and 10 is now being brought forward. In light of the Building Safety Act, and associated viability and programme challenges, the development phasing has been adjusted to prioritise these blocks, which are below 18 metres in height. This revised strategy enables greater programme efficiency while work continues to refine the design and delivery of the taller blocks. Importantly, it also allows for the early delivery of a significant proportion of affordable housing.

Unlocking the First Phase

Blocks 9 and 10 now form the new Phase 1 of the redevelopment and will deliver 107 affordable homes—comprising 70 for social/affordable rent and 37 for shared ownership. These homes will provide high-quality accommodation for residents who wish to exercise their Right to Return, as well as help meet the needs of those on the London Borough of Havering's housing waiting list, which currently stands at 3,169 households.

Planning Background and Site Context

Planning permission for the Waterloo and Queen Street development was granted in November 2021 through a Hybrid Application, which secured detailed consent for the original Phase 1 and outline consent for later phases. Delivery of Phase 1 was paused following the introduction of the Building Safety Act.

The current proposal seeks approval to progress Blocks 9 and 10, delivering 107 affordable homes for local residents. This planning application provides the necessary consent to enable construction to move forward.

Community Engagement

Engagement has continued throughout the development process, with recent public consultation events held on 4th February, 3rd April and 29th July 2025. These sessions allowed residents—particularly those on Cotleigh Road—to raise concerns regarding height, massing, and overlooking. Feedback received has been carefully considered and, where feasible, incorporated into the revised proposals. The updated designs were well received. Communication has been supported by press coverage, updates on the Regeneration website, and ongoing support from the Council's Residents Liaison Officer, who ensures clear and continuous communication with the community.

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Planning Applications

The RMA will be submitted alongside the S73 application to secure programme efficiencies and bring forward detailed design proposals.

The applications seek to amend parameters to enable a more efficient use of space and provide improved unit layouts for future residents, while also responding to feedback from neighbouring residents on matters such as overlooking, height, and massing.

Key Benefits of the Proposal

The delivery of Blocks 9 and 10 offers several clear and immediate benefits:

- Accelerated delivery of high-quality, 100% affordable homes;
- Replacement of poor-quality housing stock with modern, sustainable accommodation;
- Enhanced site layout and internal designs, improving liveability for new residents;
- Reduced impacts on neighbours, particularly in terms of massing, height, and privacy;
- Support for wider regeneration objectives, including activation of commercial and community spaces;
- Improved public realm and place making, with new amenity and play spaces;
- Better permeability and connectivity, encouraging walking, cycling and public transport;
- Greater resilience and sustainability, helping to future-proof the site against climate change.

Conclusion

This proposal marks a crucial step forward in delivering the long-awaited regeneration of the Waterloo and Queen Street Estate. The early delivery of Blocks 9 and 10 will not only provide urgently needed affordable homes but also demonstrate meaningful progress on a flagship development that supports local people and strengthens the wider community.

OTHER OPTIONS CONSIDERED AND REJECTED

Option: Not progressing with a Planning Application

Choosing not to proceed with the planning application at this stage would significantly delay the overall programme, slowing the delivery of urgently needed housing and extending the period during which people remain in unsuitable accommodation. Moreover, it would potentially risk GLA clawback for grant funding already spent to date. For these reasons, this option has been rejected.

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Option: Continuing to review/re-design the original Phase 1

The original Phase 1 includes buildings that exceed 18 metres in height, and as such, would require a comprehensive redesign to comply with the Building Safety Act and work through the full Gateway Design process. This would result in substantial programme delays and additional viability challenges, particularly due to the need for a second stair core, as required under new building safety regulations. In light of these constraints, this option has also been rejected.

PRE-DECISION CONSULTATION

A summary table of engagement undertaken to date agreed through the Planning Performance Agreement (PPA) with the London Borough of Havering (LBH).

The Statement of Community Engagement, alongside the application will provide further detail.

Dates	Consultation Event/Meeting
12 th December 2024	LBH Pre-application Meeting 1.
17 th March 2025	LBH Pre-application Meeting 2.
2 nd April 2025	John Finlayson, Head of Planning at the GLA, has agreed in principle that the application for S73 will amount to "no strategic issues.
9 th April 2025	LBH Design Code Meeting.
7 th May 2024	LBH Pre-application Meeting 3
2 nd June 2025	Submission of application to Discharge Condition 8 (Design Code).
16 th July 2025	Wrap up meeting - amendments to parameter plans for plot 9 + 10 + RMA.
29 th July 2025	Final Public Consultation event.
September 2025	Determination of Condition 8 (Design Code)
September 2025	Submission of S73 application to amend parameter plans and Reserved Matters Application for phase 2.
November 2025	Determination of S73 and RM Applications, subject to planning.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Chantal Miller

Designation: Development Surveyor

Signature: *Chantal Miller*

Date: 03/09/2025

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

There are no legal implications relevant to this decision.

FINANCIAL IMPLICATIONS AND RISKS

Approval is sought for the submission of a Design Code Addendum, a Section 73 (S73) application, and a Reserved Matters Application (RMA) for Blocks 9 and 10 within the Waterloo and Queen Street Regeneration scheme. The application is scheduled for submission by September 2025.

The costs associated with pre-construction and planning activities are accounted for within the HRA Capital Budget, which was approved by Cabinet on 5 February 2025 and was ratified by Full Council on 26th February 2025. This decision is not expected to result in any additional expenditure beyond the funding already allocated.

Financial Risks

Submission of the planning application is a prerequisite for the delivery of the scheme. If the application is refused, the Council may incur abortive costs and a related impairment charge.

Although the risk of refusal remains, it is expected that any necessary amendments could be made to secure approval of the application.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

The recommendations made in this report do not appear to give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

An EHIA (Equality and Health Impact Assessment) has not been completed and is not required for this decision. The Council seeks to ensure equality, inclusion, and dignity for all. There are no significant health and wellbeing risks directly arising from the proposal laid out in the report, and health and wellbeing benefits will be realised when the blocks are complete and ready for occupation.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

The proposed development, which is the subject of the applications, would be new build with energy efficient materials that are resilient to climate change. The scheme has been informed by robust sustainability assessments to help meet the challenges of

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climate change. Measures such as the utilisation of Air Source Heat Pumps, Green Roofs, Photovoltaic (PV) panels, Sustainable Urban Drainage systems, urban greening and landscaping.

BACKGROUND PAPERS

None.

APPENDICES

Appendix A	Existing Site Plan
Appendix B	RMA Site Plan

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Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed



Paul Walker
Interim Director of Housing & Property

Date: 9th September 2025

Lodging this notice

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____