C A B I N E T

Monday,12 December 2022 at 6.00 pm
Hackney Town Hall,
Mare Street, E8 1EA

The live stream can be viewed here:
https://youtu.be/o5a3fA3GtHc

Members of the Committee:

Mayor Philip Glanville, Mayor (Chair)
Councillor Anntoinette Bramble, Deputy Mayor and Cabinet Member for Education, Young People and Children's Social Care (Vice-Chair)
Councillor Robert Chapman, Cabinet Member for Finance
Councillor Mete Coban MBE, Cabinet Member for Environment and Transport
Councillor Susan Fajana-Thomas, Cabinet Member for Community Safety and Regulatory Services
Councillor Christopher Kennedy, Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture
Councillor Clayeon McKenzie, Cabinet Member for Housing Services
Councillor Guy Nicholson, Deputy Mayor for housing supply, planning, culture and inclusive economy
Councillor Carole Williams, Cabinet Member for Employment, Human Resources and Equalities
Councillor Caroline Woodley, Cabinet Member for Families, Parks and Leisure

Mayoral Advisors:
Councillor Sem Moema
Councillor Yvonne Maxwell
Councillor Sade Etti

Mark Carroll
Chief Executive
Friday 2 December 2022
www.hackney.gov.uk

Contact: Tessa Mitchell
Governance Team Leader
governance@hackney.gov.uk

Cabinet
Monday, 12 December 2022

Agenda

1 Apologies for Absence

2 Urgent Business

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 19 below. New items of exempt business will be dealt with at Item 25 below).

3 Declarations of interest - Members to declare as appropriate

Members are invited to consider the guidance which accompanies this agenda and make declarations of interest as appropriate.

4 Notice of Intention to Conduct Business in Private, Representations Received and Response to Any Such Representations

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at **Item** *[20]* **: Exclusion of the Press and Public.** No representations with regard to these have been received.

This is the formal 5 clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.

5 Questions/Deputations

At the time of the publication of this agenda there were none received.

6 Unrestricted Minutes of the Previous Meeting (Pages 9 - 16)

To agree the minutes of the previous meeting of Cabinet held on 21 November 2022.

7 **FCR S091 Capital Update and Property Disposals and Acquisitions Report** (Pages 17 - 30)

8 **FCR S090 2022/23 Overall Financial Position Report - October 2022** (Pages 31 - 68)

9 **CHE S135 Housing Services Resident Engagement Strategy** (Pages 69 - 142)

10 **CHE S136 Housing Services Community Flats - Proposals for Change of Use** (Pages 143 - 158)

11 **CHE S138 Housing Strategy Position Paper 2023** (Pages 159 - 204)

12 **CHE S142 New Council House Building Programme and 1,000 Homes for Social Rent Commitment** (Pages 205 - 328)

13 **CHE S153 Flood Risk Management Plan Measures 2021-2027** (Pages 329 - 792)

14 **CHE S158 Marian Court - Appropriation of Land for Planning Purposes** (Pages 793 - 804)

15 **CHE S159 Frampton Park: Appropriation Of Land For Planning Purposes** (Pages 805 - 816)

16 **CHE S160 De Beauvoir Estate Phase 1, Appropriation Of Land For Planning Purposes** (Pages 817 - 832)

17 **Non Key Decision - Gender And Ethnicity Pay Gap 2022** (Pages 833 - 856)

18 **Appointment of Local Authority Governors - Haggerston School Governor Report** (Pages 857 - 860)

19 **New items of Unrestricted Urgent Business**

To consider any items admitted at Item 2 above.

20 **Exclusion of the Press and Public**

Note from the Governance Team Leader:

Items 21, 22 23, 24 and 25 allow for the consideration of exempt information in relation to items 13, 14, 15, 16 and 2 respectively.

RESOLVED:

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph, 3 & 5 of Part 1, schedule 12A of the Local Government Act 1972.

21 **CHE S153 Flood Risk Management Plan Measures 2021-2027**
(Pages 861 - 868)

22 **CHE S158 Marian Court - Appropriation of Land for Planning Purposes**
(Pages 869 - 872)

23 **CHE S159 Frampton Park: Appropriation Of Land For Planning Purposes**
(Pages 873 - 874)

24 **CHE S160 De Beauvoir Estate Phase 1, Appropriation Of Land For Planning Purposes** (Pages 875 - 878)

25 **New Items of Exempt Urgent Business**

To consider any EXEMPT items admitted at agenda item 2.

Public Attendance

Following the lifting of all Covid-19 restrictions by the Government and the Council updating its assessment of access to its buildings, the Town Hall is now open to the public and members of the public may attend meetings of the Council.

We recognise, however, that you may find it more convenient to observe the meeting via the live-stream facility, the link for which appears on the agenda front sheet.

We would ask that if you have either tested positive for Covid-19 or have any symptoms that you do not attend the meeting, but rather use the livestream facility. If this applies and you are attending the meeting to ask a question, make a deputation or present a petition then you may contact the Officer named at the beginning of the Agenda and they will be able to make arrangements for the Chair of the meeting to ask the question, make the deputation or present the petition on your behalf.

The Council will continue to ensure that access to our meetings is in line with any Covid-19 restrictions that may be in force from time to time and also in line with public health advice. The latest general advice can be found here - https://hackney.gov.uk/coronavirus-support

Rights of Press and Public to Report on Meetings

The Openness of Local Government Bodies Regulations 2014 give the public the right to film, record audio, take photographs, and use social media and the internet at meetings to report on any meetings that are open to the public.

By attending a public meeting of the Council, Executive, any committee or sub-committee, any Panel or Commission, or any Board you are agreeing to these guidelines as a whole and in particular the stipulations listed below:

- Anyone planning to record meetings of the Council and its public meetings through any audio, visual or written methods they find appropriate can do so providing they do not disturb the conduct of the meeting;
- You are welcome to attend a public meeting to report proceedings, either in 'real time' or after conclusion of the meeting, on a blog, social networking site, news forum or other online media;
- You may use a laptop, tablet device, smartphone or portable camera to record a written or audio transcript of proceedings during the meeting;
- Facilities within the Town Hall and Council Chamber are limited and recording equipment must be of a reasonable size and nature to be easily accommodated.
- You are asked to contact the Officer whose name appears at the beginning of this Agenda if you have any large or complex recording equipment to see whether this can be accommodated within the existing facilities;
- You must not interrupt proceedings and digital equipment must be set to 'silent' mode;
- You should focus any recording equipment on Councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed.

Failure to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;

- Any person whose behaviour threatens to disrupt orderly conduct will be asked to leave;
- Be aware that libellous comments against the council, individual Councillors or officers could result in legal action being taken against you;
- The recorded images must not be edited in a way in which there is a clear aim to distort the truth or misrepresent those taking part in the proceedings;
- Personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, religion, gender, sexual orientation or disability status could also result in legal action being taken against you.

Failure to comply with the above requirements may result in the support and assistance of the Council in the recording of proceedings being withdrawn. The Council regards violation of any of the points above as a risk to the orderly conduct of a meeting. The Council therefore reserves the right to exclude any person from the current meeting and refuse entry to any further council meetings, where a breach of these requirements occurs. The Chair of the meeting will ensure that the meeting runs in an effective manner and has the power to ensure that the meeting is not disturbed through the use of flash photography, intrusive camera equipment or the person recording the meeting moving around the room.

Advice to Members on Declaring Interests

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

Disclosable Pecuniary Interests (DPIs)

You will have a Disclosable Pecuniary Interest (*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you **must**:

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You **must not:**

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

Other Registrable Interests

You will have an ‘Other Registrable Interest’ (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions,, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, **you must** make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Disclosure of Other Interests

Where a matter arises at any meeting of the Council which **directly relates** to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which **affects** your financial interest or well-being, or a financial interest of well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you **must** declare the interest. You **may** only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a **sensitive interest**, you do not have to disclose the nature of the interest itself.

MINUTES OF A MEETING OF THE CABINET

MONDAY 21 NOVEMBER 2022

6pm Council Chamber Hackney Town Hall

Councillors Present:

Mayor Philip Glanville in the Chair Other Councillors
Councillor Guy NicholsonCouncillor Christopher Kennedy,
Councillor Clayeon McKenzie,
Councillor Susan Fajana-Thomas, Councillor Carole Williams,Councillor Caroline Woodley,
Councillor Yvonne Maxwell,

Present virtually:

Councillor Sem Moema

Apologies:

Deputy Mayor Anntoinette Bramble (Vice-Chair)
Councillor Mete Coban, Councillor Robert Chapman

Officers in attendance:

Mark Carroll, Chief Executive
Dawn Carter-Mcdonald, Director of Legal, Democratic and Electoral Services, Tessa Mitchell, Governance Services Team Leader
Ian Williams, Group Director Finance and Corporate Resources
Rickardo Hyatt, Group Director Climate Homes
Jacquie Burke, Group Director Children and Education
Gerry McCarthy, Head of Community Safety, Enforcement and Business Regulation, Sonia Khan, Head of Policy and Strategic Delivery

1. Apologies for Absence

Apologies were received from Deputy Mayor Bramble, Councillor Coban, Councillor Chapman.

2. Urgent Business

There were no items of urgent business.

3. Declaration of interest - Members to declare as appropriate

There were no declarations of interest.

4. Notice of intention to conduct business in private, any representations received and the response to any such representations

There were none.

5. Questions/Deputations

Question received from Mr Vincent Stops

I have submitted questions under the Environmental Information Regulations some months ago. The latest communication was from the FOI team on October 4 saying my question was being dealt with as a priority. I have asked via #GrillPhil as was told the answers have been completed, but I have not yet received. Can you also tell me why the delay?

This question was responded to by Councillor Kennedy as summarised below:

Councillor Kenndy informed Cabinet that he had written to Mr Stops to convey his apologies and explained that the delay was due to sickness absence and bereavement leave by key officers. Councillor Kennedy also added that written correspondence had been sent out in response to Mr Stops.

The Mayor stated that the written correspondence dated 27 October 2022, which he had seen, was sent and awaited confirmation of receipt and that nothing was omitted.

The Mayor was keen to reassure members of the public and former Councillor Vincent Stops that the matter has been addressed.

6. Unrestricted minutes of the previous meeting of Cabinet held on 21 November 2022

The minutes of the previous meeting of the Cabinet held on 21 November 2022, were approved.

7. Capital Update And Property Disposals And Acquisitions Report - Key Decision No. Fcr S089 (Pages 27 - 50)

Mayor Glanville introduced the report.

RESOLVED

I. That the scheme for Climate, Homes & Economy as set out in section 11 be given approval as follows:

Parks Equipment and Machinery 2022/23: Spend approval of £75k in 2022/23 is requested to purchase equipment and machinery to carry out maintenance to the borough's parks.

II. That the s106 scheme set out in section 12 be noted:

The s106/CIL board meeting dated 6 July 2022 considered the following bids for resource and spend approval. As a result £643k (£404k in 2022/23 & £239k in 2023/24) of s106 capital funding will be spent in accordance with the terms of the appropriate s106 agreements.

III. That the re-profiling of the budgets as set out in Section 13 be given approval as follows:

The capital programme is re-profiled twice each year to ensure that the budgets reflect changes in the anticipated development and progress of schemes within the approved programme.

IV. That the capital programme adjustments as set out in Section 14 be given approval as follows:

Capital Programme adjustments are requested in order to adjust and reapportion the 2022/23 approved budgets to better reflect project delivery of the anticipated programme set out in Appendix 4.

V. Authorise the Council to grant a lease or leases of up to 125 years in respect of the commercial unit at Tower Court shown for identification purposes only in the Appendices 1-3 edged in red.

VI. Authorise the Group Director of Finance and Resources to negotiate and agree the commercial terms relating to the grant of the lease(s) of the commercial unit at Tower Court.

VII. Authorise the Director of Legal, Democratic and Electoral Services to prepare and sign the necessary legal documentation and any ancillary documentation required in order to implement the grant of the leasehold interest(s) in respect of the commercial unit at Tower Court.

VIII. Authorise the grant of the lease(s)and that each lease disposal is compliant with S123 of the Local Government Act 1972.

REASONS FOR DECISION

The decisions required are necessary in order that the schemes within the Council's approved Capital programme can be delivered and to approve the property proposals as set out in this report.

In most cases, resources have already been allocated to the schemes as part of the budget setting exercise but spending approval is required in order for the scheme to proceed. Where, however, resources have not previously been allocated, resource approval is requested in this report.

To facilitate financial management and control of the Council's finances.

Proposed Disposal of D1 commercial unit at Tower Court:

The potential options for the use of the space have been explored with colleagues in the Council's Area Regeneration, Planning, Strategic Property Services, Woodberry Down and Finance Teams to establish the most appropriate option. Use of the space for healthcare purposes was explored with the Clinical Commissioning Group (CCG) but they confirmed that they are not interested in using the space. The result of Hatzola withdrawing from the contract is that the scheme finances are now short of the lease payment anticipated from that source and a letting on commercial terms is necessary to help ensure the viability of this development and the overall Estate Regeneration Programme. Feedback from the Council's Strategic Property Services indicates that there will be more appetite for the space if a basic fit out beyond shell and core is undertaken. Given the nature and location of the space, a letting to a commercial organisation is possible but demand may also come from local charitable or community based organisations. Obtaining Cabinet authorisation to enter into a lease or leases of up to 125 years will give the greatest flexibility in the marketing of the space for commercial use and increase the likelihood of securing a suitable provider for the space.

8. 2021/22 OVERALL FINANCIAL POSITION REPORT - SEPTEMBER 2022 - KEY DECISION NO. FCR S090 (PAGES 51 - 92)

Mayor Philip Glanville introduced the report in the absence of Councillor Chapman.

RESOLVED:

That the Cabinet:

Note the update on the overall financial position for September covering the General Fund, HRA and Capital

Note that given the ongoing challenging financial situation, the Group Director of Finance and Corporate Resources in consultation with the Mayor, Cabinet Member of Finance and Corporate Leadership Team colleagues consider further spending control measures in recognition of the need to remain financially responsible and will update on these in the report to December's Cabinet.

REASON FOR DECISION:

To facilitate financial management and control of the Council's finances.

9. Strategic Plan - Key Decision No. CED S129 (Pages 93 - 146)

Mayor Glanville introduced the report.

RESOLVED:

That the Cabinet:

Recommend to Full Council that the Strategic Plan be adopted.

Agree to an annual cycle of progress updates to Full Council in May of each year, linked to the Annual Meeting (AM).

REASON FOR DECISION:

There is no statutory requirement for the Council to adopt a Strategic Plan. The Corporate Leadership Team considered the reasons for adopting one in April 2022 and agreed to the benefits as set out below:

Planning

- To help understand external and internal needs, insights, strengths, trends and drivers (local, regional, national), in the context of our long term vision as set out in the community strategy;
- To appraise the Council's and partners' position in response to this, and against an understanding of what would make an impact;
- To prioritise the outcomes we want to achieve in the medium term (next four years) having appraised our position and the opportunities we want to harness;
- To identify the specific workforce strategy priorities, that are linked to the outcomes we want to achieve - plus equality objectives;
- To set out the ways we need to work and the change needed, through culture, ways of working and cross cutting change and transformation;
- To ensure that prioritised outcomes are tied to a balanced budget and medium term financial plan.

Delivery and risk management

- To establish the "golden thread" between long term vision, cross cutting transformational programmes, service plans, ways of working and workforce strategy;
- To support the way we communicate our ambitions internally and externally;
- To set out the outcomes framework or theories of change for what we want to achieve, identifying long term impacts, outcomes and the intermediate measurable outcomes;
- To set out the role for partners - either formally or a call to action;

- To avoid mission drift away from the outcomes we want to achieve in an environment that continues to be challenging, unpredictable and complex.

Review and evaluation

- To review the impact of what is delivered against outcomes on periodic basis;
- To help reset direction, strategy and tactics as needed.

10. HACKNEY SEND STRATEGY 2022-2025 - KEY DECISION NO. CE S139 (PAGES 147 - 164)

Councillor Woodley introduced the report.

RESOLVED:

That the Cabinet:

Approve the SEND Strategy 2022–25.

REASONS FOR THE DECISION

Hackney commitment to ensuring that children and young people make positive outcomes both educationally and within the community. The SEND Partnership Board has set an ambitious programme to transform the experience of families and the delivery of high-quality services to achieve the best for our children and young people.

The decision is required to ensure that there is a transparent, co-produced strategy to continue to develop our local offer of services and support to meet the needs and deliver high quality outcomes for children and young people with special educational needs and disabilities.

11. WICK WOODLAND, HACKNEY MARSHES AND OTHER AREAS PUBLIC SPACES PROTECTION ORDER - KEY DECISION NO. NH S147 (PAGES 165 - 282)

Councillor Fajana-Thomas introduced the report.

RESOLVED:

That the Cabinet:

Approve the introduction of a Public Spaces Protection Order (PSPO) which would place controls on ASB caused by groups of people gathering, bringing

generators, lighting, sound systems and decorations in Wick Woodland, Hackney Marshes and surrounding areas, often consuming alcohol and other substances and 'partying' till the early hours.

Note that these acts cause nuisance and damage to the proposed prescribed areas. The Order would be made under Section 59 of the Anti-Social Behaviour Crime and Policing Act 2014 and would last for a period of three years. A copy of the proposed Order is set out in Appendix 1.

REASONS FOR THE DECISION:

PSPOs are intended to be used to deal with a particular nuisance or problem in an area that is detrimental to the local community's quality of life by putting in place conditions on the use of that area that apply to everyone. They are designed to ensure people can use and enjoy public spaces safe from activities which have the requisite detrimental impact. The proposed PSPO should ensure that Hackney has an effective response to ASB in the areas which it covers.

Councils can make a PSPO after consultation with the Police and other relevant bodies and communities. The legislation sets out a two-pronged test of which a Local Authority has to be satisfied on reasonable grounds before a PSPO can be made. These conditions are as follows:

(1) That the activities carried out in a public place have had a detrimental effect on the quality of life of those in the locality; or that it is likely that they will have such an effect.

(2) That the effect or the likely effect of the activities:

(a) Is (or is likely to be) persistent or continuous.
(b) Is (or is likely to be) unreasonable.
(c) Justifies the restriction imposed by the notice.

A PSPO must identify the public place in question and can:

(a) prohibit specified things being done in that public place
(b) require specified things to be done by persons carrying on specified activities in that place; or
(c) do both of those things.

The only prohibitions or requirements that may be imposed are ones that are reasonable to impose in order to prevent or reduce the risk of the detrimental effect continuing, occurring or recurring.

Prohibitions may apply to all persons, or only to persons in specified categories, or to all persons except those in specified categories.

The PSPO may specify the times at which it applies and the circumstances in

which it applies or does not apply.

Unless extended, the PSPO may not have effect for more than 3 years.

Breach of a PSPO without reasonable excuse is a criminal offence. The Police or a person authorised by the Council can issue fixed penalty notices, the amount of which may not be more than £100. A person can also be prosecuted for breach of a PSPO, and on conviction the Magistrates' Court can impose a fine not exceeding level 3 on the standard scale (currently £1000).

In deciding to make a PSPO the Council must have particular regard to Article 10 (Right of Freedom of Expression) and Article 11 (Right of Freedom of Assembly) of the European Convention on Human Rights ('ECHR').

The Council must also carry out the necessary prior consultation, notification and publicity as prescribed by s.72 of the 2014 Act.

In preparing this report Officers have had regard to the statutory guidance issued by the Home Office and the Guidance on PSPOs issued by the Local Government Association.

Duration of the meeting: 6.00 - 6.20 pm

Title of Report	Capital Update and Property Disposals and Acquisitions Report	
Key Decision No	FCR S091	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Philip Glanville, Mayor of Hackney	
Classification	Open	
Ward(s) Affected	All	
Key Decision & Reason	Yes	Spending or Savings
Implementation Date if Not Called In	19 December 2022	
Group Director	Ian Williams, Finance and Corporate Resources	

1. CABINET MEMBER'S INTRODUCTION

1.1 This report updates members on the capital programme agreed in the 2022/23 budget.

1.2 Through the proposals in this report we demonstrate our commitment to meeting our manifesto pledges as well as continuing to deliver against the Council's revised Corporate Plan to Rebuild a Better Hackney, as we go into next year future updates will also align with the Council's new Strategic Plan which was adopted in November.

1.3 This month we propose £650k of investment across two years in CCTV cameras to support our low traffic neighbourhood and schools streets programmes. Not only does this demonstrate the Council's continued commitment to making streets safer for cycling and walking, it also contributes to our Net Zero commitment by encouraging people towards more sustainable forms of transport and reducing emissions. We have moved to an approach that uses CCTV because of the flexibility it provides around access to roads, especially for local residents, Blue Badge holders and the emergency services. We are also responding to protracted criminal damage and vandalism of some of this existing infrastructure via this new investment.

1.4 Cabinet approval is sought for further investment of £4.268m in 2023/24 for our joint programme of work with the City and Hackney Clinical Commissioning Group where we are employing the Council's expertise and resources to develop Council-owned sites at 2-28 Belfast Road (N16) and The Portico, 34 Linscott Road (E5) as GP surgeries to benefit our local residents. This increased investment is required as since the November 2020 Cabinet decision to proceed with stage 2 of the projects and delegate proceeding with the stage 3 (construction) to the Group Director Finance and Resources the cost of these projects has being impacted by revisions and increases in area through the detailed design and planning process as well as a sustained period of construction cost inflation. A key guiding principle of these two schemes, which this proposal adheres to, is that they are each self-financing for the Council over an indicative 30 year term, taking into account estimated build cost, annual rent and assuming that the Council would borrow externally to finance construction.

1.5 Finally, £181k of S106 funding is proposed to part fund three capital projects:

- the refurbishment of 9 play areas in our parks, improving facilities for our young people across the borough;
- The conversion of Fairchild's Gardens into a welcoming, flexible space with improved pedestrian access; and

- Making the West Reservoir site more accessible to the general public by improving routes around it, as well as enhancing the leisure facilities offered at the Centre.

1.6 I commend this report to Cabinet.

2. GROUP DIRECTOR'S INTRODUCTION

2.1 This report updates Members on the current position of the Capital Programme and seeks approval as required to enable officers to proceed with the delivery of those schemes as set out in section 3 of this report.

3. RECOMMENDATION(S)

3.1 **That the scheme for Climate, Homes & Economy as set out in section 11 be given approval as follows:**

CCTV Enforcement Cameras: Resource and spend approval of **£650k (£300k in 2022/23 and £350k in 2023/24)** is requested to purchase and install 32 CCTV Enforcement Cameras across the borough to support the Low Traffic Neighbourhood (LTN) and School Streets programme.

3.2 **That the scheme for Finance and Corporate Resources as set out in section 11 be given approval as follows:**

North East London Clinical Commissioning Group (CCG) Primary Care Project: Resource and spend approval of **£4,268k in 2023/24** is requested to increase the existing budget for the construction of a primary care surgery at land to rear of 2-28 Belfast Road, N16 and The Portico, 34 Linscott Road, E5.

3.3 **That the s106 scheme summarised below and set out in section 12 be approved:**

S106	2022/23 £'000	2023/24 £'000	Total
Capital	20	162	181
Total Capital S106 for Approval	**20**	**162**	**181**

4. REASONS FOR DECISION

4.1 The decisions required are necessary in order that the schemes within the Council's approved Capital programme can be delivered and to approve the property proposals as set out in this report.

4.2 In most cases, resources have already been allocated to the schemes as part of the budget setting exercise but spending approval is required in order for the scheme to proceed. Where, however, resources have not previously been allocated, resource approval is requested in this report.

4.3 To facilitate financial management and control of the Council's finances.

5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

None.

6. BACKGROUND

6.1 Policy Context

6.1.2 The report to recommend the Council Budget and Council Tax for 2022/23 considered by Council on 28 February 2022 sets out the original Capital Plan for 2022/23. Subsequent update reports considered by Cabinet amend the Capital Plan for additional approved schemes and other variations as required.

6.2 Equality Impact Assessment

6.2.1 Equality impact assessments are carried out on individual projects and included in the relevant reports to Cabinet or Procurement Committee, as required. Such details are not repeated in this report.

6.3 Sustainability and Climate Change

6.3.1 As above.

6.4 Consultations

6.4.1 Relevant consultations have been carried out in respect of the projects included within this report, as required. Once again details of such consultations would be included in the relevant detailed reports to Cabinet or Procurement Committee.

6.5 Risk Assessment

6.5.1 The risks associated with the schemes detailed in this report are considered in detail at individual scheme level. Primarily these will relate to the risk of the projects not being delivered on time or to budget. Such risks are however constantly monitored via the regular capital budget monitoring exercise and reported to cabinet within the Overall Financial Position reports. Specific risks outside of these will be recorded on departmental or project based risk registers as appropriate.

7. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES

7.1 The gross approved Capital Spending Programme for 2022/23 currently totals **£167.489m (£72.020m non-housing and £95.469m housing).** This is funded by discretionary resources, borrowing, capital receipts, capital reserves (mainly Major Repairs Reserve and revenue contributions) and earmarked funding from external sources.

7.2 The financial implications arising from the individual recommendations in this report are contained within the main report.

7.3 The recommendations in this report will result in a revised gross capital spending programme for 2022/23 of **£167.808m (£72.339m non-housing and £95.469m housing).**

Current Directorate	Revised Budget Position	Dec 2022 Cabinet	Updated Budget Position
	£'000	**£'000**	**£'000**
Chief Executive's	408	0	408
Adults, Health & Integration	0	0	0
Children & Education	16,388	0	16,388
Finance & Corporate Resources	30,173	0	30,173
Climate, Homes & Economy	25,051	320	25,371
Total Non-Housing	**72,020**	**320**	**72,339**
Housing	95,469	0	95,469
Total	**167,489**	**320**	**167,808**

8. VAT IMPLICATIONS ON LAND AND PROPERTY TRANSACTIONS

CCG Capital Project (2-28 Belfast Road, N16 and The Portico, 34 Linscott Road, E5): Both sites have been elected for VAT.

9. COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES

9.1 The Group Director, Finance and Corporate Resources is the officer designated by the Council as having the statutory responsibility set out in section 151 of the Local Government Act 1972. The section 151 officer is responsible for the proper administration of the Council's financial affairs.

9.2 In order to fulfil these statutory duties and legislative requirements the Section 151 Officer will:

(i) Set appropriate financial management standards for the Council which comply with the Council's policies and proper accounting practices, and monitor compliance with them.

(ii) Determine the accounting records to be kept by the Council.
(iii) Ensure there is an appropriate framework of budgetary management and control.
(iv) Monitor performance against the Council's budget and advise upon the corporate financial position.

9.3 Under the Council's Constitution, although full Council set the overall Budget it is the Cabinet that is responsible for putting the Council's policies into effect and responsible for most of the Councils' decisions. The Cabinet has to take decisions in line with the Council's overall policies and budget.

9.4 The recommendations include requests for spending approvals. The Council's Financial Procedure Rules (FPR) paragraphs 2.7 and 2.8 cover the capital programme with 2.8 dealing with monitoring and budgetary control arrangement

9.5 Paragraph 2.8.1 provides that Cabinet shall exercise control over capital spending and resources and may authorise variations to the Council's Capital Programme provided such variations: (a) are within the available resources (b) are consistent with Council policy.

9.6 **S106:** With regard to the allocation of monies from agreements under section 106 of the Town and Country Planning Act 1990, s.106 permits anyone with an interest in land to enter into a planning obligation enforceable by the local planning authority. Planning obligations are private agreements intended to make acceptable developments which would otherwise be unacceptable in planning terms. They may prescribe the nature of the development (for example by requiring that a percentage of the development is for affordable housing), secure a contribution to compensate for the loss or damage created by the development or they may mitigate the development's impact. Local authorities must have regard to Regulation 122 of the Community Infrastructure Levy Regulations 2010. Regulation 122 enshrines in legislation for the first time the legal test that planning obligations must meet. Hackney Council approved the Planning Contributions Supplementary Planning Document on 25 November 2015 under which contributions are secured under S106 agreements. Once completed, S106 agreements are legally binding contracts. This means that any monies which are the subject of the Agreement can only be expended in accordance with the terms of the Agreement.

10. COMMENTS OF THE DIRECTOR OF STRATEGIC PROPERTY SERVICES

No comments required.

11. CAPITAL PROGRAMME 2021/22 AND FUTURE YEARS

11.1 Climate, Homes and Economy:

11.1.1 **CCTV Enforcement Cameras:** Resource and spend approval of **£650k (£300k in 2022/23 and £350k in 2023/24)** is requested to purchase and install 32 CCTV Enforcement Cameras across the borough to support the Low Traffic Neighbourhood (LTN) and School Streets programme (see tables below). The introduction of LTNs and School Streets has been an important part of the Council's Streetscene Programme "Building a Greener Hackney" and has resulted in improved environmental and road safety conditions across the Borough. In keeping with the recommendation of the Department for Transport (DfT) and Transport for London (TfL) during the Covid Pandemic LTNs and School streets were introduced using Emergency Traffic Orders. This means the LTNs and school streets were put in place for a period of up to 18 months during which time a full evaluation was done in order to help decide whether or not to make them permanent. After speaking with our emergency services, it became clear that a majority of these sites needed to be 'camera enforced' in order for them to have unrestricted access. While a considerable majority of current LTNs and schools have camera enforcement, there are still some LTNs and school streets that do not have CCTV enforcement, resulting in some cars disobeying the signs and accessing the LTN.

This capital approval will mean that all of our LTNs, as well as a large portion of our school streets, will be enforced to dissuade vehicles from using these areas. It will increase road safety and demonstrates the Council's commitment to making streets safer for cycling and walking. These enforcement cameras, based on the existing cameras, will repay the costs of themselves within the first 12 to 24 months. It is proposed to purchase 32 cameras and can be viewed as an 'invest to save' purchase. This capital expenditure will ensure we are better prepared to meet our climate change commitments and to deal with its impacts and improve local air quality. This capital spend supports the Council's Community Strategy 2018-2028 Priority 3 'A greener and environmentally sustainable community which is prepared for the future' and Priority 4 'An open, cohesive, safer and supportive community'. This approval will have no net impact on the capital programme as it will be funded by discretionary resources held by the authority.

School Name	Roads in SS Zone	No. of Cameras
St Mary's Church of England Primary School	Barn Street	1
Betty Layward Primary School	Clissold Road	2
Grazebrook Primary School	Grayling Road	2
St Dominic's Catholic Primary School	Ballance Road	2

Princess May Primary School	Barrett's Grove Princess May Road Wordsworth Road	3
Colvestone Primary School	Colvestone Crescent	1
Shoreditch Park Primary School	Bridport Place Northport Street	2
St Scholastica's Catholic Primary School	Maury Road Rendlesham Road	3
	Total	**16**

Low Traffic Neighbourhood (LTN)	No. of Cameras
Wilton Way	1
Macron Place	1
Micawber Street	1
Nile Street	1
Ebeneezer Street	1
Kay Street/ Goldsmith Row	1
Forest Road jw Roseberry Place	1
Richmond Road (at the railway line)	1
Richmond Road at Eleanor Road	1
Clonbrock Road at its junction with Nevill Road	1
Downs Park Road - Mossbourne Academy	1
Middleton Road / Haggerston Road	1
Stean Street	1
Culford Road	1
Tottenham Road junction with De Beauvoir Road,	1
Hertford Road junction with De Beauvoir Crescent	1
Shore Place	1
Weymouth Terrace	1
Total	**16**

11.2 **Finance and Corporate Resources:**

11.2.1 **North East London Clinical Commissioning Group (CCG) Primary Care Project:** Resource and spend approval of **£4,268k in 2023/24** is requested to increase the existing budget for the construction of a primary care surgery at land to rear of 2-28 Belfast Road, N16 (new build) and The Portico, 34 Linscott Road, E5 (Grade II listed building and a new build extension). The Council and the City and Hackney Clinical Commissioning Group (CCG) have been working together to provide improved healthcare across the Borough and the Council has put forward two sites where new

and permanent Primary Care facilities can be constructed to modern space and design standards. This project started back in 2019. The initial funding of £200k was approved by the September 2019 Cabinet for the feasibility; then a further £80k was approved to further support the Stage 1 feasibility work. At November 2020 Cabinet a budget of £668k was approved to proceed with Stage 2 (to finalise agreement of leases, the additional Design Team, Specialist advice, District Valuer Fees and agree rental value of each surgery); and a further estimated £13,700k budget for the construction work which was approved as part of the Council's Budget (Capital Programme) by February 2021 Cabinet. After the designs were finalised and planning secured the Construction contract was competitively tendered and both contracts were awarded and appointed the projects, having met the 2nd gateway viability test. The Contractor, Neilcott Construction Ltd, took possession of 'The Portico' site on 1 August 2022 and 'The Belfast Road' site on 30 August 2022 with a completion date of autumn 2023.

Since the November 2020 Cabinet decision to proceed with stage 2 of the projects and delegate proceeding with the stage 3 (construction) to the Group Director Finance and Resources the cost of the project has being impacted by revisions and increases in area through the detailed design and planning process as well as the impacted of an almost unprecedented period of construction cost inflation. This resulted in an increased cost estimate which was borne out by the tender returns. This additional capital funding is expected to be the final amount to bring the capital project to completion. A key guiding principle of these two schemes is that they are each self-financing for the Council over an indicative 30 year term, taking into account estimated build cost, annual rent and assuming that the Council would borrow externally to finance construction. This approval will be forward funded by discretionary resources and the eventual financing route will be the Council's Treasury decision.

This capital expenditure will provide new modern larger GP facilities and significantly support residents in leading healthier and independent active lives and improve the quality and capacity of the Hackney primary care estate in accordance with the CCG Estates Strategy as supported by the Council. This capital project also supports the Council's 2018-2028 Sustainable Community Strategy Priority 1 'A borough where everyone can enjoy a good quality of life and the whole community can benefit from growth' and Priority 5 'A borough with healthy, active and independent residents'.

12. S106 Capital For Approval

12.1 Resource and Spend approval is requested for **£181k (£20k in 2022/23 and £162k in 2023/24)** of S106 Capital funding to be financed by S106 contributions. The works to be carried out are in accordance with the terms of the appropriate S106 agreements.

Agreement No.	Project Description	Site Address	2022/23 £'000	2023/24 £'000	Total
2014/0223	Park Play Area Refurbishments	6 Well Street, London, E9 7PX	1	0	1
2015/3923		Land to the rear of 83 Upper Clapton Road, and adjoining 16 Rossendale Street, London, E5 9BU	8	0	8
2013/3608		70B Oldhill Street, London, N16 6NA	0	0	0
2009/2906 & 2007/2641		Sutton Place 23-25	0	0	0
2010/2596		Pembury Circus Development	5	0	5
2009/2798		197-199 Mare Street E8 3QF	0	0	0
2011/2209		7- 19 Amhurst Road London E8 1LL	2	0	2
2010/1463		24 Southgate Road London N1 3GH	0	0	0
2010/1239		2 Sylvester Road E8 1EP	0	0	0
2013/0900		Frampton Baptist Church E9 7PQ	2	0	2
2013/0457		Holy Trinity Primary School Beechwood E8 3DY	0	5	5
2012/3558		67A -74 Dalston Lane London E8 2NG	0	6	6
2013/2640		143 Mare Street London E8 3RH	0	0	0
2014/1955		Land Off Cadogan Close London E9 5EQ	0	0	0
2008/2350		160 Dalston Lane London E8	0	0	0
2014/3749		42A Barretts grove London N16 8AJ	0	0	0
2012/3916		22-44 London Lane, London E8 3PR	0	3	3
2013/0226		139-141 Mare Street London E8 3RH	0	2	2
2010/1774		12 Andre Street London e8 2AA	0	1	1
2009/1070		10 Andre Street London E8 2AA	0	0	0
2011/0932		11-15 Tudor Road E9 7SN	0	1	1
2013/2159		Land on the Corner King Edwards Road,London E9 7RF	0	2	2
2012/1861		76-80 Bridgeport Place London N1 5DS	0	0	0
2012/1449		Alpha House, Tyssen Street, London E8 2ND	0	1	1
2013/4000		R Greens 1 MentmoreTerrace London E8 3PN	0	3	3
2014/2524		2-26 Bentley Road,London N1 4BY	0	3	3
2013/1614		Rear of Thirlmere House Church Walk London, N16 8QE	0	0	0
2014/0087		55 Dalston Lane London E8 2NG	0	0	0

2012/3677		2-4 Tottenham Road,London N1 4BZ	0	1	1
2010/0557		32 Homerton Row,London E9 6EA	0	0	0
2015/0147		135-165 Lordship Road,Hackney London N16 5HF	0	0	0
2014/3123	Fairchild's Garden Improvement Project	201 - 203 Hackney Road, London, E2 8JL	0	0	0
2009/1021		3-11 Stean Street E8 4ED	0	1	1
2008/2333		102-108 Clifton Street London EC2A 4HW	0	0	0
2012/3792		Shoreditch High Street 187-193 London E1 6HU	0	1	1
2015/0279		Principal Place (Land Fronting Norton Folgate)EC2A	0	15	15
2013/3302		95 Hackney Road London E2 8ET	0	0	0
2011/0415		99 East Road London N1 6AW	0	1	1
2013/1357		341-345 Old Street London EC1V 9LL	0	1	1
2013/1699	West Reservoir Improvement Project	218 Green Lanes London N4 2HB	0	113	113
Total Capital S106 for Approval			**20**	**162**	**181**

Parks Play Area Refurbishments: The funding will support delivery of the capital programme to refurbish 9 play areas across the boroughs parks (Butterfield Green, Clapton Common, Clapton Square, Hackney Downs, Haggerston Park and Well Street Common). This funding will directly contribute to the physical renewal of the play areas and help to address the cost increases within the construction sector. It will be included in the general capital budget for the play refurbishments and be used to fund, play equipment, planting, surfacing etc.

Fairchild's Garden: This capital funding is for the refurbishment of the current disused park. The current space is currently placed on a disused burial ground which is unwelcoming and rarely used. The conversion of Fairchild's Gardens will turn the site into a welcoming, flexible space with improved pedestrian access; and have the infrastructure to support a catering kiosk and the children's play area. This will also celebrate the heritage of the site, improve biodiversity and meet the 'Green Flag' criteria.

West Reservoir Improvement Project: This funding will add to the secured c £2.3m funding related to the Improvement works at West Reservoir. The aim of the project is to make the site more accessible to the general public by improving routes around it, as well as enhancing the leisure facilities offered at the Centre. This particular funding relates to the upgrading of the New River Path and adjoining landscape. The

plans for the path is to make it more accessible to people with wheelchairs and buggies by improving the surface as it is currently uneven and therefore not accessible. There is also currently a bridge linking the new river path to the facilities (building and car park), this bridge currently has steps and is therefore not accessible. This funding will contribute to making this accessible. This works will form part of West Reservoir project with works also likely to include:

- A more accessible cycling and walking route around New River path;
- A new accessible green space for local residents and visitors (via an entrance and / or bridge;
- An accessible bridge across New River;
- Development of a new pontoon swimming pool;
- Enhanced habitats for wildlife;
- Enhancements to the watersports offer;
- Improved landscaping;
- More cycle parking;
- Reception, cafe and other building improvements / refurbishments such as changing;
- Stabilisation of the New River banks.

APPENDICES

None.

BACKGROUND DOCUMENTS

In accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012 publication of Background Papers used in the preparation of reports is required.

None.

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Hackney

Title of Report	**2022/23 Overall Financial Position - October 2022**	
Key Decision No	FCR S090	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Cllr Chapman, Cabinet Member for Finance	
Classification	Open	
Ward(s) Affected	All Wards	
Key Decision & Reason	Yes	Result in the Council incurring expenditure or savings which are significant having regard to the Council's budget for the service / function
Implementation Date if Not Called In	29 November 2022	
Group Director	Ian Williams, Group Director of Finance and Corporate Services	

1. CABINET MEMBER'S INTRODUCTION

1.1 This is the fifth Overall Financial Position (OFP) report for 2022/23. It shows that as at 2022, the Council is forecast to have an overspend of £8.409m on the General Fund - an increase of £120k from the previous month

1.2 As can be seen below, the overspend relates to various pressures including: - Adult Social Care (primarily Care Packages and Provided Services); Climate, Homes and Economy (primarily Planning income); Children and Education (Corporate Parenting and Access and Assessment); F&CR (Strategic Property Services, ICT and Housing Needs); and one off costs of the Cyberattack (backlog clearance, system investment and income pressures). The cyberattack costs were anticipated and provided for in the 2022/23 Budget and by reserves set aside.

1.3 The inflation crisis is imposing significant cost pressures on the Council. Inflation will impact on various components of many of the Council's services

but in particular on those with significant energy, fuel and contract costs. Particular examples that have already emerged include increased energy costs of running Council buildings, fuel costs in Environmental Operations and SEND transport and inflationary pressures coming through from care providers. There will also be considerable pressure as a result of 2022/23 pay negotiations. The Council's Corporate Leadership Team is taking measures to try and mitigate the impact of these on the overspend (see section 2.16) however, the pressures are such that actions are containing the current position rather than improving it.

1.4 Residents will also continue to face significant financial pressures as the inflation surge is showing no sign of abating. In sections 2.24 to 2.31 below, a description is given of what the Council is doing to assist residents to manage the impact of the cost of living crisis. We will include this analysis in all the OFPs this year.

1.5 The Chancellor presented the Autumn Statement on November 17th. While the total funding streams for local government next year do not appear to be lower (in cash terms) than we were expecting before the cost of living crisis began, we don't know if there will be any redistribution of the total pot and whether all of the existing grants will be maintained or the funding diverted to other areas of local government. Also the Government has stated that "departments will identify savings to manage pressures from higher inflation, supported by an 'Efficiency and Savings Review'. This will include "reprioritising spending away from lower-value and low-priority programmes, and reviewing the effectiveness of public bodies".

1.7 The future is very concerning and very uncertain. The Government has stated that the spending commitments in 2023-24 and 2024-25 as set out in the 2021-22 Spending Review will be honoured (which implies a real terms loss in funding) but beyond 2024-25, it states that departmental resource spending will continue to grow, but slower than the economy, at 1% a year in real terms until 2027-28. Planned total department spending will increase by a 1% real terms rise but no details were given on how individual departments will be affected. It only published the total spending plans for 2025-26 to 2027-28 but did not publish individual departmental totals. So there is no guarantee local government will receive even a 1% real term rise post 2024/25 - in fact given the current prioritisation of the NHS and Education; I think it is unlikely that Local Government will receive the 1%. Given that the government is not raising support by the level of inflation and the Consumer Price Index is currently running at 9.6% p.a. the resulting pressure on current and future budgets means that austerity will continue in the years ahead. The announcement that local authorities will have "greater flexibility to set council tax levels" will simply mean that, as well as further cuts, more of the burden of paying for services will fall upon hard pushed local residents.

1.8 Paragraphs 2.2 to 2.5 of this report provide Cabinet with a summary of where we are in relation to the development of the budget for 2023/24 and recommend budget proposals for approval which contribute to meeting the

estimated budget gap for that year and also to the gaps in 2024/25 and 2025/26. The proposals are the result of an extensive programme of work and have been subject of a thorough budget scrutiny process. As in prior years, utmost effort has been put into ensuring that these proposals address the financial pressures while fully reflecting the need to protect front line services. The savings range from efficiencies, through increased income to more fundamental service reviews aligned to the anticipated work of the developing transformational programme. They are also reflective of where services are in relation to the delivery of previous year's savings and in terms of their journey to improvement.

1.9 On the basis of advice from London Councils and its advisers, the boroughs have agreed not to reconstitute the London Business Rates Retention and Pooling pilot arrangement in 2023-24. However, we are proposing to continue with the localised pooling scheme we entered into in 2022-23 comprising the City of London and 6 other London boroughs. The current scheme which has been in operation for 6 months is forecast to deliver the Council significant financial benefit (c. £2.2m) and we anticipate a similar outcome in 2023-24 if the scheme goes ahead. More detail is provided on this below.

1.10 Finally the report sets out the actions we have undertaken to ensure that we maximise targeted support under the Government's Discretionary Energy Rebate Scheme

1.11 I commend this report to Cabinet

2. GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES INTRODUCTION

2.1 The OFP shows that the Council is forecast to have an overspend of £14.409m after the application of reserves but before the application of the set asides and earmarked reserves as provided for in the budget. The application of these reduces the overspend to £8.409m - an increase of £120k from the September forecast.

2.2 As part of the Budget Report for the current financial year agreed by Full Council in February, the Council set out its medium term financial plan which estimated a budget gap of £22.031m in 2023/24. Since that time Group Directors and Directors have been working on developing budget proposals to contribute to closing this gap. Many of these savings will also contribute towards mitigating the gaps in 2024/25 and 2025/26.

2.3 These proposals have been developed with Cabinet Members and have been through a budget scrutiny process where all proposals were subject to review and challenge by Scrutiny and Audit Committee Chairs and Vice Chairs. These proposals are now recommended for approval by Cabinet.

2.4 Further details are included at **Appendix 1** and a summary by Directorate is shown below.

Table 3:2023-24 to 2025-26 Service Savings

Directorate	2023-24 £000	2024-25 £000	2025-26 £000
Adults, Health and Integration	494	475	375
Children and Education	750	1,200	0
Chief Executive	50	0	0
Climate, Homes and Economy	2,350	50	0
Finance & Corporate Resources	2,096	20	30
Total Service Savings	**5,740**	**1,745**	**405**

2.5 This report proposes £5.74m savings, in addition to other expenditure reducing measures formulated since February including: a review of pension contributions, growth and the set aside to meet external debt; reviews of historic underspends, and other corporate measures; which will be set against the £22m budget gap noted above. Further savings are currently being worked on, together with decisions on council tax following the Autumn Statement. On 21st December 2022, the 2023-24 Provisional Local Government Finance Settlement will be published and in the new year we will finalise a balanced budget which will be taken to Cabinet on 27th February 2023 and to Council on 1st March 2023.

2.6 In 2022-23, Hackney joined with the City of London and six other boroughs (Tower Hamlets, Brent, Barnet, Enfield, Haringey and Waltham Forest) to establish a localised business rates pooling scheme This is on course to deliver £2.2m additional income. Following the decision of the boroughs not to reconstitute the London rates pooling arrangement in 2023-24, we are proposing to continue with the current localised pooling scheme with the same participants The scheme is forecast to deliver the Council significant financial benefit, albeit slightly less than the current scheme. The proposed scheme is set out in detail in **Appendix 2** together with the detailed recommendations which require approval for Hackney to participate in the pool and Cabinet is asked to approve these.

2.7 **Discretionary Energy Rebate Scheme.** As part of the Energy Rebate Scheme introduced by BEIS in March 2022 Hackney was provided with funding of £1,931,400 to be administered through a Discretionary Energy Rebate Scheme. The purpose of the scheme was to support those households who did not receive support under the Core Energy Rebate Scheme and / or to increase the support to those who qualified for the Core Energy Rebate. The Core Energy Rebate Scheme (non-discretionary) provided £150 to all households in Council Tax Bands A to D in occupation as their sole or main residence on 1st April 2022.

2.8 Our discretionary scheme provided for the additional payments as set out below

- Council Tax Bands A to D in occupation at 1/4/2022 and in receipt of CTR - £30 payment (in addition to the £150 Core Energy Rebate Scheme)
- Council Tax Bands E to H in occupation at 1/4/2022 and in receipt of CTR - £150 payment
- occupied after 1/4/2022 and in receipt of CTR - £150 payment if occupied between 1 April - 30 June, £112.50 if occupied between 1 July - 30 September, £75 if occupied between 1 October to 30 November
- no liability for council tax and in receipt of UC/HB - £150 payment

2.9 £1,288k will be allocated out by the end of November (closing date of the scheme) and the balance of £643k will be used to maximise targeted support for residents in Bands A to D who are in receipt of CTR. The balance will be allocated out on the basis set out below:

- There are some residents who were not paid the £150.00 Core Energy Rebate as our records did not reflect their occupation. 50 residents have since made an application for the £150 Core Energy Rebate but as that scheme has closed we are unable to pay them from that fund. The non-payment is in part due to delays in updating accounts due to the Cyber Attack and we propose that where a payment was not made in cases such as this, that we make payment of the £150 from the discretionary scheme.
- £20 to £30 additional top up to be paid to residents who are in Council Tax Bands A to D and in receipt of CTR who were in occupation at 1st April 2022 as their sole or main residence.

2.10 The exact value of the additional top up (which will be based on allocating what we estimate the full underspend will be) will be calculated on 25th November and applied to the appropriate Council Tax accounts between 28th to 30th November when the discretionary scheme closes.

2.11 The Chancellor presented the Autumn Statement on November 17th and the spending commitments in 2023-24 and 2024-25 as set out in the 2021-22 Spending Review will be honoured (which implies a real term loss in funding). We don't know if there will be any redistribution of the total pot and whether all of the existing grants will be maintained or the funding diverted to other areas of local government. The Services Grant is a particular risk. Also the Government has stated that "departments will identify savings to manage pressures from higher inflation, supported by an 'Efficiency and Savings Review'. This will include "reprioritising spending away from lower-value and low-priority programmes, and reviewing the effectiveness of public bodies".

2.12 Over the period 2025-26 to 2027-28, the Autumn Statement states that planned total department spending will increase by a 1% real terms rise but no details were given on how individual departments will be affected as it only published the total spending plans for 2025-26 to 2027-28, not the individual

directorate totals. As noted in 1.7 above, it is unlikely that Local Government will get any real terms increase.

2.13 With regards to the 2023-24 Local Government Finance Settlement (LGFS), a policy paper will be produced at the beginning of December but the Provisional LGFS will not be published until 21st December

2.14 The Statement was published against a deteriorating fiscal outlook, higher inflation and interest rates, coupled with slower economic growth, which have in turn hit the public finances. The Office for Budget Responsibility judges the UK to be in recession, meaning the economy has slowed for two quarters in a row. It predicts growth for this year overall of 4.2%, but the size of the economy will shrink by 1.4% in 2023 but then return to growth of 1.3% in 2024, 2.6% in 2025 and 2.7% in 2026. UK's inflation rate predicted to be 9.1% this year and 7.4% next year, and unemployment expected to rise from 3.6% to 4.9% in 2024

2.15 On Departmental Spending, budgets will remain as previously set in cash terms for the next two years and total planned departmental spending will grow at 1% a year in real terms (accounting for inflation) the following three years. No detail was given on how individual departments will be affected and Local Government is unlikely to see a real term increase. A summary of the provisions affecting local government are as follows

- The Government is increasing the core referendum limit for increases in council tax to 3% per year from 2023-24, In addition, local authorities with social care responsibilities will be able to increase the adult social care precept by up to 2% per year from 2023-24.This will mean that London Boroughs can increase their council tax by up to 5% without holding a referendum from 2023-24.

- The planned adult social care charging reforms will be delayed from October 2023 to October 2025. The funding intended for implementation will be retained in council budgets to help them meet current pressures. The following resources will be made available for social care:

  · *£1.3 billion in 2023/24 and £1.9 billion in 2024/25 will be distributed to councils through the Social Care Grant for adult and children's social care*

  · *£600 million will be distributed in 2023/24 and £1 billion in 2024/25 through the Better Care Fund to get people out of hospital on time into a care setting, freeing up NHS beds for those that need them.*

  · *£400 million in 2023/24 and £683 million in 2024/25 will be distributed through a new Adult Social Care grant.*

- From 1 April 2023, a revaluation will update rateable values for non-domestic properties in England in line with evidence from April

2021. The Autumn Statement announced a £13.6 billion support package to protect ratepayers facing increases. It comprises:

· The freezing of the business rates multipliers in 2023/24,

· A new Transitional Relief scheme limiting the rate at which bills can increase due to the revaluation and funded, for the first time, by the Exchequer

· A more generous Retail, Hospitality and Leisure relief for eligible properties in 23/24

· A Supporting Small Business scheme to cap bill increases for businesses that lose other relief due to the revaluation.

- Local authorities will be fully compensated for any loss of income as a result of these business rates measures and will receive new burdens funding for administrative and IT costs.

- £1 billion will be provided to enable a further year-long extension to the Household Support Fund.

- This Government is capping the amount that social rents can increase by next year at 7% with no mention of compensation to Councils

- As the social care levy is being abolished, the Government is reducing grant funding for councils, announced as part of the 2021 Spending Review, by approximately £200m in 2023/24 and 2024/25.

- Education – an additional £2.3bn per annum over next two years.

- Targeted support announced to help the most vulnerable groups with the cost of living. The following additional payments will be made in 2023/24 financial year: £900 payment to households on means-tested benefits; £300 payment to pensioner households; and £150 payment to those receiving disability benefits

As more detail emerges, we will look to reflect what this means in terms of our overall financial position notwithstanding that we will not know specific details until 21st December.

2.16 Returning to the forecast, aside from the costs of inflation which were not budgeted for when the budget was formulated in January but are now included in this forecast; non-inflation costs and demands have increased in various services, while some income streams have not recovered in line with expectations.

2.17 The main areas of overspend are: -

Childrens and Education (£1.759m before Cyber) in the areas of Corporate Parenting (£1.305m), Access and Assessment (£0.351m), Looked After Children (£0.163m), Safeguarding and Learning (£0.101m) and the Disabled

Children's Service (£0.180m); partially offset by an underspend on clinical services (£0.230m) and the Family Learning Intervention Programme (£0.102m)

Adults, Health and Integration (£5.304m before Cyber) primarily in the areas of Care Support Commissioning (£3.393m), Provided Services (£1.474m) and Mental Health (£1.300m). This is partially offset by an underspend in Preventative Services (£0.450m).

Climate, Homes and Economy (£1.335m before Cyber) primarily in the area of Planning (£0.753m), Community Safety, Enforcement & Business Regulation (£0.254m) and Environmental Operations (£0.244m)

F&CR (£1.747m before Cyber) in Strategic Property Services (£0.433m) which is driven by a forecast increase in bad debts due to Covid-19 (as some businesses are still struggling) and more recently, the macro-economic environment affecting consumer demand on businesses (which may potentially affect their ability to pay rent). There is also a £958k overspend in Housing Needs resulting from an increase in the number of hostels, and the increase in the need for 24 hour security, and a £771k overspend in ICT relating to staffing costs associated with increased demands on the service

Cyberattack - One off cost of £4.621m, which has been fully provided for by set asides and reserves in the 2022-23 Budget and in the 2021-22 closing process. The expenditure is primarily on additional staffing to work on the backlog resulting from the Cyberattack, and there is also the cost of systems recovery work in ICT and foregone income in revenues.

SEND - there is also uncertainty around the DSG high needs deficit and the treatment of any deficit post 2022/23. The brought forward SEND deficit in 2022/23 is circa £13.9m, based on current forecasts this will increase to circa £18.5m by the end of this financial year. This remains a risk for Hackney in the event there is no further funding provided by the Department for Education (DfE) to mitigate this balance. Hackney is included in Tranche 2 of the Delivering Better Value (in SEND) programme which aims to help local authorities maintain effective SEND services, however the programme aims to provide assistance on deficit recovery actions through a grant of up to £1.0m, rather than provide direct funding to address the deficit, hence the potential risk to the Council. Senior officers have held an introductory meeting with representatives of the DfE in respect to the format and workstreams of the programme, with the detailed work due to commence from January 2023.

2.18 The forecast impact of the cyberattack and the inflationary pressures included in the report are estimates and we expect some revisions as we update the forecast during the year.

2.19 The inflation crisis is imposing significant cost pressures on the Council. Inflation will impact on various components of many of the Council's services but in particular on those with significant energy, fuel and contract costs. Particular examples that have already emerged include increased energy

costs of running Council buildings, fuel costs in Environmental Operations and SEND transport and inflationary pressures coming through from care providers. There will also be considerable pressure as a result of 2022/23 pay negotiations.

2.20 The Council's Corporate Leadership Team is trying to mitigate the impact of these pressures on the overspend by continuing with the measures we introduced in the Summer of 2021, which as Members will recall were successful. To date AH&I have saved £148k and anticipate a further £50k by the end of the year. For Children and Education, to date the service has achieved £750k in cost avoidance by targeting high cost placements within CFS and we are on track to achieve £1m this financial year. A target of £100k was also set by the service to reduce agency staff spend and this is also on track to be delivered through initiatives such as converting staff to permanent/fixed term contracts, and we have achieved half of this target to date. In F&CR, Management are holding posts vacant for a longer period in order to reduce the overspend and non-essential spend is continually being reviewed as part of budget monitoring meetings. The directorate has identified non-essential spend savings which total £145k. In CHE unspent budgets on non essential expenditure is being held across the directorate to mitigate the overspends. This is already being included in the forecast outturn and covers expenditure such as training, clothing and equipment, (managers are delaying the replacement of items), tighter control on waste bag supplies and holding other unspent expense budgets.

2.21 The Corporate Leadership Team will continue to consider further measures to reduce spend and report back in future OFPs. Furthermore, additional one-off provisions were made as part of the budget setting process in relation to demand-led pressures and pressure on suppliers as a result of the NIC increase. At this stage these have not been applied in their entirety to the overspend position. Further consideration will be given to this as we get a better picture of the forecast as the year progresses.

2.22 The Council faces considerable challenges in implementing the nationally negotiated pay deal for 2022/23 which will impact our financial position, both in the current year and going forward. As has previously been advised in the 2022/23 Budget Report, the current year's budget factors is an assumption of a 2 per cent pay increase.

2.23 The Employer side made a flat rate offer of £1,925 for all staff which translates into £2,355 for an inner London borough. This offer was accepted by the Unions on 1 November with effect from April 2022. During the negotiations, reference was often made to Green Book and Red Book staff. The Green Book covers the majority of Local Government employees in England, Wales and Northern Ireland. The exceptions are all craft and associated employees of local authorities (see below) and staff in Councils that have opted out of the Green Book. Also known as the "single status agreement", the Green Book covers the pay and conditions for 1.4 million local authority employees, ranging from architects to cleaners and lawyers to school meals staff. Red Book staff are all craft and associated employees of local authorities and the

Red Book covers the full, current agreements of the Joint Negotiating Committee for Local Authority Craft & Associated Employees. According to the GMB website. members of Unite and GMB working under the Red Book rejected the pay offer but as the larger local government 'Green Book' bargaining group had accepted, it was decided that it should be reluctantly accepted for Red Book workers also

The cost to the General Fund of the adjusted employer proposal, including on-costs, is estimated to be £10.956m, while the cost to the HRA is an estimated £2.154m. In the 2022-23 general fund budget we have £4m set aside for the award and so if the award costs £11m there will be a shortfall of £7m.

2.24 Looking beyond 2022/23 it is highly likely that pay claims will continue to exceed what is affordable for the sector with Government Funding unlikely to increase anywhere near enough to meet such increases or indeed other ongoing demand pressures.

2.25 We are also impacted, of course, by changes in interest rates. On 3rd November the Bank of England increased the base rate by 0.75%. This clearly will have implications for residents by increasing the cost of borrowing (especially on those with a mortgage) and on the Council through any borrowing entered into to deliver the Capital Programme. The combination of inflation and its impact on contractor fees and other costs, together with the extra cost of borrowing will impact on the viability of schemes. And it will get worse before it gets better - the base rate is forecast to reach 5.2% by quarter 4 of 2023 and still be at 4.4% in quarter 4% of 2025. We are currently transitioning to a new governance structure for our Capital Programme which will introduce further challenge and monitoring into the oversight of the programme as well as ensuring links between the capital projects and our revenue budgets are more explicitly and widely understood and taken account of in recommendations to Cabinet.

2.26 The financial position for services in October is shown in the table below

Table 1: Overall Financial Position (General Fund) October 2022

Revised Budget	Service Area	Forecast Variance After reserves	Change in Variance from last month
£k		£k	£k
92,359	**Children and Education**	1,759	118
125,276	**Adults, Health and Integration**	5,304	45
27,382	**Climate, Homes & Economy**	1,335	(15)
20,813	**Finance & Corporate Resources**	1,747	(91)
15,376	**Chief Executive**	(357)	(6)
52,652	**General Finance Account**	0	0
	Sub Total	**9,788**	**51**
	One-Off Cyberattack Costs	**4,621**	**68**
333,858	**GENERAL FUND TOTAL**	**14,409**	**119**

Table 2: Funding

	Forecast Variance Before Reserves
	£000
GENERAL FUND TOTAL	14,409
LESS CYBER SET ASIDE	-2,500
LESS CYBER RESERVE	-2,000
LESS SAVING FROM SEPTEMBER 2022 REDUCTION IN NI RATE	-500
LESS COST PRESSURES SET ASIDE	-1,000
NET OVERSPEND	**8,409**

2.27 It should be noted that we are forecasting a significant but not full achievement of the 2022/23 budget savings and the vacancy savings. AH&I is reporting a residual shortfall of £400k and have built this into the forecast. They are pursuing mitigations but at this stage are unable to provide an estimate of these but will update as soon as this is known. Also, CHE is looking at mitigating actions to offset the possible non-achievement of £165k vacancy rate savings in Community Safety, Enforcement and Business Regulation.

Cost of Living Crisis

2.28 As the Council feels the pressure of rising inflation and interest rates, and increased fuel costs, so do our residents. Hackney already had high levels of poverty, this has worsened during the pandemic and now poverty is entrenching and more people are falling into difficulty. A cost of living crisis disproportionately impacts lower income groups, as more of their income goes on essential costs.

2.29 Tackling Poverty has been a key priority for the Council in recent years and we adopted a poverty reduction framework in March 2022. This was informed by work during the pandemic when we tried, from the outset, to focus our response on how those on lower incomes were going to be impacted and campaigning for more funding. We have kept working closely with the community organisations at the heart of the pandemic response because we always knew more people would be struggling financially coming out of the pandemic

2.30 The response to the cost of living crisis, which is set out below, is in line with the third objective of the poverty reduction framework which is about responding to material needs, by developing a more coordinated emergency support and advice offer, with more preventative help, linking emergency support with income maximisation and advice and supporting frontline services and community partners on the ground who are best placed to support residents. Ultimately we are trying to create one connected system of support, with the Council, statutory partners and community organisations working together.

2.31 The Council has established the Money Hub - a new team of specialist advisors who will support those in severe hardship, who have no other source of monetary support available. In terms of the financial support the Council is able to offer to residents through the Hub, we have the Hackney Discretionary Crisis Support Scheme (HDCSS), which provides one-off payments for emergencies and items that are difficult to budget for. In addition, we also support residents having temporary difficulty meeting housing costs through the discretionary housing payments (DHPs) and have the Council Tax Discretionary Fund, which allocates out a small cash limited fund to provide discretionary financial help for council tax payers in hardship. Finally the Hub is allocating out £200k of Household Support Fund monies (see below for detail on the Housing Support Fund).

- *CTRS Discretionary Hardship Scheme - £287k paid out as at the end of October 2022*
- *Discretionary Housing Payments - £779k paid out by the end of October 2022*
- *Hackney Discretionary Crisis Support Scheme - £78k paid out as at the end of October 2022*

2.32 We have also rolled out the Government's scheme to support residents with rising fuel costs. Payments made this year is as follows::

- *Fuel cost related rebates - Standard £150 Council Tax Rebates paid to 98,436 recipients with £14.8m paid out; and discretionary schemes £555k paid out to 12,361 recipients as at the end of October (primarily the £30 top-up scheme)*

2.33 As well as routing £200k of Household Support Fund via Money Hub, the Council is using the Housing Support Fund to provide support to those we know are in need. £2.8m has been awarded in total from October 2022 to March 2023 and the remaining £2.6m allocated will be used to:

- provide vouchers in school holidays to children in schools and in children's centres on the free school meals register, to young people in colleges and to children in the Orthodox Jewish community, who are less likely to be on the free school meals register.
- We are also directing support to those leaving care, living in hostels, supported living and temporary accommodation as well as foster carers.
- We are creating a direct referral route for frontline workers to access for crisis help for residents they support with food and fuel.

Continuation of the Household Support Fund was confirmed in the Autumn Statement and we plan to build on the approach outlined above for April 2023 onwards.

2.34 We are also embedding financial help into the work of Children and Education. This includes:

- *Children's centres* Families receiving targeted support via the Multi-agency teams (MAT) receive food vouchers and all other families who are eligible can access Healthy start vouchers and Alexander Rose vouchers redeemable for fruit and veg from Hackney markets- we have recently agreed further funding for Alexander Rose again to work in Hackney with a £20k grant from Public Health
- We are running support in holidays with funding from the Department of Education: Holiday Activity and Food programme will run for four days during Christmas holidays. This provides activities and lunch for children on FSM.
- At a recent Council Meeting in late October it was agreed that a task force be established to review Food Poverty affecting Children in Schools and settings as part of our commitment to helping our residents through the cost of living crisis. The idea of this task force is that we listen to schools and community organisations about their ideas, thinking about how we might address food poverty in schools and look at models around delivery.

2.35 Alongside the direct support that the Council is putting in place, we are doing what we can to support organisations on the ground, who are struggling with rising costs and demands. This is vitally important because it is these organisations that have the greatest reach into diverse communities, can ensure that residents are supported in a more ongoing way at community level, and can access *independent* advice and accredited financial, debt and legal advice when appropriate.

- We have already secured £95k from the NHS to shore up support over winter, purchasing food and helping with the volunteer drive.
- We also continue to try to help organisations raise funding.
- A greater share of the Community Grants budget (£1m out of a £2.5m budget) has been dedicated to funding more social welfare advice in Hackney,

2.36 More detail about this partnership work, and about the whole response is provided in this stakeholder briefing which will be kept up to date on a regular basis.

2.37 I propose to provide regular updates across these areas as part of the OFP report to Cabinet.

3. RECOMMENDATIONS

3.1 Note the update on the overall financial position for October covering the General Fund and HRA

3.2 To approve the 2023-24 to 2025-26 savings set out in Appendix 1

3.3 To approve the 2023-24 Local London Business Rates Pool recommendations set out in Appendix 2

4. REASONS FOR DECISION

4.1 To facilitate financial management and control of the Council's finances and to approve the 2023/25 savings and the pooling proposals

5.0 DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5.1 This budget monitoring report is primarily an update on the Council's financial position. The savings proposals and have been considered, reviewed and scrutinised by Members and the Pooling proposal is an either yes or no and on balance, it was decided to proceed with the proposal

6.0 BACKGROUND

6.1 Policy Context

This report describes the Council's financial position as at the end of October 2022. Full Council agreed the 2022/23 budget on 2nd March 2022.

6.2 Equality Impact Assessment

Equality impact assessments are carried out at budget setting time and included in the relevant reports to Cabinet. Such details are not repeated in this report.

6.3 Sustainability and Climate Change

As above.

6.4 Consultations

Relevant consultations have been carried out in respect of the forecasts contained within this report involving the Mayor, the Cabinet Member for Finance, Heads and Directors of Finance and Service Directors through liaison with Finance Heads, Directors and Teams.

6.5 Risk Assessment

The risks associated with the Council's financial position are detailed in this report.

7. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES

7.1 The Group Director, Finance and Corporate Resources' financial considerations are included throughout the report.

8. COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES

8.1 The Group Director, Finance and Corporate Resources is the officer designated by the Council as having the statutory responsibility set out in section 151 of the Local Government Act 1972. The section 151 officer is responsible for the proper administration of the Council's financial affairs.

8.2 In order to fulfil these statutory duties and legislative requirements the Section 151 Officer will:

(i) Set appropriate financial management standards for the Council which comply with the Council's policies and proper accounting practices and monitor compliance with them.

(ii) Determine the accounting records to be kept by the Council.

(iii) Ensure there is an appropriate framework of budgetary management and control.

(iv) Monitor performance against the Council's budget and advise upon the corporate financial position.

8.3 Under the Council's Constitution, although full Council sets the overall budget, it is the Cabinet that is responsible for putting the Council's policies into effect and responsible for most of the Council's decisions. The Cabinet must take decisions in line with the Council's overall policies and budget.

8.4 Paragraph 2.6.3 of FPR2 Financial Planning and Annual Estimates states that each Group Director in charge of a revenue budget shall monitor and control Directorate expenditure within their approved budget and report progress against their budget through the Overall Financial Position (OFP) Report to Cabinet. This Report is submitted to Cabinet under such provision.

8.5 Article 13.6 of the Constitution states that Key decisions can be taken by the Elected Mayor alone, the Executive collectively, individual Cabinet Members and officers. Therefore, this Report is being submitted to Cabinet for approval.

8.11 All other legal implications have been incorporated within the body of this report.

9. CHILDREN AND EDUCATION

Revised Budget	Service Area	Forecast Variance After reserves	Change in Variance from last month
£k		£000	£000
92,359	Children and Education	1,759	118

9.1 The Children and Families Services (CFS) CFS are forecasting a £1.76m overspend (before the cyber attack) as at the end of October 2022. after the application of reserves totalling £4.9m and after the inclusion of the Social Care Grant allocation of £8.5m. The main driver for the movement of £0.1m in the forecast this month relates to an increase in residential care and semi-independent placements cost.

9.2 As has been the practice since the grant was announced in 2019/20, the Social Care Grant allocation for both children's and adult social care has been split equally across both services. This financial year the grant was increased by a further £636m nationally and this has meant the Council has received a total of £17m this year, which represents a £4.3m increase on the previous year. Children's Services and Adult Social Care have each been allocated £8.5m respectively, and this has been fully factored into the current forecast.

9.3 There is a gross budget pressure in staffing across Children and Families Services (CFS) of £1.6m. Following the Ofsted inspection in November 2019, £1.6m of non-recurrent funding was agreed for 2020/21 to increase staffing levels to manage demand alongside additional posts to respond to specific recommendations from the inspection. In 2021/22, this additional £1.6m of staffing resource was funded from the corresponding increase in the Social Care Grant allocation. This resource continues to be factored into the forecast, and proposals are being developed by the Group Director and Director to review the staffing structure across the service. The expectation is that the implementation of the new structure will take place from October 2023. A further Ofsted focused visit took place in September 2022, and focused on the 'front door' services, including decision-making and thresholds for referrals about children, child protection enquiries, decisions to step up or down from early help, and emergency action out of hours. The findings from the focused visit were positive, and recognised the strength of 'front door' services, the recent integration of early help services, and that senior leaders continue to make improvements to services in a challenging context.

9.4 The main areas of pressure for CFS continue to be on **looked-after children (LAC) and leaving care (LC**) placements costs, with £0.1m of the increase this month within this area primarily due to a new residential care placement. Corporate Parenting is forecast to overspend by £1.3m after the use of £2m commissioning reserves, largely driven by a change in the profile of placements linked to the complexity of care for children and young people coming into the service. There are also more children within high cost

bespoke packages than in previous years and this has caused upward pressure on cost for the service this financial year. Similarly, Looked After Children & Leaving Care Services is expected to overspend by £0.2m, and this relates to an increase in commissioning costs and some staffing costs pressures linked to additional posts and agency staff usage. At the start of this financial year we have seen a reduction in residential placements however the placement costs are increasing in residential care and semi-independent placements due to care providers being faced with the challenges of rising inflation and the cost of living crisis. We are expecting further young people to be stepped down from residential placements in the next six months.

9.5 **Disabled Children's Services** are forecast to overspend by £0.2m after the use of £0.5m reserves. This is due to an increase in demand for placements in direct payments (including short breaks) due to higher usage amongst families to provide respite and prevent the need for further intervention.

9.6 The **Access and Assessment and Multi Agency Safeguarding Hub** have an overspend of £0.4m primarily related to increased staffing costs for maternity cover and agency premiums due to a significant proportion of social workers leaving the Council towards the end of the last financial year. The Workforce Development Board has a rolling Social Worker recruitment process which should address the agency premium costs, providing successful permanent appointment of candidates. The service is also considering initiatives to retain staff such as market supplements in hard to recruit areas of the service.

9.7 **Hackney Education (HE)** is forecast to overspend by around £4.7m. The underlying overspend across the service is £6.2m, and this is partially offset by mitigating underspends of £1.5m. The main driver is a £5.4m pressure on SEND as a result of a significant increase in recent years of children and young people with Education and Health Care Plans (EHCPs), and this increase is expected to continue in 2022/23. SEND Transport has had corporate budget growth awarded to the service of £1.1m this year, however the service is still forecasting a £1.8m pressure. This is partly due to increased activity coupled with increased fuel prices and transport costs. Given the volatility of fuel prices, this area will be monitored closely throughout the year. Other areas of overspend are within Education Operations for the Tomlinson Centre (£0.3m) and Children's Centre income collection (£0.5m), and both overspends are mainly as a result of reduced usage for services post-pandemic.

9.7 **Savings for Children's Services** include £200k for Clinical Services from increased contributions from NEL CCG towards health costs within the service; £100k from joint funding towards complex health and social care packages; and a review of early help services designed to reduce costs by £350k this year. The saving for early help services of £350k will not be achieved fully this year and mitigating non-recurrent funds have been identified. It has been challenging to disentangle the Young Hackney contract from the support Prospects provides. The removal of the contract

without a coherent alternative service in place is likely to see performance dip through increases in our children not in Education Employment or Training (NEET). Timeframes to remodel the service have also been impacted by changes in staff across Hackney Education and Employment and Skills with the Head of Service for Employment and Skills post, which was a key resource to enact the changes being vacated.

Savings for Hackney Education are £117k to be delivered from merging the HE reception with the HSC, and a review of traded teams. This saving is on track to be delivered this financial year.

9.8 **A Vacancy Rate Savings** A vacancy rate savings target of £1.7m has been set for the directorate in 2022-23 (£0.9m for Children and Families and £0.8m for Education) and the forecast assumes that this will be achieved or mitigated. Progress against the target is carefully monitored and tracked by the C&E Senior Management Team and this will continue to be monitored closely and reported through this monthly finance report.

9.9 Many of the **financial risks** to the service that were present in 2021-22 continue into 2022-23. One of the main risks for the directorate is the cost of living and fuel price crisis, and the potential impact that it will have on the cost of service delivery going forward. Although difficult to estimate with any certainty t we can expect care providers to seek greater inflationary uplifts to care placements than in previous years. In Education, the trend data does illustrate that taxi fares within SEND transport are increasing.

9.10 **SEND** - there is also uncertainty around the DSG high needs deficit and the treatment of any deficit post 2022/23. The brought forward SEND deficit in 2022/23 is circa £13.9m, based on current forecasts this will increase to circa £18.5m by the end of this financial year. This remains a risk for Hackney in the event there is no further funding provided by the Department for Education (DfE) to mitigate this balance. Hackney is included in Tranche 2 of the Delivering Better Value (in SEND) programme which aims to help local authorities maintain effective SEND services, however the programme provides assistance on deficit recovery actions through a grant of up to £1.0m, rather than provide direct funding to address the deficit, hence the potential risk to the Council. Senior officers have held an introductory meeting with representatives of the DfE in respect to the format and workstreams of the programme, with the detailed work due to commence from January 2023.

9.11 **Management Actions to reduce the overspend** in addition to budgeted savings further cost reduction measures have been developed for 2022/23. For CFS, management actions of £1.5m have been identified and these are factored into the forecast when delivered. These include reductions in the number of residential placements (£1m); forensic review of the top 20 high cost placements (£0.3m); placement management business support review (£0.1m); and review of agency spend through tighter controls with the Head of Service and greater challenge through WfDB (£0.1m).

For Hackney Education, the focus of cost reduction measures this year will be through further development of in-borough SEND provision and reviewing SEND transport eligibility. The cost reduction proposals will be monitored on a monthly basis highlighting delivery against these indicative targets. Detailed plans continue to be developed for these proposals, and these will be part of monthly discussions at C&E SMT. It is essential that the service delivers against these plans.

9.12 **Non-Essential Spend**.In the May 2022 budget report it was agreed that previous measures to control spending introduced in the Summer of 2021 will continue. For Children's and Education, the measures in place and to be developed include:

- **Increased controls on non-essential spend (non-essential spend to be determined by Group Directors of their respective directorates).** Opportunities to investigate and limit non-essential expenditure will continue this financial year. Monthly budget monitoring takes account of expenditure within areas such as supplies and services, indirect staff costs and professional fees with the aim of limiting the use of non-essential spend. The tracking of non-essential spend will be routinely shared with SLT's during the course of the year to review trends and ensure that all expenditure is necessary.

- **Increased controls on filling vacancies. Current processes to review the need for filling vacancies continue**. Requests to recruit within Education are submitted via a business case and require joint agreement by the Heads of HR and Finance before the initiation of any recruitment process. Within CFS, the high number of agency staff within the division allows for continual review of the establishment. Budget review meetings for key areas experiencing financial pressures such as Children in Need, DCS and Corporate Parenting review staffing in detail on a regular basis with the Director, relevant Head of Service and finance. In addition a wider review of CFS is expected to be completed this financial year.

- **Reduction in agency staff, for example, 20 per cent reduction on current level.** An overall target of £100k cost reductions within agency staff usage was achieved in 2021/22 and will continue this financial year. Options to incentivise agency workers moving to council employment with the potential for market supplements are being developed for consideration. The London Pledge, a shared agreement on agency workers within London, is also expected to have a favourable impact on the rates offered to workers and overall cost.

- **Additional controls over remaining agency spend (i.e. ensuring long-term agency staff are required to take equivalent leave of permanent roles and work a maximum of 36 hours a week).** Communications to managers who supervise agency staff will be reinforced and a tracking system put in place to ensure that agency staff are taking annual leave and are working a standard day. Working with HR

colleagues, a system to monitor compliance with this requirement will be implemented during quarter 2 of this financial year.

10. ADULT, HEALTH AND INTEGRATION

Revised Budget	Service Area	Forecast Variance After reserves	Change in Variance from last month
£k		£000	£000
125,275	Adults, Health and Integration (excl. Cyber)	5,304	45

10.1 Adult Social Care is forecasting an overspend of £5.599m (£5.304m before the Cyberattack) after the application of reserves of £4.1m and the inclusion of the Social Care Grant allocation of £8.5m. As has been the practice since the Social Care grant was announced in 2019/20, the grant allocation for both children's and adult social care has been split equally across both services. This financial year the grant was increased by a further £636m nationally and this has meant the Council has received a total of £17m this year, which represents a £4.3m increase on the previous year. Children's Services and Adult Social Care have each been allocated £8.5m respectively, and this has been fully factored into the current forecast.

10.2 **Care Support Commissioning** is the service area with the most significant budget pressure in Adult Social Care at £3.4m. The position has moved adversely by £92k this month, attributable to a combination of growth in long term care service users coupled with increased complexity of care needs for existing service users. This service records the costs of long term care for service users, and the budget overspend reflects both the growth in client activity and increasing complexity of care provision being commissioned. The forecast also includes NHS support of £1m towards ensuring efficient discharge of people from hospital and a total of £9.4m towards funding care costs for service users with learning disabilities.

10.3 **The provided services** forecast reflects a negligible movement this month. The overall position reflects a £1.5m budget overspend, and is made up primarily of an overspend within the Housing with Care (HwC) service of £2.3m offset by an underspend on day services of £0.8m. The HwC forecast overspend of £2.3m reflects both the delayed impact of delivery of the £1m savings (£500k in 21/22 and a further £500k in 22/23) as well as high levels of staff sickness and the service engaging agency staff to cover these roles alongside additional capacity required to maintain service provision. The majority of the day service underspend of £0.8m is from the Oswald Street day centre which continues with a limited number of service users as a result of maintenance work needed to ventilation at the premises post pandemic.

10.4 The **Mental Health** position reflects an adverse movement of £15k this month, attributable to increases in long term mental health care service users. The overall position now reflects a £1.3m budget overspend, and is largely attributed to an overspend on externally commissioned mental health

care services. Adult Services continue to work in collaboration with East London Foundation Trust to reduce the budget overspend as part of the agreed cost reduction measures.

10.5 **Preventative Services** position reflects a favourable movement of £0.1m this month due to health funding awarded to support winter pressures across the integrated discharge service. The overall position now reflects a budget underspend of £0.4m, which is primarily attributable to the following: workforce budget pressures of £0.1m within the Integrated Discharge service; taxicard Scheme budget overspend of £0.2m; and this is offset by budget underspends across the interim bed facility at Leander Court (£0.3m), and Substance Misuse forecast (£0.4m) linked to lower then expected demand for services.

10.6 **Care Management and Adult Divisional Suppor**t reflects a favourable movement of £6k this month, primarily due to a reduction in locum staff costs and the overall position now reflects a budget underspend of £25k.

10.7 **ASC commissioning** has moved adversely this month by £51k primarily relating to workforce pressures. The overall budget position is a £0.1m budget underspend, after the application of one-off funding of £1.8m which is supporting various activities across commissioning. This includes funding of hospital discharge facilities, additional staff capacity and extra care services at Limetrees and St Peters. This directorate is coordinating the council response to the Homes for Ukraine scheme enabling Hackney residents to offer a home to people fleeing Ukraine. There is Government support for the costs being incurred under this scheme and so no cost pressure of the scheme is currently forecast.

10.8 **Public Health Health** is forecasting a breakeven position, and this forecast includes the delivery of planned savings of £0.5m. During the Covid-19 pandemic Public Health activity increased significantly, specifically around helping to contain the outbreak in the local area, and this saw some reductions in demand-led services due to the implementation of national restrictions. Post pandemic, demand-led services continue to be carefully monitored by the service to ensure service provision remains within the allocated Public Health budget in the current financial year and future financial years. Hackney mortuary reflects no movement for this month, the overall budget position is forecast to breakeven

10.9 Adult Social Care has **savings** of £1.45m to deliver in 2022/23. Savings related to efficiencies of housing related support contracts (£650k); the promotion of direct payments (£50k); and increased care charging (£250k). All of these savings are on track to be delivered this financial year, and are factored into the forecast. Savings plans related to Housing with Care schemes (£500k) have not been developed sufficiently to deliver this amount in a year. The saving against the Housing with Care schemes is part of a total of £1m savings across 2021/22 and 2022/23. There will be part mitigation (£600k) by further efficiencies within housing related support contracts this year but this currently results in a real cost pressure this year

of £400k. Contract negotiations are currently underway with commissioned providers, and the service is confident that further mitigations will be identified throughout the year. Public Health has savings of £0.5m to deliver through a review of public health activities that deliver outcomes for the Council. This saving is on track to be delivered this financial year.

10.10 **A vacancy rate savings** target of £0.453m has been set for the directorate in 2022-23 and the forecast assumes that this will be achieved. Progress against the target is carefully monitored and tracked by the AH&I Senior Management Team (SMT) and will continue to be monitored closely to ensure any risk to this target being achieved is reported through this monthly report including any mitigation measures.

10.11 Many of the **financial risks** to the service that were present in 2021-22 continue into 2022-23. The cyberattack continues to have a significant impact on a number of key systems across the local authority. There is a clear project plan to restore the social care system, and the system has now been restored from November 2022. £0.3m is reflected in the forecast as the cost of additional staff to mitigate the impacts of this risk. In Adult Social Care, this risk is in relation to monitoring and capturing the cost of any additional demand for care, as the social care system (Mosaic) which holds and records this information remains inaccessible.

Reforms related to the cost of care and care-market sustainability present a significant financial risk. The risk relates to the impact of changes to the cap on care costs changing (both an annual cap and a lifetime cap) and the ability of more people becoming eligible to seek support for care costs from the council. The financial size of this risk is being evaluated. The council has been allocated £948k of funding towards market sustainability in 2022/23 - most of which will be passed onto providers of care and some will be allocated to begin planning and preparations for charging reform. The Chancellor of the Exchequer presented his Autumn Statement to Parliament on Thursday 17 November 2022, and this confirmed that the ASC funding reforms will be pushed back two years to October 2025.

One of the main risks for the directorate is the cost of living and fuel price crisis, and the potential impact that it will have on the cost of service delivery going forward. Although difficult to estimate we can expect care providers to seek greater inflationary uplifts to care placements than in previous years.

The current forecast includes only existing service users and does not include any potential costs arising from additional demand above estimated initial demographic growth assumptions. Year-on-year, the forecast increases by approximately 10% which represents an additional cost in the region of £5m and this is factored into the forecast as it materialises.

10.15 **Management Actions to reduce the overspend,** In addition to budgeted savings, further cost reduction measures have been developed for 2022/23. For Adult Social Care, management actions of £1m have been identified and these are factored into the forecast when delivered. These include

continuation of the multi-disciplinary panel process (£0.25m); working with ELFT to manage the Mental Health overspend (£0.35m); double handed care package review (£0.2m); direct payment monitoring of accounts (£0.1m); and review of agency spend through tighter controls with Head of Service and greater challenge through the Workforce Development Board (£0.1m). The cost reduction proposals will be monitored on a monthly basis highlighting delivery against these indicative targets. Detailed plans continue to be developed for these proposals, and these will be part of monthly discussions at AH&I SMT. It is essential that the service delivers against these plans

10.16 **Non-Essential Spend**. In the May 22 budget report it was agreed that previous measures to control spending introduced in the Summer of 2021 will continue. For Adults, Health and Integration, the measures being explored at this stage include:

Increased controls on non-essential spend (non-essential spend to be determined by Group Directors of their respective directorates). Controls were set in place during 2021/22 and remain. Monthly budget monitoring ensures that non-essential spend, primarily linked to training and office supplies, are monitored. Training budgets are planned to be brought into a single cost centre during 2022/23, which will ensure that there is no duplication of training across teams and a more equitable and consistent access to mandatory or essential training.

Increased controls on filling vacancies. Controls were set in place during 2021/22 and remain. In addition, work completed on the establishment list has provided clarity on roles and vacancies, which provide assurance that only established posts going forward can be filled, except in exceptional circumstances as agreed by the director. This extends to those posts in ELFT, where a post number has to be provided prior to recruitment.

Reduction in agency staff, for example, 20 per cent reduction on current level. Plans have been set in place for rolling recruitment in critical areas where agency staff are most utilised, with the recent ADASS MoU on agency rates setting a helpful mitigation to the cost of staff going forward. In addition, the Principal Social Worker is creating relationships with universities, and seeking to set out a pathway for bringing in manageable levels of newly qualified social workers to complement existing numbers of experienced staff. This is expected to reduce agency numbers and/or vacancies by 5 posts per year.

Additional controls over remaining agency spend (i.e. ensuring long-term agency staff are required to take equivalent leave of permanent roles and work a maximum of 36 hours a week). Working with HR colleagues, data is being provided on annual leave by agency staff, which is currently only determined from the absence of timesheets submitted. This information will be reviewed monthly by managers and more robust tracking of leave is expected from September 2022

11.0 Climate Homes and Economy (CHE)

Revised Budget	Service Area	Forecast Variance After reserves	Change in Variance from last month
£k		£000	£000
27,382	Climate, Homes and Economy excl. Cyber	1,355	-15

11.1 The directorate is forecasting an overspend of £1.54m, (£1.335m excluding the cyberattack costs) following the use of £3.4m of reserves. This is a marginal £5k increase in the overspend as reported in the September forecast. The main areas of overspend for the directorate are Planning, Community Safety, Enforcement and Building Regulation, Environmental Operations and Parks & Green Spaces.

11.2 **Planning Services** are forecasting a £0.958m overspend which is unchanged from the September position. The underlying overspend in Planning Services is primarily related to Planning Application fees and Building Control fee income, which has seen a steady decline over the past three years. There is also a shortfall of £205K in land charges income which is due to the continuing impact of cyberattack on the services. The shortfall in planning application fee income is linked to a decline in the number of very large major applications being received rather than a significant fall in overall planning application numbers for the past 3 - 4 years. This has further resulted in a reduction in the CIL and s106 income due to delays of schemes starting construction. There has been an increase in Planning Performance Agreement income which is now meeting its budgeted income levels.

The income target for minor applications is also forecast not to be achieved. It should be noted that the cost of determination of minor applications is more than the income received as Local Authorities have not yet been afforded the option by the Government of setting their own fees. In practice, major applications help subsidise minor applications therefore the shortfall in new major applications detrimentally affects this cross-subsidy and worsens the financial position. Building control has a shortfall of income of £87k.

11.3 **Community Safety, Enforcement and Business Regulation** is forecasting an overspend of £254K which is unchanged from the September forecast. This overspend is due to the ongoing requirement to deliver the vacancy factor savings in the service. All the enforcement teams are fully staffed and there is maternity leave and long term illness to cover. The Head of Service continues to review budget lines to identify opportunities to mitigate the overspend.

11.4 **Environmental Operations** is forecasting an overspend of £244k, which is unchanged from the September forecast. There are two major cost risks within the service which may further adversely impact the forecast as the year progresses; these are the continuing delivery of the vacancy factor and the rising costs of fuels and utilities. With regards to the increasing service costs pressures the Head of Service is developing a number of proposals

to improve the efficiency of service operations to deliver the vacancy factor saving without adversely impacting the service. There are also other potential pressures on budgets on the horizon with several supplier contracts for waste bag purchases, weed spraying, bins purchasing etc due for renewal and suppliers are currently trying to override existing prices due to their own costs increasing. Commercial waste income streams are nearly at the pre-pandemic levels to mitigate the impact of these cost increases. Detailed reviews of the budget lines will continue to be undertaken over the coming months to quantify the risks and identify mitigations to reduce the overspend.

11.5 While **Streetscene** is forecasting a £109K underspend, there is a significant risk that is emerging and may need to be addressed. Recharging the cost of transport engineers who work our highways and traffic schemes is reliant on TfL funding. The service's funding for 2022–23 is £1.058 million, which is 42% less than in 2021/22 and less than it had anticipated. The funding is for the Neighbourhoods and Corridors component; the Service is in discussions with TfL about additional funds for cycling, bus priority, and scheduled road maintenance. This results in a potential £685k pressure on staffing which may not be covered by recharges to capital projects. The Head of Streetscene is keeping a watching brief on the TfL funding availability to ensure that the service can respond quickly to funding announcements and maximise the amount of money to fund schemes across the borough. There is also an emerging risk that the cost of living crisis could affect the income budgets within Parking, Markets and Streetscene as people spend a larger proportion of money on essentials such as food and energy and less elsewhere.

11.6 **Parks & Green Spaces** are forecasting a £198k over spend, which is an increase of £14k on the September position. The main driver to this overspend and increase from the September position are water charges which have come through to the service. These are being challenged as they are significantly higher than previous years and the reasons for the increase needs to be verified. The service is seeing an increase in fuel costs due to the inflationary pressures but this is being funded by allocation from the Energy Price increase provision.

11.9 The directorate is on target to achieve its **savings** plans of £2.9m. However, the staff saving in Community Safety, Enforcement and Business Regulation has impacted the delivery of the ongoing vacancy factor savings by £165k. The Head of Service is reviewing budget lines to identify non essential spend savings to mitigate the overspend.

11.10 **Risks**

The table below sets out the budget risks for 2022/23

	Amount £000
Decline in TfL funding impacting capitalised salaries in Streetscene	685
Delivery of vacancy factor savings in Environmental Operations	500
Total Risk	**1,185**

11.11 **Management Actions** Heads of Services are currently reviewing their overspends and working to identify strategies to mitigate the level of overspend. Strategic Directors will review all service areas to hold non essential spend to mitigate the overspending areas. These will be reflected in future forecasts**.**

12.0 FINANCE & CORPORATE RESOURCES (F&CR)

Revised Budget	Service Area	Forecast Variance After reserves	Change in Variance from last month
£k		£000	£000
20,813	Finance & Corporate Resources (Excl. Cyber)	1,747	-91

12.1 F&CR are currently forecasting an overspend of £1,747m, excluding cyberattack costs.

12.2 **Energy Forecast.** The increase in energy prices has had a significant impact on the council. The table below shows the effect on 3 services that have significant usage of electricity and gas. The £1.9m cost pressure will be funded out of provision made in the GFA..

Service Area	Gas		Electricity		Total
	Budget	Forecast	Budget	Forecast	Total Variance
Strategic Property	64	271	177	618	647
Soft Facilities Management	106	273	548	1,162	781
Housing Needs	50	291	30	261	471
Total F&R	**220**	**834**	**755**	**2,041**	**1,900**

Cabinet will be aware that the Government introduced the Energy Bill Relief Scheme which will provide a discount on wholesale gas and electricity prices for all non-domestic customers (including all UK businesses, the voluntary sector like charities and the public sector such as schools and hospitals) whose current gas and electricity prices have been significantly inflated in light of global energy prices. Earlier in the year the Council negotiated a

relatively favourable energy contract for 2022/23 at rates which are below the rates capped from 1 October and therefore little support can be expected in the 6 month period provided.

12.3 **Financial Management and Control** are currently reporting an overspend of £408k. The majority of this overspend relates to Cyber - £250k relates to the delay in the debt team realignment and the remaining £150k relates to additional staffing required to track and monitor the Cyber spend as well as reviewing all business cases for additional spend on recovery. .

12.4 **Strategic Property Services** are currently forecasting an overall overspend of £433k, an improvement of £22k compared to last month. This improvement primarily relates to the Health and Safety team not needing to fill a number of existing posts until the next financial year.

Commercial Property are forecasting an overspend of £996k which mainly relates to the under recovery of income and Other Professional fees relating to lease negotiations. The Head of Service has highlighted a high risk of tenants negotiating more rent free periods and deferred rent as the market is still very fragile and believes the pressure here could increase further.

Corporate Property and Asset Management (CPAM) & Education Property is forecasting an underspend of (£467k) and Education (£97k) mainly due to holding posts vacant until early next year. Both areas have improved slightly compared to last month as more posts have been held vacant and reduction in agency costs.

12.5 **Housing Benefits** Housing Benefits are currently forecasting an overspend of £1.1m**.** The overspend relates to the agency staffing forecast which is currently £1.85m, of which £750k can be absorbed by the underspend on permanent staff due to vacancies. The agency staff are for addressing the backlog of work as part of Cyber recovery (initially 7,700 cases of under/ overpayment of benefits, reduced to 5,000).

There is a risk that there will be a deficit on the Net Cost of Benefits (NCOB) for 2022/23 resulting from the Cyberattack and Covid19 which produced a backlog of cases and delayed the recovery of overpayments. NCOB is the difference between what we pay out in Housing Benefits and what we receive back from the Government through subsidy. Because of the backlog there is a risk that we may lose housing benefit subsidy as we are likely to breach the subsidy error threshold (over a certain error level - the threshold - subsidy is reduced). This pressure is subject to ongoing review and could change significantly (up or down) as we get more up to date information throughout the year. There is also lower than usual cash recovery - the backlog has prevented us from taking recovery action to recover overpayments, which has added to the NCOB deficit. The risk is currently estimated to be £5m and if this materialises, it will be funded from historic grant balances.

12.6 Revenues are currently forecasting an overspend of **£1.8m**. The overspend relates to the following:

- £0.6m off-site resources required to access and process the backlog of outstanding work across Council Tax and Non Domestic Rates using the Council's existing software systems Comino (document imaging) and Academy (revenues system) due to Cyber.
- £0.3m relates to the ongoing need for additional staff in the Customer Services Contact Centre who are working on the increase in the level of customer calls relating to council tax as a result of Cyber.
- The remaining £0.9m relates to lost income in court costs as a result of Cyber, which has significantly reduced legal action across the service. The expectation remains that legal action will not re-commence until, at the earliest, the start of the new financial year (23/24).

The service has received new burdens funding to cover the additional costs incurred as a result of processing the energy rebate allocations across 2022/23. The initial grant funding has been factored into the forecast, and any additional funding announcements will be factored into future forecasts.

12.7 **Registration Services** are currently forecasting an underspend of £150k. This is due to over achieving on the income targets.

12.8 **Housing Needs** are currently forecasting an overspend of £958k after a reserve drawdown of £1.051m. This is a favourable movement of £0.2m on last month's forecast and is a result of refining the bad debt provision held for temporary accommodation. £0.6m of the overspend relates to pressures on security costs as a result of; an increase in the number of hostels and the increase in the need for 24 hour security. The remaining £0.35m relates to pressures within temporary accommodation net rental expenditure, which cannot be absorbed within the additional Homelessness Prevention Grant funding received for 2022/23. The financial pressures are being driven by 1) difficulties in placing residents in inner London accommodation due to lack of supply 2) increases in the temporary accommodation costs of nightly paid, B&B's and PSL (private sector lettings due to the cost of living crisis 3) increases in the cost of PRS (private rented sector) accommodation due to the cost of living crisis, reducing movement out of TA. This pressure is currently subject to ongoing review and will be refined in future months as required.

12.9 **ICT** are currently forecasting to overspend by £1.5m after a reserve drawdown of £185k. This is an adverse movement of £264k compared to last month mainly due to an increase in the number of users for our telecommunications system and a reduction in the print income forecast. ICT Corporate are currently reporting an overspend of £1.45m after a drawdown from reserves. The overspend is mainly due to £744k for Cyber projects and the ongoing Amazon Web Services - these costs are paid in US dollars and have recently been subject to exchange rate risk with Sterling falling to an all-time low against the US dollar. Fortnightly meetings have been set up

with finance to provide an update on how the service intends to reduce the key overspend causes.

Financial Management Systems are currently reporting an underspend of £49k for 2022/23.

Hackney Education ICT are currently forecasting an overspend of £99k which is significantly less than 21/22 due to the service being wound down. The change in month mainly relates to an undisputed contractual commitment for safe storage of ICT media.

12.10 **Audit & Anti-Fraud** are forecasting an underspend of £33k due to staff vacancies.

12.11 **The Directorate Finance Team** are currently reporting an overspend of £17k. £80k of costs relate to the delay in the restructure as a result of Cyber, however the majority of the overspend has been offset by vacant posts across the service.

12.12 All of F&CR **savings** are forecast to be achieved with the exception to those mentioned above relating to the cyber attack.

12.13 **Risks.** Potential financial risks within F&R, where the forecast may see increases in the coming months are :

- Cyber Work - ICT and Customer Services Recovery of Systems
- Net Cost of Benefits - Loss of subsidy from Local Authority (LA) error & increase in the Bad Debt Provision (BDP)
- Repairs and Maintenance Costs exceeding the budget
- Energy costs
- Rental expenditure in Temporary Accommodation

12.13 **Management Actions.** It has been agreed with management to hold posts vacant for a longer period in order to reduce the overspend. Non-essential spend is continually being reviewed as part of budget monitoring meetings.

13.0 Chief Executive's

Revised Budget	Service Area	Forecast Variance After reserves	Change in Variance from last month
£k		£000	£000
15,376	Chief Executive	-357	-6

13.1 The Chief Executive's Directorate is forecasting an underspend of £357K following the use of £1.9m of reserves. This is a slight improvement of £6K from the September position. The main reason for the underspend is due to vacancies in Legal, Governance and Election Services and an improved position in Engagement Culture and Organisational Development.

13.2 **Libraries & Heritage** are forecasting a £71k overspend which is caused by two main drivers- non delivery of income targets (room bookings etc) and additional premises operational costs. The budgets are reviewed with the service on a monthly basis to try and mitigate areas that are overspending.

13.3 **Legal, Governance and Election Services** are forecasting an underspend of £271K which is a reduction of £57K forecast in September. The main reason for the underspend is due to a number of vacancies across the service. The service is achieving its vacancy factor and will be recruiting into vacant posts over the coming months. The forecast assumes that posts will be filled over the coming months. The change in the forecast is due to a reduction in the forecast for external income.

13.4 The directorate is on target to deliver the approved savings.

13.5 A summary of **risks** to the service going forward are:

A summary of risks to the service going forward are
:

- Not achieving budgeted income from our venues operations due to the impact of the cost of living crisis. Our income target is £538K. Income received to the end of September is **£506K**, but some of this income relates to prepayments for future years.
- Not achieving the external income target of £500K in legal services. Income received to the end of September is **£190K**. Due to the slowdown in the development activity across the borough the income generated from capital recharges, property and S106 agreements fell in 2021/22 - this has continued through 2022/23 and we have reduced the forecast income by £150K this month and we will keep a close eye on income as it may reduce further. The service has a number of vacancies at the moment which is mitigating this overspend and risk.

13.6 Management Actions to reduce any overspends Whilst the directorate is not forecasting an overspending position, the Directors and Heads of Service will continually review their budgets to identify opportunities to reduce reserve use and mitigate any potential income shortfalls that may arise as the year progresses.

14.0 HRA

14.1 The HRA is forecasting an overspend in net operating expenditure of £10.728m. However, the forecast overspend can be brought back into balance by a reduction in Revenue Contributions to Capital Outlay (RCCO) by an equivalent amount. We are able to do this because we are not delivering a full capital programme in 2022/23 due to the delay in the procurement of the Housing Maintenance main contracts. Without a full capital programme in 2022/23 the RCCO is not required and therefore can be released. It should be noted that the backlog of maintenance work will be required in future years and management action is needed to eliminate the

operational overspend and in order to restore the level of RCCOs for existing housing stock.

14.2 The Strategic Director of Housing Services is taking the following actions to mitigate the overspend; scrutinising all recruitment decisions, carrying out a review of non-essential budgets to release any uncommitted budgets, and reviewing all of the repairs expenditure to separate capital expenditure such as component replacements.

14.3 The major variances are:

Expenditure

- Housing Repairs has a projected overspend of £3.75m, which is due to an increase in reactive repairs, material costs, an increase in legal disrepair cases and the 2022/23 agreed pay award.
- Forecast overspend for Special Services, £5.75m, is mainly due to increasing energy prices. The cost of Gas and Electricity has been rising globally over the past year, however the council has not been affected by these increases due to forward purchasing and fixed prices. Current forecasts estimate a 90% increase in cost therefore resulting in a significant overspend. There are also overspends in estate cleaning and lift servicing and repairs.
- The Supervision and Management overspend of 1,097k is due to 24hr security costs at a high rise building and the use of Temporary Accommodation by Housing Management.
- Rents, Rates Taxes and Other charges variances are due to an increase in Council tax and Business rates.
- Provision for Bad and doubtful Debts is forecast to overspend by £500k, due to increased commercial property and Housing rent arrears following a slow recovery from the pandemic.
- RCCO has been reduced to offset the variances within the revenue account due to a reduced capital programme.

Income

- Leaseholder Charges for Services and Facilities additional income (£449k) is forecast because the actual service charges billed for 2021/22 are higher than the estimated charges.
- The Other charges for Services and Facilities variance £177k, due to the cyberattack the invoicing of major works to leaseholders has been delayed and therefore the income expected from the major works admin fee has been reduced.

Appendices

Appendix 1: Proposed Savings

Appendix 2: Proposed Pooling Arrangement

Background documents

None.

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APPENDIX 1

2023/24 TO 2025/26 SAVINGS PROPOSALS

Brief description	2023/24 £000	2024/25 £000	2025/26 £000
General Finance Account (F&CR): Reduction of Revenue Contribution to Capital Outlay (RCCO) from £4,000k to £3,000k	1,000	0	0
Financial Management (F&CR) : Efficiencies in Financial Management services.	80	20	30
General Finance Account (F&CR): Reduction in employers' pension contribution over and above that estimated following a review of underlying assumptions	1,000	0	0
Revenues & Benefits: E- Billing. This proposal is for Revenues to provide e-billing as a way for residents and businesses who pay via direct debit to receive Council Tax and Business Rates bills.	16	0	0
Children & Families: Review of Children & Families' Staffing - review of the social care practice model and review of the layers of management so the structure is standardised and streamlined with fewer tiers.	500	500	0
C&E Directorate services: Consolidation of the Childrens, Education and Health commissioning function across the directorate for children. New function will allow effective market engagement and an opportunity to explore joined up commissioning arrangements across the portfolio.	250	700	0
Chief Executive Legal: Inflation of legal fees.	50	0	0
Adult Social Care Commissioning: Combination of improved processes, smarter commissioning (use of block contracts), and contract reductions where contracts are not providing substantial benefits to residents.	100	300	300
Provided Services (A, H & I) Review of spot purchased day opportunities services. Redesign will ensure these are only for those that really require services of that nature, with more flexible independent options for the wider cohort of service users. ASC wants to ensure the best use of in-house provision (Oswald Street) and how the under	200	175	75

Brief description	2023/24 £000	2024/25 £000	2025/26 £000
occupancy can also meet the needs of those who are currently being supported by spot purchased services.			
Provided Services (A, H & I) A review of services within the Housing Related Support (HRS) has been undertaken, and £195k of savings have been identified as a result of substitute grant being identified.	194	0	0
Various CHE services Increase the fees and charges for CPI for specific services, i.e. Parking & PEP (£1.5m), Commercial Waste (£0.263m) and Highways Charges (£0.205m)	1,968	0	0
Markets (CHE): Indoor Market Savings (Ridley Road) and Market Fees Inflation increase. In January 2022 Cabinet approved the lease acquisition of 51-63 Ridley Road Shopping Village. By acquiring this lease not only are the Council able to strengthen Ridley Road's long-term future but savings can be delivered. The indoor market will generate an annual income of £50K for the Council from 2023/24 . Increase pitch prices by CPI will generate additional income of £132K which will meet the increasing costs of operating the markets.	132	50	0
Various CHE Services Introduction of fees and charges for certain inspection/enforcement activities so that Landlords who require intervention activities pay for the cost of officer time to enforce housing standards. (Bulky and Clinical Waste, certain Hygiene services, bin hire and washing)	200	0	0
Environmental Operations (CHE): Inflationary increase in non-statutory fees in Environmental Operations The charges for hygiene services (pest control and clinical waste), bin hire and bulky waste collection will be increased in line with CPI to generate additional income to meet the increased costs of providing the service. Exemptions are in place for households on benefits.	50	0	0
Total	**5,740**	**1,745**	**405**

APPENDIX 2

BUSINESS RATES RETENTION AND POOLING 2023-24

1.0 Background

1.1 The Local Business Rate retention scheme came into effect from 2013/14 as part of the changes to Local Government funding in the Local Government Finance Act 2012.

1.2 In essence, the scheme allowed Local Government to keep 50% of any Business Rate growth from its baseline position. For Hackney and all other London Boroughs the remaining 50% share was split on a 60/40 basis with the Greater London Authority (GLA). In 2017/18 these proportions were amended to the following distribution of all business rates collected: - the GLA 37%; Central Government 33% and London Boroughs 30%.

1.3 A change to the system was made in 2018/19 with the introduction of the London 100% Business Rates Retention and Pooling Pilot scheme. Under this scheme Hackney retained 64% of the rates raised and the GLA kept 36% with no Government share; plus a share of any growth achieved by the two councils.

1.4 Yet another change was made in 2019/20 with the introduction of a 75% London Business Rates Retention and Pooling Pilot scheme. Under this scheme, Hackney retained 48% of the rates raised, the GLA retained 27% and Central Government 25%. In both 2020/21 and 2021/22 the Government decided it would not provide for the continuation of the 75% local shares scheme and that the 2017/18 shares of business rates income applied, i.e. GLA 37%; Central Government 33% and London Boroughs 30%. This reduced the amount of business rates retained by Hackney from 48% to 30% but the losses in income were mitigated to some extent by additional Government funding.

1.4 In 2020/21, even though the financial benefits of the London Business Rates Retention and Pooling Pilot scheme were expected to be lower than in previous years, the boroughs decided to continue with the pooling arrangement. This decision in part was made for strategic reasons as boroughs regarded the scheme as a key milestone on the journey towards greater fiscal and functional devolution, demonstrating the clear benefits of collective working between London authorities. However, the onset of the pandemic during 2020/21 had a significant impact on the collection of business rates, which led to an estimated £14.2m loss to be shared by pool participants. Further modelling for 2021/22 and 2022/23 showed a mix of risks across London, which, matched with the comparatively estimated low level of financial return meant that it was agreed that the London Pool would not continue for 2021/22 and 2022/23.

1.5 However, given the way pools work, there was an opportunity for a smaller and more localised pooling arrangement in London in 2022/23, to generate additional income for the pooling boroughs with a very limited risk. Hackney joined this scheme together with the City of London Corporation, Tower Hamlets, Brent, Barnet, Enfield, Haringey and Waltham Forest. A similar opportunity exists for 2023-24 and this report proposes as in 2022-23, we join the Local Pooling scheme

1.6 The scheme is identical to that in 2022-23 and its main points are summarised below.

2.0 Localised Business Rates Pool 2023-24

2.1 The paragraphs below set out the proposed arrangements for a Local London Business Rates Retention Pool in 2023-24, which as with its predecessor aims to generate additional income with very limited risk. As at the end of September, the 2022-23 Pool was on target to deliver the gains identified on the basis of the NNDR 1 business rates return to central government (end January 2021) - in Hackney's case £2.2m

2.2 It should be noted that forming a pool in no way dilutes the sovereignty of each participating authority as each is still responsible for the collection of business rates within its locality. However, forming a pool alters the framework which determines how much business rate income is retained locally with the aim of increasing this amount.

2.3 In order to demonstrate the advantage of the proposed pooling arrangement, we must first distinguish between two types of authority - authorities that pay a tariff and levy and those that receive a top up grant. At the introduction of the Business Rates Retention system in 2013-14, the government calculated a funding level for every local authority – "baseline funding level" - which is the funding level the Government calculated a council needed to meet its 'needs'. This was derived from the previous formula grant system. The Government also calculated a "business rates baseline" for each authority based on the average business rates it contributed to the national pool over the two years from 2010/11.

2.4 Where an authority's business rates baseline exceeds its funding baseline, it pays the difference to central government as a tariff which is used to pay for a top-up for authorities whose funding baseline is above its business rates baseline. In each year since 2013-14, these tariffs and top-ups have been uprated by the business rates multiplier, normally RPI. Tariff Authorities also pay a levy on any growth above the business rates baseline. This levy is paid to the Government and used to fund the safety net system which protects those councils which see their year-on-year business rate income fall by more than a set percentage below their baseline funding levels.

2.5 As part of the business rates regime, the Government has allowed Local Authorities with a geographic link to form a business rate pool. In forming a pool, the group of authorities are seen as a single entity from a business rate perspective and in doing this, have the potential to retain more of the business rate income generated locally. A pool is able to do this by reducing the levy payment. At its highest rate, 50% of growth is paid to the Government through the levy but by forming a pool, this rate can be lowered to 0%, and funds which would have been earmarked to the Government would instead be retained locally and can be distributed to all pool members.

2.6 For a pool to totally eliminate a levy payment, the value of the top ups paid by all the top up boroughs in the pool must be equal to or exceed the tariff paid by the tariff boroughs. It follows, to maximise the benefits of a pool, we need a composition that delivers a net top-up subject to the constraint that there must be a geographic link between the members. The grouping of authorities together to achieve the net top up is largely a mathematical exercise (albeit constrained by the requirement to share geographical boundaries).

2.7 Detailed research by the Pool's advisers (who were also advisers to the London wide pool), London Futures, determined a composition of boroughs which will deliver a net top-up and thereby maximise the financial benefit to the participating boroughs in 2022-23 and in September 2022. its analysis forecast that a similar although slightly lower benefit, will accrue in 2023-24 also.

2.8 Given the benefits and risks (set out below), Hackney along with all the boroughs communicated its intent to join the scheme in early October (a very short deadline set by DLUHC). However this does not mean that we are committed to joining the scheme. All members of the Pool will be able to review their positions and withdraw from the scheme if necessary. The cut-off date for withdrawal is 28 days after the 2023-24 Provisional Settlement is announced (likely to be in December). So this will give us the opportunity to assess the impact of the 2023-24 Provisional Settlement and the 2022 Business Rates revaluation on the viability of the scheme before we are committed to the scheme.

2.9 There would be a significant financial benefit from pooling in this way in 2023-24 as there was in 2022-23. The Pool's advisers have forecast that the scheme will deliver c. £2m additional income to Hackney in 2023-24 (compared to a latest forecast of £2.2m for 2022-23)

2.10 Turning to the risks, these remain limited whilst there could be an impact from the cost of living crisis and from the tail end of Covid. In order to lose all business rate growth, the City Corporation would need to experience a 20% loss in the value of business rates, something which has not been experienced to date. Also, the business rate system has a floor funding level, which the pool will become responsible for should participating authorities fall below this level. These payments would be triggered with significant reductions in business rate income. The make-up of the selected authorities make this circumstance unlikely.

2.11 Perhaps a bigger risk is the impact of 2022 business rates revaluation, which could reduce the gains. However, all councils should receive a provisional 2022 rateable value list at the time of the 2023-24 Provisional Local Government Finance Settlement and all member authorities will be able to review their positions and withdraw from the scheme if necessary. As noted above, the cut-off date for withdrawal is 28 days after the 2023-24 Provisional Settlement is announced.

2.12 In view of the benefits and limited risks and the failsafe re the revaluation, it is proposed the LBH continues in the localised pool in 2023-24 along the 2022-23 participants. The agreed distribution agreed in 2022-23 will be rolled forward into 2023-24, i.e.the City will receive 40% of the financial benefit (appropriate as the City is taking most of the risk) with the balance being shared out to the remaining boroughs on the basis of equal shares. As noted above, Hackney's share of the levy gain under the proposed 2023-24 scheme is estimated to be c. £2m

2.13 The detailed recommendations which require approval for Hackney to participate in the pool are listed below and in the main report, Cabinet is asked to approve these.

3.0 Recommendations

3.1 To approve and accept the designation by the Secretary of State as an authority within the London Business Rates Pilot Pool pursuant to 34(7)(1) of Schedule 7B Local Government Finance Act 1988;

3.2 To participate in the Local London Business Rate Pool as described above with effect from 1 April 2023 to 31 March 2024;

3.3 To delegate the authority administrative functions as a billing authority pursuant to the Non- Domestic Rating (Rates Retention) Regulations 2013, to the City of London Corporation ("COLC") acting as the Lead Authority;

3.4 To authorise the Lead Authority to sub-contract certain ancillary administrative functions [regarding the financial transactions [payment of tariffs and top-ups] within the Pool to the GLA as it considers expedient];

3.5 To delegate authority to the Group Director of Finance and Corporate Resources in consultation with the Mayor to withdraw from the scheme if this proves necessary (i.e. depending on the outcome of the 2022 business rates revaluation and the 2023-24 Provisional Local Government Finance Settlement.);

3.6 To delegate authority to the Group Director of Finance and Corporate Resources in consultation with the Mayor to agree to the operational details of the pooling arrangements with the participating authorities;

3.7 To authorise the Mayor to represent the authority in relation to consultations regarding the London Business Rates Pilot Pool consultative as may be undertaken by the Lead Authority pursuant to the Memorandum of Understanding.

Hackney

Title of Report	**Housing Services Resident Engagement Strategy**	
Key Decision No	CHE S135	
For Consideration By	**Cabinet**	
Meeting Date	**12 December 2022**	
Cabinet Member	**Cllr Clayeon McKenzie, Cabinet Member for Housing Services and Resident Participation**	
Classification	**Open**	
Ward(s) Affected	**All**	
Key Decision & Reason	**Yes**	**Significant in terms of its effects on communities living or working in an area comprising two or more wards**
Implementation Date if Not Called In	**19 December 2022**	
Group Director	**Rickardo Hyatt, Group Director for Climate, Homes and Economy**	

1. Cabinet Member's introduction

1.1. Hackney Council has one of the largest stocks of social housing in the country, with 30,761 households living in our homes. This includes council tenants, freeholders, leaseholders, private renters and shared owners, all of whom need to be able to communicate and engage with Housing Services to resolve service issues easily, and to have opportunities to genuinely influence our service delivery and decision-making.

1.2. The Housing Services Resident Engagement Strategy 2022-2025, which has been produced in partnership with residents and housing services staff over

many months, sets out our proposals to improve the way we do this. It reflects the views of many thousands of residents who live in our homes and includes a wide range of proposals designed to help us talk to, listen and involve residents more effectively. It reinforces our commitment to put the resident's voice at the heart of Housing Services and build more trust in the service we offer.

1.3. Importantly, the Strategy also reaffirms our commitment to supporting our residents groups - and sets out some proposals to help us do this better. Tenants and residents associations and our wider participatory structure are an essential part of our resident engagement culture in Hackney - and we remain deeply indebted to all involved residents for their hard work in supporting residents, driving service improvements, and challenging us to do better.

1.4. Throughout the development of the Strategy, it was clear that residents who live in our homes had significant and often deep-seated concerns about how we communicate and engage with them. This was especially evident in the responses we received from our major survey of tenants and residents (STAR) in 2021, where only 35% of respondents were satisfied that the Council listens to their views and acts upon them. From focus groups and responses to our surveys, it was equally clear that it is residents' day-to-day experience of our services - whether a phone is answered promptly or a repair is completed on time - that drives satisfaction with engagement, and that too often we have not got the basics right.

1.5. In shaping the overall direction of this work we consequently took a decision at an early stage that the Strategy needed to take a whole service approach to address these issues. This is because any engagement strategy that did not put a strong focus on changing the culture of Housing Services, or addressing wider issues related to poor communication and follow-up of residents' concerns would lack credibility - and would not help us move the service forward. In implementing the Strategy we recognise that there will be an ongoing need to embed its principles across the service, empower and train our staff to engage more effectively, build stronger partnerships with our voluntary and community sector and partner agencies, and to monitor our progress openly and in partnership with residents.

1.6. We recognise that our plans to strengthen engagement are ambitious in the context of the immense financial challenges that Housing Services, and the Council as a whole, faces. The introduction of the Government's rent cap will significantly reduce our ability to invest in our homes and meet the needs of our housing residents, many of whom are already struggling due to the cost of living crisis. However, it is arguable that this makes it more, not less, important that we use the strategy to focus on those issues that matter most to our residents and to shape our improvement journey. While we will not be able to do everything at once, it offers us a much clearer framework to prioritise our resources and monitor our progress.

1.7. In developing the Strategy, significant effort has been made to engage residents who are involved in the participatory structures as well as those not currently engaged and those from Hackney's seldom heard communities. This is detailed in the Strategy and I am pleased that there has been such a high level of resident input. I thank all those that have given up their time to participate. I would also especially like to thank the two Resident Liaison Group (RLG) Co-Chairs who acted as project champions for this work and provided guidance, ideas and challenge throughout the process

1.8. I commend this Strategy to the Cabinet and hope that your service areas will work with us to help implement it.

2. Group Director's introduction

2.1. The report seeks endorsement for a new Resident Engagement Strategy to guide the work of Housing Services over the next three years.

2.2. The Strategy provides a clear set of strategic priorities and principles to guide our approach to resident engagement and will support our wider program to modernise Housing Services and respond to the new regulatory requirements for social housing set out in the Charter for Social Housing Residents (Social Housing White Paper, November 2020). Following the challenges posed by the pandemic and cyberattack, it will offer a clear framework to reset our relationship with residents and restore residents' trust and confidence in Housing Services.

2.3. As the Strategy is a whole service strategy for Housing Services, it is vital that there is service-wide ownership of its priorities and principles - and a shared commitment to its effective implementation at senior level. To achieve this implementation of the Strategy will be supported by a detailed action plan, with progress monitored by both the Housing Services Management Team and the Resident Liaison Group. We will additionally be looking to work closely with other parts of the Council, residents, partner agencies and voluntary and community sector partners to realise the full scope of our ambitions.

3. Recommendations

Cabinet is recommended to:

3.1. **Approve the new Housing Services Resident Engagement Strategy as attached at Appendix 1 of this report.**

3.2. **Approve delegation to the Strategic Director of Housing Services in order to oversee the effective implementation of Strategy and to make any minor amendments to the Strategy and its associated policies.**

4. Reason(s) for decision

4.1. Housing Services have not had a Resident Engagement Strategy in place since 2013. Since this time there have been significant changes, both in our

local housing context and nationally, which we need to respond to. These include:

- **Changes in social housing tenure patterns -** there is now much greater diversity of tenure on Hackney's estates, with tenants increasingly living alongside leaseholders, homeowners, private renters and shared owners. This means we need to tailor communication and engagement to meet the needs of different groups of residents, and do more to ensure that all residents feel connected as places and communities change.

- **Changes in technology** - there are now many more ways that we can communicate with each other, with the growth of digital forms of communication such as Twitter, WhatsApp and Zoom etc, offering new options. In future, we will need to take full advantage of digital engagement - but offer different options (and support) to those unable to engage in this way.

- **High levels of needs, reducing resources -** residents living in Hackney managed homes have different circumstances, characteristics, and life experiences. But the high concentration of older people and single person and low income households in social housing means that our residents are more likely to experience financial hardship, social isolation and poor health, and the cost of living crisis will be exacerbating problems for many. This means we need to develop stronger partnerships with residents, other services and the voluntary and community sector to develop more estate-based initiatives which can address the wider socio-economic challenges our residents face. With the rent cap and soaring inflation putting pressure on our ability to meet the needs of our most vulnerable residents and invest in our homes, we also need a framework that helps us to focus on the issues that matter most to residents, to support those who are most vulnerable, and do more to involve residents living in our homes in our decision-making process.

- **Major changes in housing legislation** - The Charter for Social Housing Residents (Social Housing White Paper), has significant implications for how we listen to, and engage with, our residents. The Charter highlights the need for greater transparency, openness and accountability between landlords and residents, and puts a strong focus on listening to, and acting upon, the resident's voice, including the right to 'To have your voice heard by your landlord'. The reintroduction of housing inspection will mean that our approach to resident engagement will be subject to increased regulatory scrutiny.

4.2. These issues, along with the challenges posed by the Covid pandemic and cyberattack, mean that we need to review how we engage, take action to engage (more) residents effectively, and build on work already underway to promote stronger and more cohesive communities on our estates. A clearer strategic framework is needed to achieve these broad aims and support the services wider work to modernise and improve Housing Services.

5. **Details of alternative options considered and rejected**

5.1. **Do nothing -** this option was rejected as it would not provide a clear direction for our approach to resident engagement across Housing Services.

6. **Background**

Developing the Strategy

6.1. A proposal to develop a new Resident Engagement Strategy for Housing Services and the approach to this work was agreed by the Housing Services Management Team (HSMT) in February 2021. From the outset, we wanted to work in partnership with residents to 'co-produce' the Strategy, to ensure that it reflected feedback from a diverse range of resident voices, and to build upon good practice from within and outside the housing sector. We achieved this in different ways through the strategy development process:

Governance arrangements

6.2. The Strategy development process was overseen by a Project Champions Group, made up of the Resident Liaison Group (RLG) Co Chairs and the Cabinet Member for Housing Services and Resident Participation, alongside a wider Strategy Scrutiny Group bringing together officers and involved and uninvolved residents. Together these groups provided a sounding board across different stages of the strategy development process and helped us to identify different issues to explore, community groups that we could speak to, and the sort of questions we should ask residents (and how we should ask them).

Resident and Staff Consultation

6.3. We used a variety of different methods to seek views from residents and staff, including focus groups, major surveys, and outreach to residents via local community and faith groups. This meant that we gathered some statistically reliable information alongside detailed comments and discussion notes which provided more in-depth insight into residents' concerns and views. Our evidence base included:

- 953 responses to the resident engagement survey on the Council's engagement platform Commonplace
- 6,457 responses to our bi-annual STAR resident satisfaction survey which included specific questions about participation and engagement
- Informal feedback from residents in parks or in community halls
- 12 focus groups with Housing staff, young residents, older residents and residents with learning disabilities
- 6 focus groups plus 13 121 interviews with residents from different communities including Turkish, Kurdish, Vietnamese, Chinese, Somali, and Charedi residents, with 122 seldom heard residents engaged directly

- Learning from a good practice review, including learning from other Council strategies and plans

Using the Tenant Participation Advisory Service (TPAS) ' Re-Engineering Engagement Framework'

6.4. Analysis of the feedback and issues raised in the first phases of work, helped us to identify a number of key themes and issues that the Strategy needed to address:

- Strengthening participation, promoting engagement
- Improving communication and working together
- Building stronger communities

6.5. A series of TPAS-led workshops with staff and residents were then held to consider what needed to change to strengthen engagement, drawing upon the TPAS framework for re-engineering engagement. These sessions helped us think through how we could improve leadership, communication, structures and processes to deliver better outcomes for residents and informed the five strategic priorities and range of actions within a draft Strategy.

Consultation on the draft Resident Engagement Strategy

6.6. A 12-week consultation on the draft Strategy took place between 9 June and 4 September 2022. This provided more opportunities for residents and other stakeholders to give us feedback on the priorities and actions proposed. Over this period:

- 478 residents completed a short survey asking their views, with 65% of respondents not currently engaged via formal residents groups. 69% of respondents were council tenants and leaseholders.

- We sought views from residents who attended seven roadshows held on estates across the borough, and via re-engagement with seldom heard groups we had consulted in the discovery phase.

- We held two sessions for Hackney councillors, with 18 councillors attending to give their views on the themes and proposals, ensuring that their understanding and experience of residents' concerns and issues further shaped our thinking.

6.7. The response to the draft Strategy was positive, with over 90% of respondents to the survey expressing support for the five strategic priorities and related proposals. Comments and discussion reiterated many of the key messages from earlier engagement work with residents continuing to stress the need for better communication, listening and follow up from Housing Services, a more visible officer presence on our estates, and a wider range

of engagement options. The full consultation analysis is available as a separate report. **Appendix 2** provides a high level summary of some of the most frequent issues raised during our consultation and our response.

6.8. Importantly, while there was support for digital engagement, respondents were concerned about those who could not easily communicate in this way and wanted to ensure that there was a balanced approach. The need for this has since been reinforced by the Residents' Survey 2022; this found that while only 6% of Hackney residents do not have access to the internet, this proportion is significantly higher in those aged 65+ (33%), disabled residents (18%), social renters (9%) and those struggling financially (9%). We have therefore responded by amending the third priority so that digital engagement is not over-emphasised at the expense of other forms of communication.

6.9. As most of the remaining feedback was supportive of the priorities and related proposals, we have only made relatively minor changes to the draft Strategy. However, we are very clear from consultation feedback that there remains some scepticism about the Housing Services ability to deliver against the commitments made given the wider challenges facing the service. This underlines the need to ensure that delivery and implementation of the proposals is monitored closely, with our progress shared in an honest and open way with residents.

Policy Context

6.10. The Council's revised Community Strategy 2020-22 identifies five cross-cutting priorities, three of which will be directly supported by this Strategy:

1. A borough where residents and local businesses fulfil their potential and everyone enjoys the benefits of increased local prosperity and contributes to community life
2. An open, cohesive, safer and supportive community
3. A borough with healthy, active and independent residents

6.11. The Housing Services vision is to "Be Exceptional" and its priorities include: provide an excellent service for residents and colleagues; listen to residents and respond to their needs; and deliver exceptional customer experience. The Strategy will support these aims.

6.12. The Resident Engagement Strategy supports a number of priorities in other Council strategies and plans, especially the draft Hackney Joint Health and Well-Being Strategy 2022-26, the Young Futures Commission Report 2019, the Ageing Well Strategy 2020-2025, the Parks and Green Spaces Strategy 2021- 2031 and the Inclusive Economy Strategy 2019-25. A commitment to actively engage in work to deliver these plans is included in the Strategy.

6.13. At national level, the Charter for Social Housing Residents (Social Housing White Paper, November 2022) will have significant implications for how we

listen to and engage with residents. Effective implementation of proposals in this Strategy will help us meet standards set by the Housing Regulator and Housing Ombudsman, with the performance of Housing Services to be subject to a statutory inspection on a four-yearly cycle.

Equality impact assessment

6.14. An Equality Impact Assessment (EIA) of the Resident Engagement Strategy has been undertaken (and is included as **Appendix 3** of this report). As the Strategy will impact on all residents who live in homes managed by Housing Services and all staff who work in the service, it is likely it will impact on the lives of many people with one or more of the nine protected characteristics.

6.15. The EIA sets out the range of equality considerations that were taken into account during the development of the Strategy and the approach taken to involve a diverse range of residents. While the pandemic made contact with different community groups challenging in the early phase of the work, we successfully engaged a number of underrepresented groups during consultation to ensure that a wide range of voices were heard. Throughout the development process, we engaged directly with around 160 residents from our seldom-heard communities through 12 group sessions, 13 one-to-one interviews and 2 cultural events.

6.16. The Strategy commits to a wide range of actions which should have a positive impact on different equality groups, and on cohesion and good relations more generally. This includes work to invest more in digital training, give a great voice to young people through a new Housing Youth Panel, and promote more intergenerational activities. We will also focus on strengthening our approach to translation and interpretation by reviewing our approach in partnership with corporate communications and local voluntary and community groups, drawing more upon the language skills of staff across the service, and piloting new technology, such as handheld translation devices.

Consultations

6.17. As detailed in paragraphs 6.1 to 6.9 of this report, the development of the Strategy was based on an extensive programme of consultation with housing residents, including seldom heard groups.

Risk assessment

6.18. The key risks associated with the Resident Engagement Strategy are as follows:

6.19. **Operational/reputational** - our work on developing the Strategy has underlined that residents' perception of the Housing Services is strongly influenced by their day-to-day experience of the services they receive i.e whether repairs are completed in a timely way or calls answered promptly. If we do not get this right as a service, residents and other stakeholders may feel the Strategy is not credible, and may be reluctant to engage with us to

deliver some of the improvements. A continuous focus on improving the performance of frontline services and meeting agreed service standards will be vital to mitigate this risk.

6.20. **Operational -** There is a risk that staff and managers within the service will not embrace the resident focus that successful implementation of the Strategy requires, possibly due to workload issues or lack of effective engagement skills. Effective communication from service leaders, reinforced by regular training to embed new ways of working and support staff development, will be required to manage this risk. Where there are genuine barriers that slow progress on priorities, there will need to be open and honest communication to manage residents' expectations.

6.21. **Policy** - changes to the Social Housing Regulators' approach, and /or its Tenant Involvement and Empowerment Standard, could lead to new demands which need to be resourced or built into the proposed approach. This will be monitored through the Charter for Social Housing Implementation Board, with any changes to the Resident Engagement Strategy Action Plan discussed with the Resident Liaison Group as required.

6.22. **Resources -** there is a risk that some residents may have unrealistic expectations about the ability to fund community projects and /or the level of support that can be provided to support and develop resident's groups. Housing Services, and the Council as a whole, is currently dealing with unparalleled financial pressures as a result of the pandemic and soaring inflation, with the cost of materials, labour, energy and fuel adding millions of pounds to our outgoings. The rent cap will in turn put immense strain on the housing revenue account, compounding earlier reductions in Government funding and making it much harder to meet the needs of our housing residents, many of whom are already struggling financially. While the Strategy proposals are designed to be delivered as far as possible as business as usual, financial pressures may consequently pose challenges that are not yet possible to predict and some re-prioritisation of our proposals may be essential. Effective and honest communication will be required to manage such expectations, alongside transparency in the allocation of participation resources.

7. Comments of the Group Director of Finance and Corporate Resources.

7.1. The Resident Engagement Strategy will be contained within the existing budget.

7.2. It should also be noted that due to the increased need for savings to be made within the HRA, should the current resources be reduced, this would not be the case and may lead to re-prioritisation of activities in the future.

8. Comments of the Director of Legal, Democratic and Electoral Services

8.1. The recommendations set out in part 3 of this report fall within the definition of a Key decision under the Councils Constitution.

8.2. A key decision is a Cabinet decision which is likely to:

i) Result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decisions relates, or

ii) Be significant in terms of its effects on communities living or working in An area comprising two or more wards in the area of the Council.

8.3. The recommendation set out in paragraph 3.1 is for Cabinet to approve the new Housing Services Resident Engagement Strategy as attached at Appendix 1 of this report.

8.4. Currently the Mayor's scheme of delegation reserves to the Mayor and Cabinet approval of all corporate policies and strategies and all formal service strategies. In order for the Housing Services Resident Engagement Strategy to be approved and implemented, the recommendation set out in Paragraph 3.1 is required to be approved by the Mayor and Cabinet.

8.5. In order for the Strategic Director of Housing Services to make any minor amendments to the Strategy and its associated policies, the recommendation in 3.2 requires approval by Mayor and Cabinet.

Appendices

Appendix 1 - Housing Services Resident Engagement Strategy 2022-25
Appendix 2 - Resident Engagement strategy - overview of main consultation messages
Appendix 3 - Equality Impact Assessment Hackney Housing Services Resident Engagement Strategy 2022-2025

Exempt

Not applicable.

Background documents

Your Homes Your Voice Strategy Consultation Report - FINAL

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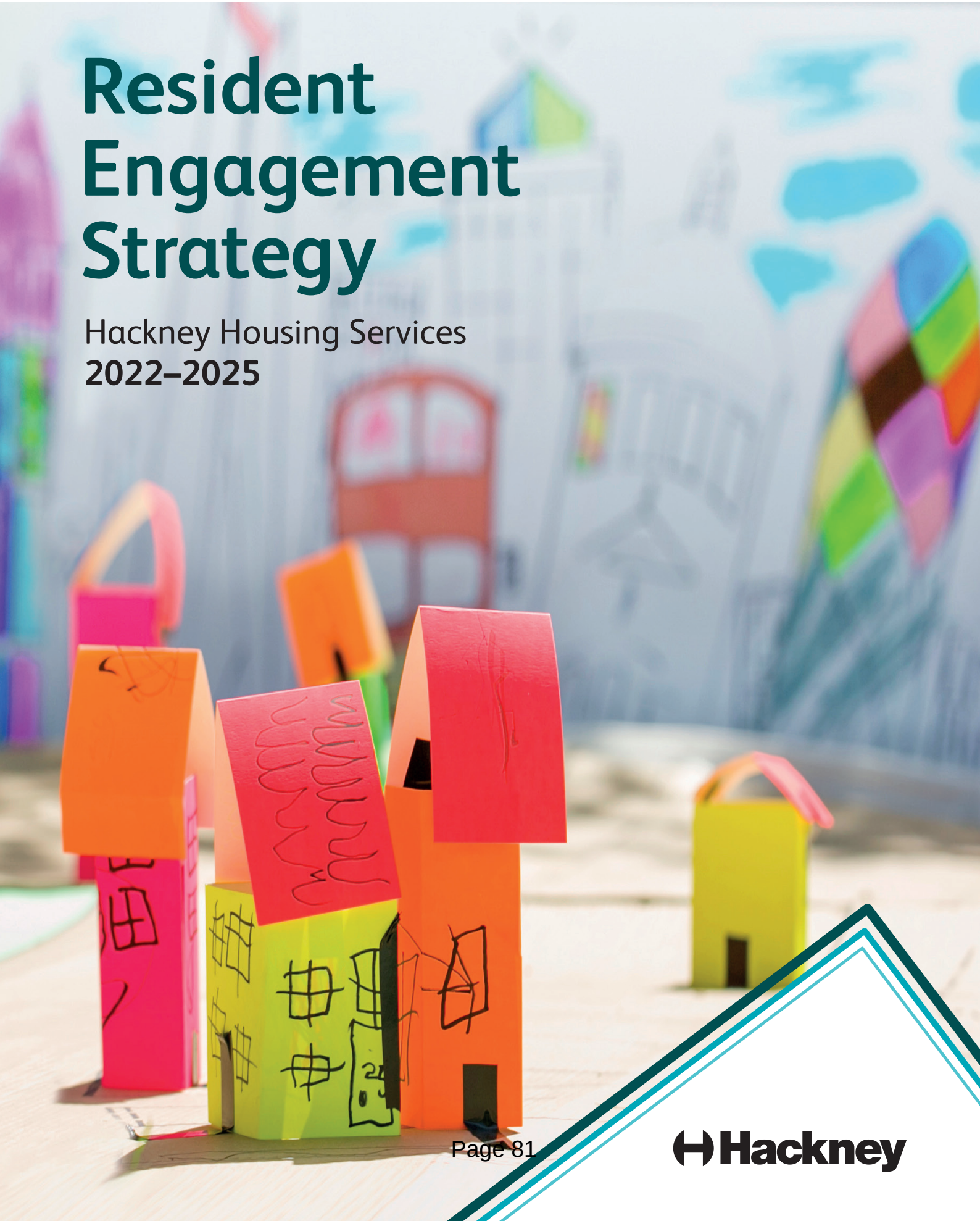
Your Homes your voice

Working for better homes

Resident Engagement Strategy

Hackney Housing Services
2022–2025



Hackney

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consultation@hackney.gov.uk

We'll consider your request and get back to you in five working days.

Foreword

As the Cabinet Member for Housing Services and Resident Participation I am committed to promoting resident engagement in how we plan, design and deliver our services. Residents who live in our homes need to be confident that we are listening to, and acting upon their feedback, whether they are a council tenant, leaseholder, private renter, shared owner or homeowner.

The Covid pandemic and the cyberattack posed immense challenges to Housing Services in Hackney. I know only too well that we have not always responded to residents' concerns and issues as promptly – or as well – as we should, and that some residents feel let down.

Against this backdrop, this new Resident Engagement Strategy 2022–25, which was co-produced with residents, will help us look afresh at how we engage with residents. It will offer more opportunities for residents to influence our decisions and work with us to improve the quality of life on our estates. It will also provide a framework to forge stronger relationships with other services, partner agencies and the voluntary sector, helping us to better respond to the immense financial challenges posed by the cost of living crisis and Government rent cap.

Importantly, the strategy recognises that the housing sector and our own operating context is evolving – and that we need to broaden our approach to engagement to meet residents' changing needs and aspirations. But it also reaffirms our commitment to supporting our residents groups. Tenants and residents associations and our wider participatory structure are an integral part of our resident engagement culture in Hackney – and we remain deeply indebted to all involved residents for their hard work in supporting residents, driving improvements, and challenging us to do better.

Over the next three years, my focus will be firmly on delivering the proposals we set out in this strategy. I want our Housing Officers to be more visible on our estates, to ensure that our housing services meet the standards we set in partnership with our residents, to improve the quality of our service offer, and to give seldom heard residents more opportunity to influence our decisions.

Above all, I want to make sure that we are much more responsive to the concerns and suggestions made by residents – and to promote a culture where every resident's voice is valued and respected.

I would like to thank the many residents who have taken time to influence and shape this strategy – and look forward to working together to drive it forward.

Councillor McKenzie
Cabinet Member for Housing Services and Resident Participation

Resident engagement matters. As Resident Liaison Group Co-Chairs, we see brilliant examples of the value added by our involved residents every day – and the impact that residents can have when they work together to champion change or deliver community projects on their estates.

Over the last year we have been working closely with Housing Services and residents to build on this valuable work and look at how we can strengthen the approach to resident engagement. In doing this, we have heard the views of thousands of residents – through surveys, focus groups and informal discussions – including feedback from some seldom heard groups who we don't always reach.

This strategy reflects the outcomes of this work. It sets out in an honest and straightforward way what residents told us about the engagement issues they face and what needs to change – and goes on to identify five strategic priorities and related actions to drive improvement.

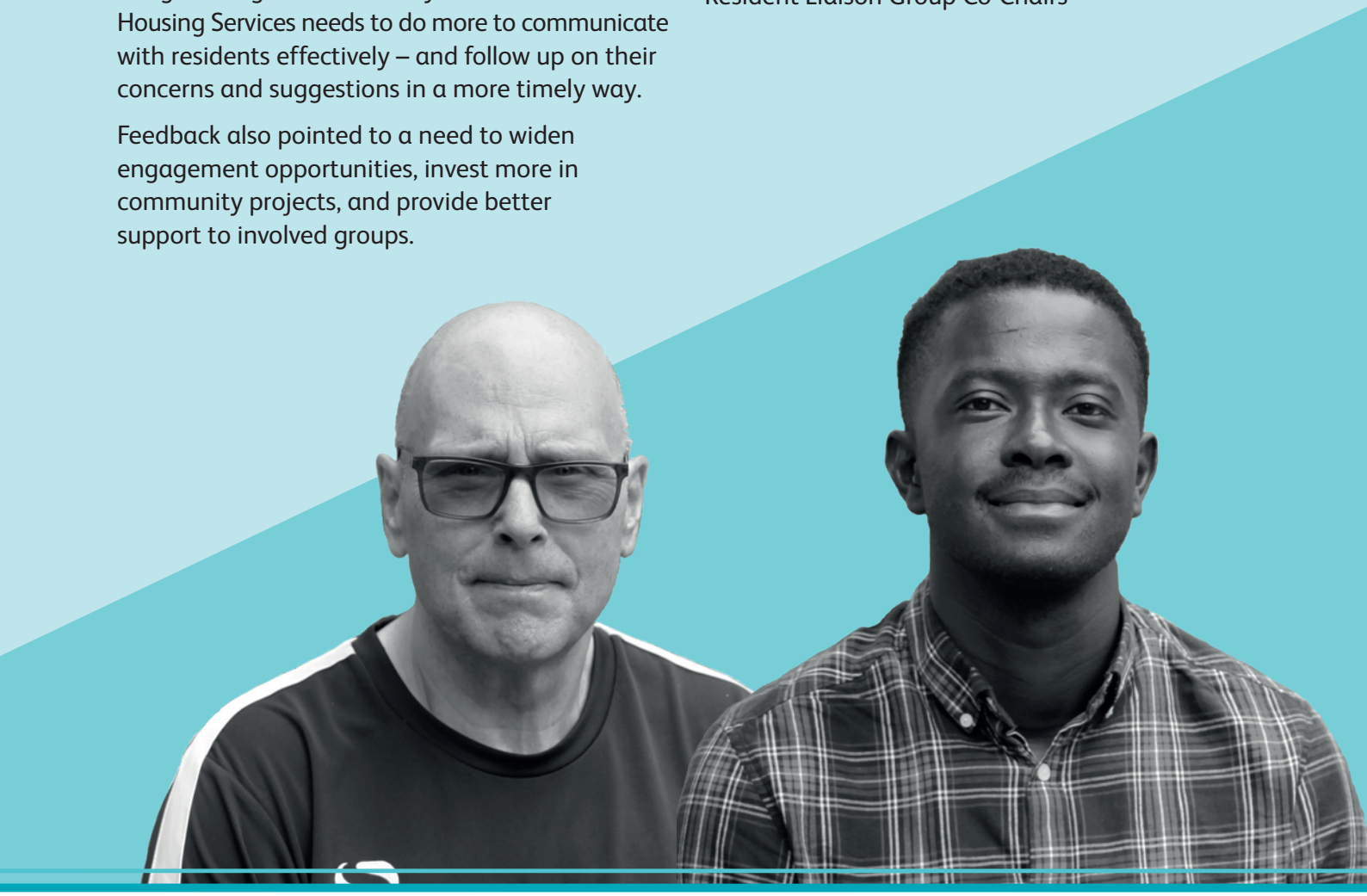
A big message from Hackney residents is that Housing Services needs to do more to communicate with residents effectively – and follow up on their concerns and suggestions in a more timely way.

Feedback also pointed to a need to widen engagement opportunities, invest more in community projects, and provide better support to involved groups.

The consultation on the draft strategy which was carried out over summer 2022 showed overwhelming support for the direction we are taking, with over 90% of respondents to our survey expressing support for our proposals. However, we know that creating a 'Resident First' culture will not happen overnight. Much more work will be needed to drive the changes required, and we will be monitoring progress regularly to hold the service to account.

We very much hope that the strategy marks the start of a new and positive chapter for resident engagement in Hackney – and that it will encourage more residents to get involved.

Steve Webster and Helder da Costa
Resident Liaison Group Co-Chairs



Contents

We want this strategy to put the resident's voice at the heart of our service…

Our context

This 2022–2025 Resident Engagement Strategy sets out how we want to strengthen engagement with tenants, leaseholders, private renters, shared owners and homeowners (collectively known as residents) who live in Hackney Council managed homes.

We want this strategy to help us achieve our aspiration to be an exceptional housing service – putting the resident's voice at the heart of our service, and working in partnership with residents and other stakeholders to build strong, inclusive communities.

To succeed, we must ensure that resident engagement is understood as everyone's responsibility right across the service. This means that the leadership, culture and management of Housing Services has to reflect a stronger and more consistent focus on putting residents' needs first, treating all residents with respect, and responding to their feedback.

On a day-to-day basis we want all housing staff to see every contact they have with residents as an opportunity to learn and to demonstrate our commitment to excellence. This will build greater confidence and trust in our services, and help us identify and drive forward the changes needed to increase resident satisfaction.

The strategy recognises that the way we engage needs to change. While traditional methods of engagement, such as tenant and residents' associations, provide a voice for some, they do not work for everyone. We need to enhance our approach and offer a broader range of options reflecting the diverse needs, lifestyles and interests of our residents. This will include making more use of digital options and offering more opportunities for residents to genuinely influence our service planning and decision-making.

Addressing the wider challenges some residents face, such as poor health, social isolation, poverty and unemployment, is an equally important priority. This will require us to build stronger partnerships with residents, other Council services, and community and voluntary groups to deliver community projects which add real value. Making better use of our community space will be integral to this, and help us to increase the accessibility of our offer.

We hope that the proposals in the strategy will encourage more residents to get involved, help us build stronger communities, and ensure that the residents' voice is heard, understood and, most importantly, acted upon. By working together, we know we will achieve more – and deliver housing services that better meet residents' expectations.

We want this strategy to help us achieve our aspiration to be an exceptional housing service – putting the resident's voice at the heart of our service, and working in partnership with residents and other stakeholders to build strong, inclusive communities.

How we developed this strategy

We know residents are best placed to tell us what works well, and what could work better. This is why we developed the strategy in partnership with residents and tried to hear from as many residents as possible in developing our proposals.

Engagement on the strategy took place in four stages. The first 'discovery' phase made sure that we got views from as many residents as possible, using a variety of methods. Our work was overseen throughout by a Project Champions Group and Strategy Scrutiny Group, ensuring that both involved and uninvolved residents could influence our approach and help us analyse the findings (see Figure 1, overleaf).

Reaching out to seldom heard residents through local community and voluntary organisations was an important part of this work. It helped us hear from diverse voices across the borough including young people, older people, and different ethnic and faith communities including Chinese, Vietnamese, Orthodox Jewish (Charedi), Somali and Turkish/Kurdish residents.

In the second phase we analysed all the feedback and survey results to identify residents' main issues and concerns:

From the first stage, we identified three key themes:

- Strengthening Participation, Promoting Engagement
- Improving Communication and Working Together
- Building Stronger Communities

The third phase of our work was supported by the Tenant Participation Advisory Service (TPAS). They brought together a group of staff and involved and uninvolved residents in a series of focus groups to explore findings from the first stage and consider what we could do differently.

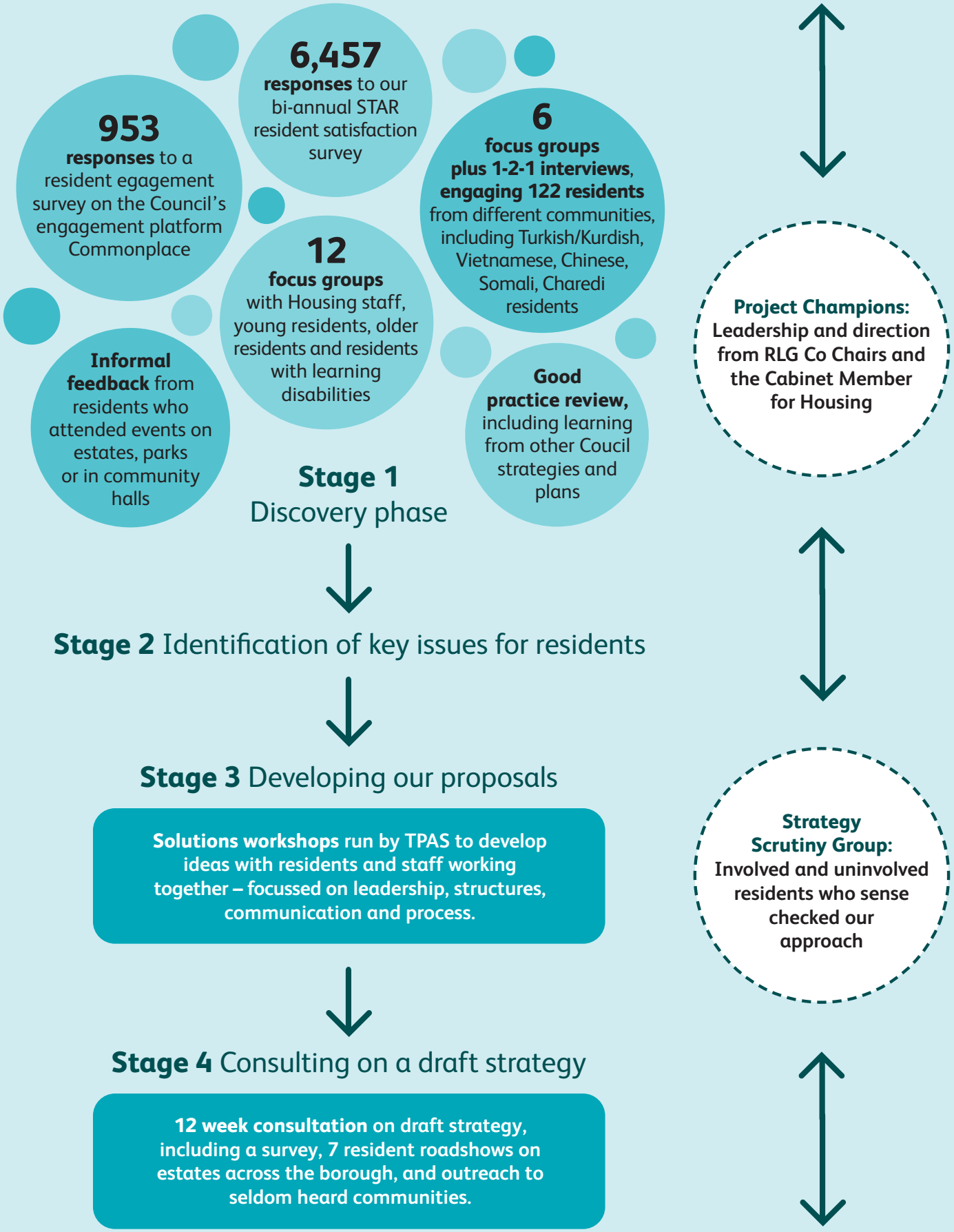
These sessions made use of the TPAS Re-engineering Engagement framework and helped us think through how we could improve leadership, communication, structures and processes to deliver better outcomes for residents.

This work, and the wider feedback, informed our strategic priorities and means that our proposals for change were genuinely driven by residents' feedback.

We ran a formal consultation on the draft strategy over summer 2022. This included a survey seeking residents and other stakeholders views, seven resident roadshows on our estates to promote the strategy, and further work to reach seldom heard residents.

The consultation showed good levels of support for the direction we have set out, with over 90% of the 478 respondents to our survey expressing support for the priorities and proposals. However, there was a strong feeling that we needed to promote a healthy balance between digital and other forms of engagement, and we amended the final strategy to better reflect that feedback.

Figure 1: Developing our strategy



To work in partnership with residents to build strong inclusive communities…

Our approach to resident engagement

Resident engagement can mean different things to different people at different times. In this strategy we have defined it as opportunities through which residents can:

- provide feedback on our services
- directly influence our services, policies and decisions; and
- contribute to (or benefit from) the development of communities and neighbourhoods through local action or engagement.

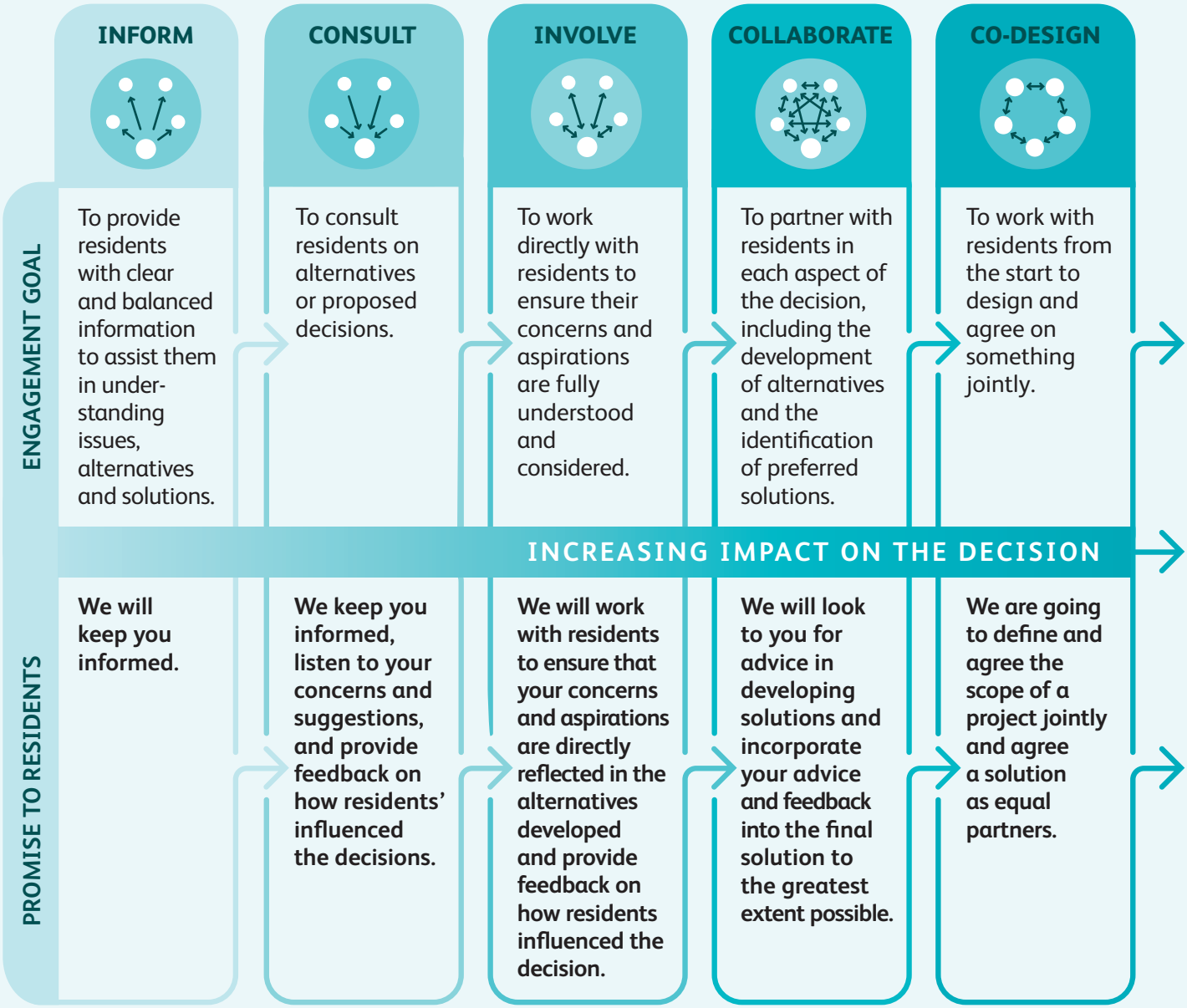
We currently offer a wide range of opportunities for residents to engage with us, including both formal and informal options, with varying levels of time commitment (see Figure 2). A more detailed overview of these options is set out in the Appendix.

Figure 2: Hackney Housing Service engagement framework

Involvement type	Role
Borough wide/strategic enagagement	
• Resident Liaison Group (RLG)	Contributes to decision-making on housing matters Focus for consultation on strategic and service matters
• Tenant Management Organisation (TMO) Forum	Primary forum for consultation between the Council and TMOs
• RLG Scrutiny and Service Improvement Groups (SSIGs) • Resident Scrutiny Panel • Service Task and Finish Groups (ad hoc)	Undertake resident-led reviews to drive improvements in housing policies and services
• Resident Procurement Representatives	Brings resident perspective to contract procurement
Area based engagement	
• Tenant Management Organisations (9)	Self-management of their estate or a block under a contract with the Council
• Neighbourhood Panels (6)	Consider housing and community issues, review service performance and influence policy and decision-making
Locally based engagement	
• Tenants and Residents' Associations • Supported Resident Groups • Key Representatives	Address housing issues at a local level and can bring communities together through events, fundays and community projects
Specialist interest groups	
• Housing Youth Panel • Over 50s Groups/Forum • Street Properties Forum	Represent the interests of particular 'communities'
Informal engagement	
• Gardening Groups • Community fundays • Community projects • Annual Survey of Tenants and Residents (STAR) • Surveys • Focus Groups • Hackney Matters Citizen's Panel • Public Meetings • Estate walkabouts • Text messaging/social media • Complaints	Offer less formal ways to give resident feedback on housing matters or to get involved 

Different engagement options give residents varying degrees of influence and decision-making power, and the right option will depend on what you are trying to achieve – and how residents want to be involved. In some cases, simply providing information – say about a programme of community activities taking place on an estate – could be enough. However, where major changes are being proposed to estates or services, working with residents to agree the way forward or to actively design a solution together can be the best way to ensure that the residents' needs and preferences are properly reflected and understood (see Figure 3). When we engage with residents it's always important to be clear about the terms of our engagement, and residents' scope to influence or change the outcome.

Figure 3: Models of engagement and outcomes



When done well, resident engagement can deliver a number of important benefits:

- Build greater trust between residents and their landlord
- Ensure that decisions and policies are informed by the needs, aspirations and real life experiences of residents
- Ensure that services are tailored to the needs of diverse communities
- Allow residents to hold their landlord to account and challenge under-performance
- Encourage innovation and drive improvements in service quality
- Help residents build their confidence and develop new skills and knowledge
- Help to build social networks and promote community cohesion

Working with our tenant management organisations

Around one-fifth of Hackney's council homes are managed directly by nine Tenant Management Organisations (TMOs). TMOs directly involve residents in an area or estate in the management of their homes, and are responsible for engaging their own residents in service improvement and decision-making. Housing Services works closely with all TMOs and through this strategy we aim to do more to learn from each other's experience of engagement, identify what works well and explore opportunities to work together to support Hackney's communities.

Our changing context

Hackney Housing Services is responsible for providing housing management services to all residents, including tenancy management, repairs, planned maintenance, resident safety, rent collection and leasehold services. Together our services aim to make sure that all homes and estates are well-maintained, safe and well-managed – so that residents can be proud of where they live.

Involving residents in our work is already deeply rooted in the way we develop and deliver our services. But wider changes and new digital options mean that we need to review how we engage – and understand what we need to do differently.

Changing places: A total of 30,761 households live in Hackney council homes, but only 21,250 homes are now council tenancies, with the number of homeowners increasing steadily. As our tenure pattern changes, we need to engage in new ways to meet the needs of different types of households. And as regeneration schemes reshape some of our estates, we need to support those residents who may feel less connected as their communities and places change.

Increasing needs, reducing resources: Residents living in Hackney managed homes have different circumstances, characteristics, and life experiences. But the high concentration of older people and single person and low income households living in social housing means that our residents are more likely to experience financial hardship, social isolation and poor health. For some households with children, rising fuel costs, and overcrowded homes, will exacerbate the problems they face. At the same time, the rent cap will significantly reduce the amount of funding available to meet the needs of our most vulnerable residents and invest in our homes. This means that a clearer framework is needed to ensure we focus on those issues that matter most to residents and involve them in our decision-making process.

Technological change: Growing use of smartphones and tablet computers has given residents new ways to engage and gain access to information and services. During the COVID-19 pandemic, online consultation was increasingly found to be a good way to get views and feedback on Council services and to target and deliver some services more effectively. In future, we will need to take full advantage of digital engagement – but offer different options (and support) to those unable to engage in this way. The Residents' Survey 2022 found that while only 6% of Hackney residents do not have access to the internet, this proportion is significantly higher among those aged 65+ (33%), disabled residents (18%), social renters (9%) and those struggling financially (9%).

National Housing Policy: The recent publication of the 2020 Social Housing White Paper 'A Charter for Social Housing', highlights the need for more transparency, openness and accountability between landlords and residents, and puts a strong focus on listening to, and acting upon, the residents' voice (see box A). This strategy will help us meet new regulatory requirements but we aim to go beyond this. By setting out our principles, priorities and commitments, we aim to embed resident engagement in all aspects of our work and ensure residents are active partners in shaping and improving our services.

Box A
The 'Charter for Social Housing' White Paper sets out what every resident should be able to expect:
• To be safe in your homes
• To know how your landlord is performing
• To have your complaints dealt with promptly and fairly
• To be treated with respect
• To have your voice heard by your landlord
• To have a good quality home and neighbourhood to live in
• To be supported to take your first step to ownership
In September 2022 the Social Housing Regulator confirmed that there will be three tenant satisfaction measures focussing on respectful and helpful engagement:
• Satisfaction that the landlord listens to tenants views and acts upon them
• Satisfaction that the landlord keeps ternants informed about things that matter to them
• Agreement that landlord treat tenants fairly and with respect

Building safety resident engagement strategy – All residents need to be confident that their home is safe and to understand their rights and responsibilities in relation to health and safety. A separate Building Safety Resident Engagement Strategy (RES) for Housing Services is being developed to meet the requirements of the new Building Safety Act. This will set out how we will involve residents in shaping fire and safety standards. We will use learning from this wider strategy to support this work and to encourage more residents to get involved in decision-making about the safety of their block.

"The best landlords engage well with their residents and listen to them with respect"

The Government's Charter for Social Housing, White Paper, 2020

RLG provided an opportunity to change the ‘them and us’ narrative and come up with ideas…

What you told us, what we learned

Our discovery phases highlighted some strengths in our current approach to resident engagement, as well as the issues we need to address. This section summarises the feedback from residents and housing staff.

Theme 1 – Strengthening participation, promoting engagement

"My TRA is run by a small clique on the estate and it's quite hard to join or be involved in for most other residents."

"How to involve the uninvolved is an issue."

Participation can be a rewarding experience. Involved residents were mainly positive about their experience of engagement, and gave good examples of how their group made their estate a better place to live and helped residents resolve their housing problems. For some, involvement had supported their personal development, helped them to build social networks and given them the confidence to challenge how we do things. It also provided opportunities for residents to use their personal skills and life experience to support others, to 'give something back' to their community, and to feel more connected.

However, we also learnt that:

- Involved residents say that they don't always get the support, advice and resources they need to run their groups well – and some feel they struggle to get matters of concern followed up satisfactorily.
- The COVID-19 pandemic has significantly weakened the formal resident involvement structure with an increasing number of existing TRAs folding. Out of the 84 TRAs and supported residents groups operating in March 2020, only 58 are now active, leaving many of our 260+ estates unrepresented.
- With only a minority of residents involved, some TRAs were not always felt to be representative of the wider community or to be doing enough to consult with, and bring on board, other residents (and groups who do try to reach out can still struggle to get more residents involved).
- Many residents are unaware of local TRAs or the Neighbourhood Panel that covers their area – though some would like to find out more about them and get involved.
- Some housing staff are unsure about the role of different resident groups, and are not always confident about working with them, particularly when there are contentious issues to resolve.
- Some residents said that the formal structure was just 'not for them', and would not want to commit to regular meetings. Both residents and housing staff wanted more informal engagement options, and want us to do more – and be more imaginative – in the way we engage young people and seldom heard groups.

Results from the STAR survey, 2021

10% of residents are actively involved in TRAs – and only 4% are actively involved in their Neighbourhood Panels.

39% of residents are not interested in participating in TRAs and 42% are not interested in participating in Neighbourhood Panels.

21% of residents would be interested in getting involved in TRAs.

18% would be interested in getting involved with their Neighbourhood Panels.

22% of residents just want to get information about changes that affect their home or estate, but about a third want to be more actively involved and shape changes.

Theme 2 – Improving communication and working together

"There should be easier access to the Council via just one person instead of many."

"Treating others the way you want to be treated should be applied in all aspects of dealing with residents."

"Fix the small problems that residents complain about. Once you re-establish that basis of trust you can move forward with your residents as allies…"

Good resident engagement depends on timely, transparent and honest communication – and regular opportunities for residents to give feedback and influence service design. Housing Services currently uses a wide range of methods to communicate with residents and enable them to get their views and opinions across – and involved residents gave good examples of influencing budget and policy decisions through our formal structure, often making proposals which were taken on board.

However, we also learnt that:

- For many residents, including those from seldom heard groups, their experience of our services informs their view of how well we engage – and a poor experience can quickly undermine trust and confidence. Difficulties getting through on the phone or a lack of follow up on matters raised are seen as 'engagement' problems.

- Residents (and staff) can struggle to 'navigate the housing system', understand who does what, and get the right information. Residents are often unaware of our housing service standards, so they don't really know what to expect.
- The majority of residents do not feel satisfied that we do enough to listen and act upon their views or involve them in decision making. 'Listening to our views' is the thing that most residents feel would improve Housing Services the most.
- Housing staff and resident groups are making much more use of digital communication – such as Whatsapp, text messages and social media. But some older residents are often less confident about using online options, and a lack of wifi access, reliable equipment or cultural sensitivities can pose barriers for others.
- Communication needs and preferences vary across different age groups and tenures. For example, flyers, newsletters and 'Our Homes' are the most popular ways of receiving information among Council tenants, but Council leaseholders prefer emails and e-bulletins.
- Residents who do not speak English too often rely on family members to communicate with Housing Services. Most wanted more information in their own language and better access to interpretation facilities – and to be more assured that we act on their feedback.

Results from the STAR survey, 2021

35%	**of residents are currently satisfied that the Council listens to their views and acts upon them.**
32%	**of younger residents aged 16–34 are satisfied that the Council listens to their views and acts upon them.**
25%	**of residents are not satisfied with opportunities to get involved in decision-making.**
51%	**of residents feel that housing services keep them fairly well-informed about things that may affect them.**
53%	**of residents found the Council's website a useful source of information and advice about being a tenant.**

Theme 3 – Building stronger communities

"The community hall is life. It's something to look forward to. Otherwise if we didn't have that weekly yoga class, most of the ladies, particularly the older ones would be completely housebound."

"I wanted to learn how to use the computer, so that I don't have to ask my children for help. I went to one class and the teacher only spoke in English… I didn't go back after that."

"Events… like the fun day carried out by Resident Participation are great! I don't know my community yet. Good way to connect!"

Housing Services play an important role in promoting community activities that bring people together and help them stay connected. Feedback from residents underlined the value of many community engagement activities within the current offer. Community lunches, gardening groups and grow projects, older 55+ groups, exercise classes, bingo clubs and arts and craft groups, were all seen as good ways to improve residents' health and wellbeing, reduce isolation and promote more community cohesion.

But we also found that:

- Many residents don't know about community activities available in their area or how to access them. Barriers to involvement can include lack of time, child care responsibilities and language.
- There are a wide range of community groups (and expertise) which we need to do more to tap into.
- Information about the diversity profile of our residents, and our understanding of the values, culture and practices of different communities and the challenges they face, needs to be strengthened.
- Lack of affordable space to run community projects is an issue, with some community groups and young people wanting free access to community halls.
- Take up of the funding offered through the Housing Community Development Fund is low, and has dipped further during the pandemic. Where funding is allocated, there is a need to be clearer about the outcomes achieved, and how some of the projects we support can be sustained in the longer-term.
- When the aerial mast programme ends in 2023, there will gradually be less money available for housing resident participation grants, making it more important to secure external funding for projects.

Results from the STAR and Commonplace Survey, 2021

20%	**of residents are involved in community activities in their neighbourhood.**
12%	**of residents want to see more for activities for children and young people.**
12%	**of residents want to see more health and fitness classes.**
9%	**of residents want to see more community gardening and grow spaces on estates.**

Our strategic priorities

1. Embed a ‘Resident First’ culture across the service
2. Support our involved residents’ groups to thrive
3. Widen the ways residents can engage with us
4. Ensure that residents influence our decision-making and drive service improvement
5. Promote engagement activity that strengthens our communities

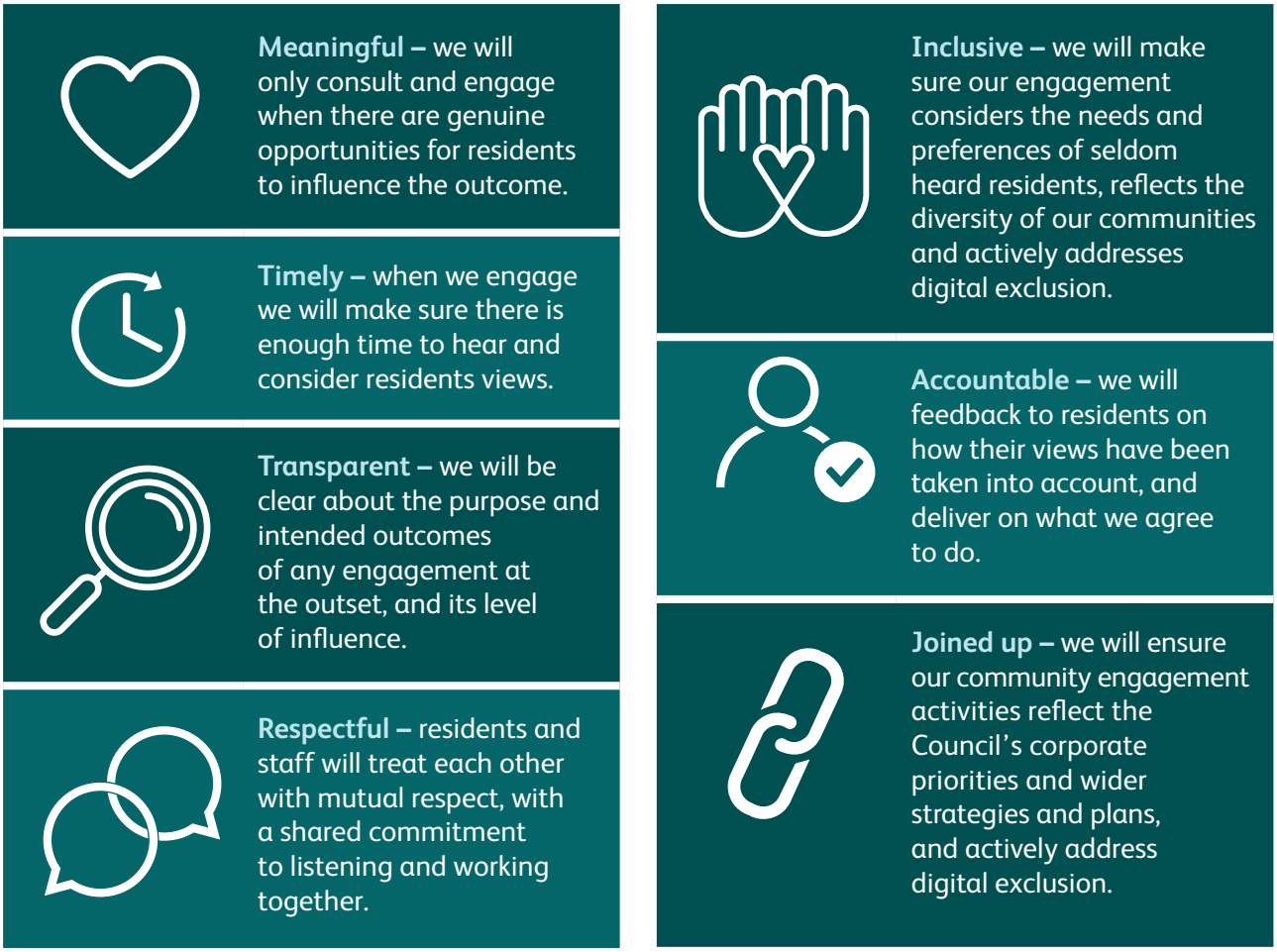
Our strategic priorities

Based on the feedback from residents and staff, we have identified five strategic priorities to focus our work on resident engagement over the next three years:

- To embed a 'Resident First' culture across the service
- To support our involved residents' groups to thrive
- To widen the ways residents can engage with us
- To ensure that residents can influence decision-making and drive service improvement
- To promote engagement activity that strengthens our communities

These priorities link directly to the issues and concerns that mattered to residents. For each priority, we set out below what our overall approach will be and the actions we will take to make a difference. Figure 4 spells out the principles which will guide our approach to engagement and help us build a culture of mutual understanding and respect.

Our engagement principles – in taking our priorities forward, we will apply the following:



Strategic Priority 1
Embed a 'Resident First' culture across the service

A positive culture of resident engagement starts at the top. Through our behaviours and working practices, Housing Service leaders will demonstrate that the voice of residents is at the heart of good service delivery and lay the foundations for continuous listening and learning across the service.

We will ensure that we provide opportunities for residents to hold us to account and share information about our performance openly. Where major changes are needed to our policies or services, we will increasingly look to co-produce solutions with residents, involving them in shaping new arrangements from the start.

We understand that better outcomes for residents will often depend on all staff being empowered to take decisions at the right level, being accountable, and having the skills to engage confidently. We will invest in training and developing our staff to make this happen – and ensure that all managers take responsibility for engaging with residents effectively. We will monitor overall progress on implementing the strategy closely with regular reports to housing services management team and the Resident Liaison Group.

To realise our leadership role we will:

- Ensure that residents are engaged in shaping significant changes to housing policy or management arrangements, and have genuine opportunities to influence new ways of working.
- Make sure all major housing reports and new policies show how residents have been consulted, and how the proposals will affect residents.
- Promote more visibility of leaders and managers in the community, through attendance at Area Panels, consultations, shadowing of front-line staff, and community events.
- Update and publicise our housing services standards in partnership with residents – and present them in ways which are meaningful and measurable.
- Draw upon the Chartered Institute of Housing Professional Standards to shape a staff training programme that promotes collaborative working and equips staff with the skills and knowledge to engage with residents effectively.
- Develop a Housing Communication Strategy setting out how we will keep residents informed – and tailor our approach to meet different needs.
- Publish 'you said, we did' updates in each edition of 'Our Homes' and via our housing e-newsletters.

Strategic Priority 2
Support our involved residents' groups to thrive

We want groups at every level of our involved structure to have the support and resources they need to promote good governance, play an active role in improving our services and run community activities on their estates. To achieve this, we will support residents' groups to be as effective as possible in securing external resources, in building community networks, and championing (and addressing) the housing issues that matter to them.

Through investment in training and guidance we will ensure that all groups have the opportunity to develop the skills and knowledge to engage with us effectively. In doing this, we will recognise the considerable skills and expertise within our residents' groups – and promote more opportunities for groups to independently network to share good practice with each other, and to learn from the wider housing sector.

We want all involved groups to work in ways that reflect our engagement principles and will support them to reach out to seldom heard groups who are under-represented in our involved structures. Where groups have successfully engaged different communities, we will learn from their experiences and seek to build upon approaches that work.

To support our residents' groups to thrive we will:

- Develop an agreed support offer for RLG, Area Panels and TRAs setting out the support they can expect from Housing Services.
- Improve the range and quality of guidance on all aspects of running and managing a TRA or Supported Resident Group (SRG) – and actively support the development of new groups.
- Set out a route map to show how we will develop more TRAs and other resident-led groups on under-represented estates, alongside other forms of involvement.
- Jointly undertake annual health checks with TRAs/SRGs to identify their support needs and better understand how they promote the involvement of the wider resident community.
- To continue our work to revitalise Neighbourhood Panels, including proposals to raise awareness of their role and increase attendance at meetings.
- Deliver a well-advertised annual residents training and development programme, taking account of the training needs identified by involved residents and the skills required to ensure good governance.
- Provide more opportunities for residents' groups to learn from each other, via buddying/ mentoring schemes and networking events.
- Review our Code of Conduct for involved groups in partnership with RLG, Neighbourhood Panels and TRAs, and ensure its principles and values are followed consistently.
- Increase awareness of involved residents' groups both inside and outside of the Council via staff training, show and tell sessions, and community roadshows.
- Provide better information on the involved structure to new residents at sign-up, and via welcome events on completion of housing regeneration schemes.
- Monitor the profile of those leading Tenants and Residents' Associations and Neighbourhood Panels to identify sections of our community who may be under-represented and actively work with groups to broaden their reach.

Strategic Priority 3
Widen the ways residents can engage with us

Our approach to resident engagement will recognise that one size does not fit all. We will offer a menu of engagement options, tailored to the different needs, lifestyles and interests of Hackney's diverse communities, and make better use of new digital (online) tools. This will allow more residents to play a part, with more flexibility to match personal involvement to individual time commitments.

We will increasingly make more use of digital communication. The COVID-19 pandemic demonstrated that many residents want to communicate with us in this way, and it can help us hear a wide range of voices more quickly and more often. But we understand that this approach will not suit everyone – so we will focus on promoting a balanced approach. We will still offer face to face meetings, and hold surgeries and walkabouts on our estates to reach a wider audience.

Working with our partners, we will also do more to help residents use the internet and gain confidence to transact online, with more digital training opportunities in our local community spaces. In doing this we will reflect the principles set out in the Government's checklist for digital inclusion.

We will review all of our engagement options on a regular basis to ensure they remain fit for purpose and make a difference. We will not be afraid to abandon things that do not work and to redirect resources to more effective and efficient engagement methods.

To widen engagement and make more use of digital communication we will:

- Encourage more housing residents to join the 'Hackney Matters' Online Citizens Panel and promote its use across Housing Services to test residents' views and opinions.
- Develop a wider range of informal mechanisms to promote engagement, including gardening groups, focus groups, service specific task and finish groups, readers' panels, webinars, networking events, and snap surveys.
- Develop an **@activeresident** programme to engage people who want to 'drop in' to neighbourhood panel meetings, provide ideas and issues to improve their estates, feedback on issues of concern or develop new community projects.
- Establish a Young People's Housing Panel to explore issues facing young people on our estates and promote more engagement of young people in our service planning and delivery.
- Invest in digital skills training and support for those residents who want to gain confidence to engage online, including inter-generational training, silver surfer classes, and 'how to' guides.
- Review our approach to language support and translation, including the potential to use digital solutions e.g handheld translation devices and translate options on our webpages.
- Identify 'Community Connectors' within Housing Services to engage with, and provide information to, residents from seldom heard communities via voluntary and community groups.
- Introduce a programme of weekly housing surgeries across our estates so that residents can raise any issues and concerns with their housing officer face to face and access other community services.
- Introduce a twice yearly programme of estate walkabouts to identify issues of concern, including communal repairs, anti-social behaviour and estate cleaning.

Strategic Priority 4

Ensure that residents influence our decision-making and drive service improvement

We want our residents to play a greater role in informing our decisions and driving improvement in our services. With more pressure on our resources, we need to work together to make sure that our budget decision-making and service planning reflects residents' priorities and concerns – and delivers value for money.

This will mean providing more opportunities for residents to actively scrutinise our services and challenge our performance, through resident-led scrutiny reviews, mystery shopping as well as regular performance reporting through our involved structure. We will also strengthen resident involvement in our complaints process, so that we are better placed to learn how to put things right.

In doing this, we will seek to present all performance information in ways that are understandable and meaningful – and recognise that independent support, facilitation and training will sometimes be needed to equip residents to challenge and engage as equal partners.

To ensure that residents can influence our decision-making and drive service improvement we will:

- Ensure that learning and feedback from complaints, resident satisfaction surveys, and other data and insight, is used to improve all areas of the housing service.
- Ensure that our Annual Report to residents is produced in partnership with residents, and includes information about the impact of our resident engagement activity.
- Refresh our approach to resident-led scrutiny reviews and provide resources for at least two reviews per year.
- Ensure that recommendations from resident-led scrutiny reviews are presented to, and monitored by the Housing Services Management Team and Resident Liaison Group.
- Publish scrutiny role opportunities across our different resident communities and develop accredited training packages for scrutiny group members.
- Introduce a new programme of mystery shopping across the services to provide a resident perspective on our service delivery.
- Ensure that contract procurement for major works and repairs contracts routinely includes input from residents, so that their lived experience shapes future service delivery.
- Set up a residents' complaints panel to explore our learning from complaints, and consider what we can do differently to stop things going wrong again.

Strategic Priority 5
To promote engagement activity that strengthens our communities

We will continue to invest in community projects and activities that promote the integration and resilience of our housing communities. We will publicise our grant programmes and projects more widely to improve our use of resources and encourage more residents to take part. Our funding will be available to all residents, not just groups within our involved structures, though there will always need to be wider resident support for any project proposal.

Increasingly we will look to build partnerships with other services and community and voluntary organisations to develop and pilot new projects that deliver community benefits. In deciding what to fund, we will look to ensure that our priorities fit with the Council's strategy framework, linking into our wider work on employment, digital skills training, health and well-being, and regeneration.

We will also explore how our spaces can better support delivery, with more opportunities to trial new projects for free in our community halls. In some cases, we may also provide some start-up funding to support projects led by other services, but only if benefits to housing residents are clear.

We will actively use our funding to promote inclusivity. We will continue to support and grow our over 50s groups and increase our investment in projects to support children and young people on our estates. We will also strengthen links with community groups that represent and work with our diverse communities to help us develop projects that better meet their needs.

Building the capacity of groups to develop and run community activities successfully, improving our capacity to target resources effectively, and routinely evaluating what we do (and what we achieve) will be important cornerstones of our approach to delivery.

To promote engagement activity that strengthens our communities we will:

- Build our understanding the profile of residents including the culture, values and support needs of different communities to better inform our approach to engagement.
- Promote the availability of grants to support community projects and social activities more widely, with more use of case studies to show how the funding can be used.
- Offer training, mentoring and support to TRAs and other resident groups to enable them to bid for funding more successfully.
- Provide support to gardening groups to ensure they can operate well and provide opportunities for all residents to be involved, including the development of a new gardening forum to network and share good practice,
- Pilot new estate-based delivery of activities and programmes for residents that support wider strategic priorities, such as health and well-being and employment and skills, in partnership with Council services and other stakeholders.
- Actively engage in work to deliver Council strategies and plans which benefit residents, including the Ageing Well Strategy, Young Futures Commision Delivery Plan, and Health and Well-Being Strategy, and Parks and Green Spaces Strategy.
- Identify a RP budget for projects for children and young people, directly managed by the new Housing Youth Panel.
- Continue to support and develop engagement activity for older residents, including intergenerational programmes.
- Pilot free use community halls for trial periods of up to 12 weeks to test whether a project can become financially sustainable e.g for health and fitness classes, homework clubs, and food projects which actively support residents.
- Develop a clear evaluation framework for community projects so that objectives, deliverables, expected outcomes and any plans for longer-term sustainability are clear at the outset.

- Measuring our impact
- Appendix

Measuring our impact

Delivering on the commitments made in this strategy will be critical if we are to achieve our ambition to be an exceptional Housing Service and to restore residents' confidence in our services.

Once the strategy has been agreed we will produce an action plan setting out key timelines for our actions and who is responsible for what. We will report on progress in delivering on the plan each year and refresh the plan annually to reflect what we have achieved, and new things that we need to do. The Housing Services Management Team and the Resident Liaison Group will monitor progress on the plan and we will update residents through reports on our website, and Our Homes.

We will use a range of different ways to see if we are making a difference, including:

- Analysing results from our annual Resident Satisfaction Survey, including the Charter for Social Housing tenant satisfaction measures.
- Regular 'You said, we did' features showing how we responded to your feedback and suggestions
- Monitoring levels of participation and engagement in our formal structures, including diversity profiling
- Routinely reviewing our community engagement activities to identify impact, participation, inclusivity and value for money
- Informal feedback from our involved groups

After the first year of strategy implementation we will additionally seek TPAS landlord accreditation against the Tenant Participation Advisory Service National Engagement Standards.

Appendix

Hackney Housing Services framework for engagement

Strategic resident involvement

Resident Liaison Group (RLG)

RLG is the key strategic residents' forum which influences housing policy and service decisions and scrutinises housing performance. The group is consulted on new strategies and changes to service delivery which will affect housing residents, ensuring that the interests of residents are considered in strategic decision-making. The group's meetings are attended by senior housing management staff and the Cabinet Member for Housing Services. The group is made up of 2 representatives from each Neighbourhood Area Panel and 7 independent residents, as well as representatives from housing's specialist interest forums.

Tenant Management Organisation (TMO) Forum

The TMO Forum provides oversight of the relationship between the Council and the nine TMOs that operate across the borough. It is the primary forum for consultation with TMOs and is open to any TMO that wishes to attend, represented by TMO Officers or Board Members. The Forum allows TMOs to feed back to the Council on potential value for money savings and can help to resolve matters which could lead to formal disputes or disagreements between the Council and TMOs.

Resident Scrutiny Panel

The Resident Scrutiny Panel is a group of 8 tenants and leaseholders from across the borough who are recruited to carry out reviews of service areas and make recommendations for service improvements. Following initial training, residents can participate on a project-by project basis, depending on their interests. Agreed recommendations from the Resident Scrutiny Panel are presented to, and monitored by, the Housing Services Management Team and RLG.

RLG Scrutiny And Service Improvement Group (SSIG)

A SSIG is a task and finish group set up by RLG to undertake a review of a particular housing service or housing issue, with the way forward set out in a detailed service improvement plan, agreed with relevant service managers.

Service Led Task And Finish Groups

From time to time, senior housing managers may set up a task and finish group to look at a specific issue in their area and ensure that the needs and aspirations of residents are met. Once the work is complete, the group disbands with recommendations embedded within the service. Resident involvement in these groups is determined in partnership with residents and the format and frequency of meetings will vary.

Resident Procurement Representatives

Where major housing contracts are let for repairs and maintenance or major works, we involve residents in the process, with training and support provided. While involvement will vary from contract to contract, residents may be involved in specifying the contract, developing selection criteria, and shortlisting and/or interviewing contractors.

Area based resident involvement

Neighbourhood Panels

Neighbourhood Panels consider housing issues and wider community concerns raised by TRAs and residents in their area. They provide a forum for residents of any tenure to influence housing policy and decision-making, and provide an opportunity for residents to examine housing performance and suggest improvements. The Panels are resident-led and are open to any Hackney housing resident. The six Panels broadly match neighbourhood housing management areas:

- Clapton
- Central, including Queensbridge and De Beauvoir
- Homerton
- Shoreditch
- Stamford Hill
- Stoke Newington

Tenant Management Organisations (TMOs)

TMOs are organisations set up by tenants and leaseholders to manage their estate or block. Each TMO has a legal contract with the Council known as a management agreement. Each TMO will elect to self-manage some services which could include cleaning, repairs, rent collection or other housing management services. Each TMO has its own Board which is chaired by a resident and includes both residents and independent Board members. Hackney currently has nine TMOs which range in size from 114 to over 1,100 homes:

- North and South Arden TMO
- Clapton Park Management Organisation
- Cranston TMO
- Downs Estate TMO (also known as DEMO)
- Lordship South TMO
- Suffolk Estate Co-operative
- Tower Management Organisation
- Wenlock Barn TMO
- Wick Village Tenant Management Co-operative
- Wyke Tenants and Residents Co-operative

Locally based resident involvement

Tenants And Residents Associations (TRAs)

Tenants and Residents Associations (TRAs) bring together residents in a defined area, usually an estate or a block(s), to represent the interests of residents and bring about improvements in services. They adopt a formal constitution and are recognised by Hackney Council, meaning they will be formally consulted on major issues which could affect their homes or estate and are eligible for funding to help with their running costs. Many TRAs also organise social events and run community projects which help to bring residents together. Housing Officers attend TRAs meetings on a quarterly basis to update on housing issues in their area and get feedback on existing services.

Supported Residents Groups (SRGs)

SRGs operate in broadly the same ways as TRAs, but are informal groups of residents who decide to come together at least 4 times per year to discuss service and community issues on their estate/block. These groups can be a stepping stone to becoming a TRA and are eligible for support and funding from the Housing Services Resident Participation Team.

Key Representatives

Key Representatives are active residents who regularly attend Neighbourhood Panel meetings and give informal feedback on residents' issues/ concerns on particular estates and/or blocks, attend estate walkabouts, and report communal repairs. Key Representatives are generally from estates with no TRA or SRG, and only operate in the Shoreditch and Stamford Hill Panel areas. The role of key representatives is currently being reviewed as part of our wider work to revitalise Neighbourhood Panels.

Specialist interest groups

Over 50s Groups/Forum

We support 13 Over 50s Groups across Hackney estates, as well as an Older People's Forum. The groups provide a range of activities and events for older people, including arts and crafts, bingo, community lunches and 'silver surfer' training sessions.

Housing Youth Panel

We are currently setting up a Housing Youth Panel for residents aged 16–25 to give them more opportunity to have a voice in housing service delivery and ensure their needs and aspirations are taken into account. The format and scope of the panel will be determined by young people who live in Hackney managed homes.

Street Properties Forum

This is an online forum open to all residents of street properties to raise concerns and issues that affect them and ensure their voices are heard in wider housing service planning and delivery.

Informal resident involvement

Gardening Groups

There are over 50 gardening groups on Hackney housing estates, with 14 more in development. The community gardens can help the local wildlife thrive and give people the chance to grow their own food, helping their communities become more environmentally sustainable. Maintaining the gardens can also be a great way for people to relieve stress and be more physically active.

Estate Fun Days

TRAs often arrange fundays on their estate, with funding provided via Housing Services Resident Participation Team. Fun Days can be a good way to bring people together and encourage new residents to participate in existing groups and activities, especially if food and children's activities are included in the mix.

Community Projects

The Resident Participation Team provides funding via the Community Development Fund for a wide range of community projects, including employment and training initiatives, youth activities, gardening projects and sports and fitness classes. Project proposals can be put forward by TRAs, SRGs or other groups of residents.

Annual Survey Of Tenants And Residents (STAR)

Housing Services carries out a full survey of housing residents, including TMO residents, every year. This helps us to track our performance in meeting residents' needs and aspirations – and also collect the performance information required by the Social Housing Regulator.

Online Surveys/SMS Polls

We use a variety of online surveys and SMS polls to capture residents' views on services issues and seek suggestions for improvement.

Focus Groups and Public Meetings

We occasionally hold public meetings or focus groups to look at particular issues, including anti-social behaviour and parking on estates and /or provide information about major works that will take place on an estate or a block.

Hackney Matters Citizen's Panel

Hackney Matters is an online citizens' panel of local people. The panel is a group of residents who are regularly asked for their views. We collect feedback and insight from the members on a range of topics, including housing and non-housing issues. There are just over 1000 members signed up to the panel, with 286 being Council tenants, leaseholders and homeowners. As part of this strategy, we will aim to increase the number of housing residents who participate in the panel.

Estate Walkabouts

An estate walkabout is planned and publicised walkabout around your block or an estate with housing staff. It is a good way to identify safety and communal repairs issues. As part of this strategy we propose to carry out up to two walkabouts per estate each year.

Social Media

Many residents' groups – and the Council – increasingly use social media, including facebook, whatsapp and Twitter, to publicise meetings or events, raise issues or get people involved.

Complaints

Residents who are dissatisfied with the service they receive can use the Council's formal complaints system to give feedback and raise concerns. We aim to respond to all complaints about housing services within 10 working days. As part of the strategy we will be setting up a new Residents' Complaints Panel to review our performance in handling complaints, look at trends and ensure we learn from complaints.

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APPENDIX 2

RESIDENT ENGAGEMENT STRATEGY - OVERVIEW OF MAIN CONSULTATION MESSAGES

The following summary highlights the key messages from the consultation on the draft Strategy that took place between 9 June and 4 September 2022, alongside the Housing Services response:

Key messages / feedback	Response
Communication and working practices	
Poor communication and follow up on residents' issues and concerns is a persistent problem and could potentially undermine the Strategy.	We understand that a step change in our communication and follow up processes is vital to the success of the strategy, and the ongoing reputation of Housing Services. We have identified a range of actions to embed a resident first culture across the service and strengthen all of our communication and interaction with residents. Initiatives detailed in the Strategy such as the development of new housing service standards, weekly surgeries on estates, improved contact and signposting information, a new communication strategy, and a renewed focus on staff training and development will support this. We will also provide more opportunities for residents to hold us to account and for us to learn from their lived experience of our services i.e. through scrutiny reviews and involvement in performance monitoring and a new residents' complaints panel so that we can identify and make any changes needed to improve satisfaction with the service.
The shift to digital communication risks leaving some residents who are not able to engage this way behind.	An important message of the Strategy is that there cannot be a one size fits all approach to engagement - what works for some residents will not work for everyone. We have amended some of the text in the final Strategy to make this message clearer. Looking at our survey results it's clear that tenure and age influence individual communication / engagement preferences, with leaseholders and younger age groups more likely to prefer online engagement to face to face meetings. But there can

	be important variations within groups - some of our Neighbourhood Panels which are led by older residents, for example, now prefer running their meetings online and welcome not having to go to meetings on dark, winter evenings. In looking at ways to broaden engagement, the Strategy therefore seeks to encourage a mix of approaches, with online and face-to-face options, alongside support for those residents who want to gain confidence / address other barriers to online engagement. For many older and / or less mobile residents, weekly surgeries on our estates will bring services closer, and reduce the costs / time associated with travel to more remote Council offices.
There is a need to be more professional in how you manage and publicise key engagement activities such as estate walkabouts, engagement events, management of estate noticeboards	As part of our wider improvement priorities within the service, we will be looking to increase the visibility of housing staff on our estates and ensure that delivery of core tasks, such as estate walkabouts, surgeries and upkeep of notice boards, are managed more effectively. We will provide more details on how we intend to make these sorts of things work better in the Strategy's action plan.
Residents need more clarity about the roles and responsibilities of different services within Housing (and the Council as a whole)	The Strategy recognises that residents (and housing staff) need better support to navigate the Council more easily. We have included a proposal to improve information / signposting about who is responsible for what across Housing Services within the final Strategy. We will also seek to strengthen understanding of how housing staff can access other areas for support and information e.g housing needs / benefits /social care.
Housing staff need to be more visible on estates	We agree - and have included proposals such as the weekly estate surgeries and more regular estate walkabouts within the Strategy. We have also recognised that housing leaders need to be more visible and have included a specific proposal to increase the amount of time senior managers spend in the community, through attendance at Neighbourhood Panels, consultations and community events. A consultation suggestion to introduce shadowing of front line staff by senior managers has been included in the final Strategy.

The attitude and behaviours of housing staff need to change if we are to improve engagement - they need to treat all residents with respect	The Strategy has recognised this and has set out some principles of engagement that we will embed across the service, including a commitment that residents and staff treat each other with mutual respect. To support this we will draw upon the new Chartered Institute of Housing Professional Standards to shape a staff training programme that promotes collaborative working and equips staff with the skills and knowledge to engage with residents effectively. However, while we know that we need more consistency in our approach, it's important to remember that there are housing staff who routinely go out of their way to support and engage residents.
The quality of services, especially repairs, needs to improve to encourage more confidence and trust in the service and in its plans to improve resident engagement.	We understand that the relationship between the quality of services residents receive and their perception of how well we engage is strong; a poor experience can quickly undermine confidence and trust in the service as a whole. Accordingly, we will continue our focus on continually reshaping and improving the quality and responsiveness of Housing Services, building on the work and investment that has taken place over the last 12 months to improve the repairs service, leaseholder services and call handling. We will ensure that information on our performance - and how we are going to tackle areas of weakness - is regularly shared with residents to promote challenge and transparency.
You need to think how the service can draw upon the experiences / feedback from Councillors and improve communication with Councillors on housing issues.	There are clear benefits in closer working between ward councillors and Housing Services - and in some areas we have already worked with Members to address particular issues around anti-social behaviour, repairing issues and resident participation. We will look to see how we can build upon this work through the development of the communication strategy and consider some of the suggestions made during the consultation e.g regular meetings between area housing managers and ward councillors to share information and promote more joined-up communication.
Inclusivity / supporting different groups and communities	
The service needs to build more understanding of the	The Strategy recognises that we need to do more to understand the profile of residents who live in our homes and deepen understanding of the culture,

challenges and issues residents face so that staff are better placed to engage effectively.	values and practices of different communities. Proposals to develop better links with voluntary and community organisations who work in Hackney's seldom heard communities and learning from corporate work (e.g on engagement with the orthodox Jewish community, young black men and young / older people) will support this. As detailed in the equality impact assessment, the Strategy includes a number of proposals to promote inclusive engagement and remove barriers to participation. This includes looking at how we can support residents with language needs to engage with us more effectively, either via the direct provision of translation and /or interpretation services and by establishing stronger partnerships with trusted community organisations.
The service needs to think how it can incentivise engagement to encourage wider participation	The service already provides a grant of up to £600 for tenants and resident associations (TRAs), as well as access to funding for projects, trips and events. The Council additionally has a reward programme in place to encourage participation in the Hackney Matters Panel (which includes 310 Hackney housing tenants and leaseholders among its consultative membership). We will see how we can build upon this sort of approach as we deliver the Strategy.
You need to do more to engage younger residents, both to ensure their voices are heard, and bring new / younger people into the tenant movement.	In developing the Strategy we have worked closely with staff taking forward the various 'asks' in the Young Futures Commission (YFC) work, and the appointment of a new Youth and Community Engagement Officer in the Resident Participation Team is already helping us to engage young people more successfully. Over the last six months, 86 young people who live on seven of our estates have shaped the development of our wider youth engagement offer, with the feedback also informing the Strategy. This identified some enthusiasm for the Young People's Housing Forum proposed in the Strategy and again flagged challenges raised in the YFC work related to ASB / safety, lack of community spaces, and a need for more activities, including sporting activities, on our estates. The development of some estate-based pilot projects on estates this year is already testing approaches to address these issues. More involvement of young people in estate walkabouts is

	also being considered (as young residents often have concerns about safety / secure design that are not always apparent to older residents). Where TRAs have expressed an interest in developing more activities for young people on their estates, we are supporting them to reach out to younger residents via surveys / direct engagement. In some cases, young people are also attending, or planning to attend, TRA / RLG meetings in order to get a flavour of how these groups work - and to suggest how they could become more attractive to young people.
You need to think more about how Housing Services engage on regeneration estates and avoid issues related to social polarisation of neighbourhoods.	We recognise the challenges related to increased tenure diversification in the Strategy and the potential risk of social polarisation within some of our estates if we do not support integration of new residents effectively (especially in housing management terms). While estate regeneration colleagues / housing supply programme colleagues have traditionally led on resident engagement during the delivery of new housing schemes, we know that early engagement with new residents, and linking them into existing residents' groups, can be beneficial. Equally, it's important that existing residents can access the sort of support that stops people feeling 'left behind' including access to employment and training opportunities on development sites, and improved community facilities / spaces that everyone can access. We increasingly work more closely with regeneration teams on a number of estates, especially those which may include new community facilities within their schemes, to share expertise and plan activities that can bring people together and realise community benefit, though we accept there is much more work to do in this area.
You need to ensure that a focus on private renters i.e. the tenants of leaseholders, is included in the Strategy, not least as many will have views	We definitely want to include all residents who live in our homes within the scope of our work, including secure / non secure tenants, leaseholders, freeholders, shared owners, and private renters (and have amended some of the text in the final Strategy to reflect this more clearly).

/ aspirations for their estate and be long-term residents. There is a tendency to overlook this group.	We recognise that each of these groups can have very specific areas of concern, but our work so far has indicated that every type of household wants to see better interaction and follow up - and more focus on getting the basics right. For that reason we believe a broad resident engagement framework that will deliver benefits to every type of household is the right approach.
There needs to be a stronger focus on engagement with older people and intergenerational work in the Strategy.	Ensuring that all groups are well represented in the development of the Resident Engagement Strategy is challenging, not least as all groups with protected characteristics are included within our resident base. Nonetheless, we have sought to engage different groups in a variety of ways and take their feedback on board. In relation to older residents, we know that this group is more concentrated in social rented housing in the borough, with 22% of tenanted council households containing a resident aged 70 and over (compared to non LBH households at 13% and LBH leaseholders at 9%). From wider work on the Ageing Well Strategy and Health and Well-Being Strategy, we also know that some of our older residents will face particular challenges such as social isolation, fuel poverty and poor health, and that these will have been exacerbated by the cost of living crisis. During the course of the resident engagement strategy consultation, we ran 2 focus groups with older housing residents, engaging over 30 people. This highlighted some particular challenges around digital engagement - for example only 2 of the 16 residents we engaged at one of these sessions said they had internet access, and the group had held no online activity over the various lockdowns. In both groups there was not a strong appetite to upskill digitally. Feedback from both groups underlined the importance of social activities at an estate level for older residents to access more easily. In our survey work, we achieved a good response rate from older people to the STAR survey (partly as paper copies were sent to all residents' homes), and have looked at the results by age. In line with national trends in housing satisfaction, older residents have higher rates of satisfaction across all

	areas, but there are some important differences in communication preferences, again reflecting the so-called digital divide. These will need to be addressed in work to develop a communication strategy for the service. Moving forward, we are keen to join up our engagement work with older people with corporate approaches. We are already involved in the governance arrangements for the Ageing Well Strategy and have led on the development of the new cost of living handbook that includes information felt to be especially beneficial for older and low income households. We are also involved in running some pilot digital projects with an intergenerational focus on our estates in partnership with Hackney Works / Adult Education. This is the sort of partnership approach we are looking to promote more of through the Strategy.
Improving Formal Participation	
Too many of our estates are not represented by a Tenant and Resident Association (TRA), with too many residents not felt to have a voice.	We fully accept that we need to broaden coverage of our homes by TRAs, and to an extent that challenge has been made harder by the pandemic, which led to further reductions in the number of groups in operation. To address this, the Strategy suggests a three-pronged approach: - *Provide better support for all existing TRAs so that they are sustainable and can be as effective as possible.* This will include a focus on reducing any unnecessary bureaucracy so that management of these groups becomes easier and ensuring (timely) officer follow up on the issues that TRAs raise (see actions proposed under Priority 2). - *Promote more awareness of the benefits of TRAs / active involvement so that more residents consider this option e*.g through information campaigns, better information in new tenant packs, more networking events, etc. - *Ensure that there are a range of ways for all residents to get involved and engage with us, with a focus on widening the options available* (see proposals set out under Priority 3, page 26). This is especially important given that the STAR survey

	found that 34% of leaseholders and 41% of tenants are not interested in getting involved in TRAs but are keen to engage with us in other ways, such as through online surveys. We have included consultation suggestions to create a clearer strategy for engaging under-represented estates and improved guidance on how we can support residents to develop a TRA within the final Strategy. The Resident Participation Team in Housing Services will continue to try and develop at least five new TRAs each year, but we do need to accept that this model tends to work best when there are a few active residents who are keen to progress this way of working - and willing to take on the responsibilities it entails.
Some TRAs are not representative of the wider community, and may only involve a small 'clique' of individuals on our estates.	This has be recognised in the Strategy, having emerged as a significant issue in feedback from both residents and housing staff : *"With only a minority of residents involved, some TRAs were not always felt to be representative of the wider community or to be doing enough to consult with, and bring on board, other residents (and groups who do try to reach out can still struggle to get more residents involved)".* In the Strategy we propose to introduce annual health checks to look more closely at how each registered TRA and supported resident group (SRG) is working. This will enable us to jointly identify support needs / good practice within each group, and provide an agreed framework to challenge any practices / governance issues which do not promote inclusivity. In the longer-term this should help to strengthen the TRA movement, with more opportunities to share approaches that could work across the involved structure.
TRAs need more practical support, including better advice and guidance on how to set up and manage bank accounts	We have included a proposal within the Strategy to improve the range and quality of guidance on all aspects of running and managing a TRA or Supported Resident Group (SRG) - and are currently finalising a toolkit for groups - this will include information on how groups can set up and manage bank accounts.

APPENDIX 3

London Borough of Hackney
Equality Impact Assessment Form

The Equality Impact Assessment Form is a public document which the Council uses to demonstrate that it has complied with Equality Duty when making and implementing decisions which affect the way the Council works.

The form collates and summarises information which has been used to inform the planning and decision making process.

Title of this Equality Impact Assessment:

Hackney Housing Services Resident Engagement Strategy 2022- 2025

Purpose of this Equality Impact Assessment:

This Equality Impact assessment sets out:

1. How we have considered how we can meet our public sector equality duties set out in the 2010 Equalities Act, throughout the development process for the Hackney Housing Services Resident Engagement Strategy 2022 - 2025.

2. The practical steps we will take to monitor the positive and negative impacts the strategy may have on those with protected characteristics, promoting equality of opportunity, promoting community cohesion, and fostering good relations between people with a protected characteristic and people who do not share it.

Officer Responsible:

Name: Sara Kulay	**Ext:1883**
Directorate: Climate, Homes and Economy	**Department/Division: Housing Services**

Strategic Director: Steve Waddington, Housing Services	**Date:**
Comment : This has been approved By Steve Waddington (TBC)	

STEP 1: DEFINING THE ISSUE

1. Summarise why you are having to make a new decision

We have not had a Resident Engagement Strategy for Housing Services since 2013. Since this time there have been significant changes, both in our local housing context and nationally, which we need to respond to. These include:

- **Changes in social housing tenure patterns -** there is now much greater diversity of tenure on Hackney's estates, with tenants increasingly living alongside leaseholders, home owners and shared owners. This greater tenure diversification means we need to tailor communication and engagement to meet the needs of different groups of residents, and do more to ensure that *all* residents feel connected as their places and communities change.

- **Changes in technology** - there are now many more ways that we can communicate with each other, with the growth of digital forms of communication such as Twitter, WhatsApp, Zoom, offering new options. In future, we will need to take full advantage of digital engagement - but offer different options (and support) to those unable to engage in this way.

- **High levels of needs among housing residents -** residents living in Hackney managed homes have different circumstances, characteristics, and life experiences. But the high concentration of older people and single person and low income households in social housing means that our residents are more likely to experience financial hardship, social isolation and poor health. This means we need to develop stronger partnerships with residents, other services and the voluntary and community sector to develop more estate-based initiatives which can address the wider socio-economic challenges our residents face.

- **Major changes in housing legislation** - The Charter for Social Housing Residents (Social Housing White Paper), has significant implications for how we listen to, and engage with, our residents. The Charter highlights the need for greater transparency, openness and accountability between landlords and residents, and puts a strong focus on listening to, and acting upon, the resident's voice, including the right to 'To have your voice heard by your landlord'.

These issues, along with the ongoing challenges posed by the Covid pandemic and cyberattack, mean that we need to review how we engage, take action to engage (more) residents effectively, and build on work already underway to promote stronger and more cohesive communities on our estates. A clearer strategic framework is needed to achieve these broad aims.

2. Who are the main people that will be affected?

The new strategy will help to shape Housing Services' approach to engaging with all residents living in homes managed by Hackney Council. Given the large number of homes managed by Hackney Housing Services it is likely that the Resident Engagement Strategy will impact on the lives of many people with one or more of the nine protected characteristics: **age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation**. Our aim is to provide equal opportunity for all groups to influence and shape our services and participate in

community activities To achieve this, we will seek to understand and recognise the needs and preferences of different groups and adapt our approach where needed.

In the process of developing the new strategy we reviewed a wide range of Council strategies and plans which impact upon residents living in Hackney managed homes. These included: Hackney Community Strategy 2018, the draft Hackney Joint Health and Wellbeing Strategy 2022-26, the Young Futures Commission Report 2019, the Ageing Well Strategy 2020 -2025, and Inclusive Economy Strategy 2019-25. We also reviewed our own housing data and research and national reports on digital inclusion. This provided us with a richer understanding of our resident's profile and highlighted a number of issues that we needed to take account of, including:

- *Hackney is an ethnically and culturally diverse area with around 40 percent of residents coming from a non-white background.* This is reflected in the profile of housing residents - equality profiling data on 56 per cent of our households shows that 45 percent of residents are White, 37 percent are Black/ African/ Caribbean/ Black British, 6 percent are Asian/Asian British and 6 per cent are from other ethnic groups.
- *Around a third of housing residents who responded to our Resident Engagement CommonPlace survey said that English was not the main language spoken at home.* Respondents identified 62 different languages spoken in their homes, with Turkish, French, Yoruba, Portuguese and Spanish reported most frequently.
- *Nearly two thirds of older people in Hackney live in social housing.* Households with tenants have a much higher proportion of households with occupants over 70 - at around 22 per cent compared to non-Hackney households at 13 percent and Hackney leaseholders at 9 percent.
- *Research shows that older people are more likely to be disabled, with 60 per cent of those aged over 65 reporting a disability.* This rises to 85% among residents aged 85 and over. Older people are also among those groups most likely to be digitally excluded.
- *Reading difficulties are prevalent across the population,* with one inten UK residents estimated to have dyslexia and one in six estimated to have reading difficulties.
- *Local areas in the borough which rank amongst the most deprived in the country tend to be in places where there is a higher amount of social housing*

    - Social housing tenants have a much higher proportion of households with low income - at 49 per cent compared to non-Hackney Households at 16 percent and Hackney leaseholders at 8 percent.
    - During the Covid -19 pandemic, Housing Services identified around 14,000 Council tenants as vulnerable. The large majority of the 2,000 households registered with the Council to receive emergency food supplies also lived in social housing
- *Many people in Hackney live with common mental health disorders:* the prevalence of people with common mental health disorders aged over 16 was measured at 24% in 2017 - the highest level in England
- *Community engagement work carried out in the borough over the last five years has found that some residents feel disconnected from the opportunities happening around them and feel that their lives here have not changed.* Changing tenure patterns on estates and redevelopment can increase the risk of social polarisation within estates and overshadow some of the wider benefits that regeneration can bring. The COVID-19 pandemic and lockdown has exacerbated income inequalities between groups in precarious employment or rented property.
- *Loneliness affects many people in Hackney.* The percentage of adults (in Hackney and the City of London) who feel lonely often, always or some of the time was 21% in 2019/20. Isolation is more likely to be experienced by people in semi-skilled, manual and very low income groups and by tenants of social housing, Muslim and Asian residents
- *London has the highest proportion of LGBTQ+ residents in the UK.* While the LGTBQ+ community is not homogenous, a major national survey conducted in 2017 found that 41% of LGBTQ+ people living in London had experienced verbal or physical violence, or threats of such violence, in the past year.
- *Digital exclusion affects some of the most vulnerable groups, including people registered as disabled, low income groups, and older people, all of whom are over-represented in our homes.* The Hackney Residents' Survey 2022 found that while only 6% of Hackney residents do not have access to the internet, this proportion is significantly higher in those aged 65+ (33%), disabled residents (18%), social renters (9%) and those struggling financially (9%).

Much of the available research reinforces the message that deprivation and vulnerability among residents in Hackney tends to be concentrated in Hackney managed homes. Our review has also underlined that we need to do more to strengthen our understanding of the profile of our residents and their needs, both through improved data collection within the service and through analysis of national datasets, such as the 2021 Census results. This will enable us to design and target our services more effectively, and build upon the profile of Hackney households developed to support our strategy development work.

STEP 2: ANALYSING THE ISSUES

3. What information and consultation have you used to inform your decision making?

In addition to reviewing data and research that has an impact on how we engage, we have consulted extensively with housing residents to understand their experiences of resident engagement and how they want to engage.

The initial engagement work was challenging because many community and resident groups who we wanted to engage with during the development of the strategy were not meeting due to the pandemic and some residents were understandably reluctant to engage in face-to- face meetings and focus groups. We therefore used a range of engagement methods to gather as many views as possible, including online focus groups, one to one telephone interviews, reaching out to community groups, attending fun days on estates, and using different types of online surveys. Our approach included:

- 2 focus groups with residents engaged in our involved structures
- 5 focus groups with staff from across Housing Services
- 953 responses from residents received in response to the CommonPlace survey (predominantly online)
- 6,457 responses from residents received in response to the bi-annual Tenant and Leaseholder Survey (STAR) 2021 (both paper / online surveys)
- Engagement with resident groups e.g. Resident Liaison Group, Area Panels, etc
- Engagement with ‘seldom heard’ groups e.g. Turkish/Kurdish, Somali/Arabic, Chinese/ Vietnamese, Orthodox Jewish (Charedi), people with learning disabilities, young people
- A second phase of work consisting of a series of focus groups bringing together residents and staff supported by the Tenant Participation Advisory Service (TPAS) to explore what we could do differently and make recommendations for improvement.

Based on this initial work, a 12-week consultation on the draft Strategy took place between 9 June and 4 September 2022. This provided more opportunities for residents and other stakeholders to give us feedback on the priorities and actions proposed. 478 residents completed a short survey asking their views, with 65% of respondents not currently engaged via formal residents groups.

69% of respondents were council tenants and leaseholders. We also sought views from residents who attended seven roadshows held on estates across the borough, and via re-engagement with seldom heard groups we had consulted in the discovery phase. In total we engaged directly with around 160 residents from our seldom-heard communities through 12 group sessions, 13 one-to-one interviews and 2 cultural events.

The main documents produced included:

- Your Homes, Your Voice: Consultation Consultation Report Final Consultation Report (add link)
- Your Homes, Your Voice: Housing Services Resident Engagement Strategy 2022-2025 (add link)
- Cabinet Paper Housing Services Resident Engagement Strategy 2022-2025 (add link)

Equality Impacts

4. Identifying the impacts

In developing the strategy, we identified a number of equalities and cohesion issues related to our current approach to engagement and communication which the strategy needed to consider alongside the findings from our wider research. This included:

- Different groups of residents want to be communicated with in different ways, and this tends to have a strong correlation with age. Older residents had a preference for more traditional forms of communication, such as postal surveys, while younger people had a stronger preference for online communication, such as phone and text surveys.
- While there has been a growth in digital engagement, not everyone can communicate digitally, possibly due to lack of skills, access to affordable wifi/equipment, or confidence or motivation.
- Younger residents tend to be less satisfied with how we engage. Around a third of younger residents aged 16-34 are satisfied that the Housing Service listens to their views and acts upon them compared to 50 per cent for those aged 65 +.

- Outreach to seldom-heard groups often identified a lack of translated information and interpretation facilities as barriers to engagement. Reading difficulties experienced by some residents also underlines a need for information to be presented in easy to read and accessible formats.
- There is scope to develop better links with those community and voluntary groups who have a good understanding of different ethnic majority and faith communities and can provide a 'pathway' to different voices.
- Cost, childcare, and the expense / time associated with travel to venues can be a barrier to participation in community and participation activities. Safety and accessibility of venues may also be more important for certain protected groups.
- We need to collect more data to understand diversity issues related to engagement more fully, and assess whether our approaches are reflecting the views of, and /or engaging, different ethnic majority and faith communities.

4 (a) What positive impact could there be overall, on different equality groups, and on cohesion and good relations?

The strategy sets out a range of actions to widen the ways residents can engage with and promote engagement activity that strengthens our communities and this will help to address the issues identified above. In particular we commit to:

- Review our approach to language support and translation, including the potential to use digital solutions e.g handheld translation devices
- Invest in digital skills training and support for those residents who want to gain confidence to engage online, including inter-generational training, 'silver surfer' classes, and 'how to guides'
- Identify 'Community Connectors' with Housing Services to engage with, and provide information to, residents from seldom heard communities via the voluntary and community sector.
- Improve diversity profiling to see who is and isn't involved through monitoring the profile of those leading Tenants and Residents Associations and Area Panels to identify sections of our community who may be under-represented and actively work with residents' groups to broaden their reach.
- Actively use our funding to promote inclusivity and reduce isolation, continuing to support and grow our over 50s groups and increasing our investment in projects to support children and young people on our estates.

- Strengthen links with community groups that represent and work with our diverse communities to help us develop projects that better meet their needs and enable us to hear different voices.
- Pilot new estate-based delivery of activities and programmes for residents that support wider strategic priorities, such as health and well-being and employment and skills, in partnership with Council services and other stakeholders
- Actively engage in work to deliver Council strategies and plans which benefit residents, including the Ageing Well Strategy, Young Futures Commission Delivery Plan, and Health and Well-Being Strategy and Parks and Green Spaces Strategy
- Give a greater voice to young people, including identifying a Resident Participation budget for projects for children and young people, directly managed by the new Housing Youth Panel.
- Respond to concerns about cost / accessibility of activities by piloting free use of community halls for trial periods of up to 12 weeks to test whether a project can become financially sustainable e.g. for health and fitness classes, homework clubs, and food projects which actively support residents

Through these initiatives, we would expect to realise a number of benefits, including:

- More residents involved in engagement activity in ways which reflect their personal preferences, including time commitments
- Greater diversity in the profile of residents who actively participate in our formal engagement structures
- Improved levels of satisfaction with how we listen to and engage residents in our service planning and engagement activities
- A better understanding of areas of under-representation that we need to more actively address.
- Improved understanding of the needs / engagement preferences of different communities and how we can respond.
- More involvement of diverse communities in the shaping the future delivery of housing services

4 (b) What negative impact could there be overall, on different equality groups, and on cohesion and good relations?

The key risks associated with producing a high level strategy like this that could result in negative impacts on equality and cohesion in the borough include:

- That the strategic priorities and overall direction of the strategy are not reflected in the day-to day delivery of Housing Services. Our work has indicated that residents' perception of how well we engage is heavily influenced by whether repairs

are completed in a timely way, or calls answered. If we cannot get this right, residents and other stakeholders may feel that the strategy is not credible, and be reluctant to engage with us to deliver some of the improvements we are proposing.

- That we fail to make sufficient progress towards delivering the strategy for a range of reasons:
    - Wider events which may limit our ability to deliver on these commitments
    - Other service areas and /or community and voluntary organisations do not sign up to the strategy or work collaboratively with us to support its delivery.
    - The Council and its partners may be unable to sufficiently resource the full range of actions committed to in the Strategy
    - New national legislation or new requirements set out by the Regulator of Social Housing in its revised Tenant Involvement and Empowerment Community Consumer Standard may mean redirecting resources to new areas.
    - Future waves of Covid-19 may lead to some activities having to be paused

In the next section we set out some of the actions which help to mitigate against this.

STEP 3: REACHING YOUR DECISION

5. Describe the recommended decision

We recognise that our delivery of this strategy, and our approach to resident engagement more generally, is something we will need to continue to review, take action on and monitor and so we are recommending:

- That the Cabinet and the Council adopt this Strategy as it will help us to proactively meet our equalities duty and embed it into the delivery ethos of the service

- That once the Strategy document has been formally adopted we take steps to make the vision and the direction in the Resident Engagement Strategy more accessible to a wider number of local people, organisations and our own staff – including by:

    - Producing an action plan and annual reports feeding back on progress
    - Sharing the plan and regular progress reports across our involved structure, including the Resident Liaison Group, Neighbourhood Panels and tenant and resident groups.
    - Ensuring that all housing residents are kept informed by regular updates on the Council's websites and Our Homes.

STEP 4 - MAXIMISING BENEFITS AND MANAGING RISKS

6. Equality and Cohesion Action Planning

No	Objective	Action	Outcomes highlighting how this will be monitored	Timescale	Lead Officer
1.	Once agreed, we need to increase ownership and understanding of the strategy among housing residents, housing staff and other stakeholders.	Develop a communication plan to promote the strategy to different audiences.	Progress in developing the communications plan and its impact will be monitored by the RES Project Delivery Group. Regular reports on strategy implementation and specific initiatives will be included in key Council publications.	January 2023 / ongoing	Head of RP, TMOs & Communities / Communications

2.	Build confidence in the Housing Services commitment to strengthen engagement and working together with residents	Agree service standards for communication and working together with residents.	Service standards to be agreed and routinely monitored by the Housing Services Management Team and Resident Liaison Group.	January 2023 / ongoing	Head of Housing Transformation
3.	To ensure effective delivery of all strategy actions, including those related to strengthening our approach to diversity and inclusion set out in section 4(a) of this assessment.	Agree an action plan for the strategy and share this with staff and other key stakeholders	Progress on the Resident Engagement Strategy Action Plan will be monitored regularly by the Housing Services Management Team and Resident Liaison Group	November 2022/ ongoing	Strategic Director of Housing

APPENDIX 1: Engagement With seldom heard communities during RES Strategy development and consultation

Note: All the seldom heard groups were also included and engaged with during the seven RES face to face events

Community Group	Organisation / Contact & Date of contacts	Engagement methods	Outcomes of engagement / Progress
Turkish / Kurdish	**Derman Services** - 19.05.21 **Day-Mer Advice Services** - 27.05.21 & 21.06.21 Housing Officer, Turkish speaker, 21.06.21 **Day-Mer Cultural Festival** - 03.07.22	● Flyers translated into Turkish ● Face to face focus groups with translators - 29.09.21 & 12.10.21 ● One to one interview - 20.09.21 ● Strategy consultation stall at the annual festival in Clissold Park	● Comments, feedback and suggestions used in the final insight report ● To go back to them with draft strategy for comments - Done via the festival ● Feedback and suggestions for the draft strategy collected from face to face engagement with residents. Positive response received to the strategy
Older residents	**Gascoyne 2 TRA community meal** - 13.10.21 **Hackney Matters Panel** - 14.09.21	● Face to face focus group - 13.10.21 ● One to one interview - 27.09.21 ● Online newsletters and promotion of engagement opportunities	● Comments, feedback and suggestions reflected in the final insight report ● To go back to them with a draft strategy for comments - Done via RES event at Gascoyne 2 community hall.

Charedi Jewish	**Agudas Israel Housing Association**, 07.11.21 **Heimishe Newsheet**, 10.09.21 **Public Health Practitioner** - 04.06.21 Senior Consultation Officer - 08.06.21 **Shomrim Community Day** - 08.08.22	• Individual one to one telephone interviews - 16.12.21, 20.12.21 & 21.12.21 • Advert in ethnic press • Face to face engagement in residents' local areas was preferable. • All stakeholders advised that engagement is very hard with this community and that they struggled themselves. • Strategy consultation stall at the community event	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with draft strategy for comments - Done via community day • Feedback and suggestions for the draft strategy collected from face to face engagement with residents. Positive response received to the strategy
Jewish community	**Heimishe Newsheet**, 10.09.21 **Shomrim Community Day** - 08.08.22	• Advert in ethnic press • Council communications channels - Hackney Today, website, social media etc. • Strategy consultation stall at the community event	• No / limited response received • Feedback and suggestions for the draft strategy collected from face to face engagement with residents. Positive response received to the strategy

LGBTQI+	**Estate celebration event (face to face)**, 20.08.21 **Hackney Matters Panel** - 14.09.21 **Project Indigo** - 09.06.21 **Rainbow Grow**, 18.05.21, 05.08.21 (limited response after contacts) **LGBTQI+ Special Interest Group**, HCVS - 10.08.22	• Face to face engagement / focus groups • Paper / online surveys • Community hub closed so users approached for online interviews. • Links to online survey sent out • Links to consultation sent out. Face to face engagement offered - but not taken up. • Online meeting to promote consultation. Links shared with organisations	• Limited response only through paper and online surveys. • All very time poor. Agreed to go back with the draft strategy for comment - done via LGBTQI+ SIG and Project Indigo
East and South East Asian	**Hackney Chinese Community Services Centre** - 10.06.21 **Hackney Matters Panel** - 14.09.21 **Hackney Chinese Community Services Centre**	• Co-hosted small focus group with Chinese Outreach Worker • Flyers translated into different languages used in the centre and sent out to social networks. • Online and paper consultation surveys shared, face to face	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with a draft strategy for comments - Done via emailed links. A face to face engagement offer to meet was not taken up by these groups.

		engagement offered but not taken up.	
Residents with learning disabilities	**Hackney People First** - 01.07.21 **Policy Officer -** 12.05.21 **Neighbourhood Conversation meetings - Hackney CVS** **Hackney People First** - 19.08.22	• Co-hosted online focus group. • Online meetings through networking • Face to face focus group with surveys	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with draft strategy for comments - Done via focus group • Feedback and suggestions for draft strategy collected. Positive response received to the strategy
Muslim - Gujarati and Bangladeshi	**Hackney Friends,** Asian Women's Group, 16.11.21 **North London Muslim Community Centre** - 24.06.21 (chased several times - but no response after initial offers to help)	• Co-hosted face to face focus group with translator at their weekly session • One to one interviews with English speaking users, 10.12.21, 13.12.21, 16.12.21 • Face to face focus group	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with draft strategy for comments - done via further focus group

	United Ladies, community group of South Asian ladies - 15.09.22	on the strategy	• Feedback and suggestions collected. Positive response received to the strategy
Somalian / African / Arab	**Connecting Communities**, 18.10.21	• Co-hosted face to face focus group with translators • Flyers sent out via support networks - WhatsApp group • Attendance at food distribution hub	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with draft strategy for comments
TMO residents **(seldom heard / non-involved)**	**Clapton Park TMO Community funday**, 25.09.21 **Hackney Matters Panel** - 14.09.21 **TMO Services Team** - 10.06.21	• Face to face event and engagement • Paper / online surveys • Posters, flyers on estates, in offices • Council communications channels - Hackney Today, website, social media etc.	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with draft strategy for comments - Done via emailed online survey links through RP and paper copies at events
Young people and families	**Young Hackney Youth Hubs**, 08.11.21, 13.11.21 & 15.11.21	• Face to face events and engagement • Online and face to face focus groups • Paper / online surveys	• Comments, feedback and suggestions reflected in the final insight report • To go back to them with draft strategy for comments - Done

	Hackney Apprentices, 04.10.21 **Estate Summer fundays** - various dates	• Posters, flyers on estates • Council communications channels - Hackney Today, website, social media etc.	via shared online links and face to face RES events
Seldom heard residents living in Council housing (These organisations were approached and meetings were attended to present and promote the engagement during Phase 1)	**Healthwatch Hackney**, 17.06.21, 25.08.21 **Volunteer Centre Hackney** - 06.07.21 **Engage Riverside** - 01.07.21 **Strengthening Local Partnerships, food networks** - 01.07.21 **Neighbourhood Conversation**, Springfield Park - 29.06.21 **Neighbourhood Conversation**, London Fields - 24.06.21	• Monthly electronic newsletters sent to residents • Posters on estate noticeboards, • Engage in project work around health and social care - focus groups for specific topics • Call out through other partners/officers working on related projects • Most organisations are tenure blind so a lot of filtering needed to be done on their part to filter and target Council tenants. • Online links to the consultation shared via e-newsletters	• Various engagement methods and channels were used to directly engage with service users. • Difficult to assess if residents then went on to complete surveys after being sent information - as there is no current way to monitor click through rates from email and newsletter links. • All comments, feedback and suggestions received reflected in the final insight report

	Neighbourhood Conversation, Hackney Downs - 17.06.21 **Neighbourhood Conversation,** Clissold Park - 10.06.21 **Advice Partners Network** - 26.05.21	• Paper surveys sent out	
Other organisations that were contacted for insight and participation: Active engagement was very difficult for a lot of these groups as offices and community centres were closed in the early engagement phase, very few face to face sessions were being held, and resources were limited due to the effects of the pandemic.		**African Community School** **Age UK** **Carib Eats** **Children with Voices** **Citizens Advice Bureau** **Coffee Afrique** **Community Africa Network** **DeafPLUS** **Fair Finance** **Hackney Carers** **Hackney Community Law Centre** **Hackney Food Network** **Hackney Marsh Partnership** **Homerton Hospital and Foundation Trust** **Kanlungan** **LGBTQI+ Special Interest Group**	

	MIND, City & Hackney, Waltham Forest **Money A and E** **Older People's Reference Group, Age UK East** **Praxis for Migrants** **Refugee Women** **Shelter** **TRAs and Resident Groups in Hackney** **Woodberry Aid**

Hackney

Title of Report	**Housing Services Community Flats - Proposals for Change of Use**	
Key Decision No	CHE S136	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Members	**Councillor Clayeon McKenzie, Cabinet Member of Housing Services and Resident Participation** **Councillor Sade Etti, Mayoral Advisor for Housing Needs and Homelessness**	
Classification	Open	
Ward(s) Affected	De Beauvoir, Cazenove, Hackney Central Haggerston, King's Park, Lea Bridge London Fields, Springfield, Stoke Newington	
Key Decision & Reason	Yes	Significant in terms of its effects on communities living in an area comprising two or more wards
Implementation Date if Not Called In	19 December 2022	
Group Director	Rickardo Hyatt, Group Director, Climate, Homes and Economy Ian Williams, Group Director, Finance and Corporate Resources	

1. Cabinet Member's introduction

1.1. Hackney is facing a housing crisis, with the lack of affordable homes having a major impact on the wellbeing of residents. The borough has seen some of the largest increases in house prices in the country, meaning that ownership and private renting are out of reach for most low and even middle income households. Levels of homelessness have also increased sharply, with over 3000 households now in temporary accommodation, and in October 2022, 1,011 of these households were placed outside of the borough, with 371 of these in one bedroom properties.

1.2. It is against this backdrop that this report sets out proposals to revert a number of community flats within Housing Services community halls portfolio back to their intended use as council homes. As the report indicates, subject to planning consent, this has the potential to create much needed accommodation for up to eleven households who we may otherwise be forced to house outside of the borough. With the cost of building a new council home exceeding £300,000, and the cost of temporary accommodation rising rapidly, it also offers us a comparatively cost effective and rapid way to meet the housing needs of people who will be in significant housing need.

1.3. In proposing this we recognise that the community flats have historically played an important role in providing meeting and office space for tenants and residents associations, and that some continue to do so. However, changing patterns of use mean that around half are no longer used and some have now been standing for a number of years. In the current climate, this is not acceptable. The small size of the flats also means that most cannot accommodate the sort of activities and projects that many residents and community groups value, though larger community facilities nearby often can.

1.4. Where flats are still used by tenants and residents associations, officers have already identified a number of other community facilities that could meet the needs of current users, and in some cases, offer better quality, and more accessible spaces. In taking forward the proposals we will be working closely with all groups who still use these flats to make sure that they understand why we are increasingly having to make difficult decisions about our property assets, and to ensure that we can offer suitable, and hopefully better, alternatives to their current space.

1.5. Both myself and the Mayoral Advisor for Housing Needs and Homelessness strongly believe that the proposals set out in this report would be beneficial for the Council and, most importantly, some of our most vulnerable residents with high levels of housing needs - and it would additionally provide us with new opportunities to make better use of other community facilities in close proximity to these flats.

2. Group Director's introduction

2.1. The report sets out plans to revert up to 10 flats and one studio flat within the community halls portfolio in Housing Services back to housing use, subject to planning consent. Where flats are still in use by resident associations for their meetings, administration and social activities (five in total), we propose to look at each on a case by case basis, taking into account feedback from tenants and resident groups, the availability of alternative meeting spaces, the wider housing pressures facing the borough, and the outcome of planning decisions.

2.2. As the report indicates, the lack of affordable housing is having a major impact on the borough and its residents, and our net expenditure on temporary accommodation has exceeded £12m pa. The proposal to revert these units back to housing use has the potential to play a small but nonetheless valuable role in helping us to address these issues.

3. Recommendations

Cabinet is recommended to:

3.1. **Approve the decision to revert six community flats that are no longer in use by tenants and residents associations back to council housing, subject to applications for planning consent being successful.**

3.2. **Agree that final decisions on the future use of four community flats and a studio flat that are still in use by tenant and resident associations be made on a case by case basis, taking into account feedback from users, the availability and suitability of alternative meeting spaces, the wider housing pressures facing the borough, and the outcome of the planning decision.**

3.3. **Approve delegation of the final decisions on the future use of those flats still used by tenants and resident associations be delegated to the Strategic Director of Housing.**

3.4. **Agree that any homes returned through this work will be let in accordance with the Council's Lettings Policy.**

4. Reason(s) for decision

4.1. As outlined in the report, there is a significant need to expand the stock of affordable housing in Hackney.

4.2. The ten council flats and one studio room that were originally built for housing use have been redesignated for community use for many years. Historically the flats were all managed by tenants and residents associations and used for their meetings and office space. However changing patterns of community use means that some flats (6) are no longer in use. Where flats are still used by tenants and residents associations, there are other suitable spaces in nearby community facilities that could potentially be used instead, freeing up all the community flats for council housing (see Appendix 1).

4.3. With the housing crisis in the borough now leading to an urgent and growing demand for affordable housing, it is critical that we explore all possible options to maximise the range of affordable accommodation, including the potential to revert these increasingly under-used assets back to their intended purpose as homes.

5. Details of alternative options considered and rejected

5.1. We considered two alternative options:

5.2. **Option 1: Do nothing:** this was rejected on the basis that it would represent a missed opportunity to make best use of the Council's property assets; it would not help meet housing needs in the borough, nor generate any financial benefits to the housing revenue account.

5.3. **Option 2: Only focus proposals for change on those flats that are currently not in use:** this was rejected on the grounds that there are other suitable (and sometimes better) alternative spaces for hosting the community meetings / activities that take place in the flats that are in use. Because of this, it is felt the social and community benefits of retaining the flats for community use is be outweighed by the benefits that would accrue to the households with high levels of housing needs that could be accommodated in the flats. In many cases these households may otherwise have to be housed outside of the borough away from any social, family and support networks.

6. Background

6.1. There are ten community flats and one studio (bedsit) within Housing Services community hall's portfolio which could be re-designated for housing use (see Figure 1). The properties, which are spread across nine wards, are mostly one bedroom flats (9), with seven on the ground floor of a block. However, there is also a two bedroom maisonette with a small garden. In all cases, the flats were built for housing (residential) use and their internal layout remains unchanged i.e. they are still configured as residential units, with separate kitchen, bathrooms and living spaces. Despite being designated for community use for many years, some have benefitted from decent homes work. Further details of the properties are set out in **Appendix 1.**

Figure 1: Community Flats - Property Details

Ward	Room (Bedsit)	1 bedroom (Ground)	1 bedroom (other)	2 bedroom maisonette
De Beauvoir		**1**		
Cazenove			**1**	
Hackney Central	**1**			

Haggerston		**1**		
Kings Park		**1***		
Lea Bridge		**1**	**1**	
London Fields		**1**		
Springfield		**1**		
Stoke Newington		**1**		**1**

***Property adapted for disabled use, with external ramp, wet room and low kitchen counters**

6.2. Management arrangements for the flats and their level of use by tenant and resident groups has changed in the last few years. Prior to the Covid pandemic, only two of the flats were managed directly by the Community Halls Team in Housing Services, with the remainder managed by tenant and residents' associations (TRAs). However, post Covid, only four of the flats and the one room studio are now used by TRAs. The small size of the flats means that they can only be used for meetings up to 6-8 people, social activities for small groups, or for office use.

6.3. In the majority of cases, there are nearby housing owned community facilities that the TRAs could use for their activities. **Appendix 1** provides details of these, including the mapped walking distance from each flat to the alternative facilities. This shows that in all but one case, there are other facilities within five hundred metres of the flat. For the one flat where this does not apply (Sherry's Wharf, Kings Park), there is potential to explore options at at least three other community facilities in the immediate area.

Benefits of reverting to housing use

6.4. The return of the community flats would make an important contribution to the supply of social rented housing. As of September 2022, 8,500 households are waiting for social housing in the borough, with over 3,000 households in temporary accommodation. At the same time, the number of social rented properties becoming available to let has reduced due to the impact of right-to-buy and fewer households moving out of their social housing. As a result, the average wait time for homeless households seeking one-bed accommodation in Bands B and C is now 4 and 7 years respectively, this does not include those who may need ground floor properties, for which the waiting time is much longer. People who could be housed in these community flats will have spent many years in temporary accommodation outside the borough away from their wider support networks and services, many of them with mobility needs. The Council has a statutory duty to make these people an offer of housing.

6.5. Demand for accommodation for people with mobility needs is high. There are 919 households with a significant mobility need, of which 314 are in need of a one bedroom property, and 77 households are awaiting a one bedroom wheelchair accessible/ adapted unit. As seven of the community flats are on the ground floor, there is potential to adapt some to meet the needs of households in this group and this will be actively explored.

6.6. Reverting the flats back to housing use would confer financial benefits, calculated at approximately £150k per annum to the housing revenue account. This takes into account the additional rent that would be generated, as well as savings in other running costs associated with their designation as community premises, including business rate charges and statutory compliance works and testing. With current pressures on housing finance caused by the Coronavirus pandemic, cyberattack and potential rent cap, redesignation will make an important contribution to Housing Services' savings targets (and our ability to keep Hackney's housing rents comparatively low).

Proposed approach

6.7. Owing primarily to the length of time the flats have been designated for community use with business rates payable, planning applications are required to revert each flat back to housing use.

6.8. To date, officers have already submitted a planning application to revert one of the flats for housing use (Radley and Southwold, Lea Bridge ward). This was on the grounds that (i) the flat was no longer actively used by a tenants and residents group (ii) as a first floor flat in an walk-up block, it was not accessible to users with mobility problems, and offered no scope for compliance with Disability Discrimation Act (DDA) requirements (iii) and, there is a high quality and fully accessible Council-run community facility within 455 metres of the flat. A successful decision on this application was made at the Planning Committee on 2 November 2022.

6.9. Following consultations with the Cabinet Member for Housing Services and Resident Participation and the Mayoral Advisor for Housing Needs and Homelessness in July 2022 it was agreed that in view of the chronic shortage of affordable accommodation, planning applications should also be prepared for five other community flats which are no longer used by tenants and resident associations and are standing empty. These include the Jack Watts, Keir Hardie, Smalley Road, Defoe Small Blocks, and Sherry's Wharf flats (see **Appendix 1**). All councillors in wards where the flats are situated were formally notified of this approach in August 2022 and no concerns have been raised. Planning applications for each are on track to be submitted by the end of December 2022, with decisions expected in March / April 2023.

6.10. Provided that the planning applications to revert the flats back to housing are approved, Cabinet is recommended to agree that these six flats are subsequently reverted back to housing use.

6.11. For the remaining four flats and one studio that are in periodic use by TRAs, officers will shortly start to engage with tenants and residents associations to ensure that we have a full understanding of how the flats are used and what alternative spaces could be used to meet their requirements, with planning applications for change of use submitted in tandem. Final proposals for these flats will then be decided on a case by case basis, taking into account the feedback from tenants and resident groups, the availability and suitability of alternative meeting spaces, the wider housing pressures facing the borough, and the outcome of the planning application.

6.12. The costs involved in preparing planning applications / drawings for the eleven flats / studio is estimated to be in the region of £50,000. These costs can be capitalised, with up to 40% of the expenditure claimable through the right to buy 1-4-1 budget. The costs of any works to the flats will be contained within existing Housing Services budgets. As indicated earlier, longer term financial benefits will be achieved by reverting the flats to housing use, primarily due to increased rental income, reductions on temporary accommodation costs, and a reduction in the costs associated with running and maintaining the flats as community spaces.

6.13. Flats that revert back to housing use will be allocated in line with the Council's lettings policy introduced in 2021. This was developed in consultation with members, partners and residents and it is based on the principles of clarity, simplicity and honesty. The policy addresses the competing demands for social housing from the priority areas set out in Figure 2 below, and prioritises those in greatest need who have been waiting the longest.

Figure 2: Sources of housing demand

6.14. By ensuring a level of predictability and fairness, residents understand their position in the housing register and how they progress towards a successful bid for social housing, without the fear that they will be overtaken by other residents being elevated above them. This was an important part of the feedback from the public consultation. In order to be eligible for inclusion on the housing register applicants must have a qualifying period of residence in the borough.

6.15. The majority of residents on the housing register are in band B. This recognises that they have a significant housing need because of: overcrowding, medical circumstances, social need or homelessness. All residents in Band B have equal priority and ranking is based solely on their effective band date (normally their date of application) Applicants with earlier effective dates rank above those with later ones . Some properties, those on the ground/first floor or adapted for disablement needs are restricted only to applicants who meet those medical needs - this reflects the limited availability of suitable accommodation for this group.

7. Policy Context

7.1. Hackney is currently facing a housing crisis, with a chronic shortage of affordable accommodation. As a result more and more households are approaching the Council to try and access social housing, but the level of demand far exceeds supply. As a result too many households are living in insecure, unaffordable and /or overcrowded homes which in turn has a detrimental impact on their health and wellbeing.

7.2. The Council is committed to addressing the high level of housing needs in the borough and is actively building homes through its in-house direct delivery model, with more than half for council rent, shared ownership or living rent. However, the costs of building new homes is high, with recent increases in construction costs, the potential rent cap and wider pressures on the housing revenue account making delivery ever more challenging. As a result, it is increasingly important to look at different options to meet Hackney's housing needs.

7.3. The value of community assets and the important role they can play in bringing people together and promoting strong, sustainable communities is recognised in a number of Council strategies, including the Voluntary and Community Sector Strategy 2019-22, Hackney Joint Health and Well-Being Strategy 2022-26, the Young Futures Commission Report 2019, and the Ageing Well Strategy 2020-2025.

7.4. Within Housing Services, the importance of supporting TRAs and access to free accommodation for their meetings and community activities is recognised as important, not least so the residents' voice can actively shape housing services and TRAs can support projects and initiatives which help to build social capital on their estates. In taking forward proposals in this report it will be important to make sure that TRAs who use the flats continue to have access to suitable spaces that meet their needs. Costs of any new

meeting spaces identified for use by TRAs for their meetings and activities will continue to be met through housing participation funding.

Equality impact assessment

7.5. Proposals in this report will potentially increase the supply of affordable housing and meet demand for smaller units from single person households and couples who the Council may have a statutory duty to house, as well as the specific needs of people with physical disabilities and mobility issues.

7.6. Homelessness approaches have seen an increase over recent years, particularly from single person households and it is expected that the cost of living crisis will further fuel this demand for support and assistance. A housing duty is accepted for a growing number of single residents because they are presenting with complex needs. This is placing increasing demand for bedsit and one bedroom accommodation.

7.7. Analysis of homeless approaches from single people shows that many have high and complex needs. For example, between April 2021 - January 2022, 39% of the 2059 single people presenting as homeless had support needs of which 15% declared multiple needs, 13% mental health needs, 10% physical health needs, 5% drug dependency needs, and 3% domestic abuse. Provision of stable and secure accommodation can play an important role in promoting the health and well-being of these more vulnerable households.

7.8. As seven of the ten flats are located on the ground floor, they offer potential to meet the needs of people with physical disabilities and restricted mobility. Demand for this group is high, with 919 households with a significant mobility need, of which 314 are in need of a one bedroom property, and 77 households are awaiting a one bedroom wheelchair accessible/ adapted unit.

7.9. Where community flats are still in use by tenants and residents associations we will look at the equality implications on a case by case basis. While we do not have an equality profile of our TRA members, we know that older people tend to be overrepresented among their membership and that many social household tenants are on low incomes. This means that it will be important to consider the accessibility of any new spaces proposed and seek to minimise (or address) any travel costs.

Sustainability and climate change

7.10. Due to their age / construction the community flats will not always be able to meet modern housing standards in terms of space and sustainable design. However, planning applications will look to provide energy efficient housing in accordance with current building regulations Part L, which may include:

- The use of highly efficient condensing boilers replacing the existing heating including new radiators to each room controlled by a thermostat.
- Energy efficient lighting and appliances.

- Higher levels of insulation to the walls (infilling the cavity wall) and roof areas (300mm deep mineral wool insulation laid over the existing ceiling joists).
- Flow-limiting taps and dual flush toilets to help reduce water usage.

7.11. Additionally, secure cycle storage will be incorporated to reflect current planning and design requirements, helping to promote those forms of transport which reduce emissions.

Consultation

7.12. While there is no statutory requirement to consult on the proposals in this report, we will engage with tenants and residents associations who currently use these properties so we fully understand their needs and can work with them to identify alternative spaces. All ward councillors in affected wards have additionally been notified of the proposals and will receive regular updates as the work progresses.

Risk assessment

7.13. The key risks associated with the proposals set out in this report and proposed mitigation are as follows:

- **Tenant relations** - as some TRAs have had sole use of these spaces for a long time, there is a risk that some will oppose plans to revert the flats back to housing and will not wish to consider alternative spaces, especially those which will need to be shared with other users. In managing this, there will need to be a recognition of some users' emotional attachment to these spaces and a commitment to build understanding of the Council's reasons for re-evaluating their long term use. Where necessary, senior staff across Housing Services and Benefits and Housing Needs, along with ward councillors, will engage with TRAs to discuss our approach and its potential role in meeting housing needs.

- **Operational -** because some of the flats do not meet modern space standards, there is a risk that applications for planning may not receive consent. We are seeking to mitigate this by ensuring that all applications are robust, prepared by experienced planning consultants, and include detailed layout plans. Where space standards cannot be met, we will highlight that other flats in the same block with the same size/layout are used successfully for housing and frame our proposals in the context of the wider housing crisis within the borough.

- **Operational /reputational** - delays to any works to flats following planning consent risks delaying letting. In such cases TRAs will rightly resent giving up a flat that is then standing empty. To mitigate this, we will ask the building maintenance service to specify the works needed to bring the flat to a lettable standard at an early stage, helping to ensure these works start as soon as planning consent is given. In a few cases where asbestos removal is required, we will programme this work in advance of planning consent.

8. **Comments of the Group Director of Finance and Corporate Resources.**

8.1. The conversion of the community flats will increase the number of social rented properties within the councils portfolio and will assist towards the reduction of costs in temporary accommodation. The full year financial benefit of converting the 10 community flats back to housing use would be £150,000 per annum.

8.2. The initial planning costs will be contained within existing capital budgets. The funding and cost of renovations will be assessed on a case by case basis to ensure financial viability across their lifetime.

9. **Comments of the Director of Legal, Democratic and Electoral Services**

9.1. Cabinet is authorised to approve the recommendation in Section 3 of this report pursuant to the Council's constitution Article 13.5 which states:

9.2. A key decision is a Cabinet decision which is likely to:

i) Result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decisions relates, or
ii) Be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council.

Statutory Framework

9.3. Under the Town and Country Planning Act 1990 (TCPA 1990), planning permission is required for the carrying out on land of any development Section 57(1), of Town and Country Planning Act 1990 (1990 Act).

9.4. Development is defined as the "carrying out of building, engineering, mining or other operations in, on, over or under the land or the making of any material change in the use of any buildings or other land" (Section 55(1) of the 1990 Act.As such, there is a basic requirement for planning permission to be obtained if there is a material change of use of any buildings or land.The 1990 Act does not define "material change of use". However, the 1990 Act gives examples of development that constitute a material change of use such as 'The use of a single dwelling house for two or more separate dwelling houses (section 55(3)(a).Planning permission can be granted amongst others by the Local Planning Authority (LPA) and by the Secretary of State.

9.5. If planning permission is required from the LPA or the Secretary of State, a planning application will need to be submitted

Appendices

Appendix 1 - overview of community flats use and proximity to other community facilities

Exempt

None

Background documents

None

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APPENDIX 1 - COMMUNITY FLATS

OVERVIEW OF COMMUNITY FLATS USE AND PROXIMITY TO OTHER COMMUNITY FACILITIES

Estate	Ward	Manage	Type	Current Use	Alternative community spaces
Tower Gardens (Inglethorpe House)	Cazenove	Tower Gardens TRA	1 Bedroom - First Floor	Used by the TRA who use the flat for meetings and occasional parties / social gatherings.	Nearest Council / community buildings are the Mount Community Hall (0.4 miles / 8 minute walk) and Clapton Library (0.2 miles / 4 minute walk). Nearby non Council facilities include meeting rooms at Core Clapton (0.1 miles / 2 minute walk) and Northwold Community Hall (0.4 miles / 8 minutes)
Lockner (Blandford Court)	De Beauvoir	Lockner TRA	1 Bedroom - Ground Floor	Used by the TRA for meetings	Nearest Council / buildings are Kingsgate Community Hall and Queensbridge Sports and Community Centre (0.4 miles, 7 minutes); Rose Lipman Centre (0.3 miles / 7 minutes). The Trinity Centre, Dalston is 0.4 miles / 8 minutes walk away. Meeting space is also available at 355, Queensbridge Rd (Tower TMO), 0.4 miles, 8 minute walk
Wayman Court	Hackney Central	Wayman Court TRA	1 large room with integrated living room / kitchen, and bathroom	Used for TRA meetings.	Nearest Council / buildings are Moreland Community Hall (0.2 miles, 5 minute walk); Wilton Community Hall (0.3 miles, 5 minute walk) and Pitcairn Community Hall (0.4 miles, 7 minute walk).
Shrubland (Lovell House)	Haggerston	Shrubland TRA	1 Bedroom - Ground Floor	Used by the TRA for meetings and community projects	Nearest Council / buildings are Regents Pensioner Halls (0.2 miles / 3 minute walk) and Tomlinson Centre (0.2 miles / 4 minute walk).

Estate	**Ward**	**Manage**	**Type**	**Current Use**	**Alternative community spaces**
Sherry's Wharf, Oswald's Mead,	King's Park	Sherry's Wharf TRA (no longer active)	1 Bedroom - Ground Floor - disabled adapted with wet room	Used by two individuals who meet for a weekly knitting circle. The TRA is not currently active but would like space for arts / crafts classes.	Nearest Council / community buildings are the Vi Forrester Hall and Clapton Park TMO offices (0.5 miles, 10 minute walk). Closer facilities include the Kingsmead Community Hall (0.3 miles, 5 minutes walk) and Concorde Youth Club - 195m (3 minutes)
Jack Watts (Detmold Road)	Lea Bridge	Community Halls	1 Bedroom - Ground Floor	Not in use	The Mount Community Hall is within a three minute walk (182m) of this flat.
Radley Square and Southwold (Southwold Road)	Lea Bridge	Community Halls	1 Bedroom (first floor walk up block with no lift)	Not in use	The Mount Community Hall is within a six minute walk (445m) of this flat.
Warburton & Darcy (Warburton House)	London Fields	Warburton and Darcy TRA	1 Bedroom - Ground Floor	Used by the TRA /community gardening club as office space	Nearest Council / buildings are Welshpool House / Suffolk TMO Offices (0.2 miles, 5 minute walk); Regents Pensioner Halls (0.3 miles / 6 minute walk); and Pitcairn House (0.4 miles / 8 minute walk).
Kier Hardie	Springfield	Community Halls	1 Bedroom - Ground Floor	Not in use	Lea View Community Hall (3 minutes, 0.1 miles, Council managed) and Webb Community Hall (5 minutes walk) 0.3 miles; locally managed by Webb TRA) and Wren's Park (0.4 miles, 8 minutes walk, Council managed)
Defoe Small Blocks (Defoe House)	Stoke Newington	Defoe TRA (no longer active)	1 bedroom - Ground Floor	Not in use	Hawksley Court / Hawksley Court Resource Centre are within 5 minutes walk (298 metres) of this Community space is also available at the Old Fire Station (VCS community hub) (0.4 miles, 7 minutes walk).

Estate	Ward	Manage	Type	Current Use	Alternative community spaces
Smalley Road (Cleveland Close)	Stoke Newington	Community Halls Team (no active TRA for this estate)	2 Bedroom Maisonette	Not in use	The Nelson Mandela meeting room is the closest Housing Services facility (359m), followed by Hawksley Court (800m). The Boiler House community facility (charity managed) is about 400m from the property and also offers meeting space. Community space is also available at the Old Fire Station (VCS community hub) (0.2 miles, 4 minutes walk).

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Hackney

Title of Report	Housing Strategy Position Paper 2023	
Key Decision No	CHE S138	
For Consideration By	Cabinet	
Meeting Date	12 Dec 2022	
Cabinet Member	Deputy Mayor Guy Nicholson (Cllr)	
Classification	Open	
Ward(s) Affected	Two or more wards	
Key Decision & Reason	Yes	Significant in terms of its effects on communities living or working in an area comprising two or more wards
Implementation Date if Not Called In	19 Dec 2022	
Group Director	Rickardo Hyatt, Group Director, Climate Homes & Economy	

1. Cabinet Member's introduction

1.1. In 2018 the Council published its five-year housing strategy, 'Delivering the homes Hackney needs', setting out the steps we would take to address Hackney's housing crisis, from delivering genuinely affordable homes to tackling rogue landlords.

1.2. We've delivered on the commitments set out in that strategy – expanding our innovative, in-house Council Hackney is Building Council housing programme, pioneering new Hackney Living Rent homes for private renters, and enforcing tougher new private sector housing regulations through our Better Renting campaign.

1.3. But a number of dramatic changes have meant that the housing crisis is as acute as ever. These changes include but are not limited to: the UK's formal exit from the European Union; the climate emergency declaration; the COVID-19 pandemic; the cyberattack; the introduction of Universal Credit; the introduction of the charter for social housing residents; the post-Grenfell landscape continuing to bring to light building safety issues and amplifying residents' voices more than ever before; and the considerable impact of the cost of living crisis.

1.4. To commission an entirely accurate, representative and evidence-based housing needs survey and strategic housing market assessment (SHMA), we will not be able to begin work on the new housing strategy until mid-2023, following the full release of the recent census data which has been delayed. This means it will likely take until 2024 to have our new five-year strategy ready for publication. This paper aims to set out a position statement ahead of our next housing strategy - to fill the gap between the end of the current strategy and the start of the next.

1.5. We know that Hackney continues to experience an unprecedented housing crisis, and we know that this is making life harder for many people in the borough, even more so with the current cost of living crisis. Too many residents are still unable to take advantage of the opportunities available and are stuck in a broken housing system. We want to continue our work making the borough a better place for all our residents through the themes set out in this paper.

1.6. This position paper builds upon the existing themes presented in the previous strategy and refocuses them into the present context, setting out our commitment to continuing to do everything we can here and now to give as many Hackney residents as possible a good, safe, genuinely affordable home The priorities of this position paper are centred around six key themes and these themes will continue to be delivered upon through both the work of the council and its partners.

2. Group Director's introduction

2.1. The previous Housing Strategy played a key role in helping meet the Mayor's vision that everyone in Hackney has a genuinely affordable, good quality, and stable home. Hackney continued delivering genuinely affordable housing through its direct delivery model, despite construction costs skyrocketing to unprecedented levels.

2.2. Ahead of the formal publication of the new Housing Strategy, this paper will lay out an assessment of how we delivered upon our previous aims and how we can continue to do so in the current climate. This paper has had cross-departmental input to ensure that it is aligned with a number of other internal strategies that the council has and will be putting forward in the coming months.

2.3. Though there is no statutory requirement for a council to publish a housing strategy, we believe it is vitally important to ensure that our residents and our partners in the borough know where we stand on such a critical issue as housing. The challenges from the previous strategy still remain, with some even more severe in the current landscape.

2.4. This position document serves as an overview of our approach to housing going forward from the previous strategy until the publication of the next. In

the interim, a new evidence base will be collated through the commissioning of the strategic housing market assessment and housing needs survey. A proper and full resident consultation and engagement exercise will be undertaken to ensure that residents' voices are included in the new housing strategy.

2.5. The actions listed in this document, either legacy commitments from the previous strategy or new commitments, can be monitored until the publication of the new strategy and/or incorporated as part of our new strategy.

3. Recommendations

3.1. **Cabinet is recommended to:**

- **Agree the Hackney Housing Strategy Position Paper, attached as Appendix 1 to this report**
- **Adopt this temporary position ahead of the formal publication of the new five-year strategy**

4. Reason(s) for decision

4.1. Cabinet approval of the Housing Strategy Position Paper is sought in order to provide the Council and its partners with a vision and a roadmap to guide their housing and related activities until the publication of the new strategy. This is also intended to provide Hackney residents with a clear and accessible summary of the Council's priorities and approach to meeting the borough's housing challenges over the coming years.

4.2. We know that good quality, genuinely affordable housing is still severely lacking and too many people are trapped in overpriced rented accommodation. Home ownership is simply out of reach for the vast majority of residents with the average house price at nineteen times the average household income It is essential to set down a targeted plan of action for the Council and its partners to help meet these challenges and work towards the provision of stable, high quality, safe, and genuinely affordable homes for all Hackney's residents.

4.3. The Council and its partners have an excellent track record in the provision of new affordable housing. Despite this, growing demand in London and severe and worsening housing affordability have meant that housing need is rising faster than supply.

4.4. We still have over 3,000 homeless households in temporary accommodation and over 8,500 on our housing waiting list. There are residents with increasingly complex medical conditions and disabilities, including large

multi-generational families caring for each other in the same dwelling. These more complex housing needs put even more strain on the housing register, health services and social care teams and make the need for more housing and more specialist housing even more acute. We are simply unable to continue delivering our key services and duties with our current stock if nothing changes.

4.5. An overpriced private rented sector is all that remains to those who are unable to access the open housing market, with 2-bed properties in Hackney having seen the fastest rent rise in Britain in the last decade. This sector has constricted further recently, with landlords leaving the lower end of the market and housing supply issues further driving demand for the sector. This means that affordable options to lower and middle income earners in the borough are few and far between and it is simply not a viable option without entering into an often expensive house share, or out of the borough entirely. With nearly a third of all residents in Hackney in the private rented sector, it is essential that we continue our work to protect private renters.

4.6. This position paper will build upon the existing themes presented in the previous strategy and refocus them into the present context. The priorities of this position paper will be centred around the six key themes below and these themes will continue to be delivered upon through both the work of the council and its partners:

1. **Delivering the homes that Hackney needs**
2. **Improving homes, services and resident engagement**
3. **Protecting private renters and leaseholders**
4. **Supporting those in health and housing need**
5. **Promoting employment and sustainable communities**
6. **Preparing for a greener future**

4.7. Officers have worked to ensure that there is close alignment between the proposed paper and other internal strategies, including the Resident Engagement Strategy, Inclusive Economy Strategy and the Local Plan. The Housing Strategy is also aligned with other housing-related and public health strategies.

4.8. While the Council is not statutorily required to have a Housing Strategy, if it chooses to have one, the strategy must have regard to Section 333D of the Greater London Authority Act 1999 (as amended in 2007) which requires that any local housing strategy prepared by a borough council must be in ‘general conformity’ with the Mayor of London’s Housing Strategy.

4.9. A London Housing Strategy was published by the GLA in 2018 setting out the Mayor of London’s approach and proposals in key housing policy areas. Hackney officers have an ongoing dialogue with the GLA’s housing and planning officers regarding the alignment of housing strategy and policies, as

well as planning policies and guidance. This paper, as well as the previous strategy that was published, aligns with these strategies.

4.10. Adoption of the proposed Housing Strategy position paper does not itself have any direct financial implications. The Strategy contains a list of broad actions for the Council and partners that will provide a clear framework for ensuring that available resources are targeted towards meeting need. It is expected that the vast majority of actions could be delivered within existing or identified budgets.

5. Details of alternative options considered and rejected

5.1. As having a Housing Strategy is not a statutory requirement for local authorities, an alternative option for the Council would be not to produce this position paper or leave a gap between the former and the following. However, it was decided to produce a position paper because of the benefits that it offers. Some of these are set out below, and all of which could be lost if there was no strategy in place:

- It clearly articulates the Council's proposed response to the huge housing challenges faced by the Council and its residents.
- It provides a clear statement of the Council's vision and priorities for housing, for residents, partners and other stakeholders.
- For Council officers and partners in particular, it helps shape actions and helps target resources towards meeting the highest housing needs.
- It shows how housing and other services across Council will work together to help address the housing and housing-related needs and aspirations of residents.
- It highlights linkages and sets out how housing and housing providers can contribute to residents' health and wellbeing, as well as enabling residents to secure training and jobs.
- Together with planning policies and guidance, it provides other housing providers with an overarching statement of the Council's priorities and approach.
- It will directly shape a detailed action plan that will be drawn up and implemented if the proposed paper is adopted.
- It helps to address how we will approach our priorities in the present context, as there are a number of significant changes that have occurred since the previous strategy was published.

6. **Background**

Policy Context

6.1. In 2018 we published our five-year housing strategy, ‘Delivering the homes Hackney needs’, in which we set out our long-term housing ambitions for Hackney based on our borough-wide consultation with residents.

6.2. Since the publication of that strategy, there have been a number of dramatic changes that have impacted residents' lives as well as how we deliver our services. These changes include but are not limited to: the UK’s formal exit from the European Union; the climate emergency declaration; the COVID-19 pandemic; the cyberattack; the introduction of Universal Credit; the introduction of the charter for social housing residents; the post-Grenfell landscape continuing to bring to light building safety issues and amplifying residents’ voices more than ever before; and the considerable impact of the cost of living crisis.

6.3. The housing crisis continues to create a chasm between the haves and have-nots, and the challenges the Council faces have become even more acute with Government cuts, the cost of living and the fallout of the COVID-19 pandemic. Unfortunately, it is still the case that a safe, secure and affordable home is not available to everyone.

6.4. Despite this, there have been many positive developments since the publication of the last strategy. There have been 1,500 homes started or completed by the Council since May 2018 – despite the challenges listed above, with more than half of these as genuinely affordable Council social rent, shared ownership or Hackney Living Rent. We have launched the first Hackney Living Rent homes through the council’s housing company. Through continued campaigning, restrictions around Right to Buy receipts and the HRA borrowing cap have been lifted, giving us more flexibility to deliver social housing - though Government support for social housing is still far from where it needs to be.

6.5. To commission an entirely accurate and representative housing needs survey and strategic housing market assessment (SHMA), we will not be able to begin work on the new housing strategy until mid-2023, following the full release of the recent census data. This means it will likely take until 2024 to have our new five-year strategy ready for publication.

6.6. The position paper aims to set out a position statement ahead of our next housing strategy - to fill the gap between the end of the current strategy and the start of the next. The broad themes of the proposed new position can be summarised as follows:

6.7. 1. Delivering the homes that Hackney needs

There still remains a demand for more homes, we know that 1,750 homes were needed per year until 2031 and this number may change with the

newly commissioned SHMA. We still have over 3,000 homeless households in temporary accommodation and over 8,500 on our housing waiting list. There are residents with increasingly complex medical conditions and disabilities, including large multi-generational families caring for each other in the same dwelling. These more complex housing needs put even more strain on the housing register, health services and social care teams and make the need for more housing and more specialist housing even more acute. We are simply unable to continue delivering our key services and duties with our current stock if nothing changes.

6.8. 2. Improving homes, services and resident engagement

Hackney has a significant amount of housing stock and the majority of our social housing lettings each year are from the existing housing stock, rather than newly built social rented housing. We hold one of the largest council stock holdings in the country, making it essential that we make the best use of this existing housing stock and ensure that this stock is future proofed and intervene when necessary to bring homes up to standards. There are an increasing number of leaseholders within the council portfolio and there is substantial work underway to improve the services we offer in this regard.

6.9. 3. Protecting private renters and leaseholders

Around one third of Hackney residents live in the private rented sector and private renters have long been at the forefront of Hackney's housing crisis. Most private landlords take their responsibilities very seriously and a majority of private renters in Hackney are satisfied with their homes. However, there are unfortunately some who are subjected to a badly regulated sector which allows poor conditions, mistreatment from landlords, unstable tenancies and extortionate rents and we will do all we can to address this.

6.10. 4. Supporting those in health and housing need

Housing needs are wide ranging and severe in Hackney and this is due to a number of factors, of which the lack of supply of genuinely affordable housing and the impact of welfare reforms have had a significant impact. The Council's housing stock and the housing register both contain disproportionately high numbers of residents with social and health needs, including mental health problems - more than ever before. We currently don't have the housing to meet demand for all of these residents of different needs; whether it be homelessness, specialist support, domestic abuse or care leavers and the challenge to support our residents is greater than ever.

6.11. 5. Promoting employment and sustainable communities

Hackney has seen dramatic change over recent years and the popularity of Hackney as a place to live has not only driven up the cost of housing in the borough, but also has brought vast economic opportunities for local

residents. However, many are still not benefitting equally from the opportunities available and may feel excluded from this growth.

There still remains high levels of poverty and inequality, and, like many other London boroughs, the most deprived in society can often be living over the road from immense wealth and these social inequalities drive significant health inequalities. It is the diversity of Hackney that has made it such an exciting place to live and do business in, we need to ensure that all people, community groups and businesses can benefit from opportunities that Hackney's economy brings.

6.12. 6. Preparing for a greener future

With the advent of the ecological crisis, Governments have stepped up to take action to ensure global warming doesn't reach 1.5 degrees celsius above pre-industrial levels that would cause irresistible damage being done to our planet's climate. The UK Government has attempted to lead the way in the transition to net zero by using the legacy of COP26, but has since come under scrutiny with its Net Zero Strategy being taken to court and a High Court determining the strategy to be "unlawful" and "inadequate" and has provided Ministers until March 2023 to publish a revised version of the strategy. While the high court ruling lays bare the failures of UK top-down policies to combat climate change, the possibility for Local Authorities to reduce UK emissions remains greater than ever. At Hackney, we recognise the scope to influence and are presently taking action to transition all council functions to net zero by 2040 on the back of our climate emergency declaration in 2019.

Equality impact assessment

6.13. A comprehensive EQIA was carried out for our previous housing strategy which is included in the appendices. As many legacy commitments are continued the principles are likely to remain the same, but there is the possibility that they may need to be amended in light of data gleaned from the housing needs survey and other research. Overall, the proposals in the position paper will be overwhelmingly positive for groups with Protected Characteristics. They are intended to help improve the housing and related options for Hackney residents, particularly those on low incomes who are in housing need.

6.14. However, we are aware that within the time frame since the publication of the previous strategy, there are new things to consider such as the impact of the pandemic, which we know disproportionately affected those from Black and Global Majority Communities and those in social housing. We are aware from our own work to support local residents through lockdown, as well as statistics recently published by the Office for National Statistics (ONS), that people who were already at greater risk of poverty and of growing inequalities were more likely to be exposed to the virus and its after-effects and by the economic impacts of this pandemic.

6.15. When we adopted our previous strategy, increasing local prosperity by harnessing the benefits of local growth seemed far more feasible than it does now. The cost of living crisis and the current recession, bring more economic uncertainty to residents and businesses across London, in addition to Brexit, the pandemic and Levelling Up, which is already moving resources out of London.

6.16. As mentioned in this paper, we will be carrying out a housing needs survey and the results will be analyzed by an equality group to understand any disproportionate impacts. In addition to this, an extensive engagement will be carried out with people from each of the protected characteristics as part of the process of developing the housing strategy to ensure we develop a sophisticated and nuanced understanding of their needs, so these can be addressed in the strategy.

Sustainability and climate change

6.17. The proposals related to increasing housing supply, whether homes built by the Council or by Housing Associations or other developers, will have impacts on the physical and social environment of the borough. However, the Council's ambitions are not just about the number of new homes built but equally about creating high-quality, sustainable homes and communities.

6.18. We will continue to ensure that all homes built continue to meet high design and quality standards, including those relating to density, building safety, environmental sustainability and health.

6.19. The Private Rented Sector section outlines our commitment to continuing our licensing and enforcement activity in the private rented sector to improve physical standards, as well as our work addressing cold homes and fuel poverty in the private rented sector.

6.20. As well as this there is an entire section of this paper which covers our commitments to achieving net zero, including our retrofit programme and promoting the use of net zero construction materials - encouraging more developers to build energy-efficient and net zero developments and exploring ways to encourage developers to create low carbon buildings.

Consultations

6.21. While there is no statutory requirement to consult on a Housing Strategy, the Council decided to carry out a thorough consultation for the previous strategy - with residents, partners and other stakeholders, beginning in 2015. Under 'Hackney: a place for everyone', the Council heard from 4,500 local residents and businesses. Some of the findings are still relevant in the position paper.

6.22. This paper has been consulted upon internally between related teams. However, there has been no formal external consultation that has taken place for this position paper.

6.23. Ahead of the next strategy there will be a housing needs survey that will feed directly into the evidence base for the next strategy, as well as the potential for formal consultation events prior to publishing.

Risk assessment

6.24. In terms of the gap between housing strategies, the main risk for the Council would be reputational if there is no formal housing strategy in place in the midst of a housing crisis.

6.25. A list of actions are listed throughout the paper. These actions will be monitored. Risks associated with the individual actions will be assessed by lead officers, and risks will be registered on team, service, divisional, and/or directorate risk registers as necessary.

6.26. In the case of some actions, robust risk assessment, management and mitigation processes are already in place, for example in relation to delivery of the Council's Estate Regeneration and Housing Supply Programmes.|

7. Comments of the Group Director of Finance and Corporate Resources.

7.1. There are no direct financial implications resulting from this update report. Any expenditure relating to the wider scope of the Housing Strategy during the interim period will either be covered by existing budgets or requested separately. A budget has already been earmarked to cover the costs relating to the Housing Needs survey and Strategic Housing Market Assessment (SHMA), which will inform the new Housing Strategy.

8. VAT implications on land and property transactions

8.1. Not applicable

9. Comments of the Director of Legal, Democratic and Electoral Services

9.1. The Director of Legal, Electoral & Democratic Services has been consulted in the preparation of this Report.

9.2. Under section 41 of the Greater London Authority Act 1999, as amended, ("GLAA99"), it is a general duty of the Mayor of London to prepare and publish a London housing strategy. Under section 333D of GLAA99, any local housing strategy prepared by a local housing authority in Greater

London must be in general conformity with the Mayor of London's London housing strategy.

9.3. Under section 8 of the Housing Act 1985, local housing authorities (including Hackney Council) shall consider and review on a periodical basis the housing conditions in their area and the housing needs of the area with respect to the provision of further housing accommodation. Section 3 of the Housing Act 2004 further imposes a duty on Local Housing Authorities to keep housing conditions in their area under review.

9.4. Section 87 of Local Government Act 2003 which requires Local Authorities to have Housing Strategy in place ceased to have effect in England on (26.5.2015) by virtue of Deregulation Act 2015 (c. 20), **ss. 29(1)**, 115(3)(c).

9.5. The Secretary of State in the 2007 Green Paper "Homes for the future: more affordable, more sustainable" developed the reference to the local housing authority's strategic role as follows: "The local authority strategic housing role is made up of the strategic decisions and activities associated with effective planning and delivery, in order to meet the housing needs of all residents across all tenures. Strong performance in this role will support effective place shaping and help ensure delivery of the wider sustainable community. This requires vision, leadership, planning and delivery at a strategic level to: - assess and plan for the current and future housing needs of the local population across all tenures; - make the best use of the existing housing stock; - plan and facilitate new supply; - plan and commission housing support services which link homes to the support and other services that people need to live in them; - work in partnership to secure effective housing and neighbourhood management on an ongoing basis" Page 5 of 6 58908834-1

9.6. Section 225 of the Housing Act 2004 states that "housing" (for the purposes of carrying out the housing needs review required by section 8 of the Housing Act 1985 and for the purposes of preparing a housing strategy under section 87 of the Local Government Act 2003) includes the accommodation needs of Gypsies and travellers residing in their area.

9.7. The Public Sector Equalities Duty ("PSED") set out in section 149 of the Equalities Act 2010 obliges the Council in performing its functions "to 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 characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it"

9.8. The Housing Strategy document itself is not a formal Planning document and consequently will not form part of the statutory Development Plan. While it

will be a material consideration, it will not carry significant weight in the development management process.

9.9. The following general principles of consultation apply: - That consultation must be at a time when proposals are still at a formative stage; - That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response; - That adequate time must be given for consideration and response; and - That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.

9.10. Approval of the Housing Strategy following consultation is a function reserved to Full Council by Article 4.2 of the Council‟s Constitution.

9.11. There is no legal reason why the Cabinet should not adopt the recommendation in this Report.

Appendices

Appendix 1 - Hackney Housing Strategy - Position Paper 2023
Appendix 2 - EQIA 2017-22

Exempt

Background documents

None

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Delivering the homes Hackney needs

Hackney Housing Strategy Position Paper 2023

Hackney

Contents

Introduction

This document outlines a housing position statement to bridge the period between the end of the current 2018 Housing Strategy and the start of the next, currently planned for adoption in 2024. The document describes the pressures on residents and the Council, and identifies the actions already adopted in the 2018 Housing Strategy that need to be applied and/or enhanced to cover the period from now through to the adoption of the 2024 Housing Strategy.

Before work can commence on the 2024 Housing Strategy, an up to date, accurate, representative and evidence-based housing needs survey and strategic housing market assessment (SHMA) has to be completed. The SHMA requires the evidence base provided by the most recent census, which is being released in stages into 2023 and on that basis, the SHMA is scheduled to be completed by mid-2023. On completion of the SHMA and housing needs survey, work can commence on the new five year Housing Strategy.

The UK is currently in the midst of an unprecedented cost of living crisis, with inflation reaching its highest peak in 40 years. Russia's invasion of Ukraine and instability in the Government are all contributing to the economic turmoil.

As well as this the housing crisis continues to intensify, with the constriction of the private rented sector causing a huge price spike in rents, construction cost price inflation causing a slowdown in housing delivery and interest rate rises driving up

New homes at Woodberry Down

the borrowing costs of capital for new build either already on the ground or about to start.

In addition the cost of living crisis means residents are facing difficult choices this winter, between heating, eating or shelter, as prices rise. The case for well insulated and energy efficient homes has never been greater.

Climate change is already disrupting weather patterns and creating extremes that most homes in the UK are ill equipped to cope with. In response to the root cause of climate change the Council is committed to creating a net zero borough by 2040.

In 2018 the Council published its five-year housing strategy, 'Delivering the homes Hackney needs', which set out the long-term housing ambitions for Hackney based on a borough-wide consultation with residents.

Since the publication of the 2018 strategy, there have also been some significant changes to housing needs in the community and the Council itself. These changes include but are not limited to: the UK's formal exit from the European Union; the Council's climate emergency declaration; the COVID-19 pandemic; the criminal cyber attack; the introduction of Universal Credit; the introduction of the charter for social housing residents; and the post-Grenfell landscape continuing to bring to light building safety issues and amplifying residents' voices more than ever before.

Despite all the negatives there have been some positives since the publication of the 2018 strategy. There have been 1,500 new homes started or completed by the Council since 2018, with more than half being genuinely affordable Council social rent, Shared Ownership or Hackney Living Rent homes. The Council has also brought forward a Hackney Better Renting campaign that aims to support private sector tenants and drive up the quality of private sector rented homes. It has launched the first Hackney Living Rent homes through the Council's own housing company.

Through continued campaigning, restrictions around Right to Buy receipts and the HRA borrowing cap have been lifted, giving the Council more flexibility to deliver new social housing - though Government investment into the building of social housing continues to fall short of what is needed.

Achievements

- **1,500 homes** started or completed by the Council since 2018, with more than half being genuinely affordable
- **Launched private rented sector licensing schemes** aimed at tackling rogue landlords and improving standards
- **£1m invested** into improving the Council's repairs service
- **Drafted compact with Registered Providers** working in the borough to be adopted in 2023
- **Relaunch of lettings policy for those in social housing** and introduced our Hackney Living Rent product for those on lower-middle incomes

Key Borough Housing Statistics

- **28%** private renters, **28%** owner-occupiers (inc. Shared Ownership), **44%** social renters[1]
- **Average house price as of August 2022:** £698,290[2]
- **Median household income:** £36,35[3]
- **House prices are 19x the median household income**
- **Average 2-bed rent:** £1,998 /month[4]
- **8,500 still on the waiting list** following the review of the lettings policy[5]
- **3,097 homeless households** living in temporary accommodation containing 3,528 children[6]

Summary and Wider Context

This position document uses and builds upon the existing themes presented in the 2018 Housing Strategy, refocusing them to the current challenges and providing the Council with a coherent policy platform through this period between Housing Strategies.

The six themes will continue to be delivered through the work of the Council and its partners and are set out below:

1. **Delivering the Homes that Hackney Needs**
2. **Improving Homes, Services and Resident Engagement**
3. **Protecting Private Renters and Leaseholders**
4. **Supporting Those in Health and Housing Need**
5. **Promoting Employment and Sustainable Communities**
6. **Preparing for a Greener Future**

There remains an ongoing need for good quality, genuinely affordable housing in the borough. Too many residents are trapped in overpriced and in some cases poor quality rented accommodation. Home ownership is simply out of reach for a significant majority of residents with the average house price at nineteen times the average household income.

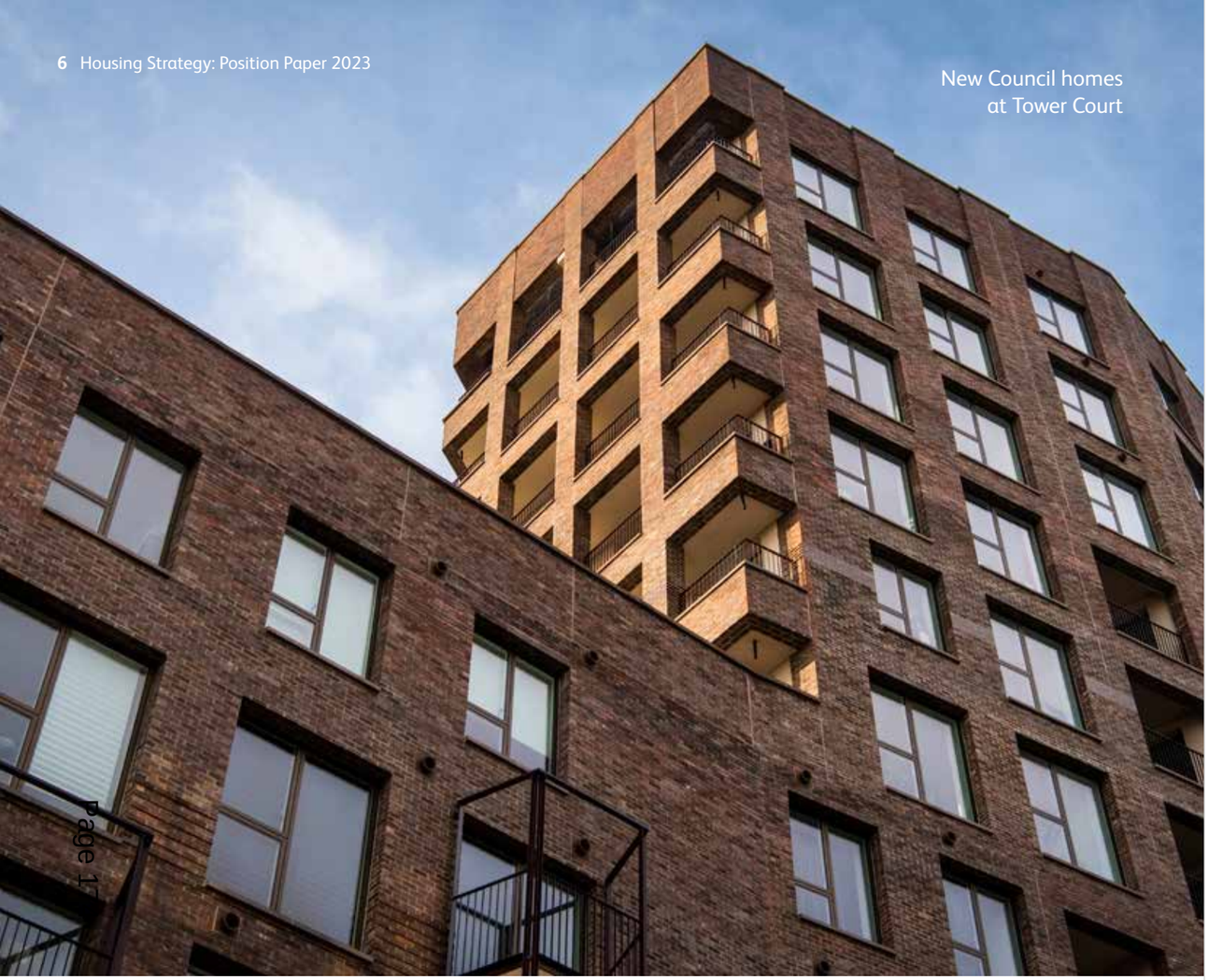
In 2020 the Council adopted its Local Plan (LP33) which provides the spatial framework, growth strategy and planning policies to realise the Council's vision for a fairer, safer and more sustainable Hackney for the period through to 2033. LP33 sets an objective to deliver 26,250 additional new homes, including genuinely affordable housing, during the lifetime of the Plan. In addition, the use of Planning gain obligations, through Section 106 and Community Infrastructure Levy contributions, can go some way in helping to mitigate specific development-led impacts that include obtaining on or off-site affordable housing or financial contributions for other relevant infrastructure or other community needs.

In order to deliver the homes Hackney needs the Council will not only have to focus on its own build programme, but must also work with housing providers and explore new ways to deliver new homes against the backdrop of an increasingly uncertain housing market. Alongside this the Council intends to remain focused on making sure that any new homes delivered have high quality design standards, meet all building safety and sustainability requirements and minimise housing-related health risks.

The Council is working on the implications of the introduction of 7% rent caps in April 2023. These caps are there to protect residents from unprecedented rent rises due to inflation. However, this will have a significant impact on our long term business planning and our service delivery due to loss of income. Our new HRA business plan will be launched in April with the aim of reducing the impact on front line services to make sure that we are still able to provide all of our essential functions, while protecting our residents from inflation-level rent rises.

The tragedy at Grenfell Tower brought to light a number of serious fire safety issues, and the surveying of housing stock nationwide has identified more than just cladding as a concern in regards to building safety. All buildings must be brought up to safety standards and leaseholders who are often trapped in these buildings with uncooperative owners must be supported.

The COVID-19 pandemic, as well as the criminal cyber attack on the Council, has made it more difficult to deliver Council services, difficulties that residents have noticed in their dealings with the Council. Improving Council services and the relationship with residents who live in the Council's homes is now prioritised. The pandemic also continues to have a huge impact on the health and wellbeing of residents, and has widened pre-existing social and health inequalities. Providing affordable, secure and safe homes is one of the main ways that the Council can help to support residents and their physical and mental wellbeing.



New Council homes at Tower Court

The Inclusive Economy Strategy published in 2019 sets the policy approach to delivering inclusive economic development with a focus on increasing prosperity and tackling poverty and inequality. Alongside this, the Poverty Reduction Framework published in 2022 sets out the Council's approach and contribution to reducing poverty in the borough.

Significant inequalities exist in the borough between different places and in different sections of the community. Hackney ranks second in the UK for income deprivation affecting older people[7] and despite a range of improvements Hackney still remains one of the most deprived local authorities in the country. The Council is working on a coordinated area basis internally and with stakeholders and partners, supporting local neighbourhoods and town centres to thrive and prosper; supporting local businesses, delivering affordable workspace, providing high quality employment support, opportunities for skills development, access to good quality, well paid work and career progression in work.

Hackney declared a climate emergency in 2019 and has committed to achieving Net Zero across all Council functions by 2040. The decarbonisation of the Council's existing housing stock will play an important role in achieving this aim and Hackney's Climate Action Plan, due to be finalised in Spring 2023, sets out how this can be achieved.

The Council will continue to campaign and lobby central Government for the changes that are needed to provide better, safer and more affordable homes for all residents.

Theme One

Delivering the Homes that Hackney Needs

It remains a priority in the borough to maximise housing supply across all tenures. With the average price of a home on the open market close to £700,000 and the average household income being below £40,000 per annum, home ownership is not a feasible option for the average household without significant help. Genuinely affordable housing remains the highest priority to cater for those on low to middle incomes, alongside the delivery of high quality new homes for sale and rent.

When the Council adopted its Local Plan, LP33, it ensured that any schemes of over 10 homes would include a commitment for 50% affordable housing, with any smaller schemes giving a financial contribution through a section 106 agreement. The Council has also managed to continue delivering its own homes despite the increased challenges of the pandemic and severe inflation of construction prices, as well as having launched the Hackney Living Rent (HLR) product. Hackney's registered provider partners have also delivered homes for social rent and HLR through the Mayor of Hackney's Housing Challenge funding.

Conventional self contained housing is the priority residential land use in the borough in line with LP33. However, there should be recognition of other forms of residential accommodation which meets the communities housing needs, including affordability. These include but are not limited to; housing that specifically caters for independent living, older people, working age adults who have supported living needs; and co-housing options. High quality decent housing is recognised as a contributory factor of a healthy, enriching, fulfilling life. Hackney's Ageing Well Strategy looks at the other activities which will enable older residents in Hackney to age well. This may include providing and building on opportunities for intergenerational activity, social participation and civic inclusion.

There still remains a demand for more homes; already, it is known that 1,750 homes are needed per year until 2031 and this number may change with the newly commissioned SHMA. There are over 3,000 homeless households in temporary accommodation and over 8,500 on the housing waiting list. There are residents with increasingly complex medical conditions and disabilities, including large multi-generational families caring for each other in the same dwelling.

These more complex housing needs put even more strain on the housing register, health services and social care teams and make the need for more housing and more specialist housing even more acute. The Council itself would simply be unable to continue delivering its key services and duties with its current stock if nothing changes.

Through lobbying central Government, Councils have now been given more flexibility around the use of their Right to Buy receipts, enabling Hackney to fund 40% of the cost of social and Shared Ownership homes within five years. Alongside this, the HRA borrowing cap has been removed, allowing Councils to borrow more for housing schemes.

It still remains an issue that Government funding for social housing is severely lacking and Hackney, like all Councils, needs to continue to find new and innovative ways to maximise the delivery of genuinely affordable Council housing.

Hackney is committed to continue building its own homes through Hackney's cross-subsidised direct delivery programme, which has seen 1,500 homes started or completed by the Council since May 2018, with more than half of these as genuinely affordable Council social rent, Shared Ownership or Hackney Living Rent. As part of the new Housing Strategy a five-year delivery plan will be established.

New Council homes at Daubeney Road, Clapton

The Council has secured a further £17.5m from the Mayor of London's Affordable Homes Programme to deliver new Council homes beyond 2022.

In addition, the Council is working with public and private housing partners to bring forward homes within mixed use schemes in town centres and the borough's growth areas as part of a strategic approach to area regeneration. In particular, the Council continues to work in partnership with other public sector organisations to bring forward publicly owned land for development, including homes of all tenures.

As a result of the UK's exit from the single market, the Council has experienced supply, skill and workforce challenges. This has included both contract and tender pressures as a result of inflation, leading to increases of up to 20% in new development tender prices. The COVID-19 pandemic created a flat housing market, leading to a price slowdown in London, which made the viability of housing schemes very difficult.

In 2020, the Council set in motion an asset review programme to assess all of its housing assets to help meet the communities housing requirements. The Council has now identified future sites for our new homes programme, as well as sites for alternative uses and will continue assessing these assets for future opportunities. The Council will also be exploring whether or not the new homes programme would benefit from new and innovative ways of delivering new homes, such as using modular housing methods to deliver high quality temporary accommodation on meanwhile sites.

All new build housing must continue to meet high design and quality standards, including those relating to density, building safety, environmental sustainability and health. This has become ever more relevant as the cladding scandal continues and Hackney Council will continue to respond to the requirements of the Building Safety Bill in its own schemes.

The Council is exploring all possible avenues to maximise the supply of genuinely affordable housing in the borough. This includes buying back properties sold under the Right to Buy scheme, the review of Council owned land assets and bringing unused community flats back into use as social housing.

An overpriced and understocked private rented sector is all that remains to those who are unable to access the open housing market, with 2-bed properties in Hackney having seen the fastest rent rise in Britain in the last decade[8]. This sector has constricted even further recently, with landlords leaving the lower end of the market and housing supply issues further driving up demand.

This means that affordable options to lower and middle income earners in the borough are few and far between and it is simply not a viable option without entering into an often expensive house share, or moving out of the borough. With nearly a third of all residents in Hackney in the private rented sector, it is essential that Hackney continues its work to protect private renters which is covered in the third section of this document.

The Hackney Housing Company launched in 2019 with its first HLR homes set at a third of ward level incomes. A further 16 homes were launched in 2022 and the Council will continue to seek further HLR opportunities through its own delivery programme and with its partners. Alongside this, an allocation policy was launched for all HLR homes so that local people in need are prioritised.

Theme One: **Actions**

- [ ] Continue building the Council's own genuinely affordable housing, with high design and quality standards that are aligned with the requirements of the Building Safety Bill and contribute to the Council's net zero targets
- [ ] Through area regeneration plans, planning documents and masterplans, identify and provide guidance for opportunity areas/sites to deliver the Council's Local Plan, Inclusive Economy Strategy and Community Strategy and bring forward Council owned sites in growth areas for new homes and other land uses
- [ ] Explore opportunities for intergenerational communities to help address adult social care issues
- [ ] Continue to identify sites on Council-owned land for future housing delivery programmes and alternative housing options
- [ ] Continue partnership working with Registered Providers to maximise genuinely affordable homes, including Hackney Living Rent
- [ ] Explore alternative methods of housing delivery including modular housing and, where possible, use these opportunities to build temporary accommodation
- [ ] Identify buildings that can be brought back into use or sold to generate further housing, including any unused community flats being brought back into use as social housing
- [ ] Increase the number of Hackney Living Rent and discounted private rented housing in the borough
- [ ] Respond to the challenges of the housing white paper and commission a new strategic housing market assessment and housing needs survey to feed into the new strategy
- [ ] Use our planning decisions to maximise the delivery of housing, including affordable housing, where appropriate

Theme Two

Improving Homes, Services and Resident Engagement

Hackney has a significant amount of housing stock and the majority of its social housing lettings each year are from the existing housing stock, rather than newly built social rented housing. The Council has one of the largest local authority stock holdings in the country, making it essential that best use is made of this existing housing stock, that it is future proofed and that the Council intervenes when necessary to bring homes up to standard. There are an increasing number of leaseholders within the Council portfolio and there is substantial work underway to improve the services offered in this regard.

Hackney Council manages a range of tenures, comprising social rented housing, Shared Ownership, leasehold properties, private renters who are subtenants of leaseholders and both Hackney Living Rent and market rent through the Council's own Housing Company. The needs of each of these tenures vary widely, which in turn increases the complexity of the management arrangements. This becomes even more difficult when considering the wide range of health and social needs that can be faced, especially by those in social housing, who are more likely to experience financial hardship.

The Council must be able to continue to support all Hackney's residents through these challenges that have become even more acute as the cost of living increases. The tragic death of Awaab Ishak and shocking conditions he and his family had to endure brings into focus just how essential a safe, warm and dry home is and how important it is to listen to residents. We are working across all tenures and with all partners to reduce the risks of damp and mould in our homes and all homes in the borough and make sure that cases are being investigated fully.

Over the coming months the Council will be working towards a service that can respond to requests as quickly as possible, as well as carrying out a full stock condition survey to ensure stock is assessed throughout the borough. In the short-term, Hackney have have set up a dedicated damp and mould line to help speed up dealing with requests from council tenants through the repairs contact centre.

There is also a significant number of people living in temporary accommodation in the borough and due to the housing waiting list, they remain in temporary housing much longer than hoped. The Council has a duty to assist these people to live in safe and secure homes, both through direct improvements to the Council-owned stock or making sure private landlords respond to the requirements of the decent homes standard.

The tragedy at Grenfell Tower brought to light a number of serious fire safety issues on a national scale. Hackney has developed its fire safety strategy and implemented a fire safety policy and continues to respond to any new recommendations arising from new guidance as it is published. The new Building Safety Bill has been launched to ensure resident safety in high rise blocks and these requirements are being implemented. The Council has addressed the two highest risk blocks within its portfolio that were identified following guidance issued by central Government

Progress has been made in improving the energy efficiency of Hackney's homes through various methods including fitting heat meters, upgrading old heating systems, replacing insulation and its capital works programme. Details on how the Council will be achieving its longer term sustainability ambitions are covered in section six.

The cost of living crisis presents a number of challenges for residents and the Council must continue to provide effective support during this period. The Council has been running sessions around financial advice and income maximisation providing residents links to other services, including food support and mental health support. No one in Hackney should be forced to make the choice between heating and eating. The Hackney Sales team have ensured that those with a live/work connection to the borough are prioritised for both the Council's own Shared Ownership and Hackney Living Rent homes.

The team produces statistics and reports on all Council developments. These statistics offer the sales team insight into what developments attract first time buyers and enable us to give feedback to colleagues in projects during the Gateway process of future sites.

The social housing green paper announced the withdrawal of many controversial proposals that were highlighted for being counterproductive in the previous strategy, including fixed term tenancies and the forced sale of high value homes. The subsequent white paper brought forward the proposals for improved consumer regulation and the introduction of new tenant satisfaction measures. The Council knows from its own customer surveys that too many Hackney tenants were not satisfied with the repairs services they received, though this was one of the services heavily affected by the restrictions introduced by the pandemic. Hackney have therefore committed a further £1m of funding towards improving the repairs services for Hackney's residents.

However, it is not only repairs that residents are worried about. There are further concerns around the introduction of Universal Credit increasing rent arrears, accessibility to services and how the Council communicates with residents and acts upon their concerns. In response to some of the challenges faced, Hackney has co-produced with housing residents, a new Resident Engagement Strategy for Housing Services. This strategy, which was based on a wide-ranging consultation with residents who live in Hackney homes and housing services staff, sets out five strategic priorities. These priorities broadly

aim to make residents' voices, understood and acted upon, to encourage more residents to get involved in shaping service delivery, and to help us build stronger communities.

It covers all residents who live in Hackney Council-owned homes - tenants, leaseholders, private renters, freeholders and shared owners. The strategy provides new opportunities to consider how the Council can target its resources and strengthen partnership working to better meet the challenges many social housing residents face.

These include those related to health, isolation, employment, education and systemic inequality, to make better use of new forms of digital communication, and to further strengthen the support offered to involved residents groups, including tenants and residents associations and neighbourhood panels.

Theme Two: **Actions**

- [ ] Continue to respond to any further building and fire safety recommendations that come forward, so that residents are kept in the know about their buildings and that homes are sustainable and future proof
- [ ] Maximise income collection across the managed stock, with targeted support for those struggling to meet their payments
- [ ] Report on housing performance and the actions the Council are taking to mitigate any areas of under-performance
- [ ] Show marked improvements in the Council's repairs service following further investment and deliver against the principles of the Asset Management Strategy when maintaining and improving Council stock
- [ ] Deliver against the actions set out in the Resident Engagement Strategy and adhere to its principles of effective engagement
- [ ] Develop strong partnerships with other Council services, community and voluntary organisations, and other statutory partners to address the wider social and financial challenges some housing residents face
- [ ] Provide new homes support the health needs of residents - including helping to improve mental wellbeing and meet the needs of people with disabilities
- [ ] Continue to use empty Council homes awaiting demolition for temporary accommodation where it remains cost effective to do so

Theme Three

Protecting Private Renters and Leaseholders

Around one third of Hackney residents live in the private rented sector and private renters have long been at the forefront of Hackney's housing crisis. Most private landlords take their responsibilities very seriously and a majority of private renters in Hackney are satisfied with their homes. However, there are unfortunately some who are subjected to a badly regulated sector which allows poor conditions, mistreatment from landlords, unstable tenancies and extortionate rents and the Council will continue doing all that it can to address this.

The COVID-19 pandemic exacerbated the lack of protection for private renters, with not all renters afforded rental payment holidays if they lost their job as a result of the pandemic. Lockdown also took a toll on people living in smaller or shared accommodation, and the wider financial impact of the pandemic is shining a light on the lack of security private renters have.

Private rent levels in Hackney remain high compared to many other parts of London, and a stock shortage has caused rental values to rise dramatically in recent times. At present, the average rent for a two-bedroom property is £1,998 per month, which is unaffordable to people in Hackney on low and medium incomes. Tenants can also be faced with large, unpredictable rent hikes, as there is no limit to the amount by which landlords can raise rents. Hackney Council has pushed for the changes it wants to see to make renting in Hackney better through the Better Renting campaign – including a database of rogue landlords, stopping letting fees for tenants and ending Section 21 'no-fault' evictions – and introducing the Council's own measures like licences for landlords and living rent homes for renters.

The Council will continue to make the case for tenants to be given the choice of stable tenancies for years, not months; for rent rises to be capped; and for a range of other measures that will improve the private rented sector for tenants and landlords. Vulnerable private renters are at the greatest risk of health-related housing issues and more needs to be done to reduce these health inequalities in the borough.

In 2021 the Private Sector Housing Grants Policy was approved by the Council's cabinet. This enabled the Council to assist vulnerable residents in private rented accommodation through warmth and security grants and to offer empty homes grants and other assistance, should demand rise.

Property licensing schemes will continue to be rolled out, with an increased focus on property inspections and issuing of licences, raising standards and enforcement. As it moves into the fourth year of the five-year scheme, enforcement activity is increasing and has resulted in civil penalty notices being issued and prosecutions being progressed. Hackney has also

New Hackney Living Rent homes at Gooch House, Clapton

assisted tenants to apply for Rent Repayment Orders when they have been living in licensable properties, but which are unlicensed.

There has been a comprehensive review of all private sector residential tower blocks in the borough in regards to fire safety. A data gathering exercise was conducted on all of these blocks and the Council continues to engage with both building owners and the Department for Levelling Up Housing and Communities so that any defects that have been identified are remediated. Enforcement action has been taken against three of these blocks and all buildings are under constant monitoring for remediation.

The Council will continue to pursue building owners to remediate their buildings and do its best to prevent the costs of remediation being passed on to residents. The Government needs to do more to protect leaseholders in these situations and hold these building owners accountable.

The Government recently published its white paper on the Private Rented Sector, which commits to deliver a fairer, more secure and higher quality private rented sector. The pledges and ambitions laid out in this paper will be closely monitored by the Council to ensure that the Government delivers upon its promises.

Theme Three: **Actions**

- [ ] Continue the Council's licensing and enforcement activity in the private rented sector to improve management and physical standards
- [ ] Continue work addressing cold homes and fuel poverty in the private rented sector
- [ ] Continue to lobby the Government to introduce inflation-capped rent increases and stable, longer term tenancies in the private rented sector
- [ ] Continue monitoring all tall buildings in the borough so that any fire safety defects identified are remediated and push building owners to cover the cost of their own works
- [ ] Lobby the Government to do more to fix the cladding crisis and protect leaseholders trapped in unsafe buildings
- [ ] Take targeted action to improve housing conditions for vulnerable private renters to reduce health inequalities in the borough

Theme Four

Supporting those in Health and Housing Need

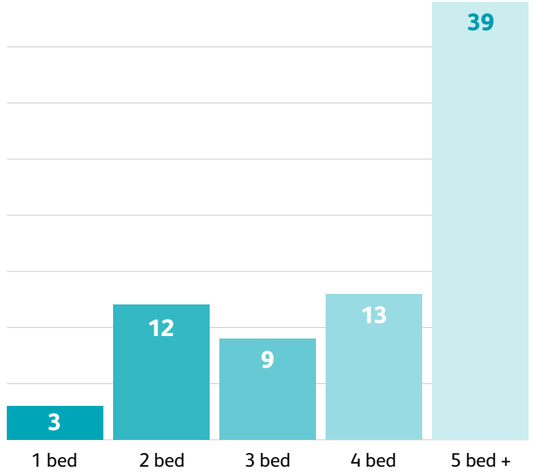
Housing needs are wide ranging and severe in Hackney and this is due to a number of factors, of which the lack of supply of genuinely affordable housing and the impact of welfare reforms have had a significant impact.

The Council's housing stock and the housing register both contain disproportionately high numbers of residents with social and health needs, including mental health problems - more than ever before. Hackney currently doesn't have the housing to meet demand for all of these residents of different needs; whether it be homelessness, specialist support, domestic abuse or care leavers. The challenge to support Hackney's residents is greater than ever.

Throughout the COVID-19 pandemic the Council introduced rent freezes to further protect its residents financially and outreach work was carried out so that rough sleepers were provided with accommodation in hotels. However, the fact remains that there are more people on the housing register than ever before with health conditions and disabilities and there simply isn't enough housing to support them into a stable and secure home, both within the borough and in neighbouring boroughs.

Demand for social housing in Hackney continues to grow exponentially each year and the number of lets being made available continues to decrease yearly, thus exacerbating the problem further. Before the review of the lettings policy, for every 100 properties that became available the Council would receive 11,000 bids. More and more households are in priority need, with those considered to be in acute need rising from 18% in 2014 to 34% in 2021.

As you can see in the below graph, listing the average waiting time in years against the property size, the wait for family sized units is significant:



Average waiting time in years for permanent social housing by property size

In addition to this, homelessness levels are increasing and there are currently over 3,000 homeless households living in temporary accommodation either in or outside of the borough. Some of these households face years, if not decades in hostel accommodation if they wait for a social property. Being homeless has significant impacts on people's physical and mental health, with the average age of death of a homeless person being just 47 years - 30 years younger than the population average[9]. The Council has in place a Homelessness Strategy, with a refresh due in 2023, alongside strategies relating to temporary accommodation and rough sleepers.

In 2021, Hackney launched a new lettings policy that prioritised those residents in the highest need, but there still remains over 8,500 households on the waiting list. The new lettings policy aims to simplify the process and avoid the creation of false expectations. Going forward the Council needs to provide personalised housing advice and wrap-around support for those who may need support accessing the private rented sector. As well as this, continued work needs to be focused on mutual exchange offers and downsizing where necessary.

Issues for young people in gaining access to affordable housing in London remain, with many in-house shares in the private rented sector. The Council needs to maximise new affordable alternative options to the private rented sector, such as living rent, whereby those with a live/work connection on low to middle incomes are prioritised.

In the Social Care White Paper, the Government is promising to invest at least £300m into supported housing. This is a welcome announcement as demand is estimated to increase nationally by 2030. In 2020, Hackney Council published the Ageing Well Strategy which sets out the objectives for the Council for the next 5 years for its ageing population.

The Council would also like to increase the availability of supported housing to those with diagnosed mental health conditions.

The Domestic Abuse Act 2021 aims to ensure that victims have the confidence to come forward and report their experiences, safe in the knowledge that the state will do everything it can, both to support them and their children. Hackney will continue to work with the tier 1 authority (GLA) to provide refuge spaces as part of a more equitable pan-London approach to safe accommodation. Hackney is working towards DAHA accreditation, to provide support for victims and that effective action is taken against perpetrators living in the Council's homes.

The Council has a corporate parenting responsibility to care leavers and legal and moral obligation to do everything it can to try and set them up right as young adults. Care leaver feedback consistently highlights access to safe, stable housing as one of their key priorities in equipping them to achieve this. In order to respond to this, the Council will be exploring ways to support those leaving the care system at 21 who are unable to access a social tenancy. There are currently only 18 allocated tenancies available for over 400 care leavers annually and more needs to be done so they are getting the support required when formally leaving the care of the borough and to avoid them having to end up presenting as homeless.

The Council will be exploring its approach to supported housing and independent living in detail in the new housing strategy. Through the feedback from the housing needs survey and the evidence base that is collated, the Council will be able to review its approach to independent living across the borough.

The Council is relaunching partnership working with Registered Providers operating in the borough. The Council has drafted, together with RPs, a Compact in order to improve partnership working, and align principles and priorities, across a range of issues and services and it will be adopted in early 2023. This Compact covers a wide range of partnership agreements including: new homes development; lettings and nominations; safeguarding and domestic abuse; health and wellbeing; and inclusive economy amongst other topics. Through this Compact the Council is able to promote its own public health initiatives around physical activity, mental wellbeing, suicide prevention, fuel poverty, smoking cessation, food poverty, tackling obesity and other key issues affecting Hackney residents.

National and local data and evidence showed that COVID-19 has had, and continues to have, a disproportionate impact on people from ethnic minority populations and more deprived backgrounds[10], who make up a large proportion of Hackney's social housing residents. This comes on top of stark pre-pandemic social disparities in health. Strengthened partnership action is essential in order to address these historic and stubborn health inequalities in Hackney.

Hackney's Health and Wellbeing Board produced a new strategy for publication in 2022, covering three main priorities - mental health, social connections and financial security. This strategy will aim to decrease health inequalities in the borough over the coming years. The Council will be doing all it can to support its residents in line with these priorities.

Theme Four: **Actions**

- [ ] Provide personalised housing advice for those who are unable to access social rented housing, including support to access the private rented sector
- [ ] Continue supporting households in under-occupied social housing to voluntarily move to smaller more suitable homes, freeing up larger family homes
- [ ] Continue to lobby and raise with Government and others the impact that changes to the welfare system have on Hackney residents and the Council's ability to discharge its housing and homelessness prevention obligations
- [ ] Extend the opportunity of supported housing further than those who are 55+, to include those with diagnosed mental health conditions
- [ ] Implement the Domestic Abuse Act 2021 and seek to achieve DAHA Accreditation
- [ ] Explore different ways in which the Council can offer better support to Care Leavers who are unable to access social tenancies
- [ ] Continue to work with social housing providers to reduce health inequalities and help people to be active, independent and healthy
- [ ] Continue improving services to residents across all tenures and providing support to residents with health and care needs
- [ ] Publish, adopt and commit to the priorities set out in the new Health and Wellbeing Strategy

Theme Five

Promoting Employment and Sustainable Communities

Hackney has seen dramatic change over recent years and the popularity of Hackney as a place to live has not only driven up the cost of housing in the borough, but has also brought significant economic opportunities for local residents. However, many are still not benefitting equally from the opportunities available and may feel excluded from this growth.

There still remains high levels of poverty and inequality, and, like many other London boroughs, the most deprived in society can often be living over the road from immense wealth and these social inequalities drive significant health inequalities. It is the diversity of Hackney that has made it such an exciting place to live and do business in. The Council hopes that all people, community groups and businesses benefit from opportunities that Hackney's economy brings.

The Council's Inclusive Economy strategy aims to address this through its three priorities:

1. Support local neighbourhoods and town centres to thrive and to be inclusive and resilient places.
2. Champion and support local business and social enterprise in Hackney and protect and maximise the delivery of affordable workspace in the borough.
3. Connect residents to high-quality employment support and opportunities to learn new skills, get good quality, well-paid work and progress their career throughout their working life.

Through the delivery of mixed use development schemes in Hackney's town centres and growth areas Hackney will seek to maximise the delivery of new and affordable homes, as well as new affordable workspace, community facilities and infrastructure improvements to create inclusive and sustainable communities. Employment and training targets have been incorporated into all contractor and developer procurement exercises carried out by the Council's housing delivery teams, which include one apprenticeship per £2m contract value.

The Council is able to link developers to potential candidates through the Hackney Works talent pool so that local people are offered these opportunities.

The Council should be focusing its work around employment and adult education to all people in the borough, especially those in deprivation. The Council can make use of its community halls for these adult learning opportunities as they have direct links to the communities and mean that people can participate close to home. There will also be new opportunities for jobs and upskilling created through the green economy.

Housing affordability remains a concern for residents including a lack of housing for young people, key workers and first time buyers. The difficulty with key worker accommodation, especially in the wake of the pandemic, is how to decide a definitive list of what constitutes a key worker. In the depths of lockdown delivery drivers, supermarket workers and transport workers among others were essential to keeping the country running. Hackney has taken the approach that any type of key worker priority should be replaced by income banding as this will often capture this cohort.

Work spaces in Hackney Wick

Intermediate housing offers many young people and potential first time buyers a step on the ladder. Whether it be through being able to live in secure accommodation and save money in a Hackney Living Rent property, or taking the first step on the housing ladder in a Shared Ownership property. The vast majority of people living in the Council's own Shared Ownership and Hackney Living Rent schemes have all had a live/work connection in the borough through the work of the Hackney Sales team and the HLR lettings policy.

Intermediate housing benefits the local economy by enabling some of those working locally to be able to live close to their place of work. Intermediate housing also provides housing opportunities to groups of workers we all depend on, such as nurses and teachers, occupations where the cost of housing is causing recruitment and retention problems. The Council will continue to maximise the intermediate options available in the borough and explore the long term need for these through the evidence base commissioning for the next housing strategy.

Theme Five: Actions

- [ ] Promote the delivery of high quality homes and affordable housing in Hackney's growth areas and town centres, alongside other facilities and infrastructure to support inclusive and resilient communities
- [ ] Use the opportunities created by the delivery of new homes and mixed use sites to maximise opportunities to create new affordable workspaces for local businesses
- [ ] Continue to maximise opportunities created by the Apprenticeship Levy
- [ ] Improve the adult learning offer, creating opportunities for adult education and employment and training advice through the use of community halls
- [ ] Prepare for the employment opportunities offered by the green economy
- [ ] Continue to maximise intermediate housing in the borough, with local people continuing to remain the priority for these homes

Theme Six

Preparing for a Greener Future

With the advent of the climate and ecological crisis, Governments have stepped up to take action to ensure global warming doesn't reach 1.5 degrees celsius above pre-industrial levels that would cause irreversible damage to the planet's climate. The possibility for Local Authorities to reduce UK emissions remains greater than ever. The Council recognises the scope to influence and is presently taking action to transition all Council functions to net zero by 2040 on the back of the climate emergency declaration in 2019. This Council-wide approach is laid out in the Climate Action Plan.

The current housing stock is not fit for future generational use. Greenhouse gas emission reductions from housing have stalled and efforts to adapt the housing stock to flooding, water scarcity and falling temperatures are falling behind the increased risk from the changing climate of the planet.

The Committee on Climate Change (CCC) now recommends a near complete decarbonisation of the UK's housing stock to meet its emission reduction targets. This recommendation is despite the chronic shortage of funding, a large skills gap, poor national guidance, policy gaps or weak policies to support low-carbon measures and unambitious building standards. The challenge is monumental, however, the opportunity to boost the local economy, increase jobs and skills in the borough, reduce fuel poverty, improve health, well being and comfort of Hackney's residents is unparalleled.

Alongside the Council's continued work to replace its most inefficeint gas boilers with better performance boilers, retrofitting is the most relevant tool at its disposal to decarbonise the housing stock. The Council's retrofitting programme will be delivered as an enhancement to the ongoing maintenance programme and Hackney's net zero pilot project will produce important lessons learned for future projects. Wider work as part of the manifesto commitments will be undertaken to continue lobbying the Government for further funding to help meet the cost of retrofitting the Council's entire housing stock.

Hackney's retrofit programmes will prioritise the 'fabric first approach' to maximise the performance of the components and materials that make up the building fabric itself. This will allow the Council to make the furthest initial strides in improving the EPC ratings of its dwellings while leveraging the net zero opportunity by continuing to swap gas boilers with innovative heating solutions such as communal air, ground and water source heat pumps.

Further improvements in energy efficiency will be made by connecting to low carbon district heat networks and installing solar panels with battery storage options to provide new sources of renewable power. This work will be compounded by the ongoing work with Adult Skills to train operatives as Retrofit Installers and other support functions under the Government backed PAS 2035 process.

The Council is also looking at reviewing the Planning Contributions SPD to adopt a more realistic carbon offset price to incentivise carbon savings on site. This new rate will need to be viability tested so that the full suite of policy requirements set out in LP33 such as affordable housing or open space requirements can still be achieved.

Hackney's planners are exploring ways to encourage developers to create low carbon (zero carbon if possible) buildings, rather than pay an offset fee and create inefficient buildings that will later have to be retrofitted.

Gardening project at the Nightingale Estate

Hackney is considering how to conduct procurement so that it gets more out of its commercial spend to deliver major social, economic and environmental benefits for local communities. While the Sustainable Procurement Strategy has expired, there is a draft strategy that is expected to take its place promoting more circular procurement by adopting the principles of reducing demand, reusing and recycling.

The strategy will reduce CO2 emissions in the Council's supply chain, proactively source low carbon and purchase sustainable timber products where possible. The Council will continue its net zero commitment for embodied carbon within the construction materials on its own developments and encourage more developers to build energy-efficient and net zero developments, exploring ways to encourage developers to create low carbon (zero carbon if possible) buildings, rather than pay a large offset fee and create inefficient buildings that will later have to be retrofitted. While Hackney is doing everything in its power to achieve the net zero transition, the participation of residents is crucial. The Council has direct control of only 5% of the borough's emissions, and influence over another third, but more than half of the borough's emissions are directly linked to personal consumption, such as driving.

Hackney will offer alternative transportation options to its residents by rolling out 1,500 new EV charging points by 2024 which will include charging points on every estate and by doubling the amount of annual bike hangar installations. The Council will also look to build on its energy services arm, Hackney Light and Power, by aiming to reopen its Green homes scheme in early 2023 and by continuing the work to renew and build public or community-owned district energy networks, including at Woodberry Down and Colville Estate, to supply low carbon heat to homes, businesses and public buildings. All in all, the efforts outlined in this section will contribute to lower energy bills by what the CCC expects to be £70 to £260 annually for households. This is especially

important in a time where the Council's residents are disproportionately affected by the cost of living crisis that is exacerbated by the unprecedented increase in energy prices. The efforts will also help reduce the reliance of Hackney's residents on the unstable energy sector and provide energy independence to residents at a time where Russia's invasion of Ukraine is turning energy into an economical and social weapon.

The transition to Net Zero is still in its infancy, and as such, the information surrounding it is very limited. Organisations are engaged in a learning process which will inform the path they take to achieve Net Zero. Hackney should look to champion or engage in information sharing networks to improve the understanding of the Net Zero transition. The Housing Strategy & Policy team will also continue to monitor developments of national policy, such as the expected revision to the UK's Net Zero strategy and several of the bills announced earlier this year.

Theme Six: Actions

- ☐ Transition all Council functions to net zero by 2040
- ☐ Deliver upon the goals and objectives laid out in the Council's Climate Action Plan
- ☐ Explore a trial of communal air, ground and water source heat pumps on homes that have had their fabric improved
- ☐ Promote the use of net zero construction materials and encourage more developers to build energy-efficient and net zero developments and explore ways to encourage developers to create low carbon buildings
- ☐ Offer alternative transportation options to Hackney's residents by rolling out 1,500 new EV charging points by 2024 which will include charging points on every estate and by doubling the amount of annual bike hangar installations
- ☐ Explore an expansion of the energy services arm, Hackney Light and Power, by aiming to reopen its Green homes scheme in early 2023 and by continuing the work to renew and build public or community-owned district energy networks

Next Steps

This position paper serves as an overview of the Council's approach to housing going forward from the previous strategy until the publication of the next. In the interim a new evidence base will be collated through the commissioning of the strategic housing market assessment and housing needs survey.

A proper and full resident consultation and engagement exercise will be undertaken to include residents' voices in the new Housing Strategy. Alongside the housing needs survey, we will be carrying out a detailed wide-ranging consultation exercise, aimed at all members of the community.

This will include focus groups, questionnaires and interviews which will be aimed at identifying what the key priorities are for the community in Hackney. Before the publication of the new strategy we will also be running a housing strategy day to make sure that residents' voices are at the heart of our new strategy.

The actions listed in this document, either legacy commitments from the previous strategy or new commitments, can be monitored until the publication of the new strategy and/or incorporated as part of the new strategy.

Key Strategic Actions for 2023

- ☐ Commission a new Housing Needs Survey & SHMA
- ☐ Collate the evidence base for and write and deliver the new Housing Strategy
- ☐ Continue maximising genuinely affordable housing across the borough, through the Council's direct delivery model, partnership working and area regeneration plans
- ☐ Show marked improvements in the Council's repairs service following further investment and deliver against the principles of the Asset Management Strategy when maintaining and improving Council stock
- ☐ Continue licensing and enforcement activity in the private rented sector to improve management and physical standards

References

1 ONS Dwelling Stock by Tenure and Condition, Borough

2 Hometrack data - Prices based on sales and valuations - Overall prices (Avg only)

3 ONS House price to residence-based earnings ratio

4 Hometrack data - private median rents

5 Hackney Council Benefits and Housing Needs Data

6 Hackney Council Benefits and Housing Needs Data

7 The English Indices of Deprivation 2019

8 https://www.standard.co.uk/news/london/revealed-hackney-has-seen-fastest-rent-rise-in-britain-for-twobed-homes-a3800661.html

9 https://www.crisis.org.uk/ending-homelessness/homelessness-knowledge-hub/health-and-wellbeing/homelessness-kills-2012/

10 https://www.kingsfund.org.uk/publications/health-people-ethnic-minority-groups-england

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Appendix 3

Title of this Equality Impact Assessment:

Hackney Housing Strategy 2017-22

Purpose of this Equality Impact Assessment:

To assess the impact of the priorities and actions in the proposed Hackney Housing Strategy 2017-22

Officer Responsible: ***(to be completed by the report author)***

Name: Chris Smith	**Ext: 7980**
Directorate: Neighbourhoods & Housing	**Department/Division: Regeneration / Housing Strategy & Enabling**

Director: John Lumley	**Date:** 23 August 2017

STEP 1: DEFINING THE ISSUE

1. Summarise why you are having to make a new decision

The previous Hackney Housing Strategy (2010-2015) was agreed by the full Council in November 2010. In the following year, 2011, the incoming government introduced fundamental reforms to social housing and the welfare system, and an updated Housing Strategy was adopted by the Council in October 2012.

Engagement with residents and stakeholders on refreshing the Housing Strategy began in 2015, and the new Strategy was timed so that it could take account of the findings of 'Hackney: a place for everyone', the measures introduced by the Housing & Planning Act 2016, and the housing policy and investment priorities of a new Mayor of London, following the mayoral election in May 2016.

Formal public consultation on the Housing Strategy too place from 27 March to 22 May 2017, including a borough-wide questionnaire survey, a workshop event with housing associations, and updates at meetings with Council tenant and resident representatives and private tenant focus groups.

Extensive internal engagement has also taken place with services from across the Council.

The Housing Strategy is expected to have the following benefits:

- clearly articulates the Council's proposed response to the huge housing challenges faced by the Council and its residents over the next five years and beyond
- provides a clear statement of the Council's vision and priorities for housing, for residents, partners and other stakeholders.
- for Council officers and partners in particular, helps shape actions and helps target resources towards meeting the highest housing needs
- following wide and thorough consultation, demonstrates to residents how the Council and partners propose to address their housing concerns.
- shows how housing and other services across Council will work together to help address the housing and housing-related needs and aspirations of residents
- highlights linkages and sets out how housing and housing providers can contribute to residents' health and wellbeing, as well as enabling residents to secure training and jobs
- together with planning policies and guidance, provides other housing providers with an overarching statement of the Council's priorities and approach
- sets out how the housing aspirations in the Council's Community Strategy will be delivered in the medium term, and informs the development of housing policies and guidance in the current review of the Local Plan
- demonstrates to government that the Council is addressing the requirements of the Housing & Planning Act 2016 and other legislative and policy proposals, and to the GLA that the Council's Strategy is aligned with the Mayor of London's Housing Strategy
- will directly shape a detailed action plan that will be drawn up if the proposed Housing Strategy is adopted.

2. Who are the main people that will be affected?

The Housing Strategy has a key role in helping meet the Mayor's vision that everyone in Hackney has a genuinely affordable, good quality, and stable home. All Hackney's residents will therefore potentially be affected by implementation of the Strategy, since it includes measures to increase the supply of housing across all tenure and price points. However, there is a particular focus in the Strategy on the need for genuinely affordable homes for those on low and medium incomes.

The main people that will be affected are:

- Households in high housing need, for example homeless and overcrowded households, including those on the Housing Register and in Temporary Accommodation,
- Households with low and medium incomes more generally, who are looking for genuinely affordable housing in the borough
- Existing social housing tenant households
- Households requiring some level of housing with support
- Private tenants and landlords

STEP 2: ANALYSING THE ISSUES

3. What information and consultation have you used to inform your decision making?

Many households in Hackney, and in London and the South East more generally, are experiencing an unprecedented housing crisis because of the lack of genuinely affordable housing. The Hackney Housing Strategy is underpinned by an evidence base that sets out nature and magnitude of the crisis and its impact on Hackney residents. This is kept updated with new or improved information as it becomes available. However, some of the key facts are:

- Despite the Council and partners' excellent track record in the provision of new affordable housing, growing demand in London and severe and worsening housing affordability have meant that housing need is rising faster than supply.
- There is a high existing need for genuinely affordable housing, with over 12,500 households on the Council's housing register, and around 3,000 households accepted as homeless and living in temporary accommodation.
- In future, a growing population will also add to housing needs. Hackney's population has grown by over 55,000 people since 2001, to around 274,000. The population is expected to reach over 318,000 by 2031.
- The average house price in Hackney is 17 times median household earnings[1], and private rent levels are also very high, with an average rent of £1,820 per month for two-bedroom flat[2] - a 36% increase since 2011.

[1] *ONS, Housing Summary Measures Analysis, published 2017*

- While the Council's own housing regeneration programmes are currently forecast to deliver over 3,000 new homes during the next 10 years, the number of new homes being built by housing associations in the borough has decreased by an annual average of 80%.

- With some of the highest house prices in the country, many households on low and medium incomes are unable to afford to buy. This has contributed to a rapid rise in the size of the private rented sector, which has doubled over ten years and now houses at least 30% of the borough's households. However, the private rented sector is much less well-regulated than affordable housing and there are problems of poor conditions and management, particularly at the lower rent end of the market.

While there is no statutory requirement to consult on the Housing Strategy, the Council decided to carry out thorough consultation with residents, partners and other stakeholders, beginning in 2015.

Under 'Hackney: a place for everyone', the Council heard from 4,500 local residents and businesses. There were two specific events to consult on strategic housing priorities, together with housing-related findings from a range of other engagement activities, for example:

- A housing stakeholder engagement event took place in November 2015, involving Housing Associations, private developers, voluntary organisations and officers from housing and housing-related services from across the Council.
- A housing public meeting took place in March 2016, hosted by the Mayor and a panel of experts and resident representatives.
- A borough-wide housing survey was carried out by Ipsos-MORI, which found that housing affordability was the top concern of Hackney residents.
- The housing concerns expressed in face-to-face interviews with residents were identified and compiled.

Public consultation on the Housing Strategy took place for six weeks from 27 March to 22 May 2017. This included a borough-wide questionnaire survey, which was widely promoted in the print media and social media, and hard copies were made available in Council offices. A total of 150 residents responded to the survey.

Other activities during this period included:

- Letters to the GLA and all housing associations working in the borough, seeking their views and asking housing associations to promote the survey to their tenants
- A presentation and workshop event, to which all housing associations working in the borough were invited
- Updates to meetings of council tenant and resident representatives
- Focus groups with private tenants, who tend to be harder to reach

A Consultation Report, summarising the findings of this public consultation, has been published on the Council's website: **Consultation Report**

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The Housing Strategy proposals were supported by a clear majority of those who responded to the survey and by other stakeholders, such as housing associations

[2] *London Rents Map, average rents in Hackney, February 2017*

working in the borough. Those responding also provided a wide range of helpful and constructive comments, concerns and suggestions, and these were taken into account in developing the final proposed Strategy.

Equality Impacts

4. Identifying the impacts

Hackney is one of the most ethnically diverse local authority areas in the country. Just over a third (36%) of respondents to the 2011 Census in Hackney described themselves as White British. The remainder is made up of black and minority ethnic groups, with the largest group Other White, 16% followed by Black African, 11%. The number of Black Caribbean people has fallen slightly in the past 10 years. They now make up 7.8% of Hackney's population compared with 10.3% in 2001.

Hackney is home to a number of smaller national and cultural communities. Hackney has the largest group of Charedi Jewish people in Europe who predominately live in the North East of the borough and represent an estimated 7.4% of the borough's overall population

Hackney also has a well-established Turkish and Kurdish community; At least 4.5% of the Hackney population is Turkish (derived from the 2011 Census). These populations are often captured in the White British/Other White, Other Ethnic Group or, for Turkish people, Arab.

The challenge of housing affordability falls most heavily on those with low incomes, including especially those who are not currently housed in genuinely affordable, stable housing. But welfare reforms mean that even those already housed in social rented homes, and in receipt of benefits, are increasingly facing hardship.

Some ethnic groups are over-represented amongst those with low incomes. The lowest levels of incomes (below £15,000 p.a.) are found in the Turkish, African and Caribbean ethnic groups.

Fig. 1 Income by ethnic group (Hackney Housing Needs Survey, 2014)

Income Band	Ethnic Group							
	Asian	White British	Other White	Turkish	Caribbean	African	Black	Mixed and Other
Less than £5,000	12.5%	11.7%	10.6%	21.6%	22.8%	9.2%	17.1%	8.4%
£5,000-£10,000	27.8%	18.8%	17.1%	41.2%	34.6%	32.4%	32.0%	25.8%
£10,000-£15,000	11.9%	6.8%	9.2%	6.0%	12.0%	20.0%	8.2%	4.4%
£15,000-£20,000	7.4%	4.1%	4.4%	10.2%	10.2%	15.6%	14.8%	9.4%
£20,000-£30,000	8.8%	9.3%	14.9%	11.4%	10.2%	9.5%	11.4%	20.8%
£30,000-£40,000	7.5%	10.5%	14.4%	2.6%	4.6%	6.9%	7.7%	12.3%
£40,000-£60,000	11.3%	14.4%	15.0%	2.2%	4.6%	5.2%	1.9%	11.0%
£60,000 or more	13.1%	24.5%	14.4%	4.7%	1.1%	1.2%	6.9%	8.0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

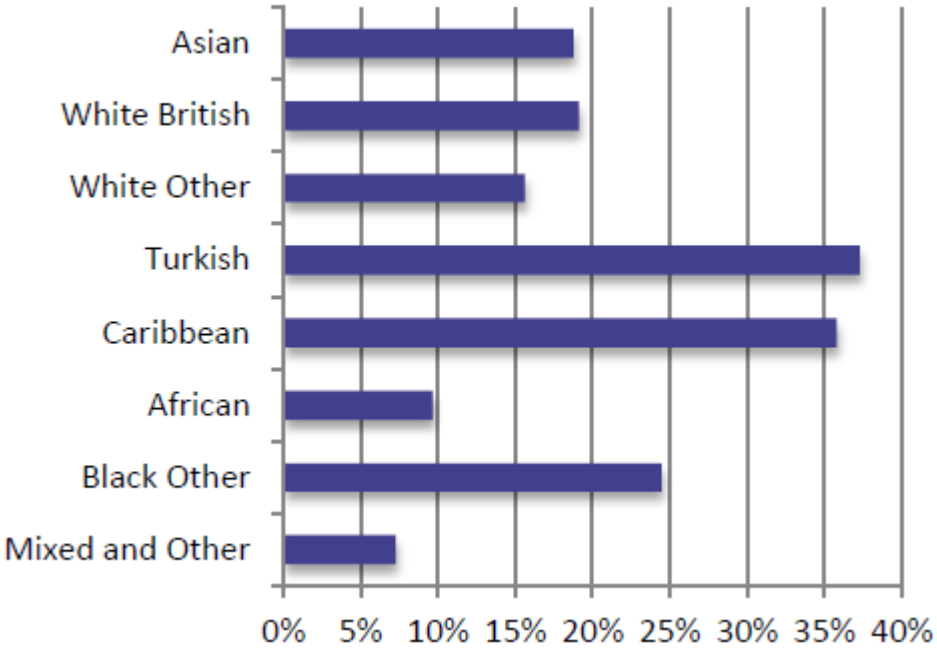
Hackney is a relatively young borough with just under 25% of its population under 20 years. The proportion of residents between 20-29 years has grown in the last ten years

and now stands at just over 20%. People aged over 55 make up 18% of the population. However, life expectancy is rising and the number of older people as a proportion of Hackney's population is expected to grow.[3]

The index of Deprivation Affecting Older People (IDAOPI) had a value of 42 in 2015, which means that 42% of those aged 60 and over are either in receipt of Pension Credit, out of work benefits or where their income is less than 60% of the national median excluding housing benefits, but before housing costs. In 2015 Hackney ranked second for all local authorities in England for this indicator.

An important household characteristic which may have an impact on housing needs is health. A population which is suffering from more long-term illness or disabilities may require greater support to live in their homes or the provision of specialist housing. Figure 2 shows that households that consist of Turkish and Caribbean ethnic groups are most likely to contain a member with a long-term illness, disability or infirmity, followed by Black Other households.

Fig. 2 Percentage of households with long-term illness, disabilities or infirmities (Hackney Housing Needs Survey, 2014)



Characteristics of the main groups who will be positively affected

(i) Households waiting for housing on the Council's housing register and homeless households accepted by the Council

There are currently 12,500 households on the Council's housing register. Of the households who identified their ethnicity, 38% are from Black ethnic groups[4]. This compares to 23% of the borough's population who are from Black ethnic groups. White and Asian ethnic groups make up 54% and 9% respectively of households on the housing register.

[3] A Profile of Hackney, its People and Place, 2016, https://www.hackney.gov.uk/Assets/Documents/Hackney-Profile.pdf
[4] *Council records, housing register, July 2017*

There were 803 households accepted by the Council as being homeless and in priority need in 2016-17. Of those who identified their ethnicity, 54% were from Black ethnic groups, 27% from White groups and 10% Asian. Black groups were therefore significantly overrepresented amongst households approaching the Council as homeless, compared to the borough's population as a whole.[5]

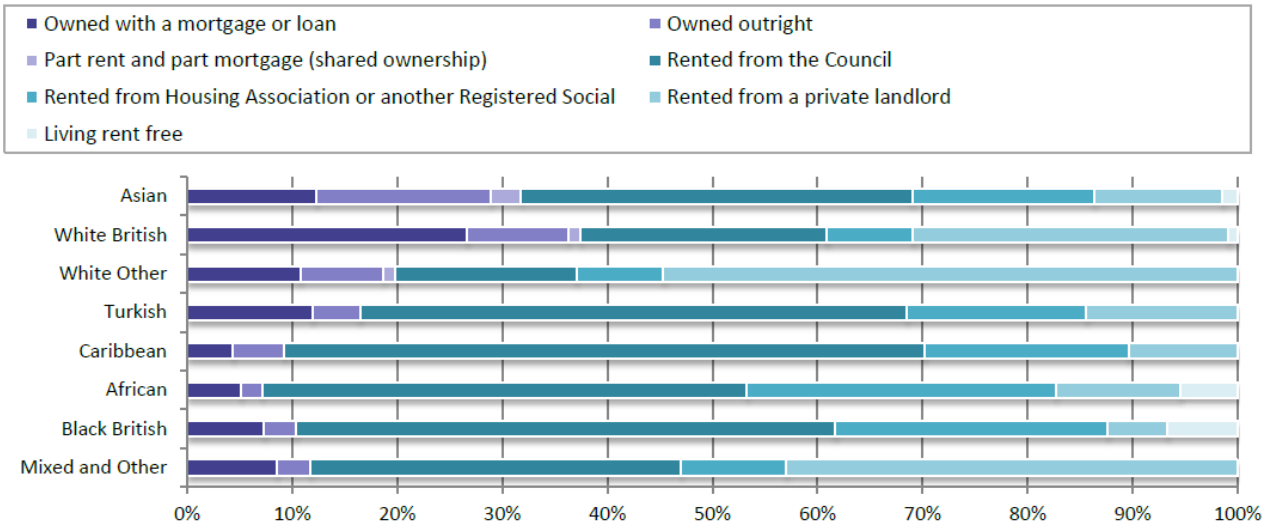
(ii) Existing social housing tenant households

Some 44% of Hackney's households live in social housing, whether provided by the Council or housing associations (Census 2011).

Black ethnic groups in Hackney are least likely to be living in owner occupation (10% of Black Other households, 9% Black Caribbean, 7% Black African), and are most likely to be living in social housing (80% of Black Caribbean households, 77% Black Other, 76% Black African).

In addition, 69% of Turkish households are living in social housing, 55% of Asian households, 45% of Mixed and Other households and 33% of White Other households.

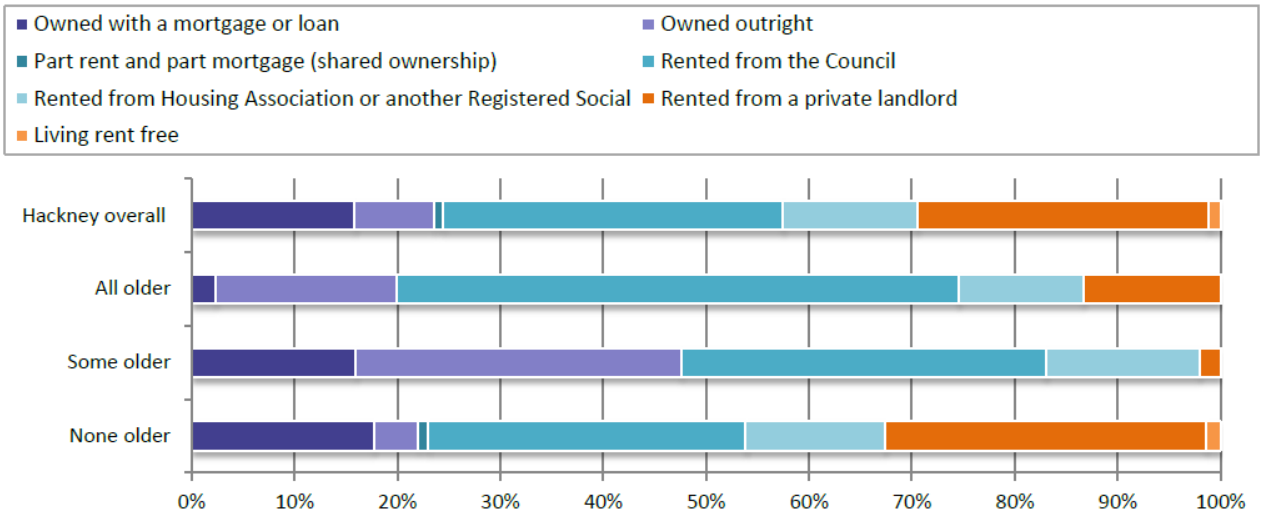
Fig. 3 Tenure by ethnic group (Hackney Housing Needs Survey, 2014)



Of Hackney households where all members of the household are older people, some 65% are renting in the social housing sector.

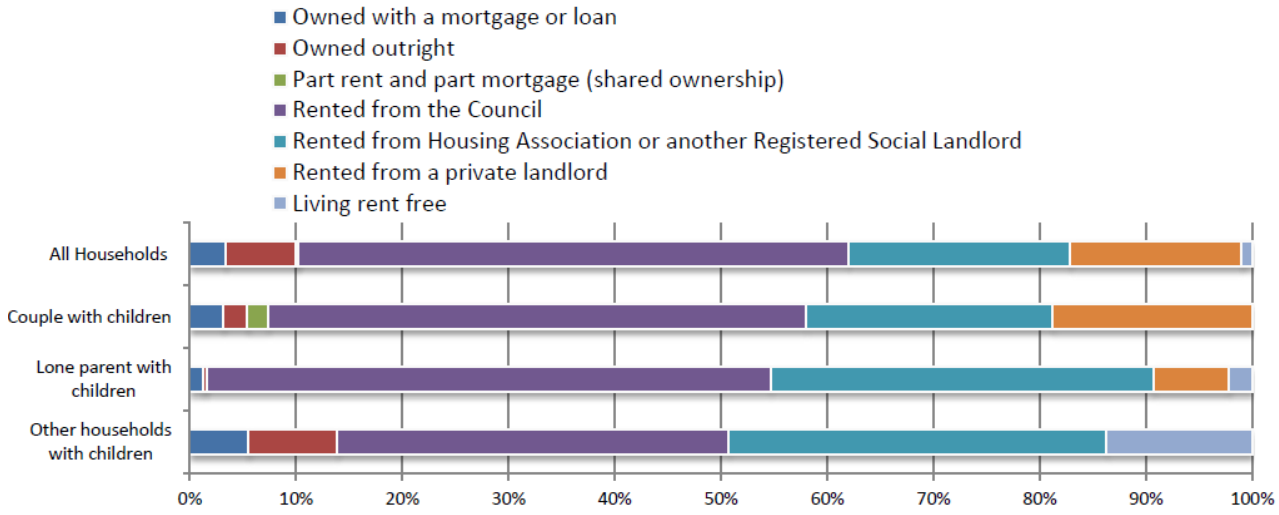
[5] *DCLG Live Table 784, Local authorities' action under the homelessness provisions of the 1985 & 1996 Housing Acts*

Fig. 4 Tenure by age group (Hackney Housing Needs Survey, 2014)



In terms of households on lower incomes with dependent children, single parents are more likely to be living in council or housing association homes.

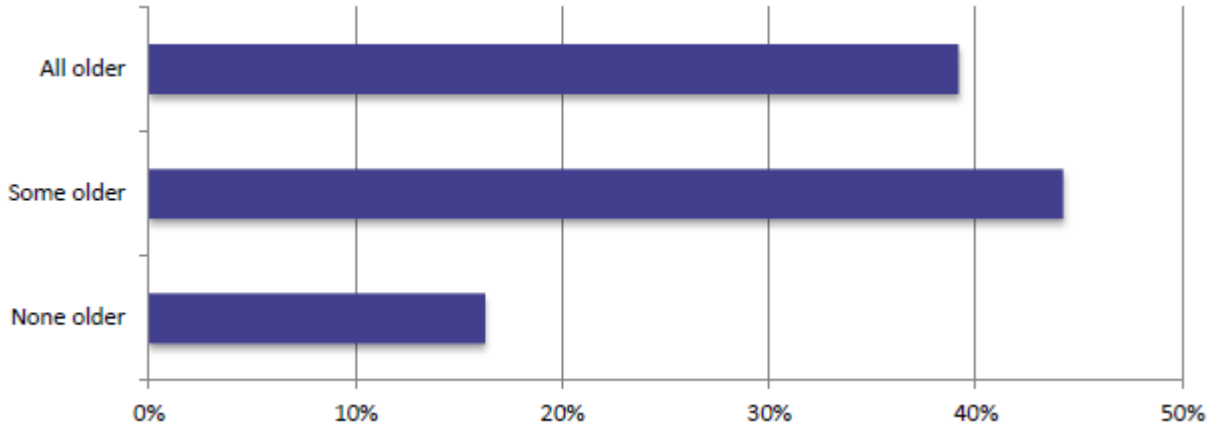
Fig. 5 Tenure by household type (income less than £20,000) (Hackney Housing Needs Survey, 2014)



(iii) Households potentially requiring some level of housing with support

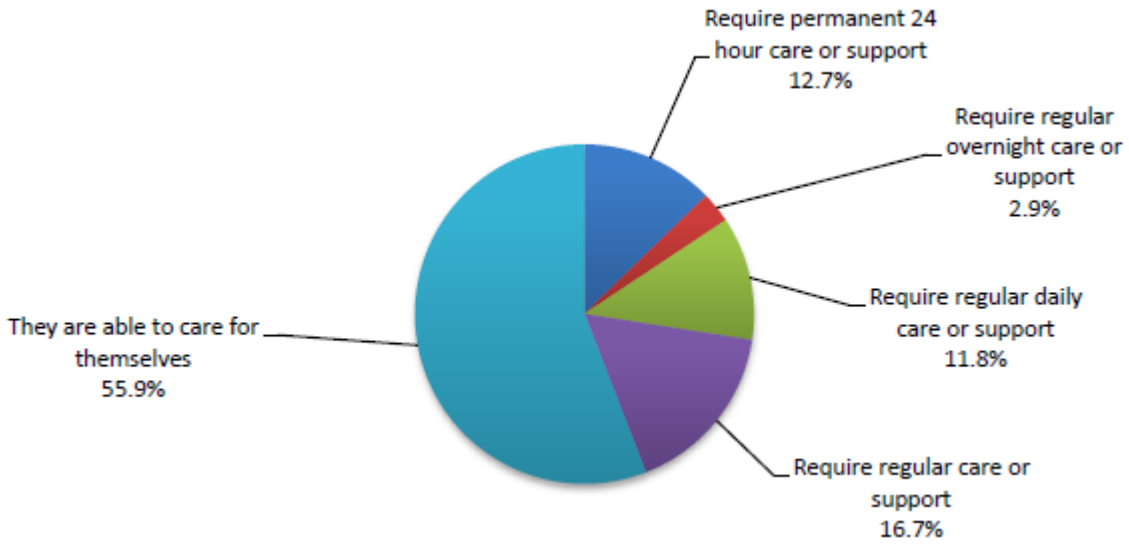
Findings from the Housing Needs Survey indicated that 39% of all older households and 43% of households which contain some older members have at least one member suffering from a self-reported health problem (Figure 6). This compares with 15% of households which have no older members.

Fig. 6 Percentage of households with health problems (long-term illness, disability or infirmity by older person household (Hackney Housing Needs Survey, 2014)



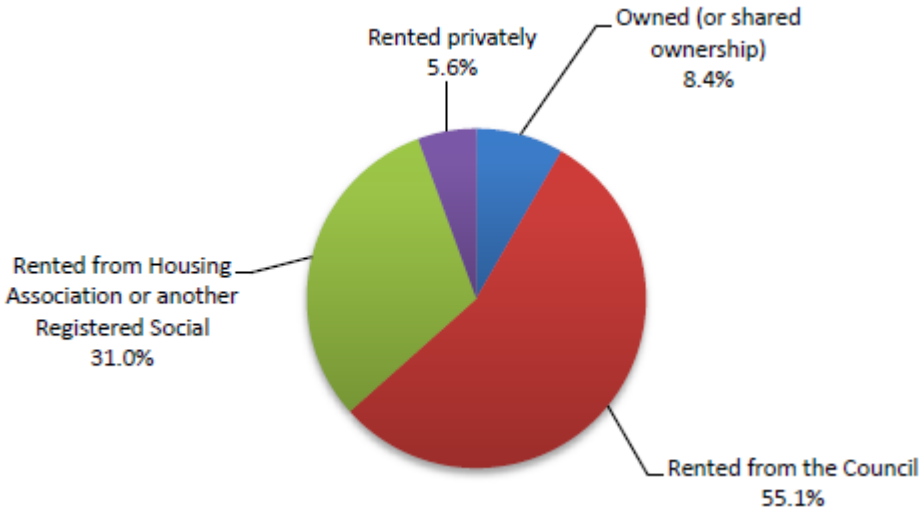
The chart below below shows survey results that, of the household members with a health problem, 56% were able to care for themselves and the remaining 35% needed some form of care or support.

Fig. 7 Care needs of households with 1+ members experiencing health problems (Hackney Housing Needs Survey, 2014)



Of the 20% of households which contained someone who had a health problem 33% felt that their health problem affected their housing requirements. Of these households, only around 8% own their own home and are therefore normally responsible for their own adaptations; however over half (55%) rent from the council and over 3 in 10 rent from a housing association.

Fig. 8 Tenure of households with 1+ members experiencing health problems and feel that their health problem affects their housing requirements (Hackney Housing Needs Survey, 2014)



(iv) Private tenants

The proportion of households who rent from a private landlord has more than doubled in the past 10 years, and around a third of all Hackney's households are now private renters[6].

A significant proportion of homes in the Hackney's private rented sector (PRS), 11% borough-wide, contain serious (Category 1) hazards, rising to 20% in some wards. 17% of occupants are on low incomes and 11% suffer fuel poverty due to poorly heated and/or insulated homes. 4,269 privately rented homes in the borough are Houses in Multiple Occupation (HMOs)[7].

As housing affordability has worsened in Hackney (an increase in house prices of 76% in five years[8]), a growing number of households with dependent children are living in the PRS. The table below shows that 19 per cent of households in Hackney's PRS have dependent children:

[6] *Census, 2011, Building Research Establishment, Hackney Integrated Dwelling Level Housing Stock Modelling Report, August 2017*
[7] *Building Research Establishment, Hackney Integrated Dwelling Level Housing Stock Modelling Report, August 2017*
[8] *Land Registry index of house prices*

Fig. 9 Household type by private rent (Hackney Housing Needs Survey, 2014)

Household Type	All Households	Private Rent Households
Single Person	**30.2%**	**19.6%**
All aged 65+	*7.7%*	*3.9%*
Other	*22.5%*	*15.7%*
Single Parent	**14.0%**	**6.0%**
With dependent children	*10.1%*	*4.6%*
With all Children are non-dependent	*3.9%*	*1.4%*
One Family	**34.6%**	**32.1%**
All aged 65+	*2.1%*	*0.6%*
Adult couple with no children	*13.8%*	*18.7%*
Adult couple with dependent children	*16.2%*	*11.7%*
Adult couple with all Children are non-dependent	*2.6%*	*1.1%*
Group of Adults	**21.1%**	**42.3%**
With dependent children	*4.5%*	*2.6%*
All aged 65+	*0.2%*	*0.0%*
Any other religion	*16.4%*	*39.8%*
Total	**All Households**	**100.0%**

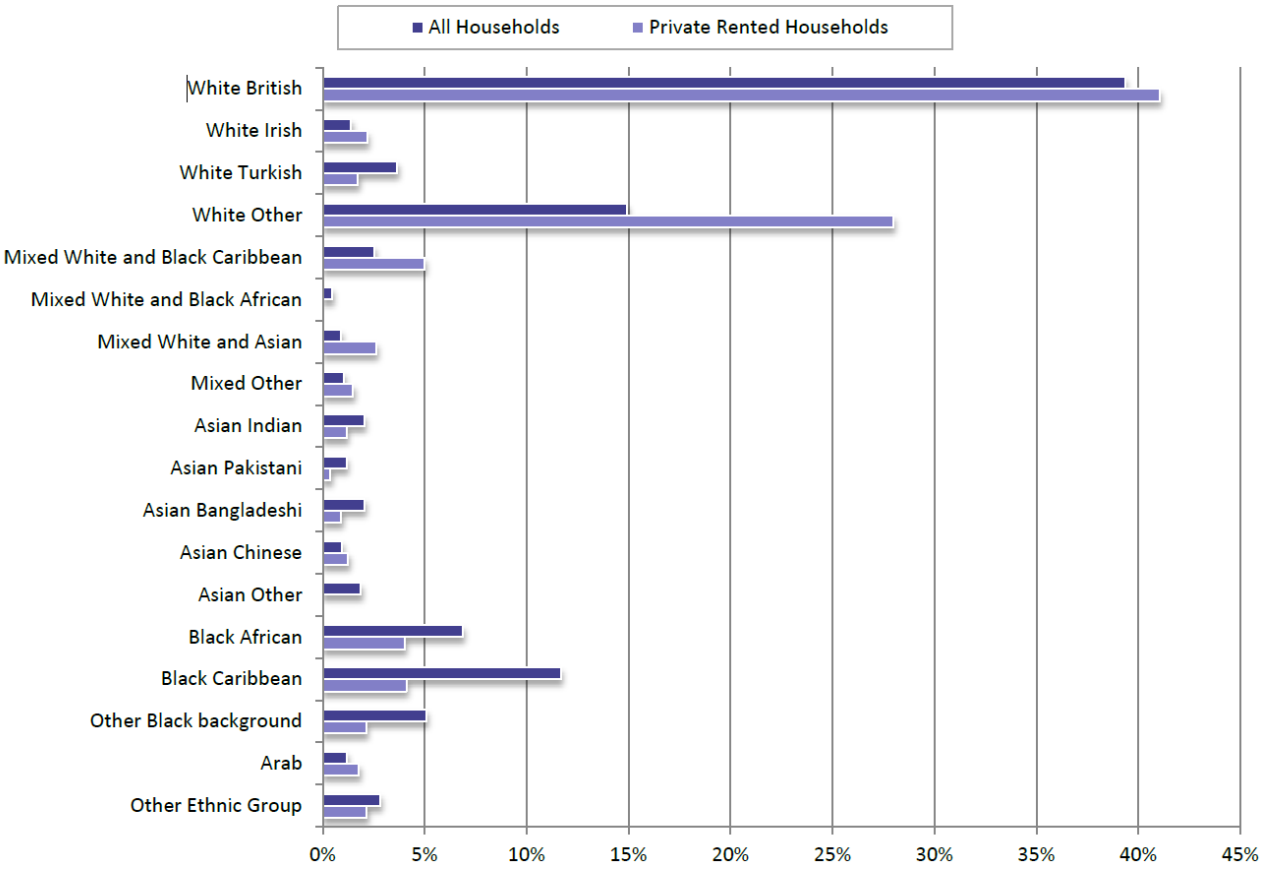
The PRS also includes 25% of households with low incomes of less than £15,000 per annum[9].

Around 50% of Hackney's young person households (under 25) are living in the private rented sector (compared to around a third of all borough residents). Young people without dependents in receipt of housing benefit face particular affordability issues in securing a privately rented letting, as they are only eligible for the much lower Shared Accommodation Rate (Local Housing Allowance). However, older people also live in the private rented sector – some 13% of all households where all members of the household are older.

The ethnic composition of households living in the PRS is different to that for all households living in the borough. White Other households are more likely to be housed in the PRS, followed by White British, Mixed White and Black Caribbean, and Mixed White and Asian households:

[9] Hackney Housing Needs Survey, 2014

Fig. 10 Ethnicity by private rent (Hackney Housing Needs Survey, 2014)



4 (a) What positive impact could there be overall, on different equality groups, and on cohesion and good relations?

The positive impacts are considered below, under each of the five themes of the Housing Strategy:

1. Building high quality, well-designed, and genuinely affordable new homes

By increasing the supply of genuinely affordable social rented homes, the broad actions proposed under this theme would have particularly positive impacts for households in priority housing need on the Council's housing register, and especially homeless households in Temporary Accommodation.

Residents who are allocated newly built homes would also benefit from the commitment to meet or exceed design and quality standards for homes, blocks and estates, as these would help address the health needs of residents, and meet the needs of people with disabilities. They would also help to keep homes fuel efficient and help tackle fuel poverty.

The promotion of new homes built specifically for private rent will help improve the quality of housing options for Hackney's residents, including shared housing for young people and a proportion of homes at affordable 'Living Rents'.

Delivering new supported housing in Hackney that meets the borough's highest unmet needs, will particularly benefit groups such as older people, people with mental health needs, and people with learning disabilities, some of whom may need specialist supported housing.

2. Making best use of new and existing homes

The proposed actions for protecting the existing social housing stock, for example ensuring like-for-like replacement of homes sold through the extension of Right to Buy and the forced sale of council homes, would have particularly positive impacts for households in priority housing need on the Council's housing register, and especially homeless households in Temporary Accommodation.

Proposals relating to ensuring the fire safety standards of block and estates, and improving energy efficiency and affordable warmth, will have a particularly positive impact on existing social housing tenants, though residents in all tenures will benefit.

A review of existing supported housing to assess whether it is still meeting the highest needs of residents, will benefit those in need of housing with support in the future, for example older people.

3. Addressing standards and affordability in the private rented sector

The proposal to expand our enforcement activity against poor conditions in the private rented sector, including by the proposed introduction of new discretionary property licensing schemes, will have a positive impact both for existing private tenants and those seeking privately rented lettings in future.

For existing tenants, expanding enforcement will improve housing conditions and management standards and improve the health and wellbeing of tenants, especially at the lower-rent end of the PRS market and Houses in Multiple Occupation (HMOs), which tend to house people with lower incomes.

The introduction of property licensing schemes would also help prevent a landlord from serving a notice under section 21 of the Housing Act 1988 (notice requiring possession) as long as the property remains unlicensed, and also would help to mitigate the risk of unlawful eviction by improving the management practices of private landlords.

The above positive impacts would particularly benefit younger people, who are overrepresented in the PRS, but also the growing number of households with dependent children and older people living in the sector.

Plans to review the Council's discretionary grant programmes to homeowners in order to improve their effectiveness, will help address cold homes and helping facilitate hospital discharges, especially for older and disabled residents.

4. Meeting people's housing needs and helping tackle housing-related health and support needs

The proposal to explore with housing associations a 'common housing register', is intended to maximise the social housing lettings available to applicants in the borough. This would, of course, have positive benefits for households on the Council's housing register and in Temporary Accommodation.

Building closer links between housing, health and Adult Social Care providers aims to improve services to residents across the private and social housing sectors, providing better and earlier support to residents with health needs.

Similarly, promoting health initiatives with social housing providers will, wherever possible, help people remain active, independent and healthy in their homes by providing flexible and affordable support services.

Reviewing refuge and move-on options for people at risk of domestic violence, as well as support options for those who do not enter a refuge, will have a positive impact on people facing these issues, most of whom are women.

5. Promoting employment and sustainable communities

Measures to expand the 'Hackney Works' programme, maximise the opportunities for new apprenticeships, and create affordable workspaces, are all intended to support residents to develop their skills and to find good quality and stable local employment. This will help enable residents who are unemployed or in poorly paid, insecure jobs to benefit from the significant economic growth in the borough, and to avoid the worst impacts of welfare reform.

Good quality and stable employment also has significant health and wellbeing benefits and contributes to reducing inequality.

These measures will have positive impacts for all low income residents in the borough, but particularly for social housing tenants who, as a group, have the lowest income levels and highest levels of unemployment.

4 (b) What negative impact could there be overall, on different equality groups, and on cohesion and good relations?

The proposals in the Housing Strategy have few potentially negative impacts for equality groups or for cohesion and good relations. Potentially negative impacts are listed below, and the action plan in section 6 describes the actions that will be taken to eliminate or mitigate them.

- The promotion of new homes built specifically for private rent could replace or 'squeeze out' potential affordable housing, affecting the future supply of homes available to those with low and medium incomes

- Expanded enforcement in the PRS and the fees charged to landlords for licensing schemes could result in:
    i. the loss of private rented accommodation for low income tenants as landlords pull out of the market
    ii. increased rent levels for low income tenants

- Expanded enforcement in the PRS could result in tenants being evicted by the landlord and becoming homeless

STEP 3: REACHING YOUR DECISION

5. Describe the recommended decision

The recommended decision is to adopt the proposed Housing Strategy.

As described above, taken together the proposals in the Housing Strategy will be overwhelmingly positive for equalities groups. They are intended to help improve the housing and related options for Hackney residents, particularly those on low incomes; who are in housing need; and who are experiencing poor housing conditions.

STEP 4 DELIVERY – MAXIMISING BENEFITS AND MANAGING RISKS

6. Equality and Cohesion Action Planning

The potential negative impacts are listed in the action plan below, together the actions that will be taken to mitigate them.

If the Housing Strategy is adopted by Cabinet, a detailed action plan will be developed with Council services. This action plan will be monitored to ensure implementation, and a report published on the Council's website annually detailing progress made and setting out corrective action / reasons where progress has not been made.

Any further risks of negative impacts associated with the individual actions, identified by lead officers as the detailed action plan is developed, will be recorded in annual monitoring and steps will be taken to mitigate the risks identified.

No	Objective	Actions	Outcomes highlighting how these will be monitored	Timescales / Milestones	Lead Officer
1	Promotion of new homes built specifically for private rent could replace or 'squeeze out' potential affordable housing	The Council's planning guidance and practice will ensure the maximum provision of genuinely affordable Living Rent homes on 'Build to Rent' schemes. This will be secured through a detailed assessment of an economic viability appraisal for every proposed Build to Rent housing scheme that is submitted to the Council's planning service.	The delivery of affordable homes, including the proportion of affordable housing secured, is negotiated by the planning service on a scheme-by-scheme basis, and monitored annually.	Scheme-by-scheme and annually	Ian Rae, Head of Planning

2	Expanded enforcement in the PRS and the fees charged to landlords for licensing schemes could result in: (i) the loss of private rented accommodation as landlords pull out of the market (ii) increased rent levels for low income tenants	Fees for licensing schemes will be set at a level which will not be punitive over the life of a five-year licence. The proposed fee structure will consider ways of reducing the burden on good landlords, e.g. discounts for early registration and for membership of an accreditation scheme. Effective Public Consultation will assess the likelihood of these risks materialising prior to declaration of any scheme.	Fees will be benchmarked with neighbouring boroughs' licensing schemes.	Prior to declaration of any scheme and annually thereafter.	Kevin Thompson, Head of Private Sector Housing.

3	Expanded enforcement in the PRS could result in tenants being evicted by the landlord and becoming homeless	An effective referral mechanism for tenants potentially affected to Housing Options and Advice services. Using the improved information on landlords, as a result of property licensing, to identify landlords who may be willing to work alongside the Council's homelessness team to enable easier access to PRS housing	Numbers of cases referred monitored quarterly throughout 5-year life of any scheme.	Quarterly throughout the life of any scheme.	Kevin Thompson, Head of Private Sector Housing.

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Hackney

Title of Report	New Council House Building Programme and 1,000 Homes for Social Rent Commitment	
Key Decision No	CHE S142	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Mayor Philip Glanville	
Classification	Open	
Ward(s) Affected	All wards	
Key Decision & Reason	Yes	Significant in terms of its effects on communities living or working in an area comprising two or more wards
Implementation Date if Not Called In	20 December 2022	
Group Director	Rickardo Hyatt, Group Director, Climate Homes and Economy Ian Williams, Group Director, Finance and Resources	

1. Cabinet Member's introduction

1.1. Since 2011 when Hackney's in-house, not-for-profit house building programme was reaffirmed by Cabinet, the Council has managed to meet austerity head on and respond to government under-investment to fund and build much needed new Council homes for social rent. This innovative Hackney model enabling the building of new Council homes has been adopted by Councils across the UK.

1.2. In May 2018 Hackney made a commitment to deliver almost 2,000 new homes over the following four year period. Despite the challenges caused by Brexit and the coronavirus pandemic, by May 2022 the Council had started, completed or received planning permission for 1,984 new homes. You can visit and see these often award-winning new Council homes at King Edward's Road, Colville, Aikin Court, Bridge House, St Leonard's Court, Frampton Park, Tower Court and in Clapton Park, with hundreds of families across Hackney benefiting from this investment. On behalf of Cabinet I'd like to thank all those working for the Council and our partners for being part of this pioneering and transformative work.

1.3. More than half of the homes we build are genuinely affordable - whether social rent Council homes for those who need them most, low cost home ownership options for people struggling to get on the housing ladder, or new Hackney Living Rent homes that give private renters a more affordable way to rent a high-quality home.

1.4. The Council's commitment is always to ensure that local people are first to benefit. That's why we've always insisted that we prioritise Council tenants whose current homes don't meet their needs when new Council homes are built in their neighbourhood, and ensured that anyone whose home is directly impacted by housing-led regeneration gets the right to return to a brand new Council home to rent or buy. The Council also aims, through our in-house sales team at Hackney Sales, all shared ownership homes at people living and working in Hackney, alongside focused marketing of the outright sale element that funds new Council homes to local buyers instead of investors or buy-to-let landlords.

1.5. While I'm proud that Hackney is still a Council housing pioneer, as the housing shortage grows and the cost of living crisis hits, there's a need to deliver even more - and ensure the homes we build are prioritised for the people who need them most. That's why the Council has committed to deliver 1,000 new homes for social rent by 2026. This paper starts to set out how we plan to use every means possible to deliver on that commitment.

1.6. The success of Hackney's approach to date means delivery can get going straight away at locations including at De Beauvoir and the former Britannia Leisure Centre, while accelerating plans for the Colville and Nightingale estates, to deliver on long-standing 2018 commitments for nearly 400 new social rent Council homes prioritised for local residents.

1.7. We're now ready to 'Keep Hackney Building', and this paper identifies 15 new locations where the Council can repurpose underutilised land with around 400 new Council homes, delivered with residents' involvement alongside estate improvements to benefit everyone who lives there. Crucially, additional Council investment will mean that three out of every four of these homes in this new house building programme will be for Council social rent.

1.8. But it doesn't stop there, and we're already looking beyond Hackney's estates to tackle the affordable housing crisis by considering how land and buildings that the Council owns in our town centres, like 55 Morning Lane in Hackney Central amongst other sites, can deliver with partners a further 350 new social rent homes alongside new workspaces and other town centre uses and facilities, creating great places and ensuring a vibrant future for our high streets and town centres.

1.9. We'll also maximise new social housing outside of our own building programmes. That means expanding our Mayor of Hackney's Housing Challenge fund to use income from homes we're forced to sell under the government's right-to-buy policy to fund housing associations to build more genuinely affordable homes, and committing funding to buy back 100 of these Council homes lost to private landlords.

1.10. Hackney has led the way in building new Council homes, but today with rising construction costs and workforce shortages we can't do it alone. We'll therefore seek out partnerships that can deliver for Hackney and Keep Hackney Building, creating 1,000 new quality Council social rent homes for Hackney residents.

1.11. I commend this report to Cabinet.

2. Group Director's introduction

2.1. The Council has operated a successful regeneration and house building programme for more than a decade. Since April 2011 we have completed 1,515 new and refurbished homes, including 522 for social rent, 24 Hackney Living Rent and 154 shared ownership, as well as 815 outright sale homes in order to help pay for the affordable housing and other public infrastructure. We currently have three schemes on site, providing a total of 245 new homes (85 for social rent, 42 shared ownership and 118 outright sale).

2.2. As well as providing high quality additional and upgraded homes, we have invested in new and improved community, public and work spaces on our housing estates - making sure the benefits of these projects are felt by both existing and new residents. Further, the Council has worked closely with our construction partners to maximise the training and employment opportunities for residents arising from these developments, as well as supporting local businesses and community groups.

2.3. However, the challenge is greater than ever - due to the deepening housing crisis within the borough, significant pressures on the construction sector and a shrinking economy. The Council currently has 8,500 households waiting for a new Council home on the housing register. Of these, 3,300 homeless households are living in temporary accommodation, including 3,700 children mainly of primary school age. Increasingly the nearest available temporary accommodation outside of hostel provision is in the Midlands. There is no privately rented accommodation available within the borough at the Local Housing Allowance rate, meaning that Hackney is unaffordable for households with an annual income of less than £45,000 to rent a home on the open market.

2.4. In the past two years we have seen the cost of building Hackney's projects increase by around 30% due to the impact of Brexit and associated supply chain issues, with the pandemic and the war in Ukraine significantly exacerbating these inflationary pressures. This trajectory is set to continue and, unlike previous fiscal cycles, these pressures have not been offset by increased house prices, thus stretching the viability of the Council's hitherto successful cross subsidy model, whereby some new homes are sold outright in order to help pay primarily for new social rent properties.

2.5. The Mayor has set out a commitment to continue our award-winning Council house building programme, to deliver 1,000 additional Council homes for social rent, and to search for new sites to unlock this next generation of social rented Council homes. It is clear that the Council will need to use all means at its disposal to meet this stretching target. This will involve looking for suitable locations to build homes across all our land, and broadening the range of delivery models we use, while working closely with local communities and delivery partners to bring forward development proposals.

2.6. This report seeks authority to commence the necessary preparatory work for a new house building programme on Housing Revenue Account land, as part of the wider portfolio approach to housing delivery and meeting the manifesto commitment. Our detailed plans for funding and delivering this new programme will be informed by expert advice, and this will be set out in a further report to Cabinet.

3. Recommendations

Cabinet is recommended:

3.1. **To include the 15 anchor locations set out in the report within a new house building programme, subject to scheme design, viability testing and further resident engagement.**

3.2. **To include additional sites and development opportunities in the vicinity of the anchor locations within the programme, subject to scheme design, viability testing and resident engagement.**

3.3. **To delegate authority to the Capital and Asset Steering Board to include additional sites not in the vicinity of the anchor locations within the programme or a future housing delivery programme, subject to scheme design, viability testing and resident engagement.**

3.4. **To delegate authority to the Group Director Finance and Resources, in consultation with the Mayor and relevant Cabinet Leads, to approve the Small Assets Fast Track Policy, the framework for which is set out at Appendix 1.**

3.5. **To agree to commission surveys and other investigations for the locations and sites set out at 3.1 to 3.3.**

3.6. **To agree to commission architect design team services for the locations and sites set out at 3.1 to 3.3.**

3.7. **To agree to commission cost consultancy and employer's agent services for the locations and sites set out at 3.1 to 3.3.**

3.8. **To agree to commission other consultancy services as may be required in relation to the delivery of new homes at the locations and sites set out at 3.1 to 3.3.**

3.9. **To agree to submit planning and other applications in respect of the locations and sites set out at 3.1 to 3.3.**

3.10. **To agree a budget cap of £10m for the next steps set out at 3.5 to 3.9, noting that lead consultants will be commissioned on a stage by stage basis, and programme delivery will be monitored by the Capital and Asset Steering Board.**

3.11. **To request a further report setting out details of the delivery models, funding arrangements and financial assumptions for the new house building programme**.

3.12. **To request a further report providing an update on the other programmes of housing delivery referred to in this report, including the risks and opportunities.**

3.13. **To authorise the Director of Legal, Democratic and Electoral Services to prepare, agree, settle and sign the necessary legal documentation to effect the proposals contained in this report and to enter into any other ancillary legal documentation as required.**

3.14. **To authorise the Director of Legal, Democratic and Electoral Services to enter into planning agreements, unilateral undertakings and any other ancillary legal documentation as required to effect the proposals contained in this report.**

3.15. **Following approval of the Small Assets Fast Track Policy to delegate authority to the Group Director Finance and Resources and the Director of Legal, Democratic and Electoral Services to agree all**

commercial terms and prepare, agree, settle and sign the necessary legal documentation for sales and purchases authorised by that policy.

4. **Reason(s) for decision**

New house building programme

4.1. The Housing Asset Management Strategy 2019-2027 established an asset review process, to undertake a coordinated and comprehensive assessment of investment options for Housing Revenue Account (HRA) land and building assets, considering the longer term performance of the asset base, cost of maintenance, quality of provision, usage and meeting local needs.

4.2. On 29 April 2019 Cabinet considered a comprehensive update on the delivery of the Council's regeneration programme (Key Decision No NH P65), including a refreshed development strategy. This report introduced the principle of commencing a new Council house building programme, alongside the existing Estate Regeneration and Housing Supply Programmes. It was anticipated at the time that the development sites for this new programme would be identified predominantly through the asset review process referred to above, formed of underutilised land across the borough, as well as buildings at the end of their lifecycle which are no longer cost effective to maintain.

4.3. The Asset Review team has, since early 2021, been carrying out the review of HRA land. This has involved mapping more than 1,000 non-dwelling assets, which were then filtered to remove those with limited or no development potential, with the remainder being ordered according to their potential to deliver new homes. A separate process is underway to analyse the condition of the existing stock in preparation for planned investment.

4.4. The top 70 locations have been reviewed through a two-stage appraisal process. At the first stage, officers identified key constraints, risks and opportunities, and liaised with internal teams including Housing Services and Area Regeneration. During the second stage, core surveys such as trees and underground services were undertaken for each location, further exploring their suitability for the delivery of new housing and other uses. A broader range of internal stakeholders was engaged at this point, including Finance, Legal, Planning, Regeneration Strategic Design and Strategic Property Services. Following both appraisal stages, recommendations from a menu of eight options set out in the Housing Asset Management Strategy were made for each location, in accordance with the governance framework.

4.5. Through the above process, 15 anchor locations have been identified on HRA land, as shown in Table 1, which collectively have capacity to deliver around 400 new homes. These are also shown on the location plan at Appendix 2. Following resident consultation carried out during spring and summer 2022 (as detailed in section 6), it is proposed to include all 15

anchor locations within a new Council house building programme. For clarity, no design work has been carried out at this stage, nor have any decisions been made as to the number and type of homes that would be provided at each location. However, the ambition is for 75% of these new Council homes to be for much needed social rent across the programme, as set out in section 6.

Table 1 - Anchor locations for new house building programme

Cluster	Anchor location	Ward
Suffolk, Welshpool and Regents	Orwell Court garages	Haggerston
	Welshpool Street depot and car park	London Fields
	Regents Court garages and car park	Haggerston
Fellows Court and St. Mary's	Fellows Court garages	Haggerston
	Weymouth Court garages	Haggerston
Wenlock Barn and St. Johns	Cropley Court garages	Hoxton West
	Buckland Court garages	Hoxton West
King's Park	Nye Bevan Estate garages	Kings Park
	Blackwell Close garages	Kings Park
Hackney Central	161 Graham Road	Hackney Central
	Wayman Court car park	Hackney Central
N/A	Morris Blitz neighbourhood office	Stoke Newington
N/A	Selman and Wellday garages	Hackney Wick
N/A	Morpeth Grove garages and car park (*to be known as Parkside Estate garages and car park*)	Victoria
N/A	Blandford Court garages	De Beauvoir

4.6. It is anticipated that, through the design process for the 15 anchor locations and by working closely with residents, further development opportunities may be identified on other land and buildings in the local area. These could include additional infill sites, 'hidden homes' such as undercroft conversions or rooftop extensions, and potentially small-scale demolition projects where residents support the proposals. These additional sites will be included within the anchor locations for delivery purposes, as this holistic, area-based approach will result in economies of scale and greater benefits for residents.

4.7. Further, officers will seek where possible to sequence programmes of planned investment in the existing homes with the timeline for new homes being built at the locations, so that everyone gains from these improvements. This supports the manifesto commitment to set out five-year plans for future estate investment which capture the aspirations of residents to improve where they live.

4.8. Given that the Council has been building new homes on its land for the past decade, the larger and more readily developable sites within the HRA portfolio have either already been built on or are included in the current Estate Regeneration and Housing Supply Programmes. The average scheme size within this new programme is estimated to be around 30 homes, subject to scheme design, viability testing and further resident engagement. It is proposed to group these locations for the purposes of design and delivery in order to ensure a more consistent and effective approach than with progressing each site on a standalone basis.

4.9. Beyond these 15 anchor locations, the opportunities for infill development on HRA land become further limited in scale. Such small sites are unlikely to be resource effective to develop on their own. However, some may lend themselves to using replicable designs and Modern Methods of Construction (MMC) to deliver new homes, and it is anticipated that this approach will be piloted through the house building programme set out in this report. Subject to further investigation, a supplementary small sites programme could deliver an additional 100-200 homes across 10-20 sites in future years. It is recommended that the Capital and Asset Steering Board has delegated authority to include additional sites that are not included in the anchor locations within this or a future housing delivery programme, subject to scheme design, viability testing and resident engagement.

4.10. As well as identifying potential development sites for the Council's house building pipeline, the Asset Review process has located a number of small, underused Council-owned pieces of land which serve little value to its strategic objectives. Enquiries are regularly received from residents and property owners looking to purchase small areas of unused Council land adjacent to their homes and properties. There is the potential for such unused small plots, where they are confirmed as surplus to the Council's requirements, to be put to use by new owners while generating an income stream to the Council that could be reinvested in these programmes.

4.11. To address this opportunity, a Small Assets Fast Track Policy framework has been drafted, as set out at Appendix 1. The purpose of the policy is to define a 'small asset' and enable identified sites to be reviewed in a proportionate manner and, where they are deemed surplus to Council requirements, to be made available for purchase in a fair and transparent way, fulfilling the Council's statutory obligation to meet the best consideration requirements of the Local Government Act 1972. The framework also proposes delegated authority for the acquisition of small assets where this is advantageous to the Council's strategic objectives and where a budget is available.

4.12. Delegated authority is sought from Cabinet for the Corporate Director Finance and Resources, following consultation with the Mayor and relevant Cabinet Leads, to approve the final version of Small Assets Fast Track Policy, the framework for which is set out at Appendix 1.

Wider approach to housing delivery

4.13. It can be seen from above that the HRA does not at this point have sufficient underutilised land to meet the manifesto commitment for 1,000 new homes for social rent, regardless of the tenure mix, without further large-scale estate renewal plans. However, the Council is already delivering and facilitating the delivery of affordable housing via a number of other programmes, as follows:

- Pipeline Estate Regeneration and Housing Supply Programme projects, and the Britannia regeneration
- Buy-back of former Council homes using Right-to-Buy receipts
- New housing association properties delivered through the Mayor of Hackney's Housing Challenge, also using Right-to-Buy receipts
- Town centre regeneration: new homes delivered in mixed use schemes in our town centres, where the Council is the landowner (such as at 55 Morning Lane), or in partnership with other landowners.

4.14. A position statement for each of these programmes is set out in Appendix 3. In summary, this portfolio approach will see around 1,000 additional homes for social rent brought on stream by 2026 (see Table 2), with some headroom to accommodate potential changes to programme delivery based on current projections. It should be noted that, where projects are delivered by partners such as housing associations, the Council will have nomination rights to the social rent homes.

4.15. The delivery of all these homes and programmes will be monitored by the Capital and Asset Steering Board. Given the scale of the opportunities, but also the delivery risks in the current economic climate, it is recommended that Cabinet requests a further report providing an update on the other housing programmes referred to in Appendix 3.

Table 2 - Combined housing delivery pipeline

Programme	**Number of social rent homes**
New house building programme (this report)	313
Estate Regeneration and Housing Supply Programmes	255
Buy-back of former Council homes	100
Mayor of Hackney's Housing Challenge	100

Town centre regeneration sites	350
Total	**1,118**

5. Details of alternative options considered and rejected

5.1. Hackney is facing a housing crisis. As set out in the Community Strategy 2018–2028 and the recently adopted Strategic Plan, the Council will seek to increase the supply of genuinely affordable homes available to local people for rent and sale in the borough, including through our own house building programmes. This is a clear manifesto commitment and a high priority for the Council's Administration, consequently and rightly the option to do nothing has been rejected.

5.2. However, there are competing financial pressures on the Housing Revenue Account (as well as the General Fund for the wider approach to housing delivery), with the need to invest in the existing stock to keep it in good condition, meet building safety requirements and contribute towards the Council's net zero carbon obligations. This is set against a below inflation rent cap introduced by the government and rapidly increasing construction costs, meaning that reduced income will stretch less far.

5.3. Therefore, while the commitment to deliver a new house building programme is confirmed, the detailed means of implementing it are subject to ongoing consideration including with external advisers. A further report to Cabinet will set out the delivery routes and funding arrangements in due course. Time is of the essence to minimise the impact of rising construction costs, which is projected to continue. The next steps set out in section 6 will allow the necessary preparatory work for the new programme to be undertaken while the delivery routes and funding arrangements are being finalised.

6. Background

Policy Context

6.1. The Hackney Community Strategy 2018-2028 sets out the overarching vision and strategic direction for Hackney over the current decade, broken down into five key themes. A new house building programme, which results in the delivery of additional homes for social rent, will make a significant contribution towards meeting the objectives of the Community Strategy.

6.2. On 21 November 2022 Cabinet approved the Council's new Strategic Plan, 'Working Together for a Better Hackney', setting out its ambitions for the next four years, as well as the challenges we face and how we will respond. The Strategic Plan makes clear that maximising opportunities for developing genuinely affordable housing, with a focus on the provision of Council social rent homes, is a key part of our overarching approach to responding to the housing crisis and meeting the objective of creating a fairer, safer Hackney.

This includes prioritising the delivery of high quality homes and genuinely affordable housing in our growth areas and town centres, as well as continuing our partnership working with housing associations to maximise genuinely affordable homes.

6.3. The new borough wide Local Plan 2033, known as LP33, is the key strategic planning document used to direct and guide development in the borough up to 2033. In relation to the proposed new house building programme, this sets out policies relating to the provision of affordable housing (LP13) and dwelling size mix (LP14), as well as specific site allocations.

6.4. In 2018 the Council published its five-year housing strategy, 'Delivering the Homes Hackney Needs', setting out the steps we would take to address Hackney's housing crisis. We have delivered on those commitments - expanding our innovative Hackney is Building Council housing programme, pioneering new Hackney Living Rent homes for private renters, and enforcing tougher private sector housing regulations through our Better Renting campaign.

6.5. Despite all these successes, the housing crisis remains as acute as ever. During 2023 and 2024 we will develop and launch a new five-year Hackney Housing Strategy. Following the delayed release of the full census data, this will be underpinned by a robust evidence-based housing needs survey and strategic housing market assessment (SHMA). In the meantime, this report sets out how the Council will continue to deliver the homes Hackney so badly needs.

6.6. The Housing Asset Management Strategy 2019-2027 provides an overarching framework for investment decision making across the Council's homes and housing estates. This strategy introduced an asset review process, to systematically review HRA land and property assets, and enable decisions to be made regarding their future use, based on up to date information and an assessment of a range of possible options.

6.7. In April 2019 Cabinet received a comprehensive update on the delivery of the Council's regeneration programme (Key Decision No NH P65), including the refreshed development strategy. That report introduced the principle of commencing a new Council house building programme, alongside the existing Estate Regeneration and Housing Supply Programmes.

6.8. On 28 February 2022 Cabinet considered a further report (Key Decision No CE S061), advising that our bid for £17.5m of GLA funding from the Affordable Homes Programme 2021-2026 had been successful. This was to support the delivery of 100 new homes for social rent, at a grant rate of £175k per home within a mixed tenure house building programme, and the Council has subsequently entered into a funding agreement with the GLA in order to secure the grant. The report set out that work was underway to review land and building assets held in the HRA, to determine their best and

future use, and that officers would be bringing a proposed new house building programme (this report) to Cabinet in late 2022.

Equality impact assessment

6.9. An Equality Impact Assessment (EIA) has been completed to assess the equalities impacts of the proposed new house building programme. This assessment identifies opportunities to promote equality or avoid negative equality impacts as a result of the programme. On balance, the negative impacts are outweighed by the positive impacts on different equality groups.

6.10. We will be providing a mix of different size homes and tenures to cater for a variety of household types and compositions. The Council is also committed to building new homes that are adaptable to the varying needs of occupiers over time, and that will enable people to live independently in their homes for longer.

Sustainability and climate change

6.11. Tackling Hackney's housing crisis and addressing the climate emergency are two of the Council's core priorities. Like any housebuilder the Council is guided by national, London and local policies. We work within an energy hierarchy which sees the current Estate Regeneration and Housing Supply Programmes making 35% carbon reductions beyond Building Regulation requirements, as per the London Plan.

6.12. The new house building programme will improve on this significantly as the defining policies, standards and guidance are tightened. However, in order to achieve Hackney's net zero commitment by 2040 (10 years in advance of the UK target), we need to be ahead of this regulatory change. There is inherently carbon in anything we build. We could simply build less, but it is critical for the Council to increase the supply of good quality, affordable and energy efficient housing. We therefore need to make an accommodation between tackling the housing crisis and achieving net zero.

6.13. In energy terms, the future programme will work within the goals set out by Hackney's Climate Action Plan (CAP) 2030 - specifically the early objectives for gas phase out, with the use of low carbon heat sources. Sustainability and climate change are complex topics covering a variety of broad concepts and technical specialisms. To manage this complexity, Hackney's next pipeline of new build homes will follow the themes below:

- High performing and energy efficient buildings
- Resilient buildings that are ready for future changes in climate
- Self-sufficient homes that are powered by on-site renewable energy and connected to district heat or decentralised energy networks
- Healthy and comfortable spaces that consider a building's biology.

6.14. The viability of the programme is already challenged by rising construction costs and housing market uncertainty. Bringing forward accelerated energy

improvements through improved fabric performance or new technology further challenges that viability. Therefore, without additional funding or subsidy, we may have to choose between the number of homes we build and the level of carbon saving we can achieve, while aiming for net zero.

Consultations

6.15. In accordance with the long-standing commitment to delivering new homes alongside the local people they impact and benefit, the Council has sought to ensure this programme of new housing projects is informed by the views and priorities of the Hackney community. In early 2022 the Council undertook a borough-wide engagement exercise to gather input on the principles of a new housing programme, with 199 residents sharing views to help determine how and where the Council should focus its efforts, and ensure new homes are brought forward to benefit and with support from the local community. See Appendix 4 for the Keep Hackney Building consultation report.

6.16. Following this, in summer 2022 the Council undertook dedicated engagement with residents and local stakeholders at the 15 initial locations identified in this report as having the potential to accommodate new homes, with 447 residents formally sharing their views (see Appendix 4). The scope of the engagement was not solely to inform whether or not to progress ideas for a new development at each location, but to gain a full understanding of the place from a resident's perspective at the earliest possible stage, including the opportunities and challenges that building new homes could create, before any design work takes place. This input has been considered alongside other factors such as financial and planning requirements, and will be used to inform how the Council takes forward its plans for these locations.

6.17. This initial engagement represents the very early stages of continuing conversations with residents to design new developments that deliver on the Council's commitment to building genuinely affordable new homes with the involvement of local communities. In line with the Council's Residents' Charter agreed by Cabinet in early 2022 and the Resident Engagement Strategy currently in development, this will ensure that all projects are delivered through close collaboration with local residents from start to finish

Risk assessment

6.18. The Asset Review team has developed a risks and issues register of internal and external influences on the emerging house building programme. The register is monitored and control mitigations are updated on a monthly basis, with significant risks being escalated to the Divisional Risk Register which is managed and monitored at Director level. The key risks at this stage relate to the following:

- Financial:
    - Build costs exceed projections
    - Projected sales values not achieved
    - Increase in interest rates

    - Reduced levels of subsidy available
- Reputational:
    - Delivery of new homes within the manifesto period
    - Resident opposition to proposals
    - Loss of Member support for plans
    - Investment in existing homes alongside new build
- Programme:
    - Complex site or construction issues
    - Unforeseen planning constraints
    - Change in regulatory requirements
    - Inefficient programme management.

Tenure mix, funding and financial viability

6.19. When the principle of a new house building programme was introduced in April 2019, it was anticipated that this would deliver a planning compliant tenure mix comprising 30% social rent homes, 20% shared ownership and 50% outright sale to help provide the necessary cross-subsidy. However, such is the depth of the housing crisis facing Hackney, that the ambition is now to provide 75% of the new homes for much-needed Council social rent, partly funded by 25% outright sale. The indicative unit and tenure mix for this programme is set out in Table 3 below.

Table 3 - 75% social rent unit and tenure mix

	1 bed	**2 bed**	**3 bed**	**Total**
Social rent	98	106	109	**313**
Outright sale	33	36	35	**104**
Total	**131**	**142**	**144**	**417**

6.20. As previously stated, we have seen the cost of construction rise significantly over the past two years, and these inflationary pressures have not been matched by house price increases. Based on independent advice with regard to current build costs and sales values, the estimated financial viability of the new house building programme is as follows (see Table 4).

Table 4 - Current financial viability with 75% social rent homes

No. of homes	**Total scheme cost**	**Sales income**	**Subsidy**	**Net Present Value**	**Opening loan**
417	£224m	£66m	£54m	**£(65m)**	£102m

6.21. The above estimate assumes:

- A blended construction cost of £4,200 per square metre

- GLA grant at £175k per social rented home
- No Right-to-Buy or Section 106 subsidy.

6.22. It is anticipated, based on external advice, that sales values will begin to recover in relation to build costs over the medium-term. However, the potential increased income from the 25% outright sale element within the new programme will be insufficient to offset the additional cost of building all the new homes. Projecting forward to the first completed schemes in 2026, the estimated outturn viability position is set out in Table 5 below.

Table 5 - Projected financial viability with 75% social rent homes

No. of homes	Total scheme cost	Sales income	Subsidy	Net Present Value	Opening loan
417	£236m	£74m	£54m	**£(70m)**	£108m

6.23. The above estimate assumes:

- 8% construction cost inflation to contract award in 2025
- 10.5% sales price growth to first sales in 2026
- No change to grant/subsidy position.

6.24. It would be prudent for Cabinet to consider sensitivities on the projected outturn position. In the event of final construction costs being 5% higher and sales income 10% lower than anticipated in Table 5, the viability gap would rise to £(87m). However, in the reverse scenario (outturn construction costs reduced by 5% and sales income increased by 10%) the funding requirement would fall to £54m. This sensitivity analysis is summarised in Table 6.

Table 6 - Sensitivity analysis of projected outturn viability position

Scenario	No. of homes	Total scheme cost	Sales income	Subsidy	Net Present Value
Downside Build cost +5% Sales income -10%	417	£245m	£66m	£54m	**£(87m)**
Upside Build cost -5% Sales income +10%	417	£227m	£81m	£54m	**£(54m)**

6.25. The above scenarios assume GLA grant (subsidy) at £175k per social rent home, based on the Council's Affordable Homes Programme 2021-26 allocation of £17.5m for 100 social rent homes, delivered within an indicative mixed tenure programme (Key Decision No CE S061). This is considered to

be a reasonable assumption as, while the Council is lobbying for an increased grant rate to reflect current market conditions and the cost of building in Hackney, the GLA seeks to deliver the maximum number of affordable homes across London from its available funding.

6.26. It can be seen from above that the new house building programme, with 75% social rent and 25% outright sale homes, will require additional funding in the region of £70m to achieve a break even budget without adding financial pressure to the HRA. For comparison purposes, a planning compliant tenure mix (30% social rent, 20% shared ownership and 50% outright sale) would require around £28m additional funding, albeit that the number of new social rent homes would reduce proportionately from 313 to 125 homes.

6.27. While this new programme rightly prioritises the delivery of additional homes for social rent, the Council recognises the value of Intermediate housing (in Planning terms) - be that shared ownership/equity, Hackney Living Rent or other models - for residents who are unable to get on the housing ladder in Hackney, but do not qualify for social housing. Intermediate housing options will continue to be provided through the other programmes of delivery set out in this report. Further, an Affordable Housing Commission will be established to explore and advise on existing housing models, to develop new ways to build affordable and accessible homes in Hackney, and to explore other options for increasing their supply.

6.28. Should Cabinet approve this new house building programme, the £70m additional funding requirement will be met from the one-off windfall overage (surplus) arising from a historic stock transfer arrangement. Hackney's budgets will come under increasing pressure over the next few years, and this highlights the need to exercise fiscal responsibility when allocating resources to meet our priorities. If the one-off overage payment is invested in this programme, it will no longer be available for other purposes be they housing related or alternative areas of capital investment.

6.29. Officers will strive to secure efficiencies through the design, procurement and delivery of the new house building programme, while not compromising the quality of the homes built. This will include both fiscal and delivery efficiencies, in order to improve the viability of the programme. A review is underway with external consultants, aimed at ensuring we use all available levers to optimise the delivery models and minimise the additional funding required in order to achieve a balanced budget. The outputs of this work will be reflected in a further report to Cabinet.

6.30. In order to keep delivering the homes Hackney needs in the current economic climate, this will require changes to our ways of working, for example to maximise the income from sales by adopting a more commercial approach, potentially scaling back non-residential elements of schemes, and working in partnership with others to bring forward developments. While the target tenure mix maximises the number of social rent homes that can be delivered within the available funding, it also requires a considered approach to the distribution of the outright sale element of the programme in order to

ensure those homes are mortgageable in the absence of any co-located Hackney Living Rent or shared ownership homes, and to make a positive contribution to the programme's viability.

Principals of new programme

6.31. The 2019 Cabinet report set out a number of objectives for the Council's future house building programme. These have been reviewed and updated, and will continue to be developed through the process of setting project briefs for the new programme. The proposed objectives are set out at Appendix 5.

6.32. Subject to the further Cabinet report in 3.11, it is anticipated that the new house building programme will adopt the same portfolio approach developed to deliver the Estate Regeneration and Housing Supply Programmes. This enables schemes which have the potential to generate a surplus to be combined with those that require a net investment. The above approach will ensure that, as a whole, the programme is both planning policy compliant and financially viable.

Next steps and budget requirement

6.33. Following approval of this report, the next key steps will be to draw up project briefs and to commission consultant teams for the 15 anchor locations on a grouped basis. These will be made up of architect-led design teams, cost consultants and employer's agents (EA) and other specialist advisers. The projects will be commissioned on a stage-by-stage basis, taken through the planning application process, and designed ready to seek tenders for a construction contract. The estimated cost of this necessary preparatory work, for which a budget of £10m is sought, will be spread largely over the next three years as indicated in Table 7 below.

Table 7 - Budget requirement to planning and pre-tender stage

Budget line	**Year 1 (2023/24)**	**Year 2 (2024/25)**	**Year 3 (2025/26)**	**Totals**
Architect design team	£1.00m	£2.60m	£400k	£4.00m
Cost consultant & EA	£230k	£600k	£90k	£920k
Surveys	£370k	£960k	£150k	£1.48m
Planning	£690k	£1.80m	£280k	£2.77m
Development adviser	£30k	£80k	£10k	£120k
7.5% contingency	£170k	£450k	£70k	£690k
Totals	**£2.49m**	**£6.49m**	**£1.00m**	**£9.98m**

6.34. Throughout the design development stage, the delivery teams will follow the Council's established governance and project management framework to ensure the programme has clear reporting structures, financial controls and risk management processes in place. Overall programme delivery will be monitored by the Capital and Asset Steering Board.

6.35. Alongside this, the exercise which is currently underway to set out the delivery routes, funding arrangements and financial assumptions for the new programme will be brought to a conclusion. This will be reported to Cabinet in order to secure the programme's capital budget, prior to any construction tenders being issued.

6.36. Residents and stakeholders at the anchor locations will be kept updated on Cabinet's decision with regard to the proposed house building programme and the commissioning of consultants. Once the design teams are in place there will be ongoing conversations and meaningful opportunities for local communities to help shape the new developments.

7. Comments of the Group Director of Finance and Corporate Resources

7.1. The report asks for an initial budget of £10m, to progress the design of the sites included in the new programme. This £10m has been based on the consultants and surveys required for the design development to take place, with costs from the current regeneration programmes being used to reach this estimate. The spend will essentially be at risk, but is unavoidable in the delivery of a house building programme.

7.2. The wider budget for construction works will be requested in a separate Cabinet report, alongside confirmation of the funding arrangements, delivery models and financial assumptions to be used in the new house building programme.

7.3. The current market for house building is extremely challenging, with an unprecedented level of cost inflation being experienced, which is unmatched by sales values that are likely to remain static or reduce slightly in the short term. This is putting significant pressure on being able to deliver using the cross subsidy model that has been used in the past.

7.4. Advice has been obtained from external consultants for all of the costs and sales assumptions used in the viability workings in this report, and these have been checked and validated against what is being experienced within our current programmes. The Finance team have been consulted on these figures throughout the process to date and are comfortable that they are a fair reflection of the current climate.

7.5. The use of the previously obtained overage to maximise the amount of social rent homes is a one off opportunity and this will not be available for any future house building programmes. Its use on this programme would also take away the flexibility from the funding being used against current

regeneration programmes or wider Council projects. It should be noted that this funding is being used to increase the percentage of social housing that the programme is able to deliver, as opposed to bridging the viability gap being caused by the challenging market conditions.

7.6. As per 6.21 there is an assumption of subsidy being available for all of the social rented units at the same rate (£175k per unit) as per the most recent GLA Affordable Homes Programme bid. This is noted as a risk in 6.18, and it should be highlighted that, if this level of grant is not available, it will have a significant impact on what can be delivered. This is also impacted by an expected reduction in the number of Right-to-Buy (RTB) sales over the coming years, as a result of the cost of living crisis, reducing the amount of 1-4-1 funding available.

8. VAT implications on land and property transactions

8.1. The construction of new dwellings will be zero rated for VAT. Where the dwellings are built by converting existing non-residential buildings, the costs are likely to attract a reduced rate of VAT. The construction of any commercial units and public realm space will be liable to VAT at the standard rate.

8.2. The lease of residential units for social housing within the Council's HRA will be non-business supplies and hence any VAT incurred on attributable costs will be recoverable in full. The sale of new dwellings will be zero rated, as the Council is the person constructing, and this will be the first grant of a major interest. This should also include new dwellings created from converted non-residential units.

8.3. With regard to the Small Assets Fast Track Policy, where surplus land and buildings (over three years old) are sold, this will be exempt from VAT (subject to the option to tax) and therefore any VAT incurred on costs attributable to the sale will need to be included in the Council's partial exemption calculation.

9. Comments of the Director of Legal, Democratic and Electoral Services

9.1. Section 1 of the Localism Act 2011 (“the general power of competence”) grants local authorities the ability to do anything that a private individual is empowered to do, subject to any restrictions which bound local authorities before coming into force of that section or any later provisions expressed to apply to it.

9.2. This Report is a key decision under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 as it is an executive decision, which is likely (a) to result in the relevant local authority incurring expenditure which is, or the making of

savings which are, significant having regard to the relevant local authority's budget for the service or function to which the decision relates; or (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards or electoral divisions in the area of the relevant local authority.

9.3. Key decisions can be made by Cabinet under Article 13.6 of the Constitution. Further, all corporate policies and strategies can be approved by Cabinet under the Mayor's Scheme of Delegation. Therefore this Report is being presented to Cabinet for approval.

Appendices

Appendix 1 - Small Assets Fast Track Policy framework

Appendix 2 - Map of anchor locations

Appendix 3 - Position statement for housing delivery programmes

Appendix 4 - Consultation report *Keep Hackney Building: Developing a new programme of Council homes in Hackney*

Appendix 5 - Proposed objectives of new house building programme

Exempt

None.

Background documents

None.

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Appendix 1

Strategic Property Services (SPS) and Economy, Regeneration and New Homes (ERNH)

Small and micro surplus assets fast-track disposal and acquisition policy

December 2022

Purpose of the policy

SPS and ERNH are collaboratively developing a policy framework intended to enable fast-track and best value disposal of small land and property assets which are surplus to council requirements and would not contribute towards meeting strategic objectives.

The objective of the policy is to introduce a streamlined and proportionate way of determining assets which are surplus to council requirements, including for operational, regeneration, strategic and other needs, and to release these in a suitably transparent and equitable manner addressing best value considerations.

The purpose of the policy is to enable council resources to be focused on land and property with the greatest potential benefits for the borough and its residents. This will be achieved by releasing assets for sale that could be reasonably described as a liability, or which the council has no use for either now or in the foreseeable future and where the sale will not prejudice the Council's ability to develop other neighbouring land.

The policy will enable the many resident and business enquiries received each year, regarding the purchase of micro plots of land adjacent to individual properties, to be addressed in a resource efficient manner, and for this kind of land to be put to use by residents and businesses where it is vacant or underused and surplus to requirements.

Although couched in reactive terms below the intention is that the policy will also be used by Council officers to bring forward sites for sale. These may be identified in many ways and any Council officer may instigate this process but it is anticipated that the asset review process within the HRA and increasingly the General Fund will generate the majority of sites that may be brought forward by this proposed change in the delegations. In these circumstances officers in those asset management roles would have undertaken at least the first filter checks but it is important for transparency and consistency in decision making that the same process is undertaken in assessing both internal and external generated disposal requested.

Disposal of small assets

Currently any disposal or grant of a lease over 7 years requires Cabinet approval. In order for the policy to meaningfully fast track the release of small surplus assets the expectation is that authority to dispose of assets meeting the policy criteria shall be

delegated by Cabinet to the appropriate senior officer(s) in accordance with the policy.

On receipt of an application the Council will follow the following procedure.

First Filter - (undertaken by relevant officer (SPS for GF or Asset Review for HRA)
Ownership of land / asset The Council has the ability to dispose.
Status of land / asset The status or current use of the asset is **not** any of the following: ● Education land ● Common land ● Land managed by the borough Parks Service outside of the HRA whether parkland or otherwise ● Land which is protected from development or otherwise constrained from development by any planning or other policy designation (e.g. Designated Open Space) ● Residential / estate designated amenity space, playspace, existing community garden, bike store, bin store, pram shed or foot / roadway serving more than one residence or similar ● Allotment Land ● The asset has a total land area (including the footprint of any building or structure thereon) **no larger than** 500 sqm

If the proposal passes the first filter it will be passed to the Officer Review Group for a second filter assessment. This group will comprise appropriate officers from SPS, Asset Review, Estate Regeneration, Housing Management, Area Regeneration. The group will apply the second filter tests to determine in their reasonable opinion if the site is suitable for disposal.

Second Filter Tests
Surplus to council requirements The asset is **not reasonably required and is not expected to be required** in the foreseeable future for any of the following purposes: ● **Operational purposes** including requirements of council services or any

other operational reason ● **Strategic Regeneration purposes** including development of the site itself by the Council or as part of an adjacent site, estate or neighbourhood-level regeneration or redevelopment programme
Financial value of asset If in the reasonable opinion of a suitably qualified surveyor, assuming a future use compliant with council policies and the asset's scale and development potential, determines that the market value will be **no greater than** £1 million. The valuation shall also reflect any additional value which the site might have to third-party development or business activity (e.g. a ransom strip or marriage value). This may be secured either at the point of transfer or through an overage or similar provision benefitting the council.
Non-financial value of asset The asset does **not** provide significant non-financial value to the Council, borough or local community including but not limited to: ● Significant heritage, conservation or townscape value ● Established use for recreation or access.

If the site is deemed to have passed the second filter tests the officer working group will produce a potential disposal report identifying the site, its possible future uses and evidence that it has passed both first and second filter tests that will be circulated to ward members, senior officers and service areas who may reasonably have an interest in a disposal (eg Planning or Streetscene) but who are not represented at the officer working group.

Feedback from this consultation will be amalgamated into a recommendation report to either accept or reject the site for disposal. The report will be addressed to the Executive Group composed of the Mayor, Cabinet Member for Regeneration, Cabinet Member for Housing (for HRA sites), Group Director Finance and Resources, Group Director Climate Homes and Economy, Strategic Director Economy Regeneration and New Homes and Director Strategic Property.

The Executive Group will reach a consensus decision on whether to accept or reject the recommendation in the report i.e. there can be one of four outcomes. (1) To accept a recommendation to dispose (2) To accept a recommendation to not dispose. (3) To reject a recommendation to dispose (4) To reject a recommendation to retain and therefore to direct disposal.

<u>Disposal directions</u>

If the Executive Board direct a disposal then in respect of Housing Revenue Account (HRA) land to the Group Director of Finance and Corporate Resources to agree and

settle all commercial terms, with the Director of Strategic Property confirming the best consideration requirements of the Local Government Act 1972 and Housing Act 1985 have been met in consultation with and the agreement of the Strategic Director of Housing and the Strategic Director of Economy, Regeneration and New Homes.

In respect of General Fund (GF) land to the Group Director of Finance and Corporate Resources to agree and settle all commercial terms, with the Director of Strategic Property confirming the best consideration requirements of the Local Government Act 1972 have been met.

In respect of both HRA and GF to the Director of Legal, Democratic and Electoral Services to agree and sign all necessary legal documentation.

Reporting to Cabinet

Disposals under this policy will be reported to the next available Cabinet via the Capital Update Report.

Marketing and sale

Where a site has no standalone development potential, for example if it is too small for even one residential dwelling or has no direct access to public highway, the asset shall be marketed to neighbouring landowners by letter and sold by informal tender or by private treaty to those responding.

Where the site has standalone development potential it shall be marketed and sold at auction or by private treaty at the discretion of the Director of Strategic Property mindful of the obligations of s.123 of the Local Government Act 1972.

Restrictions

The use of restrictions should be carefully considered on each disposal, particularly with the Council's obligations under s.123 LGA 1972 in mind. The valuation of sites with development potential but no planning permission should reflect the possibility of development along with the risk of not achieving consent so there is no particular reason to habitually use overage clauses for example. Restrictions or the reservation of rights may be desirable in certain situations such as to ensure the ability to maintain services or protect residential amenity and also where an originating applicant has expressly stated a particular use for a site and there is no other potential purchaser.

Costs

All costs incurred by the Council and the purchaser, including legal and valuation fees and council officer time, shall be agreed with and borne by the purchaser.

Communications with originating applicants

On receipt of an application the Council will acknowledge receipt and explain to the applicant the process and likely timescales. The Council will communicate the decision reached at Filters One and Two with further updates of timescales at these points. Similarly whatever decision is reached by the Executive Group will be reported to the originating applicant and in the event that it directs disposal the way in which the sale will be conducted.

Rejected applications will include reasons for rejection.

Appeals

At each stage the Council's decision is final.

Acquisition of small assets

From time to time it may be expedient for the Council to acquire land or property for the furtherance of its objectives. Examples of this are the acquisition of flats on Council owned estates either for use as general purpose housing or Temporary Accommodation.

Acquisitions are likely to be freehold, but the possibility of the acquisition of leases at rent in excess of seven years should not be discounted, particularly for use as Temporary Accommodation. In these circumstances the capitalised value of the rent should be used to assess whether the property meets the criteria for delegated acquisition. Other than housing acquisitions it is expected that this authority would be used sparingly for the purposes of site assembly to support the new homes delivery programmes, and the proposing officer would be required to make a compelling business case for the acquisition of any property.

This case would be put to the Executive Board (as for disposals) for a decision and, after the conclusion of any purchase, it would be reported to the next available Cabinet meeting via the Capital Update Report.

The policy would delegate authority to the Corporate Director of Finance and Resources to acquire property up to a value of £1 million in a single transaction, in consultation with the Strategic Director of Economy, Regeneration and New Homes, the Strategic Director of Housing and the Director of Strategic Property Services.

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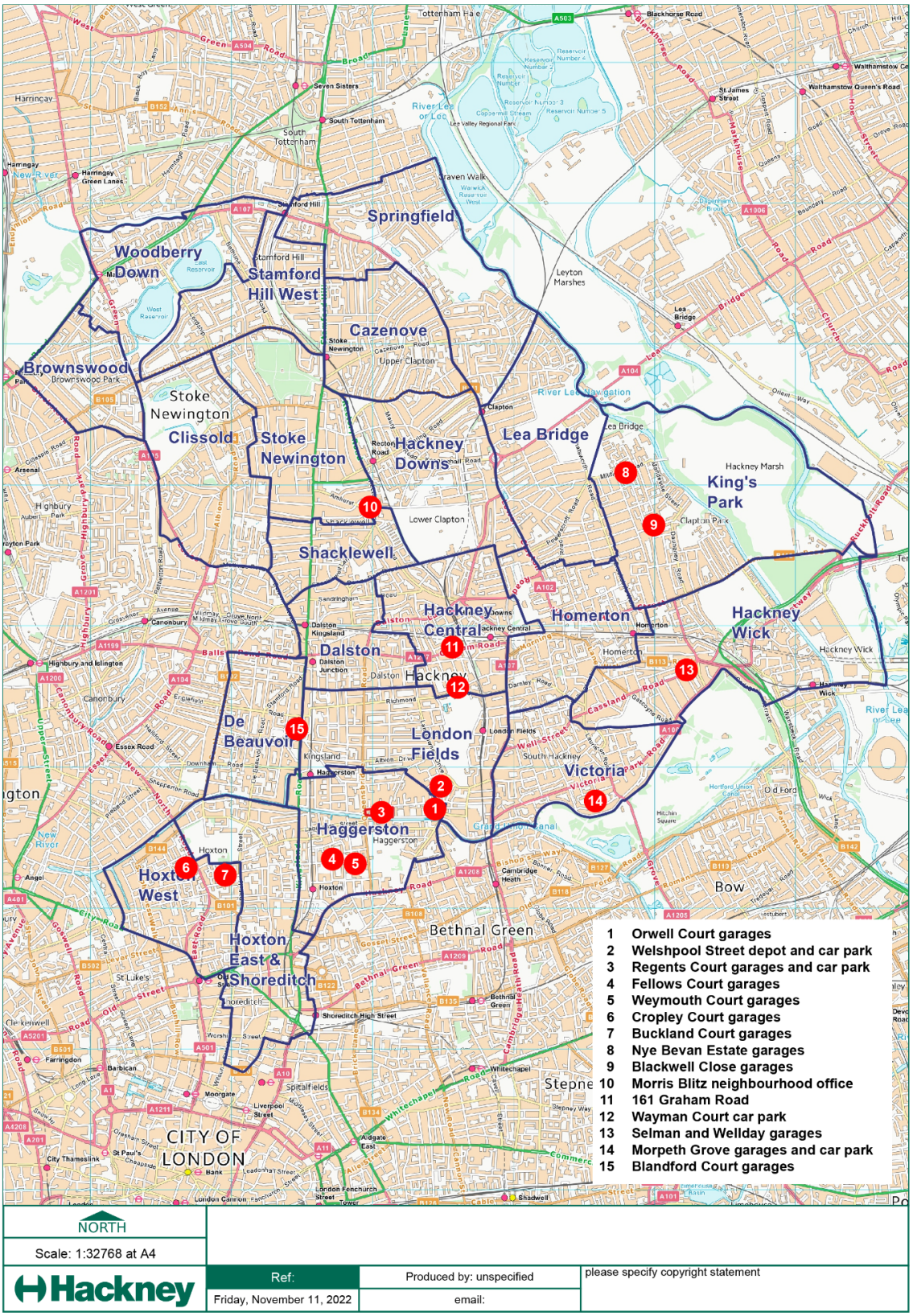
Appendix 2

Map of anchor locations



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Appendix 3

Position statement for housing delivery programmes

December 2022

1. Introduction

1.1. As set out in the main body of the report the Council is delivering and facilitating the delivery of affordable housing through a number of means in addition to the proposed new house building programme on HRA land. This position statement provides a progress summary on those other programmes, including the indicative number of social rented homes that will be delivered and the associated risks.

2. Estate Regeneration and Housing Supply Programmes

2.1. The Estate Regeneration Programme (ERP) started in April 2011 and the Housing Supply Programme (HSP) in February 2016. By April 2018, 660 new and refurbished homes had been completed, providing the following mix of accommodation and tenures:

Table A - Direct delivery projects completed by April 2018

Project	Programme	Project Stage	Social Rent	Shared Ownership	Outright Sale	Totals
Rendelsham House (Gold Crest Mews)	ERP	Completed	43	0	0	43
Ottoway House (Dunnock Mews)	ERP	Completed	30	0	0	30
Bridport House (Colville Phase 1)	ERP	Completed	41	0	0	41
Alexandra National House (Finsbury Park Place)	ERP	Completed	67	0	42	109
Bridge House Garages (Brooklime House and Chervil House)	ERP	Completed	20	20	0	40
37 Farleigh Road (Refurbishment)	ERP	Completed	3	0	0	3
73-75 Bethune Road (Refurbishment)	ERP	Completed	2	0	0	2
Kings Crescent Phase 1&2 (Refurbishment)	ERP	Completed	75	0	26	101
Kings Crescent Phase 1&2	ERP	Completed	79	36	158	273
Great Eastern Buildings	ERP	Completed	0	8	10	18
Total Homes			**360**	**64**	**236**	**660**

2.2. During the last manifesto period, between May 2018 and May 2022, the Council started, completed or received planning permission for 1,984 homes. These schemes are at various stages of delivery and, once they are all complete, will deliver the following homes:

Table B - Direct delivery projects for 2018-22 manifesto period

Project	Programme	Project Stage	Social Rent	Hackney Living Rent	Shared Ownership	Outright Sale	Totals
King Edward's Road	ERP	Completed	15	0	0	17	32
Colville Phase 2A&B	ERP	Completed	70	0	11	35	116
Colville Phase 3	ERP	Completed	0	0	0	198	198
Aikin Court	ERP	Completed	4	0	0	3	7
Bridge House Phase 2	ERP	Completed	28	8	39	0	75
St Leonard's Court	ERP	Completed	15	0	8	48	71
Frampton Park Arms	ERP	Completed	16	0	4	0	20
Lyttelton House	ERP	Completed	0	0	15	10	25
Tower Court	ERP	Construction	36	0	16	80	132
Colville Phase 2C	ERP	Procurement	52	0	19	22	93
Kings Crescent Phase 3&4 (Refurbishment)	ERP	Procurement	120	0	0	54	174
Kings Crescent Phase 3&4	ERP	Procurement	28	0	75	116	219
Marian Court Phase 3&4	ERP	Procurement	32	0	59	69	160
Nightingale Phase 1 (Block E)	ERP	Procurement	70	0	0	0	70
Whiston Road (Refurbishment)	HSP	Completed	2	0	0	0	2
Mandeville Street	HSP	Completed	5	0	6	0	11
Gooch House (Refurbishment)	HSP	Completed	0	16	0	0	16
Daubeney Road	HSP	Completed	7	0	0	4	11
Buckland Street	HSP	Construction	22	0	14	18	54
Wimbourne Street	HSP	Construction	27	0	12	20	59

Pedro Street	HSP	Construction (on hold)	13	0	13	0	26
Fairbank Estate	HSP	Procurement (on hold)	28	0	9	36	73
Former Frampton Park Community Hall	HSP	Procurement (on hold)	18	0	12	21	51
Tradescant House Garages (Woolridge Way)	HSP	Procurement (on hold)	5	0	0	13	18
Sheep Lane	Other	Completed	0	0	7	0	7
Nile Street	Other	Completed	0	0	0	175	175
Tiger Way	Other	Completed	0	0	0	89	89
Total Homes			**613**	**24**	**319**	**1,028**	**1,984**

2.3. As of May 2022 the following projects were at an earlier stage of delivery, and these will contribute towards the current manifesto target of providing 1,000 new homes for social rent. The Britannia project his been included in this list as it was not factored into the 2018-22 manifesto commitment:

- Britannia Phase 2B
- Colville Estate Phases 4-7
- Nightingale Estate Blocks A-D
- De Beauvoir Estate Phases 1 and 2
- Lincoln Court.

2.4. Below is a table that details the current status, proposed tenure mix, anticipated start on site date and delivery (by May 2026) risk ratings for these projects. Further commentary is provided under the subsequent headings**:**

Table C - Direct delivery projects for 2022-26 manifesto commitment

Project	Status	Social Rent	Shared Ownership	Outright Sale	Total homes	Start on Site	Delivery Risk Rating
Britannia Phase 2B	Planning consent in place. Scheme in procurement	51	30	314	395	March 2023	Low
Colville Phase 4	Masterplan has planning consent. Reserved matters application required	102	12	64	178	July 2025	Medium
Colville Phases 5-7	Masterplan has planning consent. Reserved matters application required	107	45	141	293	July 2027*	High

Nightingale Blocks A-D	Planning consent in place. Amended application required for Blocks C and D	7	54	269	330	February 2025	Medium
De Beauvoir Phase 1	Planning consent granted	59	16	50	125	July 2024	Medium
De Beauvoir Phase 2	Requires planning consent. Design at an advanced stage	36	24	58	118	February 2025	Medium
Lincoln Court	Requires planning consent. Design at an early stage	26	17	43	86	To be confirmed *	High
Total homes		**388 (255 by May 2026)**	**198**	**939**	**1,525**		

**These projects are anticipated to start on site after May 2026, however options will be explored to deliver them within the current manifesto period.*

Financial viability

2.5. The above projects will be subject to the same market pressures as set out in the main body of the report. Construction costs have been rising more rapidly than income from rent and sales, and this is unlikely to change in the medium-term. Officers have been working to understand the impact of this inflation on the programme and to consider a range of options for how to respond. This will also be informed by the external review referenced within the main report.

Britannia Phase 2B

2.6. The Council is delivering 395 new homes on Britannia Phase 2B. A total of 51 of these homes will be for social rent. The procurement of a contractor for Phase 2B is underway, with the award of contract expected to take place in spring 2023 and a physical start on site during the summer.

Colville Estate Phases 4-7

2.7. The principles of the regeneration of the Colville Estate are set in the masterplan which was granted outline planning approval in 2012. Phases 1-3 of the masterplan have either been completed or are currently in procurement. The homes in these earlier phases contributed towards meeting previous manifesto commitments. Phases 4-7 require reserved matters planning applications in order to progress. These four final phases will deliver a total of 209 social rent homes.

2.8. The current programme forecasts a start on site for 102 social rent homes in Phase 4 of the Colville Estate regeneration by 2025. The current sequencing of phases results in 107 social rent homes in Phases 5-7 being delivered

outside of the manifesto period, with a forecast start on site in 2027. This is due to the need to re-house residents who currently live in blocks that will be demolished on the Phases 5-7 sites within the new homes built in Phase 4.

2.9. Options will be explored to accelerate the remaining Phases 5-7, including through the opportunities provided by the new homes coming on stream at Britannia, thereby bringing the start on site for all 209 social rent homes within the manifesto period. There are also opportunities to increase the number of social rent homes being delivered in Phases 5-7 by optimising the density in key locations. These changes will be delivered through close collaboration with local residents and the planning authority from start to finish.

Nightingale Estate Blocks A-D

2.10. The Council has planning consent to build 337 homes in five new blocks on the Nightingale Estate, known as Blocks A-E. A total of 77 of these homes will be for social rent. Most of the new social rent homes will be delivered in Block E, where 70 homes for social rent will be located. The Council has selected a partner to build Block E, and the main contract works are expected to start on site in 2024 should an acceptable construction cost be achieved. These social rent homes delivered in Block E will contribute towards achieving the 2018 manifesto commitment.

2.11. The remaining blocks A-D will deliver a total of seven social rent homes along with significant public realm improvements, new streets and trees on the estate. Blocks A-D could start on site by 2025 should viability challenges be addressed. Proposed Blocks C and D are currently designed to adjoin the existing tower, Seaton Point. This has complicated the delivery of these new homes due to the need to undertake repairs to Seaton Point. The construction of Blocks C and D could be accelerated if the design is amended to detach the buildings from Seaton Point, subject to revised planning approval.

2.12. Blocks A and B will consist of outright sale homes only. The intention is that the sale of these homes will cross subsidise the building of affordable homes in blocks C-E. The Council could explore a more commercial approach to delivering blocks A and B in order to maximise the number of social rent homes delivered in blocks C and D. This approach could be combined with seeking additional grant funding for Nightingale.

De Beauvoir Phases 1 and 2

2.13. The Council is building over 300 new homes on seven sites on the De Beauvoir Estate - 95 of these homes will be for social rent. Phase 1 of the proposals now has planning consent and will deliver 59 social rent homes. Phase 2 is at an advanced stage of design, and a planning application is due to be submitted in spring 2023. Phase 2 will deliver 36 social rent homes.

2.14. Both phases of the De Beauvoir proposals are forecast to start on site within the manifesto period - Phase 1 in summer 2024 and Phase 2 in early 2025. However, these phases are subject to viability challenges due to recent build cost inflation. An option to combine the phases and procure a single development partner is being explored, as it is hoped this would enable a

more cost effective build and would generate interest from a larger pool of developer/contractors.

Lincoln Court

2.15. The proposals for new homes on Lincoln Court would deliver around 26 social rent homes. Design work has reached the concept stage, however a planning application is yet to be submitted. In spring 2022 the decision was made to pause design work on the new homes at Lincoln Court while repairs were undertaken to the existing housing blocks on the estate. The new homes proposal is also subject to viability challenges due to recent build cost inflation. In view of the uncertainty regarding the delivery timescale for this project, the 26 social rent homes proposed for Lincoln Court have not been assumed to start on site within the manifesto period. This will be kept under review and the project will be brought forward more quickly if possible.

3. Woodberry Down Regeneration Programme

3.1. The Woodberry Down regeneration is being delivered through a partnership between Berkeley Homes, as lead developer, Notting Hill Genesis Housing Association, who will manage the social rent and shared ownership homes, and Hackney Council. Phase 3 of the regeneration programme is currently under construction and Phase 4 is at pre-planning stage.

3.2. For Phase 3 a reserved matters application was approved in December 2015, in order to meet the programme requirements of the Woodberry Down masterplan. This secured 64 social rented homes and 86 shared ownership/equity homes, from an overall 358 homes (42% affordable housing). It should be noted that the current masterplan sets out the maximum external floor area for Phases 3-8, rather than a maximum number of homes.

3.3. During further design development, the partners sought to make best use of the available area, working with local residents. In December 2020 Berkeley Homes secured planning for a standalone application for Phase 3. This consent is now being implemented and comprises 117 social rent homes and 126 shared ownership/equity, with an overall 584 homes (42% affordable).

3.4. The planning application for Phase 4 is due to be submitted in late 2022, with construction expected to start on site in 2025. The detailed proposals for this phase will deliver 90 homes for social rent. While the number of homes for social rent was not reported within the masterplan (as the planning consent was based on an overall floor space for affordable housing) this represents six additional social rent homes over and above those anticipated by the Delivery Partners in the masterplan. Therefore, Phase 4 will deliver 470 homes, including 90 for social rent and 116 for shared ownership/equity.

3.5. This information on Woodberry Down has been reported for completeness in the context of the Council's overarching approach to housing delivery. Of the 90 homes for social rent within Phase 4, one third are larger three, four and five bedroom family homes, responding to the housing needs of the existing Council tenants who will move into the Phase 4 homes from future phases.

Overall Phase 4 will deliver 43% affordable housing by number of homes, and 49% by habitable room.

3.6. Future phases of the Woodberry Down regeneration programme (Phases 5-8) will start on site in 2026 and beyond. Within these phases there is an opportunity to further increase the number of genuinely affordable homes for social rent. This will be reviewed as part of the refreshed masterplan process, and on a phase by phase basis thereafter, to maximise the homes for social rent delivered.

4. Buy-back of former Council homes

4.1. Buy-backs constitute an ongoing programme whereby the Council purchases existing Right-to-Buy (RTB) homes and reintegrates them into our stock as Council homes i.e. at social rent and with secure tenancies. The programme has been funded from the Housing Revenue Account (HRA) as well as homes that have been purchased with GLA grant support.

4.2. In the face of a chronic lack of government funding and support for the building of new Council homes, a range of initiatives are deployed to help with housing supply. One of these initiatives involves buying back some of the Council homes sold and privatised under the government's RTB policy.

4.3. Buying back properties lost to the RTB complements the Council's house building programme and helps tackle the borough's critical housing shortage. It provides genuinely affordable Council homes for local communities, as well as allowing the Council to rationalise its housing stock and management of the same homes.

4.4. The Council plans 25 buy-backs each year across the current manifesto period, for a total of 100 homes. Each property is returned as a Council home, with a secure tenancy and at a truly affordable social rent. In terms of supply and delivery, the buy-back programme comes at low risk - we are buying back existing homes. The major consideration is simply the purchase price.

4.5. It is of course a travesty that the Council is forced to pay many times more for these homes than it was forced to sell them for. Based on an average purchase price of £400k, each home we buy creates a deficit (or requires additional funding) of around £170k over a 40 year period, as illustrated below. Therefore a 100 unit buy-back programme has a viability gap of £17m:

Table D - Financial viability of buy-back homes

Total costs per home	£410,500
Subsidy	£130,000
Rental income	£113,423

Net Present Value (NPV)	£(167,077)

4.6. Previously we have funded the viability gap using HRA resources. This is justified on the basis that we are moving people out of Temporary Accommodation and into these homes, thereby making a wider saving for the Council's General Fund.

4.7. The key challenge for the buy-back programme will be the ability to maintain any capacity within the HRA to support this initiative, as we move into another period of rent capping. Without HRA support the buy-back programme is at risk. Officers will therefore explore further funding options for the programme using GLA grant and/or 'invest to save' modelling of General Fund support.

5. Mayor of Hackney's Housing Challenge

5.1. The Mayor of Hackney's Housing Challenge (MHHC) is, in essence, an externally commissioned programme of new housing supply where partner organisations, mainly housing associations and charities, are grant funded by the Council to provide new homes. In return the Council secures nomination rights to these new homes. The programme is funded by Right-to-Buy (RTB) receipts deployed directly to partners as grant. Details of the MHHC programme are set out below.

5.2. The current MHHC programme covers a wide range of commissioned projects, ranging in size from small infill sites through to medium and large estate renewal and regeneration projects. Around £20m of grant funding is allocated through the programme. Grant recipients range from small-sized local organisations to large UK-wide housing associations.

5.3. The programme is funded through RTB receipts. The current rules are such that RTB receipts can be used to fund a maximum of 40% of affordable housing scheme costs. Their use cannot be combined with any other grant i.e. GLA grant within the same unit. They must also be used within five years from the date of the original receipt - if not the receipts must be returned to the government with interest paid at 4% above the Bank base rate.

5.4. Currently the Council has around £20m of RTB funding for the MHHC programme. Modelling indicates that future receipts will fall over the next five-year cycle due to the unaffordability of the housing market, limited access to mortgages and the effects of the cost of living crisis.

5.5. We have, however, factored realistic assumptions of future RTB receipts into the next phase of the MHHC programme (2022-26). Across this period our aim is to channel the MHHC into a regeneration and renewal programme focused on the New Era Estate.

5.6. Regeneration of the New Era will constitute a much needed and major renewal programme in the physical heart of Hackney. The New Era programme is being developed such that it is a holistic and comprehensive

place shaping project. In summary terms, the provision of around £15m of RTB grant will support a project delivering 100 affordable homes, as well as many other benefits including new commercial units, infrastructure and community facilities.

5.7. At the date of this report the New Era project is at an early stage. Consultation, design, planning and procurement all need to be navigated and secured. The wider background and impact of construction costs and tender price returns are yet to be realised. Key elements of the project could therefore change in the current economic climate to the extent that the 100 home scheme may not be viable. Council officers work closely with Dolphin Living (owners of the New Era) to mitigate and manage all aspects of project risk such that we can achieve a proposed start on site in summer 2023.

5.8. Overall it is realistic, subject to consistent funding, to project that MHHC will deliver 100 new homes for social rent on site by May 2026.

6. Town centre regeneration sites

6.1. Hackney's Local Plan (LP33) sets out the Council's planning framework and growth strategy for future development in the borough, with a target to deliver 26,250 new homes and 23,000 new jobs by 2033. Dalston and Hackney Central major town centres are identified as growth areas in the Local Plan where new homes, commercial space, retail, leisure, and community uses will be delivered.

6.2. Since the pandemic and due to the current cost of living crisis, the need to support and strengthen our local economy, and work with local residents, businesses and other stakeholders on the future of our town centres is more important than ever before. Significant opportunities exist to consider how we can better use Council owned land, and work with other landowners, in our town centres to deliver more high quality affordable homes, commercial space, town centre uses, and community facilities as well as create new jobs. We will do this in a way that ensures the local community can shape any plans and will benefit from any development that takes place.

6.3. Via public engagement on the Local Plan, the Dalston and Hackney Central Conversations, and the Hackney Central Town Centre Strategy, the Council has received thousands of comments setting out what local people want to see in Dalston and Hackney Central. We know that the supply and affordability of good quality housing is a key concern for residents, as well as inclusive and safe streets and open spaces, supporting our small independent businesses, ensuring our town centre facilities cater to all and are accessible to everyone, and protecting the environment and Hackney's heritage.

6.4. Of the sites allocated in the Local Plan for potential development, several sites in Dalston and Hackney Central have been identified, which will be considered for redevelopment incorporating new homes. The identified sites are set out in the following table alongside an estimate of the number of social rented

homes they could deliver, based on the housing capacity assumptions set out in the Local Plan.

Table E - Estimated affordable housing for allocated town centre sites

Site	Estimated number of affordable homes*
Florfield Depot, Hackney Central	Social rent: 36 Intermediate: 24 Total homes: 120
333-337 Mare Street & 231-237 Graham Road, Hackney Central	Social rent: 9 Intermediate: 6 Total homes: 30
55 Morning Lane (Tesco site), Hackney Central	Social rent: 126 Intermediate: 84 Total homes: 420
1-7 Dalston Lane & 1-7 Ashwin Street, Dalston	Social rent: 3 Intermediate: 2 Total homes: 9
Former CLR James Library, 16-22 Dalston Lane & 62 Beechwood Road, Dalston	Social rent: 9 Intermediate: 6 Total homes: 30
2-16 Ashwin Street & 11-15 Dalston Lane, Dalston	Social rent: 8 Intermediate: 5 Total homes: 27
Ash Grove bus garage site	Social rent: 120 Intermediate: 80 Total homes: 400
Lea Bridge roundabout, Clapton	Social rent: 39 Intermediate: 26 Total homes: 130
Total number of homes*	**Social rent: 350** **Intermediate: 233** **Total homes: 1,166**

**The numbers in the above table are estimates based on the indicative site capacities (the number of residential units and the amount of non-residential floorspace per site) set out in the Local Plan, which considers the future uses of these sites (e.g. housing, employment, retail etc.) and their capacity for new homes relative to other required uses on each site (such as employment space). The Local Plan compliant housing and tenure mix has then been applied to the number of residential units set out in the Local Plan (50% affordable housing per site, of which 60% is social rent and 40% is intermediate). The mix of uses and affordable housing able to be delivered on all of the above sites is subject to scheme design and viability testing.*

6.5. The above sites are all at an early stage in their development, and in most cases architectural design work to consider the best future uses and design for the sites (which will take into account Local Plan requirements), the viability of each site, and the best route to delivery, has just commenced. Further work is therefore needed on all of the sites to determine their suitability and viability for development, the optimum design and delivery approach, and the timescales for this. Throughout this process we will work with, and consider, the community's view on design and development. The viability of any proposed scheme will impact on the mix of uses able to be delivered, including the amount of affordable housing and the mix of housing tenures delivered on site.

6.6. Due to the complex nature of the sites in terms of their current uses, future requirements and their potential to shape our major town centres, they are not likely to be directly delivered by the Council. In order to fund the costs of delivering development on the above sites, significant financial investment will be required and, given the constrained nature of the Council's finances, it is anticipated that the Council will seek external finance and commercial expertise in the form of developers and development partnerships to deliver the new homes and other uses that the sites have the capacity to deliver. This approach will now be taken for 55 Morning Lane following the expiry of the previous Option Agreement for the site.

6.7. It is considered that this approach of working with developers and development partners will also bring the most benefits to the borough, our communities and town centres by ensuring the Council brings in and selects appropriate partners with the regeneration and development expertise and experience to work constructively with the Council and the community to positively shape the future of our town centres and deliver maximum benefits for Hackney.

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Consultation Report

Keep Hackney Building

Developing a new programme of Council homes in Hackney

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have your say

Hackney

Contents

Introduction

Purpose of this report

Since launching our innovative, not-for-profit Council house building approach in 2011, the Council has led the way in delivering a new generation of high-quality Council housing in Hackney. Despite the huge challenges caused by Brexit, the coronavirus pandemic, and the increased cost of building, the Council started, completed or received planning permission for 1,984 homes between May 2018 and May 2022.

Through a pioneering cross-subsidy model, more than half of the Council's new homes are for genuinely affordable Council social rent, shared ownership, or Hackney Living Rent - despite the absence of government funding. The Council is now developing plans for more new homes beyond May 2022 and wants to ensure that Hackney residents are part of this process.

This report summarises the engagement methods and feedback received during both stages of the **Keep Hackney Building** consultation, using input from local people to help shape how and where the Council brings forward plans for new homes to help ensure these benefit and have support from the local community.

The first stage of consultation was a borough-wide survey seeking feedback on the types of sites the Council should prioritise for new homes, the things the Council should consider when building, and suggestions for individual sites that the Council owns that could accommodate new homes. This ran on the Council's consultation platform Commonplace from Tuesday 1 March 2022 to Tuesday 26 April 2022. This online was engaged with by 199 participants who made 228 contributions to the survey.

The second stage of consultation was a targeted site-specific discussion with neighbours and local residents around 15 specific sites that have been identified for potential development across the borough. This consultation took the form of 12 site-specific events and an online survey that ran for just over 8 weeks from Thursday 7 July 2022 to Wednesday 7 September 2022.

Section 1: Consultation and Engagement

Consultation overview

The first stage of the consultation included a borough-wide survey launched on the online Commonplace platform on 28 February 2022 and closed on 26 April 2022, running for eight weeks. 199 participants made 228 contributions in this first stage, with 1,173 visitors viewing the platform page.

The second stage of the consultation focused on 15 locations across the borough and engagement with the community in the immediate area. 447 participants engaged in this stage of consultation, with 228 contributions made at a physical event and 219 online submissions through our survey platform, Citizen Space.

The breakdown of site-by-site participation can be viewed below at the top of each site's feedback section.

Engagement methods

The consultation methods we used are set out below:

- **Commonplace:** The first stage of consultation was hosted on Commonplace. This shared information on Hackney Council's commitments to housebuilding and case studies on previous building projects. The Council asked residents for views on the principles of building new homes and suggestions on potential sites in their local area that should be considered for future housing delivery.

- **Citizen Space:** The second stage of consultation was targeted at the local community around specific locations that have been identified as potential locations for new homes. Location-specific surveys were created through Citizen Space and shared with the local community through letters and physical events.

- **Physical events:** The second stage of consultation was targeted at 15 specific locations across the borough, with physical events taking place at each of these sites for residents to have face-to-face conversations with officers and give feedback.

Promotional material

The promotional materials we used are set out below:

- **Online:** Information on the first stage of the consultation was featured on the news section of the Council's website, and both stages of the consultation on the consultation page of the Council's website. Commonplace users who registered for notification on consultations in Hackney were also notified of the first stage via email.

- **Hackney Today:** Information on the first stage of the consultation was included in the March edition of Hackney Today, distributed to 108,000 homes and businesses in Hackney.

- **E-newsletters:** Information on the first stage of the consultation was included in Council e-newsletters distributed to more than 9,000 subscribers.

- **Social media:** Information on the first stage of the consultation was promoted through the Council's social media platforms including Facebook, Twitter, Instagram and NextDoor. Paid advertisements were taken out on Facebook and Instagram and targeted at residents, businesses or those who had logged on to local wifi networks or had tagged themselves in the locality.

- **Direct mailing:** To launch the second stage of the consultation the Council wrote to over 8,000 residents living in the areas around 15 specific locations across the borough. These letters contained information about the project and promoted the physical events that were due to take place at these locations. It also included a link to the online platform where the information from the events and an online feedback form was shown for residents to respond in their own time or if they were unable to attend the events.

Section 2: Data Collection Methodology

Online and physical survey responses

Data was collected through the Council's online consultation platforms, Commonplace and Citizen Space, as well as a series of in-person drop-in events in stage two.

In stage one, the Keep Hackney Building survey was hosted on Commonplace (keephackneybuilding.commonplace.is/).

In stage two, the site-specific surveys were hosted through Citizen Space, links to these can be viewed below at the top of each location's feedback section. The information boards shared at these events can be found in the appendix.

Completed paper surveys were collected at events and input by a member of the Consultation and Engagement team.

Section 3: Feedback

Stage 1: Help keep Hackney building

In early 2022 the Council launched a questionnaire on the Commonplace platform to collect opinions and suggestions from residents across the borough. The survey asked a series of questions about the future ambitions of the Council's housebuilding programme and also gave an opportunity for residents to share their suggestions on locations in their local area that could be utilised in the delivery of new homes for Hackney.

The purpose of this stage was to gather Input from local people on the principles of a new housing programme to help shape how and where the Council will focus its efforts as part of a new programme, ensuring these are brought forward to benefit and with support from the local community.

We received 199 responses through the online platform. A summary of the responses received follows.

How to read the data in this section

Not every Commonplace participant provided a response to every survey question. This means that figures will not always add up to the total number of participants (199).

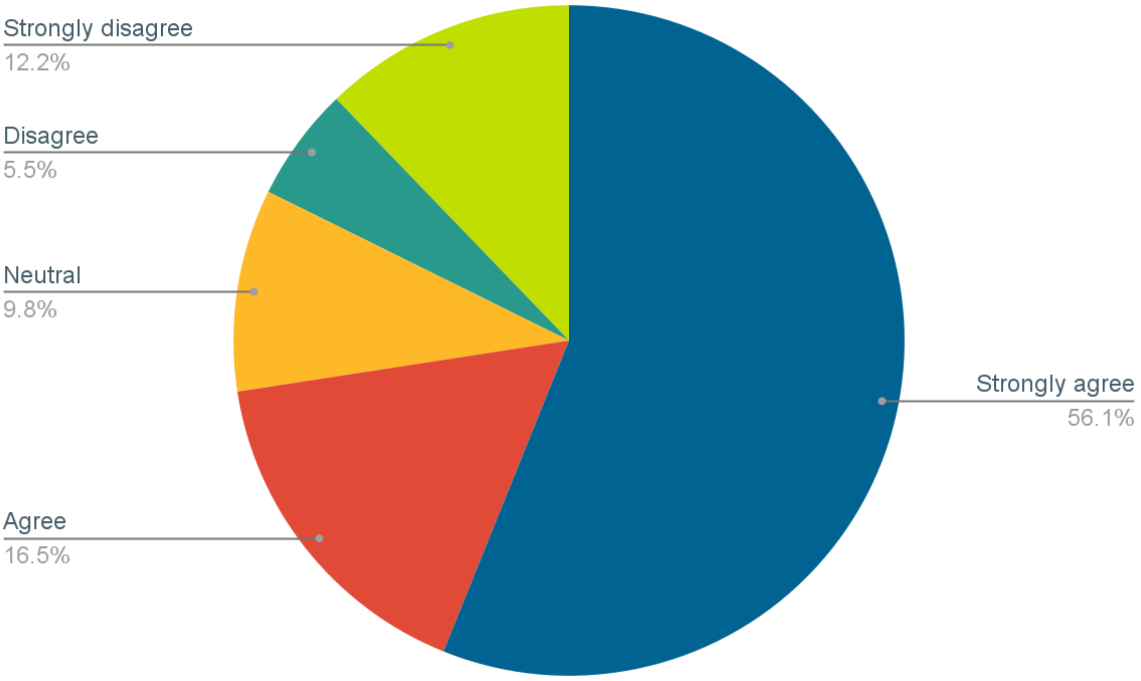
Some of the questions asked were multiple choice and some participants selected more choices than others so these numbers also do not equal the number of overall participants.

Where percentages have been used, they may not sum to 100%. This may be due to rounding, the exclusion of 'don't know' categories or blank submissions.

The Council's commitment

The first question asked was 'The Council is committed to investing in existing Council homes alongside delivering new Council homes for local people. Do you agree or disagree with this commitment?'.

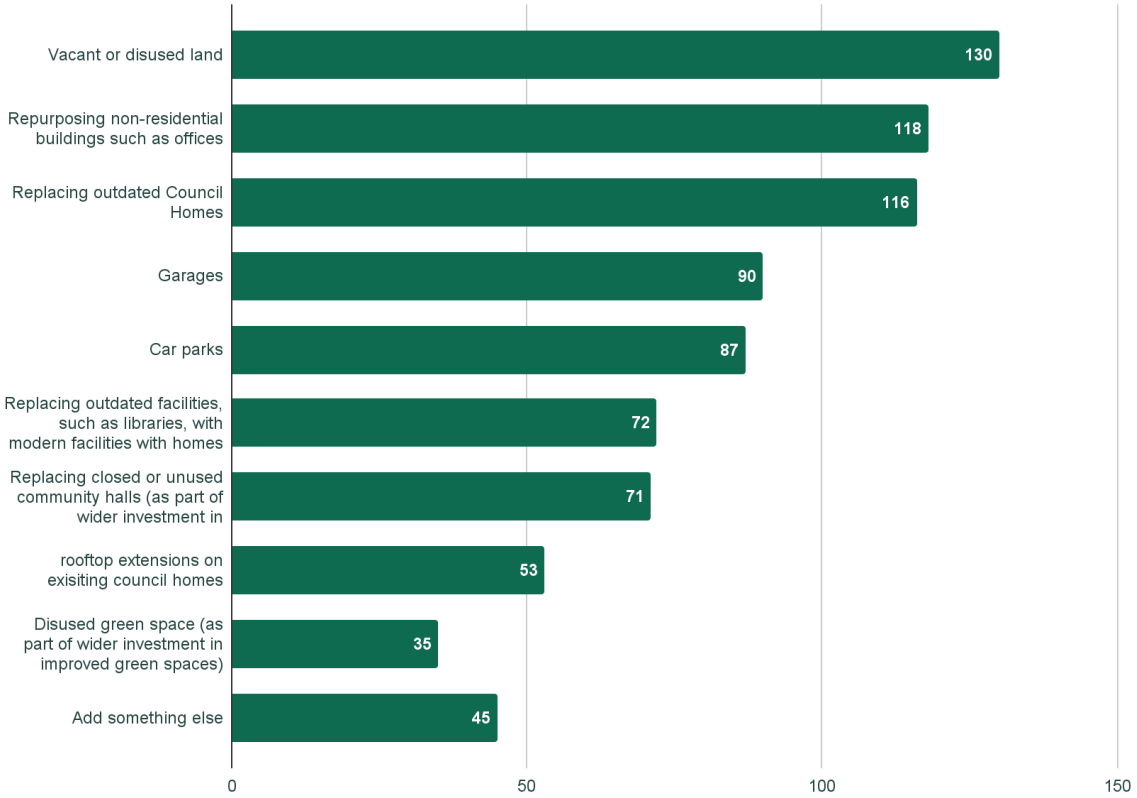
The majority of participants agreed with this statement with 92 'Strongly agree' (56.1%), 27 'Agree' (16.5%), 16 'Neutral' (9.8%), 9 'Disagree' (5.5%) and 20 'Strongly disagree' (12.2%). While 35 chose not to respond to this question.



Types of sites

The second question asked ‘What kinds of sites should the Council look to build new homes on?’. The most popular choice was ‘Vacant or disused land’ with 62.8% of participants selecting it.

This was followed by ‘Repurposing non-residential buildings such as offices’ (57%), ‘Replacing outdated Council homes’ (56%), ‘Garages’ (43.4%), ‘Car parks’ (42%), ‘Replacing outdated facilities, such as libraries, with modern facilities with homes included’ (34.7%), ‘Replacing closed or unused community halls (as part of a wider investment in community facilities)’ (34.2%), ‘rooftop extensions on existing council homes (25.6%) and ‘Disused green space (as part of a wider investment in improved green spaces) (16.9%).



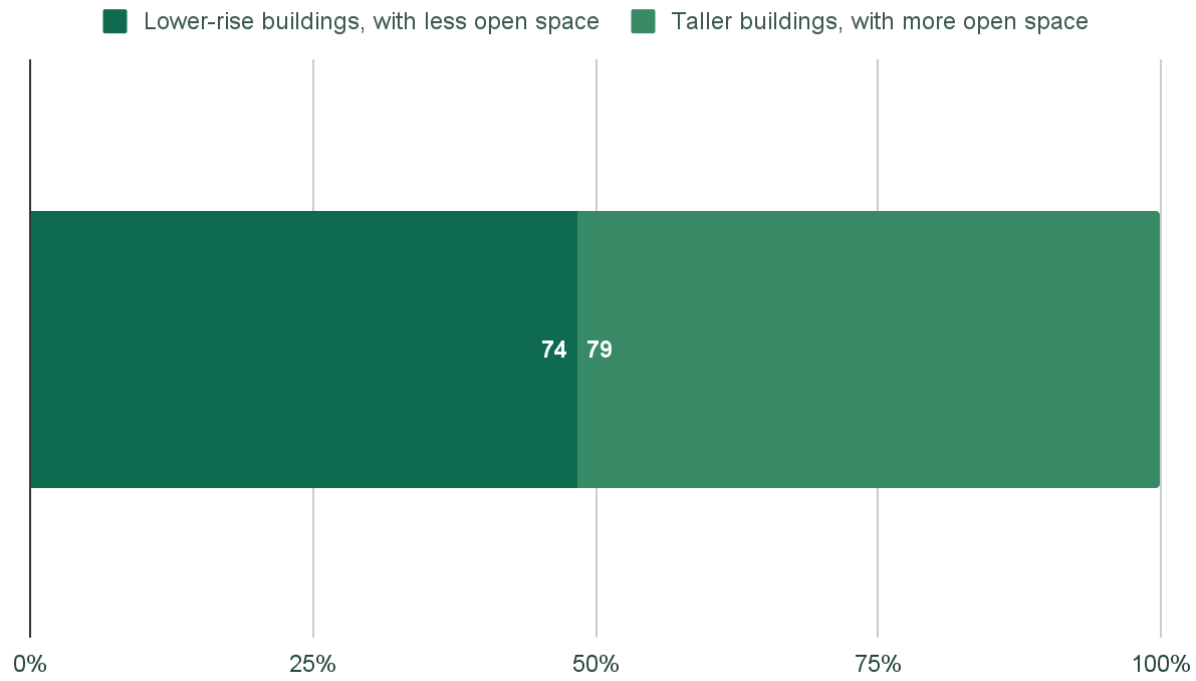
We also received 45 additional suggestions for options that included the following:

- ‘Refurbishing NOT replacing outdated council homes; Building where the local community consents AND to provide social-rent housing’
- ‘Reclaim the many properties lying empty in Hackney! eg 165 Queens Drive badly dilapidated as it's been left empty since 2016’
- ‘Empty commercial properties’
- ‘Shopping malls’
- ‘55 Morning Lane’
- ‘You should stop "infilling" existing council estates - it leads to overcrowding buildings and taking away open space and views of the sky from existing residents. You should also stop making every part of Hackney a conservation area or similar - none of these old buildings and houses are really worth keeping’.

Types of developments

The third question asked ‘To provide the number of new homes we need should the Council build…’, the options given were ‘Lower-rise buildings, with less open space’ or ‘Taller buildings, with more open space’. There was no clear leader in the responses with a difference of only 5 participants between both options.

With ‘Lower-rise buildings, with less open space’ on 39.6%, ‘Taller buildings, with more open space’ on 37.1% and 23.1% choosing not to respond.



The fourth question asked participants to explain their previous choice. Not all participants chose to provide this information, but a summary of the reasons is below.

Lower-rise buildings, with less open space:

- Lower-rise buildings are more in keeping with the character of the borough
- People do not like living in high-rise buildings and often have less open space per resident
- Leads to more issues from a housing perspective and become dilapidated quickly
- Low rise buildings foster better communities
- Less impact on neighbouring properties in regard to daylight and sunlight
- High rises are less suitable for families.

Taller buildings, with more open space:

- Preserving open and green space should be a priority
- Hackney is an inner London borough and should address the housing crisis by maximising housing
- Tower blocks are common in the borough and shouldn't be considered a bad thing
- Low rise buildings are not a good use of the land available.

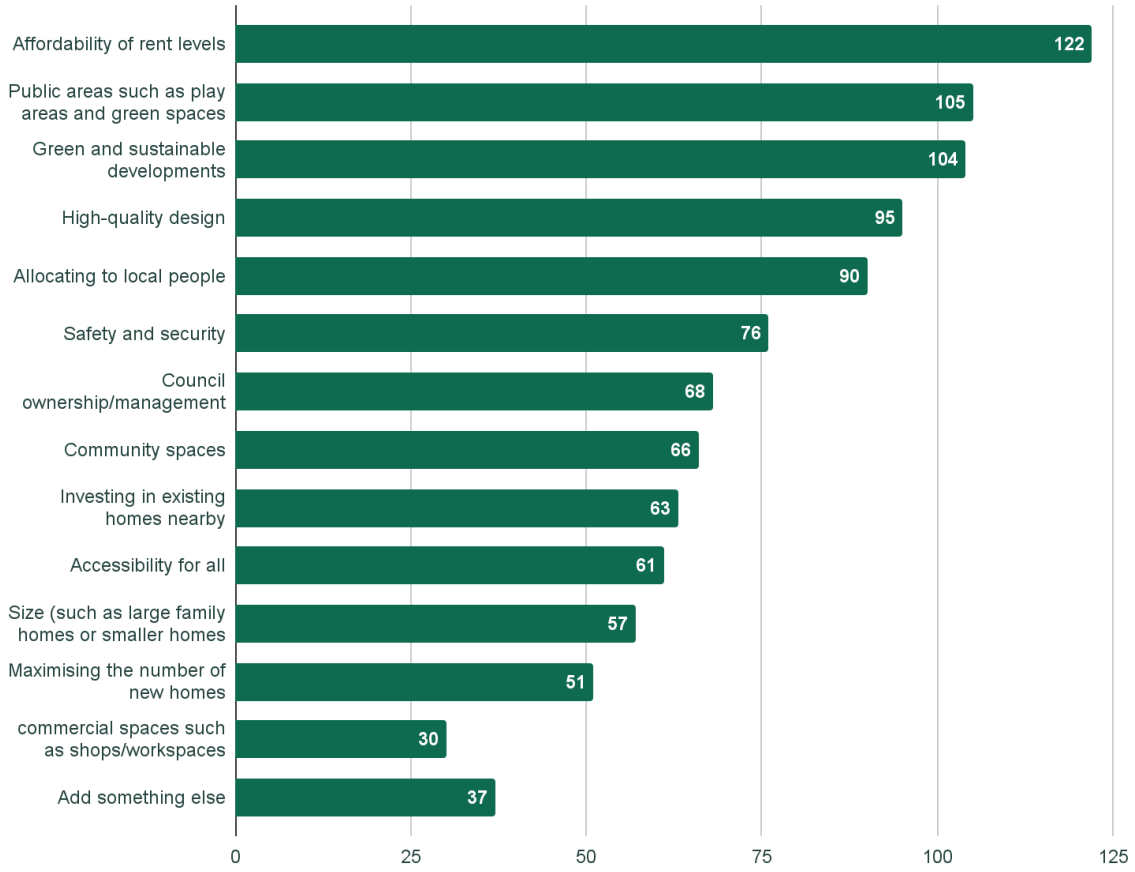
Priorities for building new homes

The fifth question asked 'What should the Council's priorities be when building new homes?'

The most popular choice was 'Affordability of rent levels' with 58.9% of participants selecting this answer.

This was followed by 'Public areas such as play areas and green spaces' (50.7%), 'Green and sustainable developments' (50.2%), 'High-quality design' (45.8%), 'Allocating to local

people' (43.4%), 'Safety and security' (36.7%), 'Council ownership/management' (32.8%), 'Community spaces' (31.8%), 'Investing in existing homes nearby' (30.4%), 'Accessibility for all' (29.4%), 'Size (such as large family homes or smaller homes for downsizing)' (27.5%), 'Maximising the number of new homes' (24.6%) and 'Commercial spaces such as shops/workspaces' (17.8%).



We also received 37 additional suggestions for priorities that included the following:

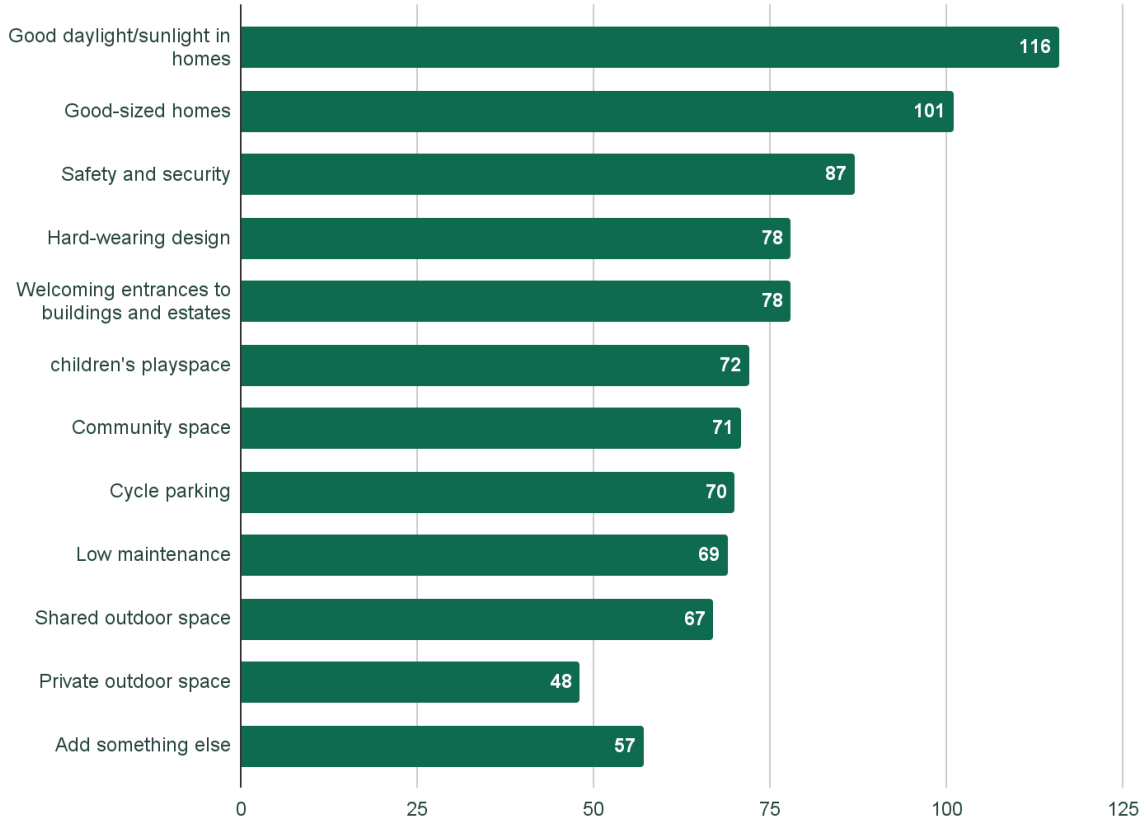
- Providing social rent housing to provide homes for people on the waiting list
- Not gentrifying Hackney
- Affordability must mean affordable
- Cycle parking and cycle storage
- Local letting should be prioritised and reducing the housing waiting list to prevent displacement and gentrification of areas
- Renovating existing council houses to maintain the housing stock.

New home features

The sixth question asked 'What features are most important for successful new home projects?'.

The most popular choice was 'Good daylight/sunlight in homes' with 56% of participants selecting it.

This was followed by ‘Good-sized homes’ (48.7%), ‘Safety and security’ (42%), ‘Hard-wearing design’ (37.6%), ‘Welcoming entrances to buildings and estates’ (37.6%), ‘Children's playspace’ (34.7%), ‘Community space’ (34.2%), ‘Cycle parking’ (33.8%), ‘Low maintenance’ (33.3%), ‘Shared outdoor space’ (32.3%) and ‘Private outdoor space’ (23.1%).



We also received 57 additional suggestions for priorities that included the following:

- Providing social rent housing to provide homes for people on the waiting list
- Not gentrifying Hackney
- A sense of community
- Accessibility
- Car parking
- More private outdoor space as communal spaces are rarely used
- Incorporate local heritage, naming is important to reflect Hackney’s antiracist history
- Well integrated with the surrounding community
- Sizes that address local need
- Energy efficient homes.

Location suggestions

We also asked participants to suggest locations that should be considered as part of the next stage of Hackney Council’s housing delivery programme. Below is a table of the suggestions received, along with a counter of the number of participants that submitted this site as a suggestion. Columns two, three and four show the amalgamated responses for each of the suggested sites from all participants.

	1	2	3	4
The number of times suggested	**Do you have any suggestions for locations that we could consider for new Council homes?**	**What is the current use at the location?**	**Why have you suggested this location?**	**What would you like to see delivered at this location?**
43	55 Morning Lane	Large one-storey Tesco supermarket with car park	It is already identified for development by the Council, to make better use of the site, To provide council homes on council-owned land, ample space for building up and down	Minimum of 50% social rent homes, retain the low-cost supermarket and town centre parking, Integrated open space with access for all connecting to St Augustine's and St John's churchyard
2	Millfields Cricket Pitch	Underused green space	To make better use of the space	New homes and new commercial space
2	Brownfield site at Link Street, E9 6DT in Homerton	Empty site	To make better use of the space	New homes
2	Downs Estate	Unused green space at the front of the nursery	To make it more family/child-friendly, To make it more attractive, To make it safer, To make better use of the space, We need private outdoor space such as balconies	Investment in the Downs Estate. As mentioned New balcony space.
2	Hathaway House	Council housing	Improve the estate to make it more attractive and safer	New building for existing residents with improved lifts

1	12-14 Englefield Road, N1 4LS	Disused building	To make better use of the space	Flats and development; it's depressing seeing underused space in such a busy city
1	St Leonards Hospital	Hospital with huge car park	It is a total waste of space	Partner with NHS to build new health centre and flats
1	Closed undercroft garages of tower blocks on Stanway Street and Appleby Street	Disused space	These are bricked up, could be put to better use	Artist/creative studio space
1	38 Marsh Hill, London E9 5PE	disused Family Mosaic site	To make it more attractive. To make better use of the space	New housing and a ground floor use that enhances the sense of high street created by the shops opposite
1	Millfields Waste Services Depot and car park	Electrical transmission substation, waste services depot and car park, and underutilised parks	To make better use of the space	Affordable homes, supermarkets or food store
1	Council owned land on Albion Grove	Former children's home, currently temporary accommodation	To make it more attractive. To make better use of the space, to make it safer	New homes, better public realm
1	Disused land/former school between Bakers Hill and Harrington hill	No current use	To make better use of the space	New homes, New wildlife habitats

1	Clapton Community Seventh Day Adventist Church	Vast site with derelict land	Underused	New homes
1	31 Trehurst Street	Council estate blocks with huge areas of green space and under used garages	Underused	New homes
1	Wally Foster Community Centre	Community centre	used only occasionally	New homes, community space, retail use
1	Kings Mead Estate	Housing estate	Areas around the estate could be put to better use	New homes
1	Fellows Court car park	Estate parking	Underused space	New homes
1	Garages on Penshurst Road for Banbury Estate	Garages are rented out, often for storage to non-council tenants	Need new homes locally	New homes
1	Christopher Addison House	Council building	underused	New homes
1	Disused space on Haberdasher Estate	Old playground	To make better use of the space	New homes
1	Jack Dunning Estate	Small houses	To make better use of the space	New homes
1	Kingsland shopping Centre	Single use shopping arcade	To make better use of the space,	New homes, improved retail offer, improve permeability
1	Manor House	Old and low rise buildings	To make better use of the space	New homes, greenspace, children's play areas, cycle storage, basement garages

1	Frampton Park Estate	Old and low rise buildings	To make better use of the space	New homes, greenspace, children's play areas, cycle storage, basement garages
1	Hackney Downs Estate	Old and low rise buildings	To make better use of the space	New homes, greenspace, children's play areas, cycle storage, basement garages
1	Hackney town hall car park	Car park	To make better use of the space	Low level new homes
1	Old pub on corner of Church Crescent	Currently empty	To make better use of the space	New homes
1	Aske House on Fanshaw Street	Old undersized housing	To make it more family/child-friendly. To reduce anti-social behaviour. To make it more accessible. To make better use of the space. To make it safer, To make it more attractive	
1	Southern area of Kingsland road	Empty boarded up shops	To make it more attractive. To make better use of the space	Terraced homes
1	Communal facility block on Mayfield Close Estate	Estate cleaners storage	To make it more attractive. To make better use of the space	New homes and Community space
1	165 Queens Drive	Old empty Victorian villas	To make it safer. To reduce anti-social behaviour. To make better use of the space. To get some action from	Restored to match the character of the area

			Hackney Council which continues to stress housing shortages	
1	St Mary's Estate, E2 8PA	Old housing estate	To see new three bedroom social housing homes	New homes
1	Somerville Estate	Housing estate	To make better use of the space	New design and higher rise
1	Portland Rise Estate	Housing estate	To make it more attractive. To make it more accessible. To make better use of the space	New homes, community facilities, shops, cafe
1	Car park at Daubeney Road	Car park	To make better use of the space	Homes, workspace
1	Opposite 12-14 Caldecott Way	Car park/garages	To make better use of the space	Homes, workspace
1	Pond Farm Estate	Empty space	To make better use of the space	Homes, workspace

Stage 2: Location-specific consultation

In July 2022 we wrote to a total of 8,836 residents living nearby to the 15 sites identified as having the potential to accommodate new homes without demolishing any existing homes. These locations also had the potential to deliver improvements to the wider estate.

The letters sent to residents set out the background of the project and promoted the Citizen Space online platform and location-specific events.

The purpose of these events was to help inform any decision on whether or not to progress proposals for future development at these locations by gaining an understanding of residents' views on the location and the opportunities future development could provide.

The online platform shared further details of the Council's house building programme, the results of the first stage of consultation and details of the potential for development in the area. Each of the online consultation pages were open for over six weeks.

The letters also invited residents to a location-specific event, the details of which can be seen in the table below. Joint events were arranged where the locations identified were close together.

These events were held to give residents the opportunity to speak directly with council officers about the potential for development and get answers to any questions they may have.

Event date (2022)	**Location**	**Letter distribution numbers (links show distribution area)**
Thursday 7 July, 4pm - 7pm	Selman House and Wellday House garages	796
Thursday 7 July, 4pm - 7pm	Morpeth Grove car park and garages	555
Tuesday 12 July, 4pm - 7pm	Welshpool Street car park and depot; Orwell Court garages	990
Tuesday 12 July, 4pm - 7pm	Blackwell Close garages	528
Thursday 14 July, 4pm - 7pm	Nye Bevan Estate garages	732
Thursday 14 July, 4pm - 7pm	Buckland Court garages	465
Saturday 16 July, 11am - 2pm	Fellows Court garages; Weymouth Court garages	879
Saturday 16 July, 11am - 2pm	Regents Court garages and car park	676
Thursday 21 July, 4pm - 7pm	Morris Blitz neighbourhood office	672
Thursday 21 July, 4pm - 7pm	Blandford Court garages	987
Saturday 23 July, 11am - 2pm	Cropley Court garages	584

Thursday 28 July, 4pm - 7pm	Wayman Court car park; 161 Graham Road	972

Below is a summary of the feedback received at each of these events along with the online feedback forms that were completed. The main objective of this survey was to learn more from residents about what they like about where they live and if there was anything that they would like to see improved in their local area. This was undertaken to better understand the surrounding area and the local assets that needed to be protected, as well as understand any improvements that could potentially be delivered alongside any new homes.

We included three open questions to give participants an opportunity to tell us their views and ideas. The questions were:

- What do you think works well in the area?
- What would you like to see change or improve?
- Where do you think are the best places to build new homes in this area?

We received 447 feedback submissions both at the physical events and online, a breakdown of these submissions can be seen in the site feedback summaries below. The report includes quotes and direct comments from both the feedback forms and in-person events to give further insights and provide more detailed context to the responses.

Location-specific feedback

Selman House and Wellday House garages

About the location

- The garage block and car park at Selman House and Wellday House is one of the 15 locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces around the blocks.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 796 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 27 June 2022 and Wednesday 7 September 2022.

- An event was held on Thursday 7 July in the car park adjacent to Selman House and Wellday House.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 20 feedback forms were received, including 18 at the event and a further two online.

- Around 30 local residents attended the event.

General feedback

- The overall feedback from the engagement suggests there are relatively few concerns about the prospect of building homes on the site, with little concern about the loss of garages and a strong desire for the location to be improved.

Specific issues raised

- A few attendees shared concerns over the loss of car parking, but this was not shared for the garages. While others expressed their concerns about parking in the car park, as it was prone to thefts and vandalism.

- Several attendees were older residents looking to downsize, but unable to find suitable options.

- Concerns were shared by attendees from Selman House over the fire escape being blocked by belongings. Concerns over dampness and drainage were also shared.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas, and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- Two participants stated that **the playgrounds and access to parks** were local assets. **Good neighbours and the local community** were also mentioned by two participants, with specific mentions of a 'Sharon with community lunches' helping to break down isolation and loneliness for local residents.

What would you like to see change or improve?

- 14 participants raised housing repair concerns, these included; **leaking/flooding roof** on Wellday House, **fire doors blocked/locked** in Selman House, **out-of-service lifts**/poor lift maintenance, **estate cleaning insufficient**, **fire safety of existing balconies**, **leak concerns relating to existing balconies** and **damp repairs and black mould concerns** in all areas.

- Eight participants stated that it was **difficult to get hold of housing officers**, some stated they had **no idea who the officer for the estate was**, and the need for an **estate survey to capture all repair needs** was frequently suggested. A number of these participants asked for regular housing officer meetings on the estate to be restarted.

- Five participants discussed the **need for better greenspace**, with specific reference to the **need for better maintenance of greenspace** by Selman House, and a request to see **play areas and allotments delivered on the car park space**. Four participants mentioned **anti-social behaviour in the area**, but with no specifics. CCTV was suggested as a solution.

- 11 participants discussed the **needs of current residents for better homes**, the **need to downsize** and a number of these **suggested the existing buildings should be demolished and redeveloped**.

Where do you think are the best places to build new homes in this area?

- Six participants suggested some **former play space on Heartlake Road**. Nine participants stated they would **support development in the area of the garages**, with some requesting that existing buildings be included in the redevelopment. Three participants stated they were **against any development** with opposition based on **not wanting to lose light or views**.

Morpeth Grove car park and garages

About the location

- The garage block and car park on Morpeth Grove are one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used, providing much needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 555 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 27 June 2022 and Wednesday 7 September 2022.

- An event was held on Thursday 7 July in the open space adjacent to the car park and sports cage.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 34 feedback forms were received, including 23 at the event and a further 11 online.

- Around 50 local residents attended the event.

General feedback

The overall feedback from the engagement suggests there is a split between support and opposition to the proposed development, with 11 stating support and 9 stating opposition in feedback forms. Overall the protection of the MUGA space was essential if any development was to be brought forward.

Specific issues raised

- The MUGA is well-used and loved by residents. It is used by a variety of age groups.

- Some attendees shared concerns over the loss of parking.

- Some attendees said that garages are used to charge electric scooters.

- Existing greenspace is well-used by residents.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- 20 participants stated that the **MUGA/sports pitch is a well-loved space** by all the community, “The basketball pitch is really good as it is a safe place for kids of all ages to play”. It was also noted that the wider areas of the estate were a **safe space to allow children to play unsupervised**.

- Eight participants discussed **the sense of community** as a good point. Four participants discussed **feeling safe on the estate**, and support for the **security doors was specifically mentioned.**

- **Low traffic levels in the area** and the **ability to cycle around freely** were discussed by eight participants. Parking was also discussed by eight of the participants, with some explaining that **parking in the wider area was limited** and that estate parking is needed.

What would you like to see change or improve?

- Eight participants mentioned that they would like to see additional parking on the estate due to the limited availability in the local area. Eight participants discussed **more greening in the area**, such as **planting**, **trees** and more **communal green space**. Six participants requested more **children's play space**.

- Seven participants raised **concerns over the maintenance and cleaning** of the common areas on the estate, as well as reports of **littering**, **fly-tipping** and **dog mess. Bin collection** was also discussed by one participant who stated that litter is often left behind on collection day.

- Four participants requested more support for **greener transportation** options including cycle storage and car charging points. A few attendees noted the high volume of traffic around Morpeth Grove and requested traffic calming measures.

Where do you think are the best places to build new homes in this area?

- Some specific suggestions were made, including; **Hackney Marshes, Homerton Hospital area, the old laundry site, 16 Rutland Road and Hackney Wick**. Three participants described the borough as already too densely populated and development outside of the area/London was the only way to address housing needs.

- 11 participants were **supportive of development on the site**, with a majority of them stating **the community space needed to be protected**, specifically the MUGA. Nine participants were **opposed to development of the space**, with most stating the area was already overcrowded.

Welshpool Street car park & depot and Orwell Court garages

About the location

- Welshpool Street depot and car park, and Orwell Court garages, are two of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the immediate area.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 990 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Friday 1 July 2022 and Wednesday 7 September 2022.

- An event was held on Tuesday 12 July in the open space adjacent to the Orwell Court garages.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 56 feedback forms were received, including 40 at the event and a further 16 online.

- Around 100 local residents attended the event.

General feedback

- The overall feedback from the engagement suggests there was more support for the development of the Orwell Court location than the Welshpool Street car park. During the event, a petition was shared and signed by 35 Welshpool House residents, stating opposition to any development.

Specific issues raised

- Orwell Court garages are used by local residents for parking, as parking in the area is difficult. Some non-estate residents also rent garages for storage.

- Attendees from Welshpool House were against any loss of car parking.

- A certain amount of animosity from residents towards the Broadway Market, with road closures, anti-social behaviour, late-night noise and the impact of deliveries to the market area being raised.

- Attendees felt that the Council prioritised the market over local residents.

- Broadway Market brings a lot of anti-social behaviour to the area, with drunks and late-night noise. This was put down to licensing changes in the area.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- 14 participants were positive about **Low Traffic Neighbourhoods (LTNs), pedestrian access** and **cycle infrastructure.** Some participants commented that residential areas need to be separated and protected from the Broadway Market area, particularly the night-time impact of local pubs and bars, including late noise, taxi drop-offs and problems with drinkers urinating near homes.

- **12 participants listed greenspace and playspace** as positive local assets, the **football pitch**, **skate parks** and **children's play spaces at London Fields** were mentioned specifically.

- Broadway Market was discussed by nine participants, with five stating it had a **positive impact** and four stating it was **taking away space from local residents**. Many participants celebrated the market's diversity, however, requests were made for **residential spaces to be given more protection from the noise**, and for measures to minimise the parking impacts of visitors and tourists to the area, particularly on market days and at night.

What would you like to see change or improve?

- 17 participants discussed **local infrastructure and community needs**, many of these suggested that the area's **schools and medical services were overstretched** and had **not kept up with the area's population growth**. Others focused on the area **being busy with tourists**, and stated that the frequency of **litter and rubbish collection was not sufficient to meet the need**. Four of these participants also asked for **better facilities for older children and teenagers**, such as youth clubs and outdoor gyms.

- 21 participants discussed traffic-related concerns such as **congestion, parking and road access, with 16 participants requesting resident-specific parking facilities.**

Seven attendees raised concerns about emergency access to the residential blocks due to the market, road closures and congestion in the area.

- **15 participants voiced support for resident-specific green spaces**, more **accessible community spaces**, and **better maintenance and upkeep in existing spaces** to cope with the number of visitors.

- 14 participants also discussed **anti-social behaviour issues** ranging from **drug use in the garage area and around Welshpool Street**, as well as the impact **on residents from late-night licensing** including noise, public urination and violence.

- Four participants discussed the **need for storage in the area** and explained that the garages are used for this. Four participants also raised concerns over **overcrowding in the area**, both from residents and tourists, using the same spaces.

Where do you think are the best places to build new homes in this area?

- A number of participants made suggestions including; a **derelict/disused gas tank area along the canal**, **building around the railway arches**, **Laburnum Street**, **Wick Road**, **Duncan Road**, and the corner of **Dericote Street and Cranston Street**. The **Suffolk Estate TMO office**, which forms part of the Welshpool Street location, was also suggested.

- Overall, 18 participants **shared their support for the development** of the proposed sites, with 11 **supportive of the Orwell Court site** specifically, two **supportive of the Welshpool Street location and five supportive of both**. 13 participants **opposed the development in the area**, with four **against any form of development at all**, seven **opposed to the Welshpool site only** and two **opposed to Orwell court being developed**.

Blackwell Close garages

About the location

- The garages at Blackwell Close are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 528 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Friday 1 July 2022 and Wednesday 7 September 2022.

- An event was held on Tuesday 12 July in the open space adjacent to the garages.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- Five feedback forms were received, including three at the event and a further two online.

- Around 10 local residents attended the event.

General feedback

- The overall feedback from the engagement suggests there are relatively few concerns over the prospect of future development, with three participants stating their support. Further investment in community facilities in the area is desired, with the possible addition of sports or community facilities.

Specific issues raised

- Attendees stated that more housing was needed locally, with an acknowledgement that the site could be better used.

- The garages are currently used as a playspace for ball games.

- The community garden is only used by a small number of residents.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- Three participants stated that the area had a **good community** and was a **peaceful area**. One participant put this down to the area being **diverse** and **full of multi-generational families** with **good youth clubs**. **Good access to public transport** and **available green spaces** was also discussed by one participant.

What would you like to see change or improve?

- Four participants asked for a **variety of community facilities** such as **sports areas**, **play equipment** and **community centres**. One participant requested additional **lighting in the area to improve safety**. Another participant raised concerns about drainage and flooding in the local area.

Where do you think are the best places to build new homes in this area?

- No specific suggestions were made through the feedback forms, but three participants did state their **support for the development of the garage space**. One participant suggested **building in disused buildings that have no community benefit**.

Nye Bevan Estate garages

About the location

- The garage blocks at Nye Bevan Estate are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 723 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 4 July 2022 and Wednesday 7 September 2022.

- An event was held on Thursday 14 July in the open space adjacent to the Nye Bevan tower.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 32 feedback forms were received, including 30 at the event and a further two online.

- Around 50 local residents attended the event.

Feedback
General feedback

- The overall opinion was split on possible future development. The loss of parking and the security of garages was a concern raised. Those in support stated they would not like to see a tall building on this site.

Specific issues raised

- Several attendees shared concerns over the loss of car parking if the garages were removed. Issues of damage to cars and car thefts locally, and garages offer additional security.
- Some attendees discussed concerns over the height of any new development 'hemming in' existing buildings.
- A number of attendees hoped that any new development would deliver larger homes to address local overcrowding needs.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- 12 participants were positive about **access to greenspace,** specifically the green space around the estate and Hackney Marshes.

- **Eight participants stressed the importance of the estate's sense of community, activities on offer** and **diversity**. The **garages were stated as well used** by local residents and an **important asset** by eight participants. **Three participants expressed that the parking was important to them.**

- Participants also spoke positively of the **transport links**, the **height of the existing buildings** and the **overall feeling of safety in the area**.

What would you like to see change or improve?

- Nine participants raised concerns about the overall **security and frequency of anti-social behaviour in the area.** Those who stated this as a concern listed **drug use**, **vandalism**, **public urination** and **car theft** as the most common anti-social behaviour in the area.

- Nine participants discussed specific housing services concerns relating to the existing homes. These complaints included; poor **estate lighting**, with a number of bulbs out, poor **maintenance of shared spaces**, such as entrances and broken lifts.

- One participant stated that the **TMO was poor at responding to repair** requests and another participant noted that the **security of the estate has become worse since the concierge was removed**.

Where do you think are the best places to build new homes in this area?

- Several suggestions were made that included: **Clapton Park garages**, **the community hall**, **disinfecting station building on Millfields Road**, **Hackney Downs** and **Overbury Street garages**.

- **Opinion was split on the development** of the garages, as five participants supported it and another four were against it. Those against did not want **overcrowding in the area** or **to lose the garages**, and those in support said they would **support it if not a high-rise building**.

Buckland Court garages

About the location

- The garages at Buckland Court are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 465 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 4 July 2022 and Wednesday 7 September 2022.

- An event was held on Thursday 14 July in the open space adjacent to the garages.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 22 feedback forms were received, including 19 at the event and a further three online.

- Around 35 local residents attended the event.

General feedback

- The overall feedback from the engagement suggests there are a number of housing maintenance-related concerns in the area, with little opposition to development shared by participants, but some anxiety was shared over the potential density and height of any development.

- Nine participants stated their **support for development, but shared concerns over density and loss of privacy**, while four participants stated their **opposition to it.**

Specific issues raised

- **Vermin was raised as a big issue across the estate**, suggesting that hollow spaces are being used as nests for rats following the installation of district heating works.

- Attendees from Cranston Estate stated they would like **access to the Buckland Court resident garden**.

- Concerns about the **height of any development were shared** by many attendees, as well as the loss of storage space.

- Buckland Court attendees stated **improvements were needed in communal areas**. **Maintenance issues in flats** were raised by residents of Cranston Estate.

- **Anti-social behaviour and security concerns** were also discussed by attendees, these related to a number of recent burglaries.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- Nine participants were positive about the **community feel and neighbourliness of the area**. Seven participants also mentioned the quality of **green space and public space** as an asset of the area.

- Three participants praised **access to public transport** as a good local asset. Three other participants also stated that the **TMO was good**. One participant said that the pram shed was useful, another praised the proximity of **local schools** and one also listed the diversity of the area as a positive.

What would you like to see change or improve?

- Seven participants stated that the lack of **green space and the maintenance of the current greenspace is a concern and naming tree pruning, fly-tipping**, and **lack of planting as** specific issues. Six participants from Cranston Estate complained about the **problem of rats living around the blocks**.

- Seven participants requested more **community facilities such as a community centre**, **community outdoor spaces**, **storage space**, **more playspace** and **food shops**. The **security of homes and the wider area was raised** by five participants, with requests for CCTV and better lighting.

Where do you think are the best places to build new homes in this area?

- Participants suggested **De Beauvoir Square, the old Iceland site and disused business space** in the Old Street areas. Four participants suggested **rooftop extensions** to help meet local housing need.

- Nine participants stated their **support for development, but shared concerns over density and loss of privacy**, while four participants stated their **opposition to it**. Opposition was based on the area being **overcrowded and parking issues** when a reason was given.

Fellows Court garages and Weymouth Court garages

About the location

- Fellows Court and St Mary's estate are in one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 879 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Wednesday 6 July 2022 and Wednesday 7 September 2022.

- An event was held on Saturday 16 July in the open space adjacent to the garages.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 14 feedback forms were received, including 10 at the event and a further four online.

- Around 45 local residents attended the event.

General feedback

- The overall feedback from the engagement suggests there are a number of significant issues related to housing services repair work on the estate. Support for the potential development was mixed in the feedback received, with concerns for overcrowding and oversubscribed local services given as reasons for opposing the idea.

Specific issues raised

- Most attendees **supported the delivery of new homes** in the car park.

- Some attendees stated that there was a **lack of local facilities** such as GPs, shops and libraries. Some residents **expressed a desire to see these delivered alongside any future development**.

- A **number of the garages are being used for parking and not just as storage**.

- Several attendees expressed **concern over any development, due to the impact of construction** and of **delivering homes on a confined site**.

- A number of attendees noted a **level of disrepair in Fellows Court**, with specific mention of **cladding being missing from communal space** and not yet replaced.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- Three participants explained that they are garage users and are keen that these are kept. One stated that parking on the street is difficult so the **estate parking is a benefit**. Two participants praised the area for being **friendly and family orientated**.

- Two participants were positive about the **green space between buildings**, but suggested it needed to be better looked after and utilised. **Local shops**, **cleanliness of the area** and **regular bin collection** were each mentioned by one participant as good things in their area.

What would you like to see change or improve?

- 10 participants listed a range of **maintenance or repair issues**, this included; poorly kept **corridors at** Fellows Court on the 13th floor, out-of-service **lifts**, **major leaks** in homes, **corroded pipes**, and **blocked baths and hand basins** in flats. Most of these participants requested these works be completed before any redevelopment takes place.

- Four participants stated **concerns about anti-social behaviour** in the area, one of which mentioned drug use in the building. Two participants believed **signage on the estate was insufficient** and that the **numbering system was confusing for delivery drivers**. One participant requested that **housing officers needed to visit the estate and engage better with residents**.

Where do you think are the best places to build new homes in this area?

- **London Fields park** and an unspecified **'play space' on Hackney Road** were suggested as possible sites. **Opinion was split on the development** of the garages, as four participants supported it and another four were against it.

Regents Court garages and car park

About the location

- The garages and car park at Regents Court are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 676 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 4 July 2022 and Wednesday 7 September 2022.

- An event was held on Saturday 16 July in the open space adjacent to the children's play area.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 73 feedback forms were received, including 27 at the event and a further 46 online.

- Around 75 local residents attended the event.

General feedback

- The overall feedback from the engagement suggests there was little support for development at Regents Court, with 18 stating their opposition in the feedback. While only six supported the development, those that opposed it outlined concerns about overcrowding, impact on local infrastructure and the need for parking locally as their reasons for opposing.

- During the event a petition was shared and signed by 91 residents, stating opposition to any development. The cover letter for this petition seems to contain a number of misleading points concerning what is being proposed. This cover letter can be seen here.

Specific issues raised

- Attendees that use the car park **did not want to see parking reduced**, as it is difficult to find on-street parking. **Parking restrictions were requested for Pownall Road** to prevent market users and tourists from parking there.

- Some attendees, from the 6-storey element of the estate, were **concerned about the loss of light**.

- Attendees wanted **assurances of the protection of the green space, play space and sports court**, both during any construction and for the long-term benefit of residents.

- Many attendees **raised concerns over dampness and mould** in existing blocks.

- **Rooftop development on top of the existing 4-storey block was suggested by several attendees** instead of the proposed site.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- 24 participants answered that they appreciated the **open space at the centre of the estate** that includes the **MUGA**, **children's play and green space as a community asset**, and that it gives the area a focal **point for community activities**.

- Eight participants listed the **sense of community and safety of the estate** as a benefit of the area, with most mentioning that the **children's play space and MUGA are always busy** for both residents on the estate and nearby. The same number of participants discussed the **openness of the area due to the canal** as a great asset.

- Eight participants voiced opposition **to any development** and raised concerns ranging from **impact on the density of the area**, **loss of parking**, **loss of light**, **overcrowding** and the **loss of community space**. Three residents shared support for development, however expressed concerns over the loss of light and views.

- One participant mentioned **good public transport**, **cycling provision** and **greening efforts** in the neighbourhood.

What would you like to see change or improve?

- 20 participants raised **concerns over the general maintenance and cleanliness of the estate**. Within this, some specific complaints were raised regarding the **lifts being out of service** regularly, **fly-tipping in communal spaces**, **windows and**

doors needing replacing in the existing blocks, **leaks in flats** that have led to **dampness and mould issues**, as well as poor **heating** and **ventilation.**

- 10 participants discussed the need for **more parking** and **better enforcement of parking restrictions**, with specific requests made for an **extended CPZ** and **traffic havens needed on Pownall Road** to secure resident parking, particularly on Broadway Market days.

- Two participants noted a **lack of cycle lanes** and requested **more cycle storage.** 10 participants discussed **public realm improvements**, with three participants asking for **more seating in communal spaces**, and two for **more trees and better landscaping**.

- **Five participants raised security concerns** around the estate and the need for CCTV **and lighting improvements**. **Anti-social behaviour** was raised by three participants, with specific concerns over **drug taking and public urination** in communal spaces.

- Three participants stated they were **against any development in the area**, while four participants said they **would support the delivery of new homes if the design was right**.

Where do you think are the best places to build new homes in this area?

- 18 participants stated their **opposition to development in the area**, giving reasons of **overcrowding**, **impact on local infrastructure**, **need for parking**, and **loss of light**. Four of these participants also **suggested sites in less densely populated areas** should be pursued.

- Six participants were in **support of development**, stating the **need for housing** and the **disrepair of existing garages**. Six participants also **suggested rooftop extensions** as a solution for housing need.

- Other sites that were suggested for new homes included **Marlborough Avenue**, **sites around Broadway Market**, **space opposite Haggerston Park on Queensbridge Road**, **Hillman Street Council Building**, **Orwell Court street garages** and **Scribbers Street**.

Morris Blitz neighbourhood office

About the location

- The disused neighbourhood office at Morris Blitz Court is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 672 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 11 July 2022 and Wednesday 7 September 2022.

- An event was held on Thursday 21 July in the open space adjacent to the disused neighbourhood office.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- Nine feedback forms were received, including seven at the events and a further two online.

- Around 10 local residents attended the event.

General feedback

- The overall feedback from the engagement was supportive of development on the site of the neighbourhood office. There was a desire to see the building used for something, as well as an appetite for investment in the open space around the estate for the benefit of residents.

Specific issues raised

- Attendees noted that the disused **neighbourhood office was an eyesore and should be redeveloped**. One attendee asked for the neighbourhood office to be **redeveloped into a community space**.

- It was noted that only one of the garages was used by residents, and the other undercroft areas could be used to **deliver alternative community benefit or workspace** so the area was better used.

- A majority of attendees discussed the **greenspace and landscaping around the estate** and noted it **could be put to better use and made more accessible to residents.**

- Several attendees expressed an **interest in establishing a TRA**.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- Four participants stated that **the community feeling in the area** was the best thing about living here, “The neighbours are amazing, so many things to do with the children”. Three participants described **nearby parks and greenspaces as local assets**. Participants also noted **shops**, **schools**, and **links to local transport** as positive aspects.

What would you like to see change or improve?

- Four participants stated that the maintenance of the **communal space could be better**, with specific reference to a **vermin issue in the bin storage areas and neighbouring residents using the bin storage.**

- Three participants mentioned the overall **security of the estate** and raised concerns about drug use around the garages. Two of the participants suggested CCTV to help mitigate the issue.

- Two individuals requested **space for children to play on the estate** and one participant requested a **community garden in some of the green space**. One resident also noted that **pigeons were a continuing issue for residents on higher floors**. Other items requested by one individual include better **recycling bins**, **bicycle storage**, **better energy efficiency in existing homes**, more **biodiversity across the estate**, and **solar panels being installed on the roof**.

Where do you think are the best places to build new homes in this area?

- Four participants **agreed with the development of the neighbourhood office**, with one suggestion that the **entire estate needed to be rebuilt**.

Blandford Court garages

About the location

- The garages at Blandford Court are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 987 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 11 July 2022 and Wednesday 7 September 2022.

- An event was held on Thursday 21 July in the open space adjacent to the disused neighbourhood office.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 32 feedback forms were received, including 24 at the events and a further eight online.

- Around 50 local residents attended the event.

General feedback

- The overall feedback from the engagement was mixed in regard to the potential development of the garage area. Opinion in the feedback was split equally, with supportive comments reliant on the proposed density of the new building and also the possible retention of some parking in the area. Opposition to the proposal was based on the impact on current residents' quality of life through loss of light and privacy, and disruption from construction.

Specific issues raised

- A majority of attendees **raised concerns over anti-social behaviour**, with specific **issues with drug taking and vandalism** in the area discussed. As well as **unauthorised access to buildings**.

- Several attendees from Blandford Court stated there was **disrepair in and around their home that needed to be addressed**.

- In relation to any new homes in the area, **attendees expressed concerns about loss of light, proximity to existing homes and impact on privacy**. **Proximity to the main road** was also discussed as less than ideal.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- 10 participants praised the **sense of community and neighbourly feel of the estate.**

- Seven participants mentioned that the parking at Blandford Court was something they wouldn't want to lose as "**Parking in the car park feels safer than on the local streets**". Parking spaces were also noted as needed by residents with accessibility issues and for those that receive regular visitors.

- One resident noted they were still **waiting for a video doorbell** that was promised by housing services and not yet installed. The **management of the local area, cleaning and maintenance was raised** by three participants as **needing improvement**. Four participants noted **the area was improving over time**, with one stating this has happened since the London Olympics.

- Five participants listed the **open and green spaces as assets of the area**, with three of these praising the **children's playspace as being good and safe enough for children to play unsupervised**.

- Three participants stated they **did not think there was anything good about the area**. One also stated they had **concerns over drug dealing, muggings, drunks and other anti-social behaviour**.

- **Three participants stated they would be against any development** on the site discussed, while **two participants supported new homes** on the site.

What would you like to see change or improve?

- **Anti-social behaviour was the most discussed response**, with 18 participants sharing their concerns. These concerns related to **drug use in and around the estate**, with one participant stating '**lots of drug addicts on open staircases**'. 14 participants raised **concerns over the safety and security of the area**, with two mentioning **video doorbells** and two others discussing that **new security doors**

were promised to access the building. Three participants also raised complaints over the lighting in communal spaces being faulty or needing improvements.

- **General maintenance and cleaning of the estate** were raised by 16 participants, with the majority noting it was not good enough. **Drainage in the estate and leaks from roofs** were also raised by four participants. The **bin storage needing fob access** was also raised by two participants.

- **Bike storage and general storage for residents** were raised by four participants as something that was needed on the estate. The **communication between the Council and residents** was raised by three participants as needing to be improved, with one noting that **works taking place on the estate were not sufficiently communicated** to residents, while another stated **reporting repairs were difficult** and often took too long with no reasoning given.

Where do you think are the best places to build new homes in this area?

- 11 participants stated they were **against the proposed development for a variety of reasons**. These included **disruption from construction**, preferring to have the **space deliver community green space or resident storage**, the area becoming **overpopulated** and **confined**, the **effect on light** and **privacy in existing homes,** and **changing the character of the area**.

- 11 participants shared support for the development of the site, with some noting certain conditions such as **retaining some of the parking**, **not building too tall**, **delivery of new communal spaces** with homes, and one noted that **all of Blandford Court should be redeveloped**.

- Several sites in the local area were suggested as possible locations for new homes, this included; the **triangular site on Kingsland High Road and Enfield Road**, the **Vietnamese Community Centre** and the **Old Hoxton Fire Station**.

Cropley Court garages

About the location

- Cropley Court garages are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and improving the public spaces in the surrounding estate.

- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 584 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Monday 11 July 2022 and Wednesday 7 September 2022.

- An event was held on Saturday 23 July in the open space adjacent to the disused neighbourhood office.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- Five feedback forms were received at the events.

- Around 18 local residents attended the event.

General feedback

- The overall feedback from the engagement was that participants were not happy with the running of the TMO and were concerned about bringing in new residents to the estate. Tenure was the most important consideration for a majority of attendees at the event.

Specific issues raised

- Attendees stated that there was an abundance of 1 bed and 2 bed properties on the estate, and there was a **need for larger homes for families**.

- We were told there are several older residents in **under-occupied homes that need to be supported in downsizing**.

- Attendees who were previously involved in the Tenant Management Organisation (TMO) noted that **any development that was not 100% social rent would not be supported locally**.

- A few attendees were **critical of the current TMO in regard to repairs and maintenance of the estate**. Some shared **concerns that any new homes would come under the same management** and cause further issues.

- **Concern over any loss of trees** was also discussed with participants.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

What do you think works well in the area?

- Participants listed the amount **of green space on the estate, but explained that it could be better maintained and utilised**. Some participants **criticised the repair work, cleaning and maintenance of the buildings by the Tenant Management Organisation (TMO)**. The **community spirit was described as a local asset**, despite the relationship with the TMO.

What would you like to see change or improve?

- All participants explained that the **green space could be better used**, with suggestions of a **children's playspace**, **community growing space** and **more flowers and greenery**. Two participants noted that **safety and security in the area could be improved** and requested additional CCTV. Two participants raised concerns about **local services** (GP services, dentists, schools) **being oversubscribed**. One participant explained that **a lot of residents of the estate were in overcrowded** accommodation.

Where do you think are the best places to build new homes in this area?

- Two participants were supportive of the concept, but explained that the TMO needs to improve before new homes are brought to the estate. One participant asked that **local residents in need be prioritised for any new homes**. Two suggestions were made for the **Shoreditch Neighbourhood Office** and the **garages on Shaftesbury Street** as locations for possible delivery of new homes.

About the location

- The car park and garages block at Wayman Court and 161 Graham Road are two of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding areas.

- These locations were also identified because they could have the potential to unlock improvements to the wider area or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

Distribution

- 972 letters were sent to the surrounding area (see distribution area).

Engagement

- Engagement took place between Friday 8 July 2022 and Wednesday 7 September 2022.

- An event was initially planned for Thursday 19 July, but due to a red weather warning because of the heatwave, the event was postponed to Thursday 28 July. This event took place in the open space adjacent to Wayman Court. During the event, the team was informed that a number of residents were not able to attend as the school holidays had begun. A repeat event was therefore held on Tuesday 6 September for those not able to attend.

- An online survey was hosted for the duration of the engagement period.

- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

Responses

- 143 feedback forms were received, including 20 at the events and a further 123 online.

- Around 65 local residents attended the two events held.

General feedback

- The overall feedback from the engagement suggested that both Wayman Court and 161 Graham Road had significant opposition to the idea of new housing delivery, with 21 and 34 stating their opposition respectively.

- Wayman Court's feedback was focused on the shared community space and the impact the loss of the garages and car park, along with a new building and residents would have on the local community.

- Feedback to the 161 Graham Road proposals was largely in support of the Garden of Earthly Delights, and the opposition to proposals was focused on the garden remaining on the site.

Specific issues raised

- A number of attendees were **against any development on the Wayman Court** site, with some **confusion over plans that were suggested 20+ years ago**.

- Neighbours on Eleanor Road had **concerns over any development's impact on their garden and boundary wall**.

- Many attendees **would not say if they supported or disagreed with a new development without some ideas of height, density and design**.

- One attendee wanted to discuss 161 Graham Road and was **keen to understand what would be brought forward for the site**.

- Issues were raised over **leaks in the Wayman Court building**, with accompanying **complaints over the management of complaints** by the Council.

Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

<u>Wayman Court</u>

What do you think works well in the area?

- 60 participants mentioned **green space at Wayman Court** and a majority of participants explained they are **grateful to have open space adjacent to their homes**. 17 participants positively discussed the **sense of community**, with a number of these linking this to the shared green space at Wayman Court.

- 24 participants described the **Garden of Earthly Delights** as a community asset and 18 participants went on to discuss **local parks, the lido and tennis courts** as local benefits. 13 participants stated that the **Low Traffic Neighbourhood (LTN)** and **parklets** that have been introduced have improved the local area for residents.

- 10 participants stated that the **parking and garage space was something they appreciated**, and any changes would make parking near their homes difficult. Six participants said that public transport links were good and four participants discussed **cycle infrastructure and an increase in cycle parking** as positives.

What would you like to see change or improve?

- 51 participants raised the estate green space, with some asking for **more support for residents for upkeep** and improvements, an **increase in the greenspace** and **further delivery of community space**, with four participants suggesting a **community hall be delivered in the storage space on the estate**.

- **Traffic** was raised by 15 participants, with most asking for **further restrictions**. Six participants stated that **current restrictions were not properly enforced**. Two of these participants said that the **LTNs were a bad thing and needed to be removed**.

- 14 participants asked for **more storage space for residents** due to the limited availability of lockers on the estate. Six of these participants also requested **secure cycle parking**. 12 participants stated the **need for more social rent homes** in the local area, due to reasons including **overcrowding**, a **poor private rental sector** and **local people needing to stay local**.

- Nine participants stated their **support for the Garden of Earthly Delights** and requested a **permanent home in the local area** for the garden and **funding and support from the Council.** Five participants called for **better maintenance and improvements to public spaces,** and **more trees** and **greater biodiversity** were given as possible improvements.

Where do you think are the best places to build new homes in this area?

- Some specific suggestions were made, these included; **161 Graham Road**, **areas around the Nightingale Estate**, sites **around the De Beauvoir area**, **31 Lamb Lane**, the eastern side of rail tracks at **London Fields station**, **377 Hemsley Place**, **Tesco site at Morning Lane**, **Hackney neighbourhood office** on Well Street, **car park at the rear of the Town Hall**, **Hackney Marshes**, **bus depot in Hackney central** and **Hackney Walk shopping quarter.**

- 21 participants stated they were **opposed to any development at Wayman Court**, seven participants were **opposed to any development in the area at all**. 16 participants stated **support for the development at Wayman Court**, while two others stated they **supported the delivery of new homes on both Wayman Court and 161 Graham Road**.

<u>161 Graham Road</u>

What do you think works well in the area?

- 51 participants stated that the **Garden of Earthly Delights was a community asset.** 12 of these participants stated that it has helped develop community cohesion in the area. Four participants asked that the garden be given a permanent home.

- **Access to green space** was also mentioned more generally by 26 participants, with the **greening works at the corner of Penpoll Road and Wilton Way** mentioned specifically as great things for the area.

- **Good transport links** were discussed by 11 participants and four were very supportive of the new entrance to Hackney Central station. Seven participants were positive about the **LTNs and the current efforts to calm traffic, whilst three were against LTNs.**

What would you like to see change or improve?

- 58 participants discussed the **work of the Garden of Earthly Delights**, with requests for **proper support and funding** for this group to expand, with some requests for the garden to be given a **permanent home, either in its current location or elsewhere,** and allowed to **alter the site for its needs**.

- **Traffic controls on Graham Road** were also discussed by 14 participants, with many stating the **congestion and pollution from this road are extreme**. LTNs were blamed for the congestion by two participants. 13 participants discussed the **greening of public spaces, with requests for more trees and better landscaping in public spaces specifically mentioned** as needed in the area.

- **The need for new homes** was discussed by 11 participants. Two discussed the need for **bigger family-sized homes in the area**. One participant stated that **privately built flats were empty in a lot of areas**, and another stated that **social rent homes should be the focus of any developments**.

- Five participants discussed the need for **community facilities in the area**, with **volunteering opportunities**, **educational facilities for adults**, **spaces for sports** to be played and **spaces for socialising** specifically mentioned.

- Public transport links were raised by five participants, with requests for a **third access point** further up Graham Road for **Hackney Central overground station**, **protection of the 242 bus route** and **better disabled access** to stations and routes.

Where do you think are the best places to build new homes in this area?

- Some specific suggestions were made, these included; the **car park and area around the Town Hall**, the **Tesco site at Morning Lane**, **office space on Wilton Way** and **empty land adjacent to the railway tracks on Navarino Road**.

- Participants also suggested the types of sites that should be looked for, including **brownfield sites**, **underused** or **abandoned buildings**, **underused garages** or **car park sites**, **redeveloping existing council homes** to deliver more in the same space, and **extending on rooftops** to provide more homes.

- Additional suggestions were made to address local housing need, these included; **reclaiming private developments** that have not been sold for social housing, **change of use for schools and community halls** in residential buildings and **campaigning for powers to prevent leaving homes empty** long-term by investors.

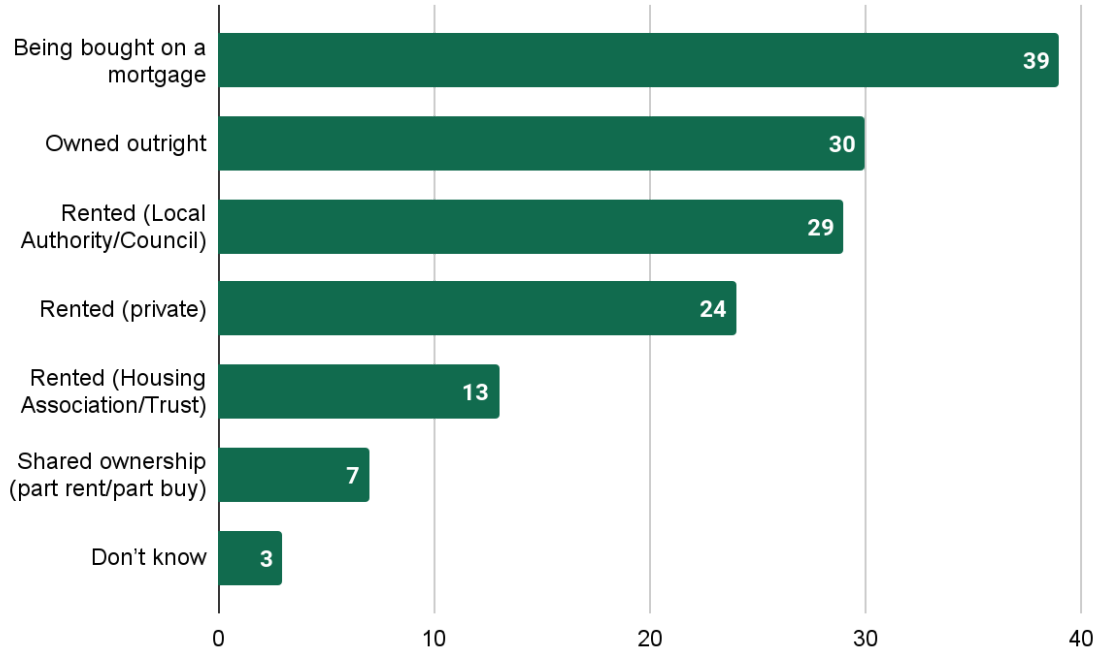
- 34 participants stated they were **opposed to any development at 161 Graham Road**, eight participants were **opposed to any development in the area at all**. Six participants stated **support for the development at 161 Graham Road**, while two others stated they **supported the delivery of new homes on both Wayman Court and 161 Graham Road**.

Demographic data

Stage 1: Help keep Hackney building

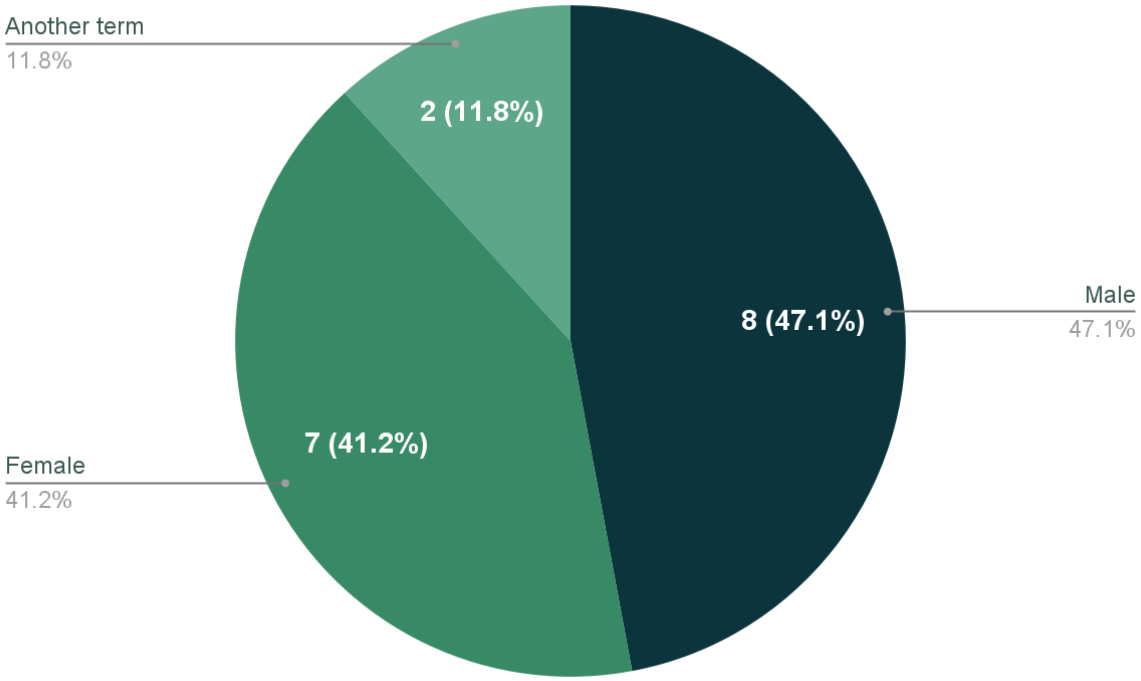
About you

Housing tenure



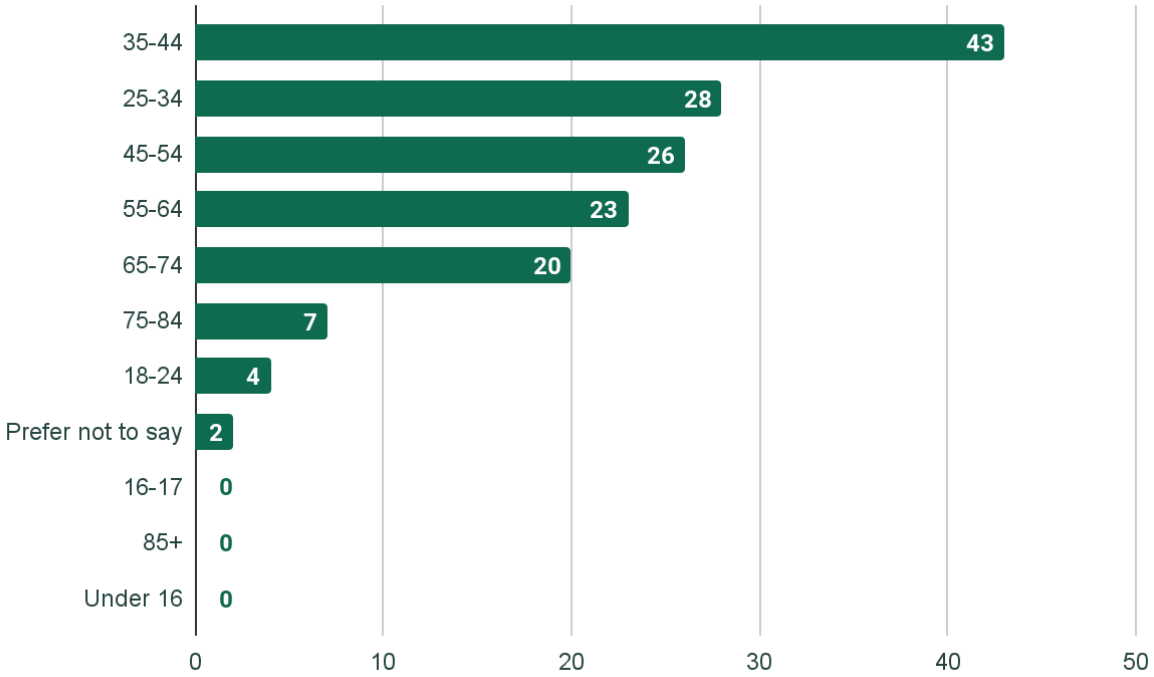
The highest percentage of respondents stated that 'Being bought on a mortgage' best described their home occupancy (26.8%). This is followed by 'Owned outright' (20.6%), 'Rented (Local Authority/Council)' (20%), 'Rented (private)' (16.5%), 'Rented (Housing Association/Trust)' (8.9%), 'Shared ownership (part rent/part buy)' (4.8%) and 'don't know' (2%). 54 participants did not respond to this question.

Gender



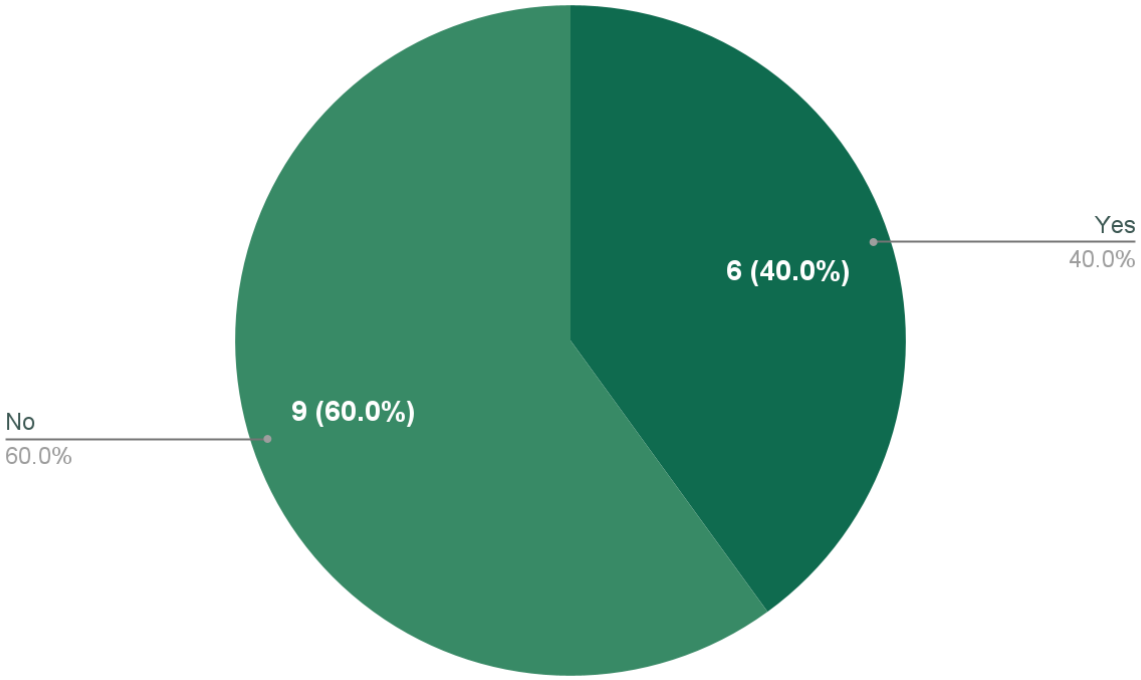
The majority of respondents were male (47.1%). This was followed by female (41.2%) and ‘Other gender’ (11.8%). 183 participants did not respond to this question.

Age



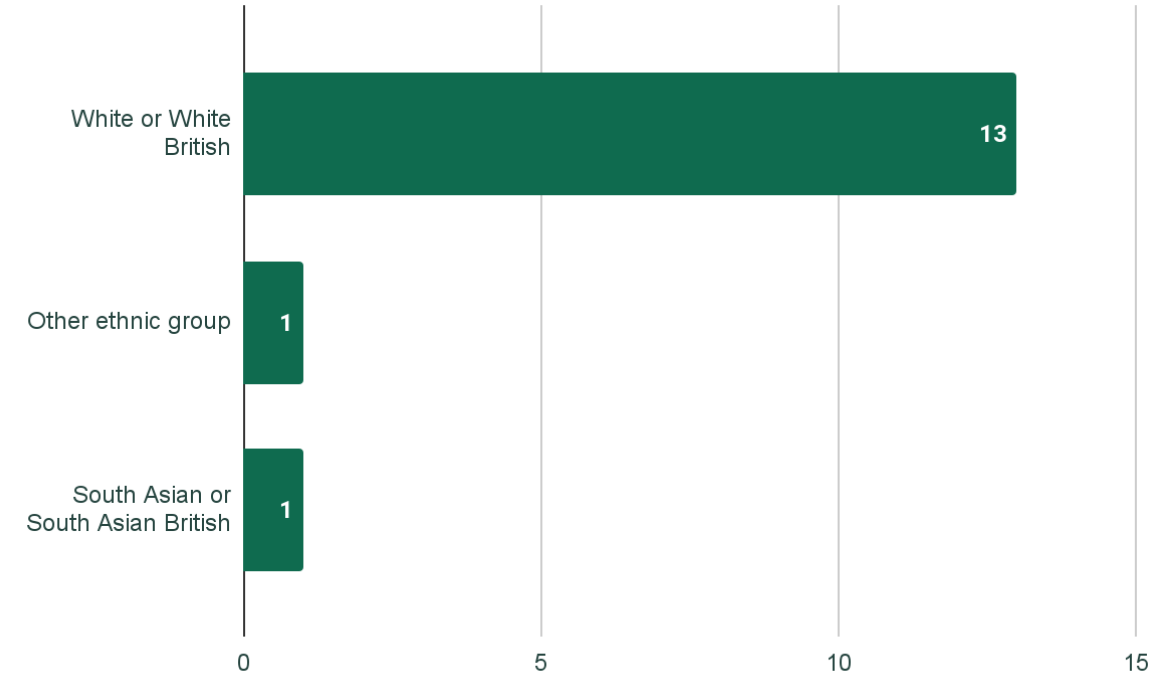
The highest percentage of respondents stated that they were aged ‘35-44’ (28.1%). This is followed by ‘25-34’ (18.3%), ‘45-54’ (16.9%), ‘55-64’ (15%), ‘65-74’ (13%), ‘75-84’ (4.5%) and ‘18-24’ (2.6%) and 1.3% chose prefer not to say. 46 participants did not respond to this question.

Disability



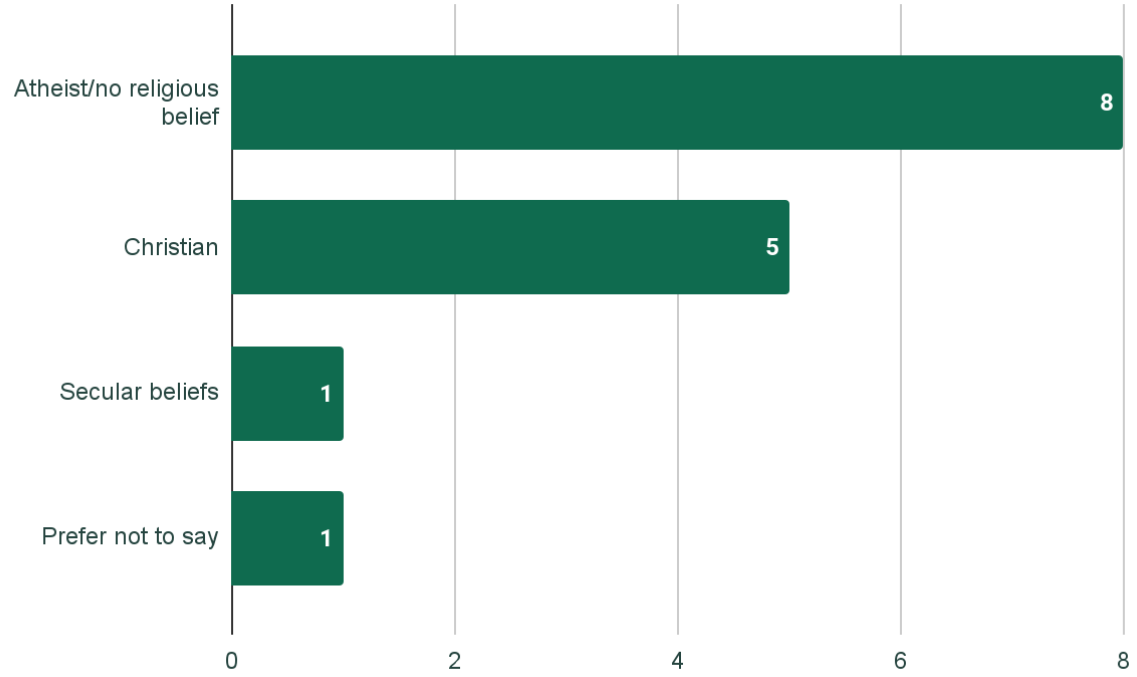
The highest perectnage of respondents states ‘No’ (60%) and 40% of respondents chose ‘Yes’. 184 participants did not respond to this question.

Ethnicity



The majority of participants did not respond to this question. Of the 15 that did, the highest percentage of respondents stated they were ‘White or White British’ (86.6%). This is followed by ‘South Asian or South Asian British’ (6.6%) and 6.6% chose ‘Other ethnic group’. 184 participants did not respond to this question.

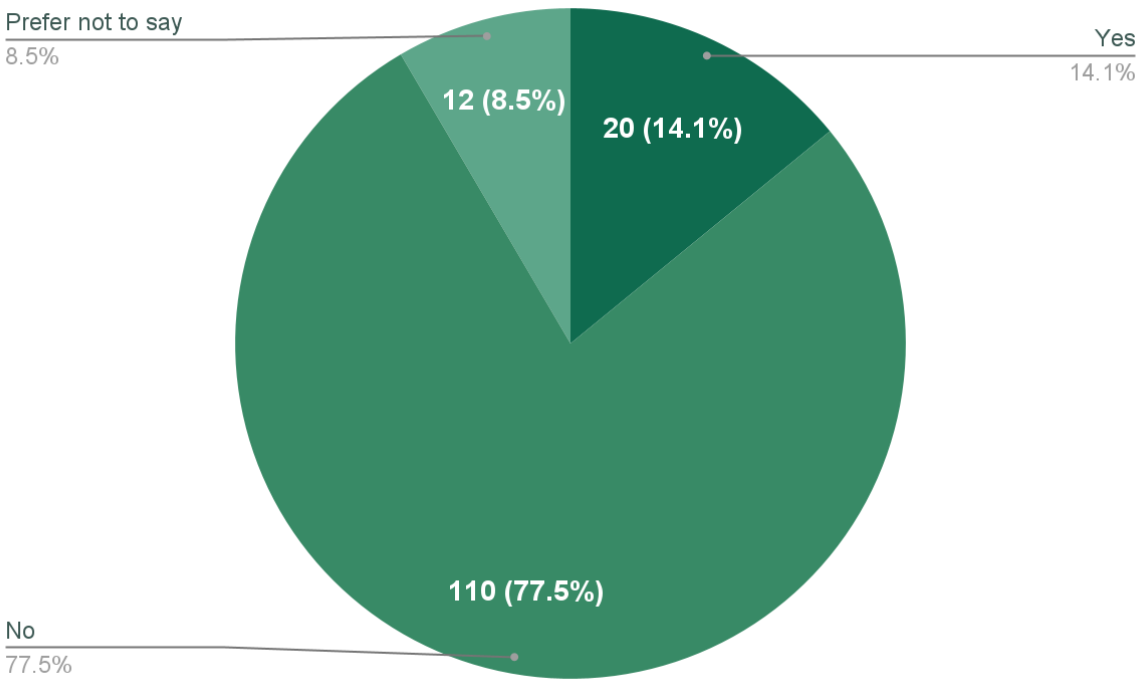
Religious belief



The majority of participants did not respond to this question. Of the 15 that did, the highest percentage of respondents stated they were ‘Atheist/no religious belief’ (53.3%). This is followed by ‘Christian’ (33.3%) and ‘Secular beliefs’ (6.6%). 6.6% chose ‘Prefer not to say’. 184 participants did not respond to this question.

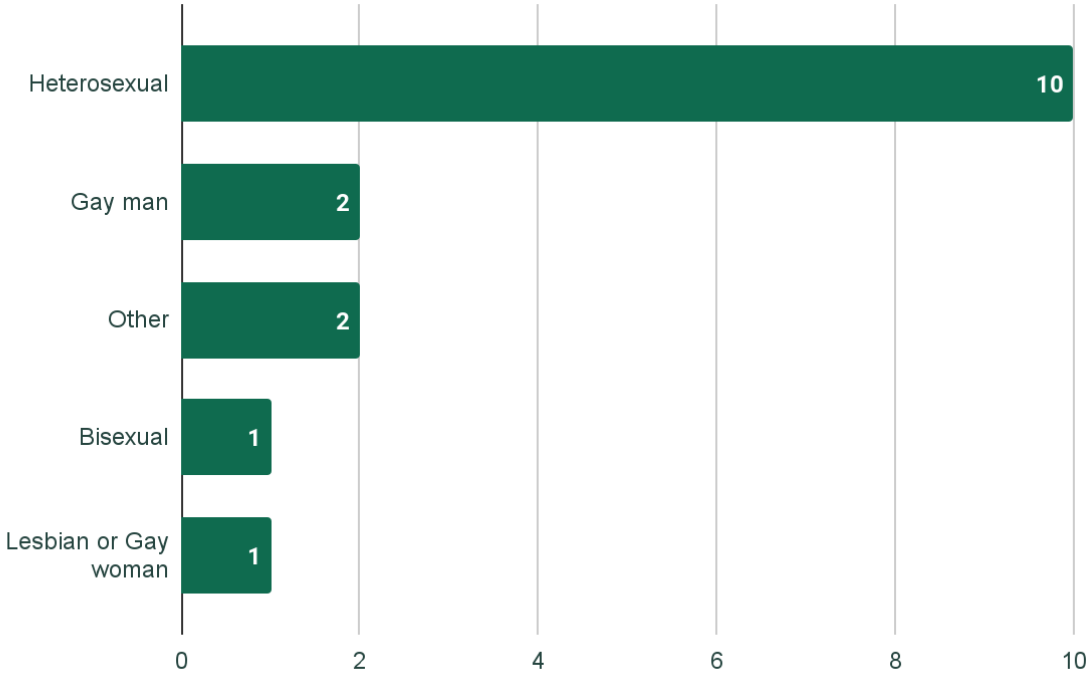
Care provider

We asked ‘A carer is someone who spends a significant proportion of their time providing unpaid support to a family member, partner or friend who is ill, frail, disabled or has mental health or substance misuse problems. Do you regularly provide unpaid support caring for someone?’.



The highest percentage of respondents stated they ‘No’ (77.5%). This is followed by ‘Yes’ (14.1%) and ‘Prefer not to say’ (8.5%). 57 participants did not respond to this question

Sexual orientation

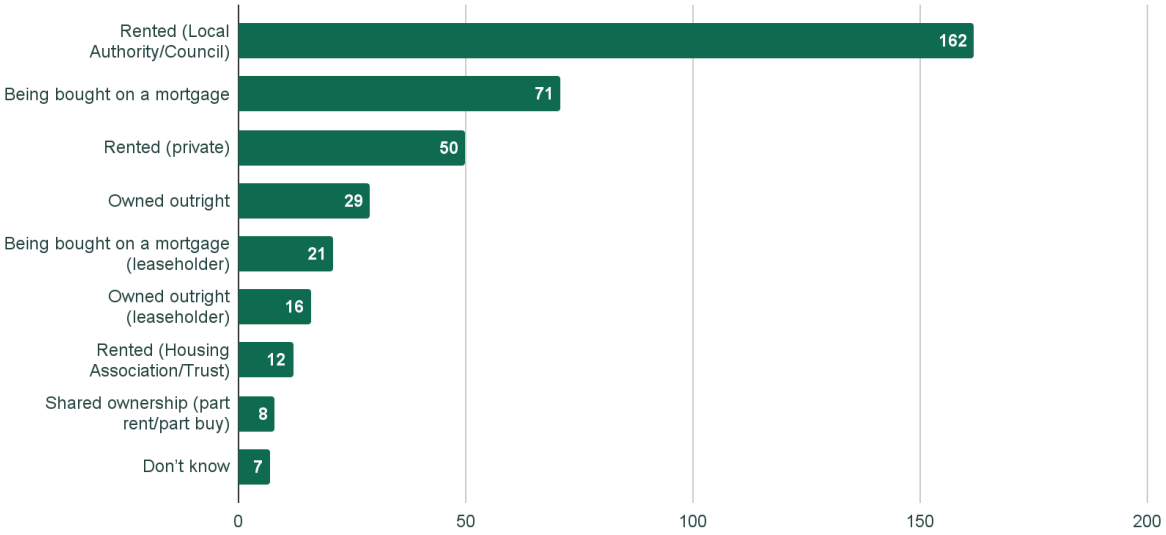


The majority of participants did not respond to this question. Of the 16 that did, the majority of respondents stated ‘Heterosexual’ (62.5%) when asked their sexual orientation. Followed by ‘Gay man’ (12.5%), ‘Other’ (12.5%), ‘Bisexual’ (6.2%) and ‘Lesbian or Gay woman’ (6.2%). While 183 participants did not respond to this question.

Stage 2: Site-specific consultation

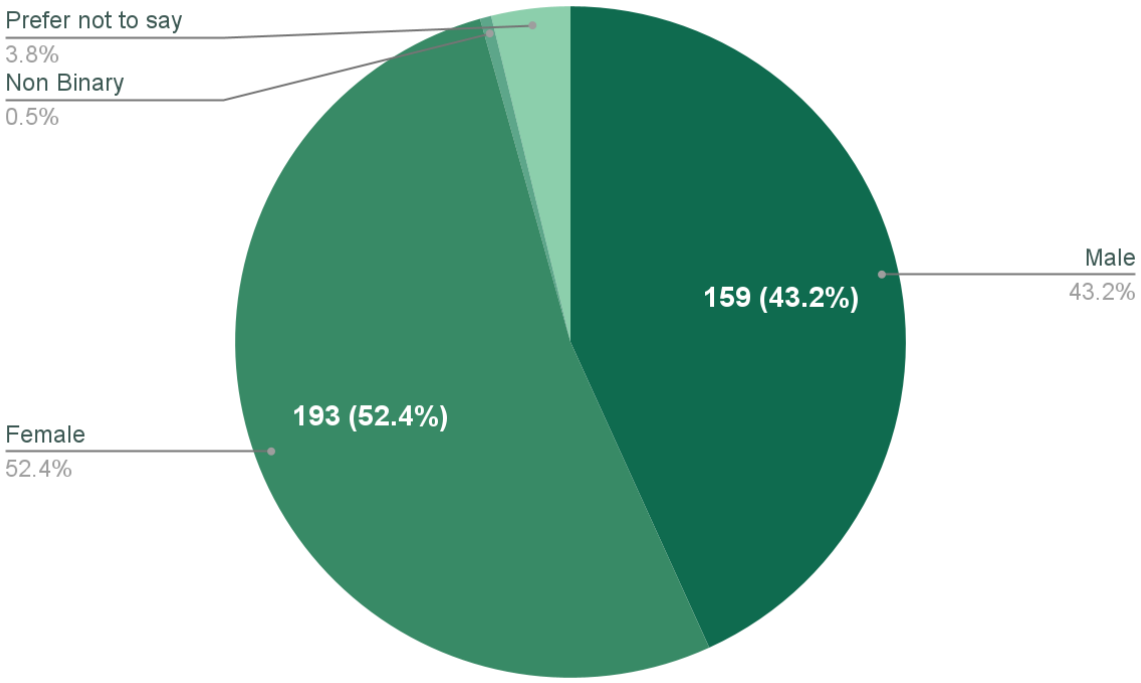
About you

Housing tenure



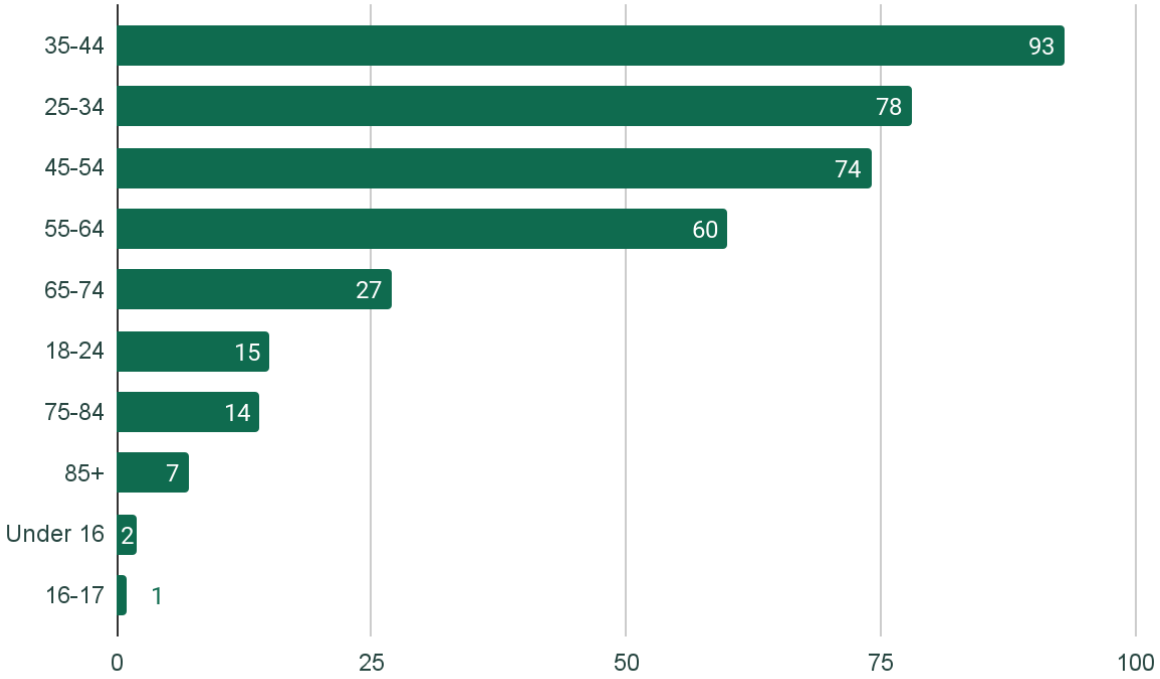
The highest percentage of respondents stated that ‘Rented (Local Authority/Council)’ best described their home occupancy (43%). This is followed by ‘Being bought on a mortgage’ (18.8%), ‘Rented (private)’ (13.2%), ‘Owned outright’ (7.7%), ‘Being bought on a mortgage (leaseholder)’ (5.5%), ‘Owned outright (leaseholder)’ (4.2%), ‘Rented (Housing Association/Trust)’ (3.1%) and ‘shared ownership (part rent/part buy)’ (2.1%). 71 participants did not respond to this question.

Gender



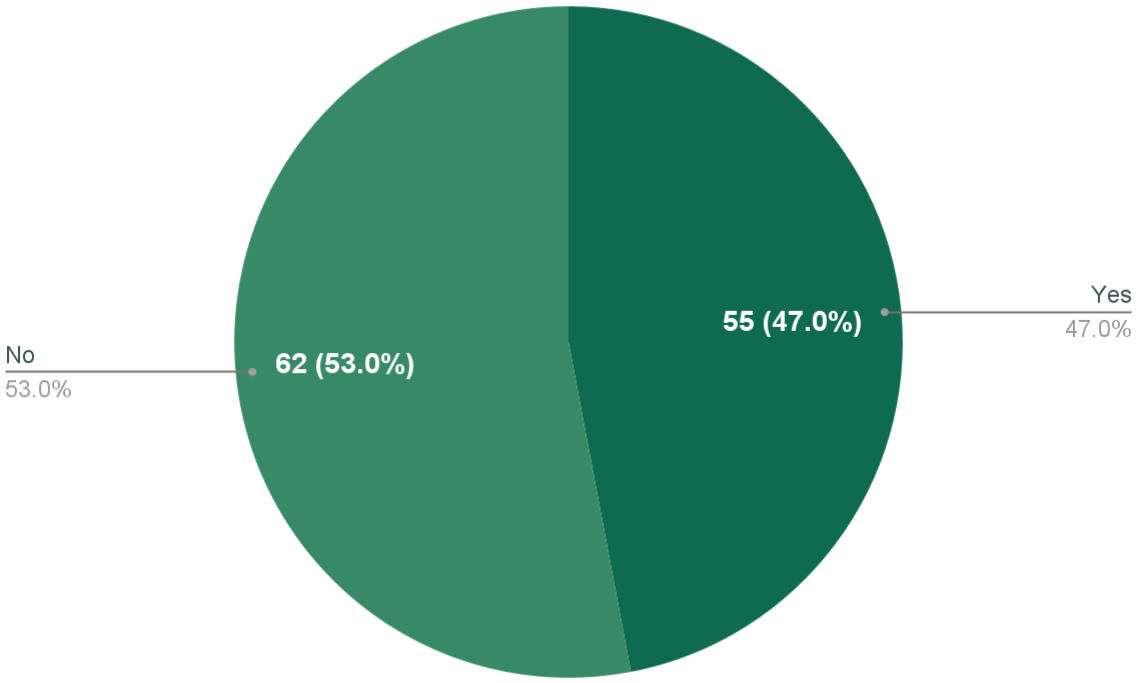
The majority of respondents, Just over half, were female (52.4% - 193). 43.2% of respondents were male (159), 3.8% preferred not to say (14) and 0.5% were non binary (2).

Age



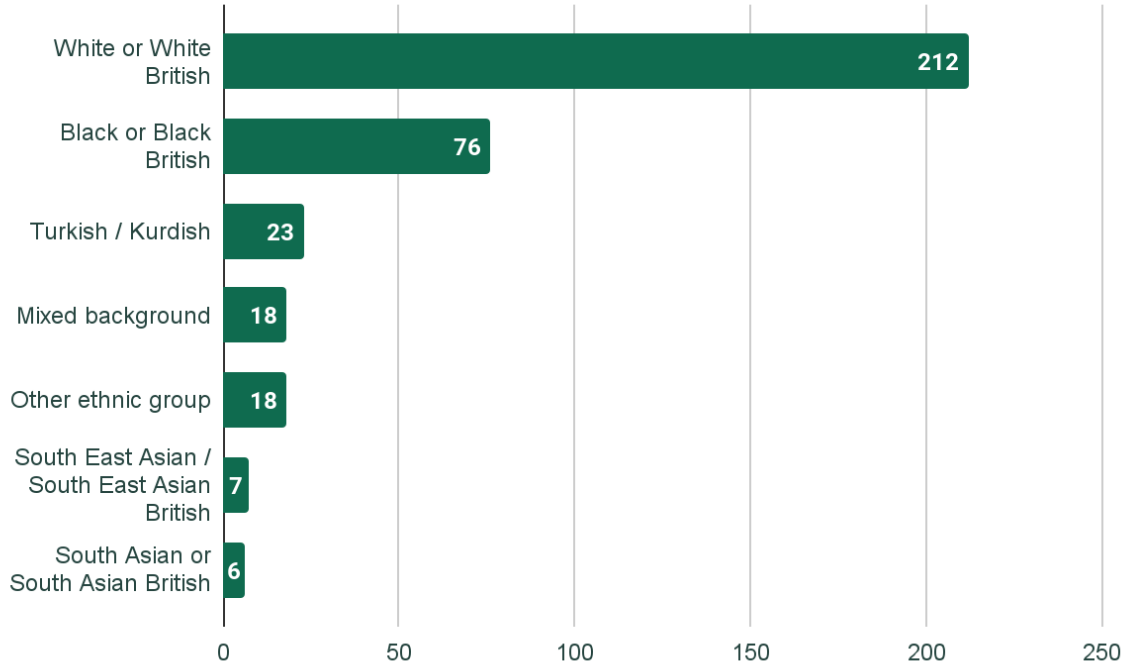
The highest percentage of respondents stated that they were aged ‘35-44’ (25%). This is followed by ‘25-34’ (21%), ‘45-54’ (19.9%), ‘55-64’ (16.1%), ‘65-74’ (7.2%), ‘18-24’ (4%), ‘75-84’ (3.7%), ‘85+’ (1.8%), ‘under 16’ (0.5%) and ‘16-17’ (0.2%). 76 participants did not respond to this question.

Disability



The majority of participants did not respond to this question, of the 117 that did, Just over half, stated ‘No’ when asked if they considered themselves disabled (53%). 47% of respondents stated ‘Yes’ when asked.

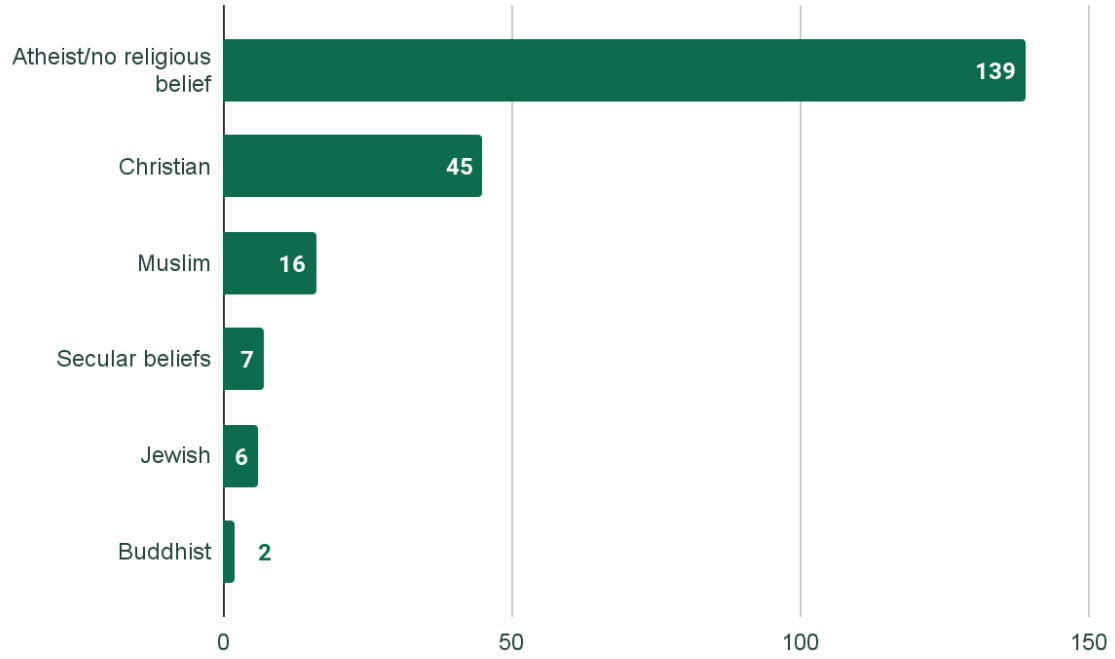
Ethnicity



The highest percentage of respondents stated they were ‘White or White British’ (58.8%). This is followed by ‘Black or Black British’ (21.1%), ‘Turkish / Kurdish’ (6.3%), ‘Mixed background’ (5%), ‘South East Asian / South East Asian British’ (1.9%), ‘South Asian or South Asian British’ (1.6%) and 5% chose ‘Other ethnic group’. Of these, four provided their

own responses that included: White Ashkenazi Jewish, Caribbean Indian, Chinese and White Irish. 87 participants did not respond to this question.

Religious belief

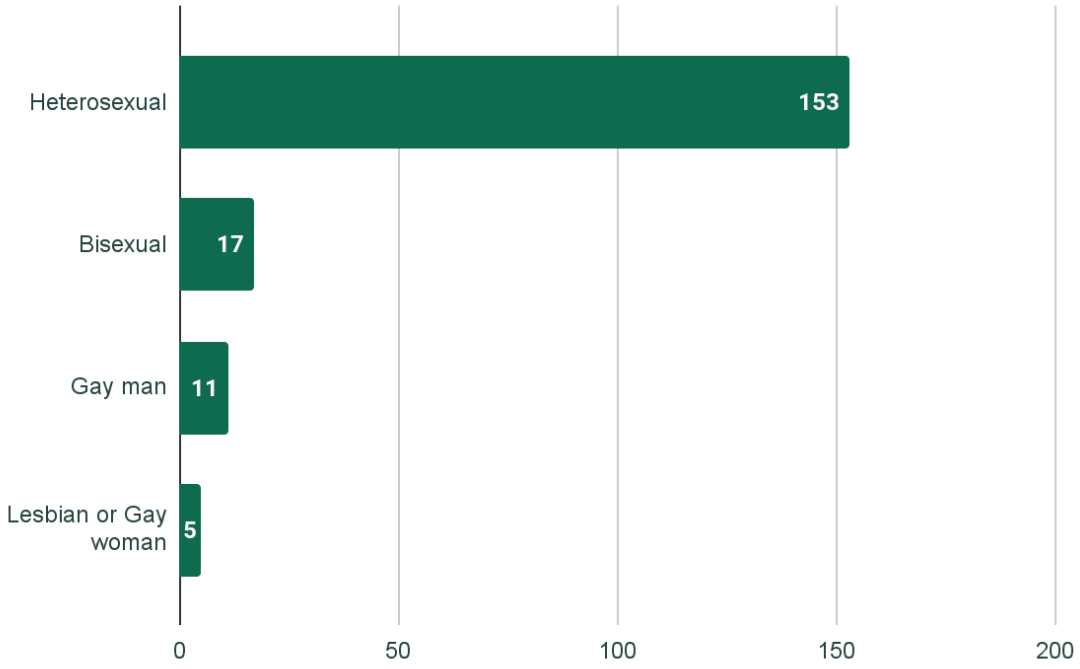


The highest percentage of respondents stated they were ‘Atheist/no religious belief’ (64.6%). This is followed by ‘Christian’ (20.9%), ‘Muslim’ (7.4%), ‘Secular beliefs’ (3.2%), ‘Jewish’ (2.7%) and ‘Buddist’ (0.9%). 232 participants did not respond to this question.

Care provider

We received only five responses to this question with three responses indicating ‘Yes’ and 2 responses indicating ‘No’. With the remaining 442 not responding.

Sexual orientation



The majority of respondents stated ‘Heterosexual’ (82.2%) when asked their sexual orientation. Followed by ‘Bisexual’ (9.1%), ‘Gay man’ (5.9%) and ‘Lesbian or Gay woman’ (2.6%). While 261 participants did not respond to this question.

Appendix

Appendix A

HACKNEY IS BUILDING

Since launching our innovative, not-for-profit Council housebuilding approach in 2011 we've led the way in delivering high-quality Council housing in Hackney – a model we're now seeing followed by councils across London.

Since May 2018, we've completed or started more than 1,500 homes, despite the challenges caused by Brexit, the coronavirus pandemic and the continued absence of government funding.

More than half the homes the Council builds are for genuinely affordable Council social rent, shared ownership or Hackney Living Rent.

Over 1,500 new homes since May 2018

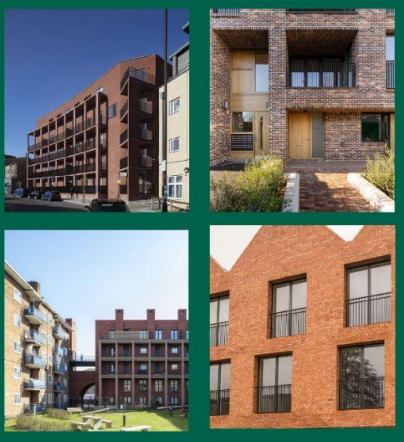
New community and retail space

More trees and improved landscaping

Modern, energy efficient homes

BEYOND HOUSING

- Over 20 housing and architecture awards.
- Training and apprenticeship programmes for local people.
- Greater investment in public spaces, including play equipment, outdoor seating or planting areas.
- Three brand new secondary schools and a state-of-the-art new Britannia Leisure Centre.



#HACKNEYISBUILDING

HOW HACKNEY IS BUILDING

Our house building programme isn't about luxury flats or overseas investors – it's about building genuinely affordable homes for those most in need of somewhere to live, with priority going to local people first.

We know you'll judge us by what we actually do. That's why our Residents' charter sets out the promises the Council will make to you, and the rights and guarantees you are entitled to if new homes are to be built where you live.

The charter outlines sets out the promises to local residents and ensures that existing residents are aware of their rights and guarantees.

Read the full Residents Charter online at hackney.gov.uk/resident-charter

COUNCIL-LED

Hackney is building without private developers or selling off Council land. Our homes and developments are built, owned and managed by the Council, and prioritising Council homes for social rent.

COUNCIL LAND

Hackney is building on Council-owned sites to make the most of public land to help tackle the housing crisis.

NOT FOR PROFIT

With little government funding for social housing, we only build homes for outright sale to help pay for these. We never sell homes to make a profit.

WORKING TOGETHER

Hackney is building together with the local community. All our projects are delivered through close collaboration with local residents from start to finish.

FIRST DIBS FOR LOCAL PEOPLE

Hackney is building for local people, so it's only fair that those who are most affected by the changes taking place are the first to benefit.

That's why we always put local people first in our new developments, which means current residents with established housing needs would get first preference for new Council rented homes, with any homes for sale marketed to local people.

#HACKNEYISBUILDING

WHY HACKNEY IS BUILDING

Hackney is facing an unprecedented housing crisis. Today there are thousands of families waiting for a Council home. More than 3,000 households are living in hostels and other unsuitable temporary accommodation.

Another 34,000 households are part of the borough's ever-growing number of private renters, where rents have increased by more than a third since 2011.

Buying a home, for those who can afford it, now costs seventeen times the average household income.

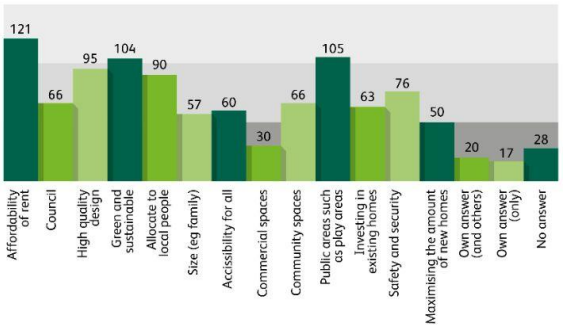
That's why we'll continue to take advantage of every opportunity to increase the number of the homes we build that are genuinely affordable, find innovative ways to increase housing supply, and put measures in place to ensure that more of the homes built by other developers are affordable to local people.

Every new home that Hackney is building is an opportunity for a local family to have safety, security and long-term roots in the borough, keeping it a place for everyone.

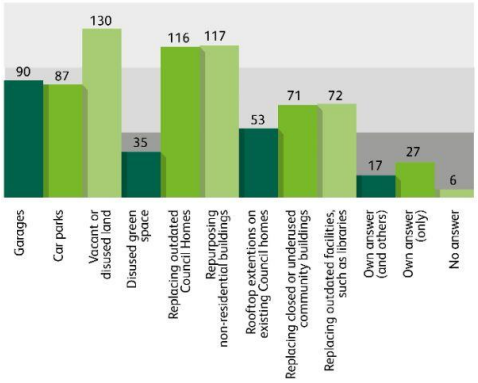
WHAT'S NEXT?

At the start of this year we began talking to local residents about the future of our housebuilding programme and where we should build next. It provided us with valuable insight into how you felt about regeneration and what you want to see next.

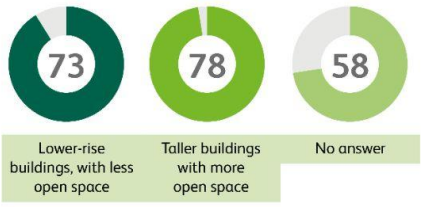
What should the Council's priorities be when building new homes?



What kinds of sites should the Council look to build new homes on?



To provide the number of new homes, should the council build

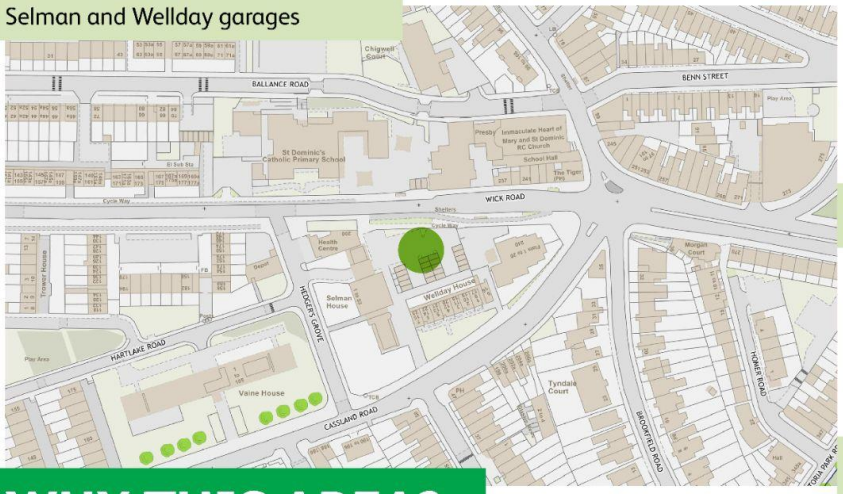


#HACKNEYISBUILDING

Event-specific boards:

OPPORTUNITIES FOR NEW HOMES

Selman and Wellday garages



Garages on Ballance Road

Garages on Flanders Way

WHY THIS AREA?

The garages block and car park at Selman House and Wellday House is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used providing much needed new homes and to improve the public spaces around the blocks.

TELL US...

Agree Disagree

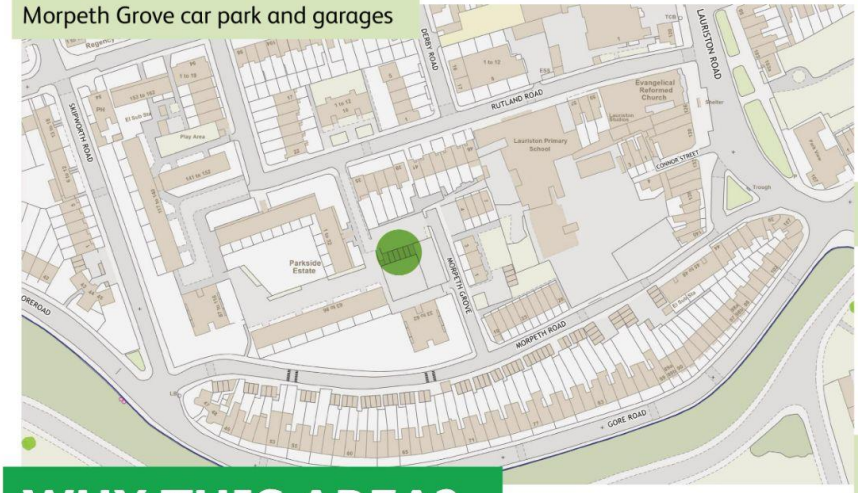
What are the problems?	What would you like to see?
Need for larger homes	Improved public areas and greenery
Feeling of safety in the estate	Improved lighting and visibility
Existing housing buildings	Improved walking and cycling routes
Communal spaces	Garage block removed
Antisocial behaviour	New homes on garage / car park area
	Improvements to existing buildings

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

#HACKNEYISBUILDING

OPPORTUNITIES FOR NEW HOMES

Morpeth Grove car park and garages



New homes at Frampton Park

Garages at Banbury Road

WHY THIS AREA?

The garages, car parking and sports court at Morpeth Grove is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the garages and car park land has the potential to be better used to provide much needed new homes with improvements to the open spaces on Parkside estate, with the sports court reprovided.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Public areas	Improved public areas and greenery
Existing housing buildings	Improved visibility and safety
Communal spaces	Improved walking and cycling routes
Sports court	New homes on garage / car park area
Car park	New sports court or children's play space

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

#HACKNEYISBUILDING

OPPORTUNITIES FOR NEW HOMES

Welshpool Street depot and car park

WHY THIS AREA?

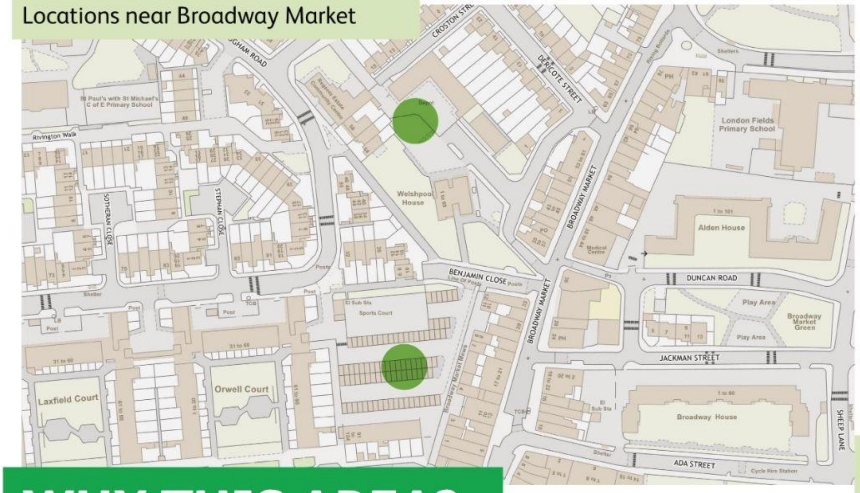
Welshpool Street depot and car park, and Orwell Court garages, are two of a number of locations in Hackney that have been identified as possible locations for new homes. This is because we think the underutilised depot building could be transformed into much needed new homes and improved public routes. The garages land at Orwell Court could be better used providing homes, new public spaces and facilities.

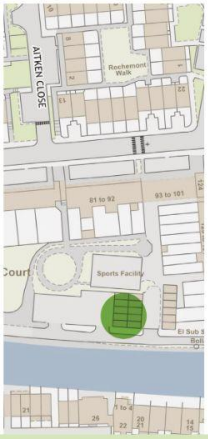
Orwell Court garages

#HACKNEYISBUILDING

OPPORTUNITIES FOR NEW HOMES

Locations near Broadway Market





Garages at Regents Court

WHY THIS AREA?

The garages block and car park at Selman House and Wellday House is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used providing much needed new homes and to improve the public spaces around the blocks.

TELL US...

Agree Disagree

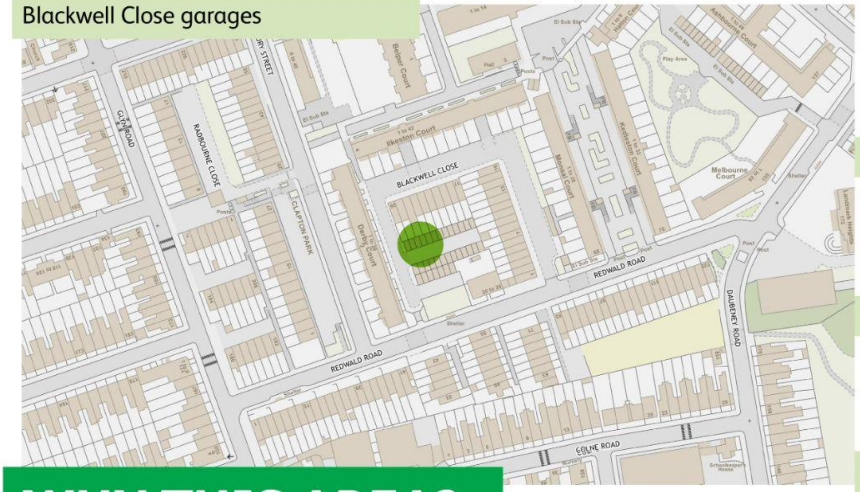
What are the problems?	What would you like to see?
Public areas	New and improved pedestrian and cycle routes
Existing housing blocks	Improve existing buildings
Underused buildings / spaces	New homes on underused spaces
Unattractive appearance	Improved public areas
Ageing facilities	Improved sports court
Anti-social behaviour	Better lighting

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

#HACKNEYISBUILDING

OPPORTUNITIES FOR NEW HOMES

Blackwell Close garages



Pedro Street project

Daubeney Road project

Garages at
Nye Bevan Estate

WHY THIS AREA?

The garages at Blackwell Close is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land has the potential to be better used to provide much needed new homes and to improve the public spaces and routes around the blocks.

TELL US...

Agree Disagree

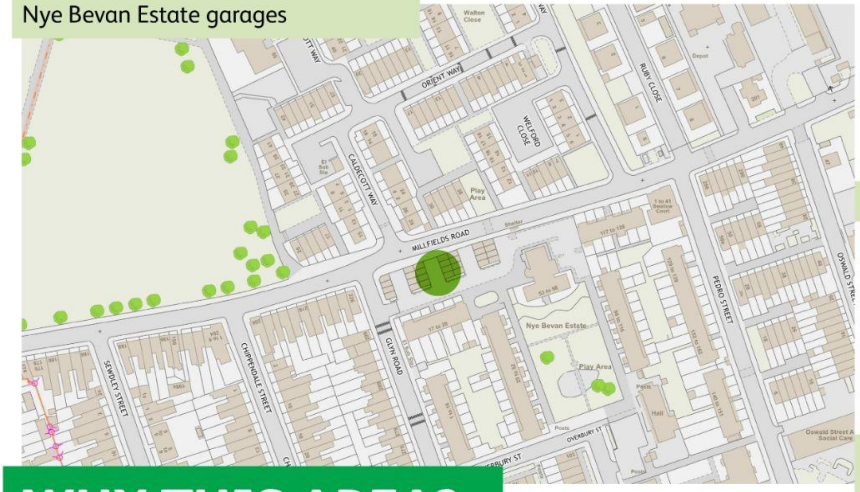
What are the problems?	What would you like to see?
Public areas	New and improved pedestrian and cycle routes
Existing housing blocks	Improve existing buildings
Underused buildings / spaces	New homes on underused spaces
Unattractive appearance	Improved public areas
Ageing facilities	Improved sports court
Anti-social behaviour	Better lighting

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

#HACKNEYISBUILDING

OPPORTUNITIES FOR NEW HOMES

Nye Bevan Estate garages



Pedro Street

Garages at Blackwell Close

WHY THIS AREA?

The garage blocks at Nye Bevan Estate is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land has potential to be better used to provide much needed new homes and to improve the public spaces and communal parts of Nye Bevan Estate.

TELL US...

Agree Disagree

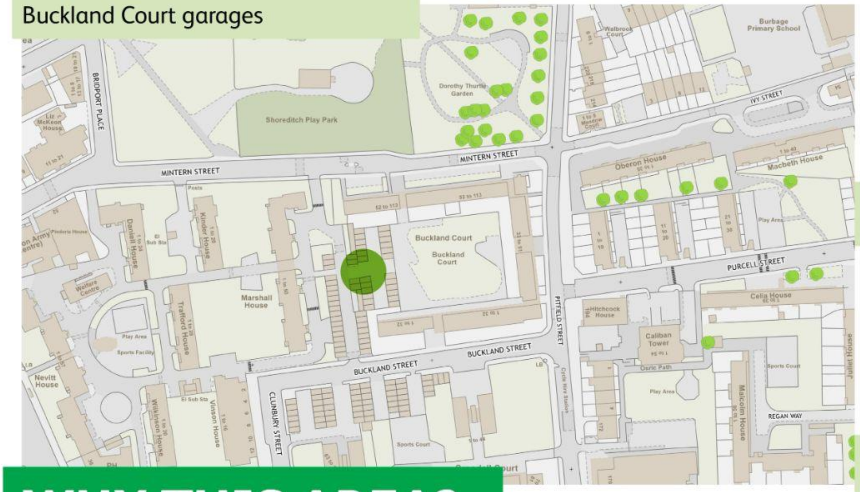
What are the problems?	What would you like to see?
Public areas	Improved public areas and greenery
Road safety	Greening of Millfields Road
Existing housing blocks	Improved cycle and pedestrian connection
Communal spaces	New homes on garage area
Fly-tipping or antisocial behaviour	Improved visibility and safety

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

#HACKNEYISBUILDING

OPPORTUNITIES FOR NEW HOMES

Buckland Court garages



Cropley Court garage block

Buckland Street project

WHY THIS AREA?

The garages at Buckland Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land could be better used to provide much needed new homes and to improve the public spaces around the blocks.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Public areas	Improved public areas and greenery
Existing housing buildings	Reduce amount of vehicle routes in estate
Communal spaces	Improved walking and cycling routes
Fly tipping	New homes on garages area
Antisocial behaviour	New homes in roof extension

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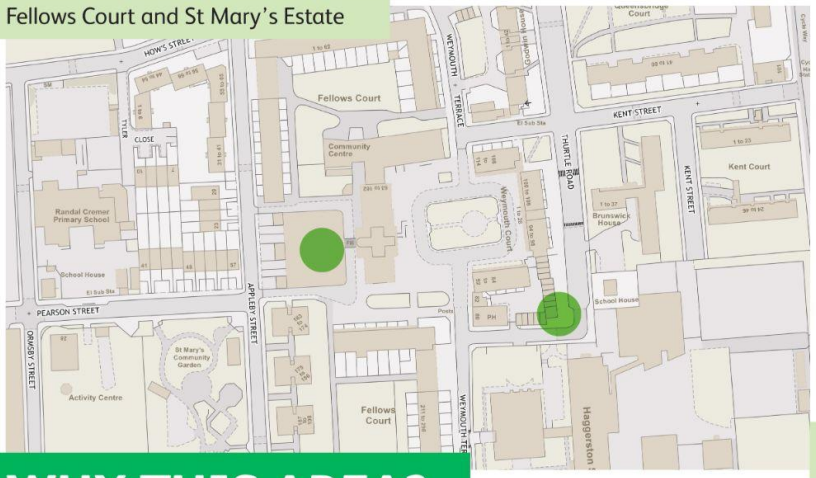
OPPORTUNITIES FOR NEW HOMES

Fellows Court and St Mary's Estate



Garages at Regents Court

WHY THIS AREA?

Fellows Court and St Mary's estate are in one of a number of locations that have been identified as options to accommodate new homes. This is because we think the garages at Fellows Court and Weymouth Court have the potential to be better used to provide much needed new homes and to improve the public spaces and communal parts of estates.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Public areas	Improved pedestrian and cycle routes
Existing housing blocks	Improved existing buildings
Underused buildings / spaces	New uses for underused spaces
Fly tipping and bins	Improved streets and public areas
Safety and security	Improved lighting and more activity

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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OPPORTUNITIES FOR NEW HOMES

Fellows Court garages

WHY THIS AREA?

The disused garage block at Fellows Court and the garages at Weymouth Court are two locations in the area that have been identified as possible locations for new homes. This is because of the unused garage areas that could be repurposed for housing as well as improvements to public spaces around the blocks.

Weymouth Court garages

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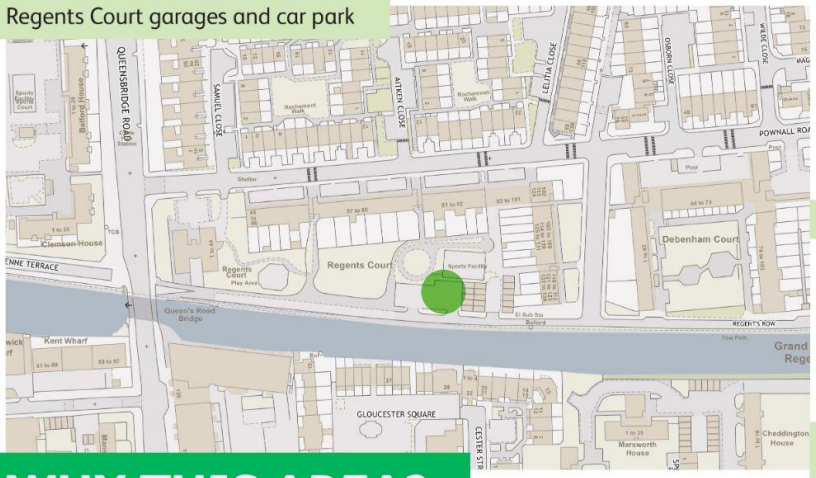
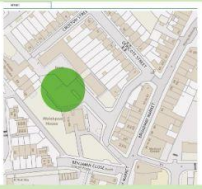
OPPORTUNITIES FOR NEW HOMES

Regents Court garages and car park



Orwell Court Garages



Welshpool Street depot / car park

WHY THIS AREA?

The garages and car park at Regents Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think there is potential for the land to be better used to provide much needed new homes and to improve the public spaces and communal parts of Regents Court Estate.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Communal spaces	New community / commercial uses
Public areas	Improved play area and green spaces
Existing housing blocks	Improved energy efficiency of the blocks
Undercroft spaces on estate	Improved lighting and entrances
Anti-social behaviour	New housing on underused spaces
Shortage of homes for local people	New homes in roof extensions

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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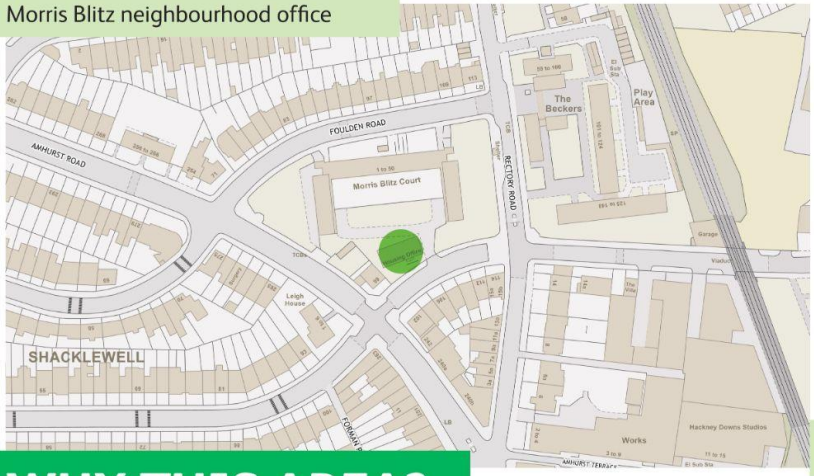
OPPORTUNITIES FOR NEW HOMES

Morris Blitz neighbourhood office



Nightingale Estate new homes

WHY THIS AREA?

The disused neighbourhood office at Morris Blitz Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land could be better used to provide much needed new homes and to improve the outdoor spaces on the estate.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Communal areas	Improved communal outdoor areas
Anti-social behaviour	Improved visibility, security or lighting
Residential blocks	Improvements to the existing block
Garage areas	More activity around the estate
Flytipping	New homes replacing the disused building

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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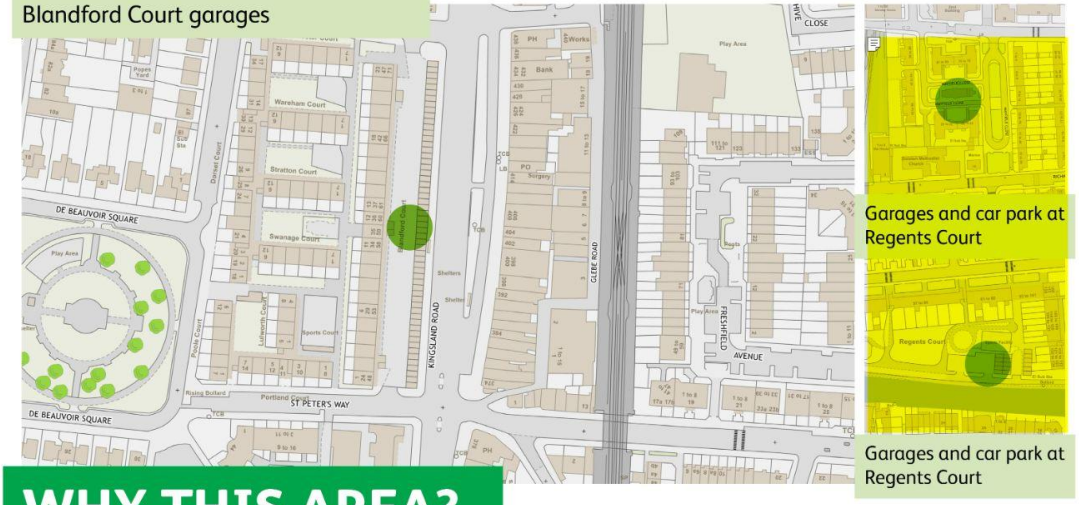
OPPORTUNITIES FOR NEW HOMES

Blandford Court garages



WHY THIS AREA?

The garages at Blandford Court are one of a number of locations in Hackney that have been identified as an option to accommodate new uses. This is because we think the land could be better used to provide much needed new homes and high street uses, and improve the estate and high street.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Storage space	New storage space
Rat running and road safety	Improved visibility, lighting and security
Fly tipping	Improved walking and cycling routes
Feeling of safety and security	New homes
Air pollution and noise	Improved green space and public areas

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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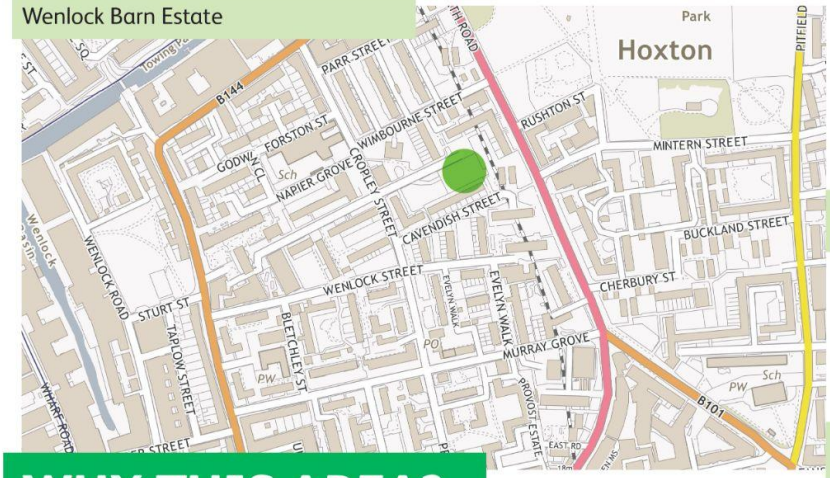
OPPORTUNITIES FOR NEW HOMES

Wenlock Barn Estate



Garages at Buckland Court

New homes at Wimbourne Steet

WHY THIS AREA?

Wenlock Barn Estate is one of a number of locations that have been identified as options to accommodate new homes. This is because there are underused areas of the estate, like the disused parking block 'black square' beside Cropley Court, that we think could be better used to provide much needed new homes and to improve the public areas around the estate.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Housing blocks	Improve existing buildings
Public areas	Improved and better connected public areas
Feeling of safety and security	Improved walking routes and lighting
Energy efficiency	More affordable energy bills
Lack of affordable homes	New homes on underused spaces

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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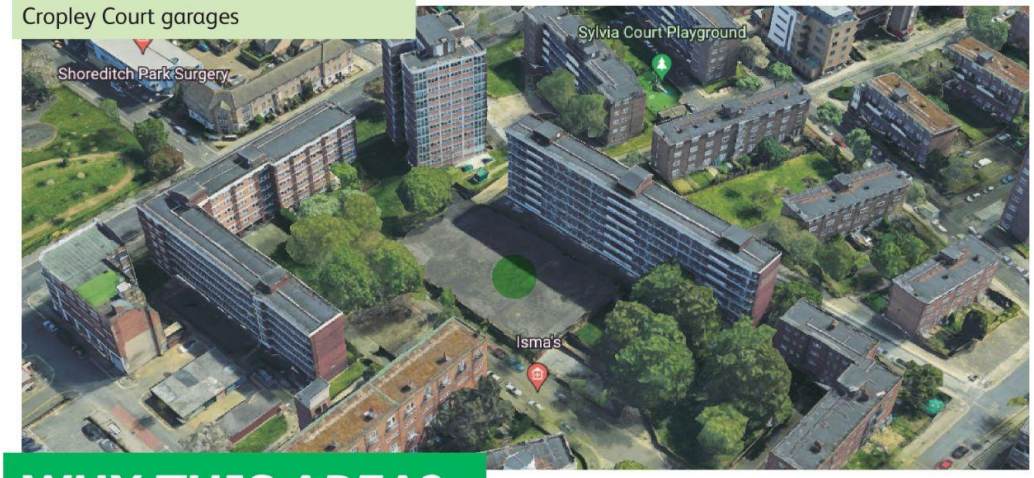
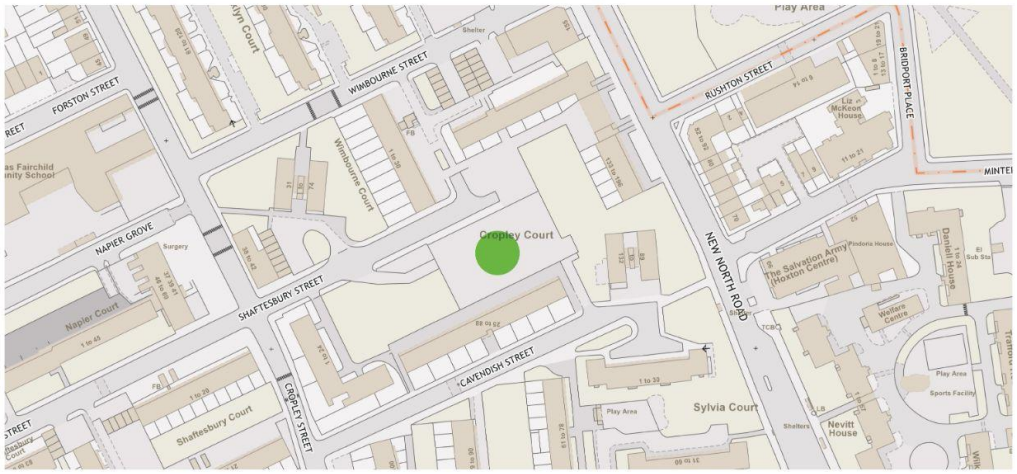
OPPORTUNITIES FOR NEW HOMES

Cropley Court garages



WHY THIS AREA?

Cropley Court garages has been identified as a possible location for new homes and surrounding improvements. This is because we think the garages block could be replaced with new homes which could improve the feeling of Shaftesbury Street and the walking routes around the estate.



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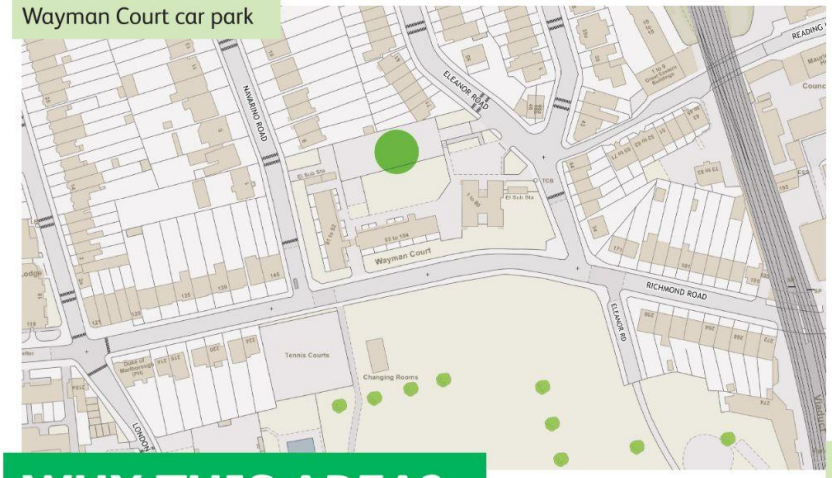
OPPORTUNITIES FOR NEW HOMES

Wayman Court car park



161 Graham Road

WHY THIS AREA?

The car park and garages block at Wayman Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land could be better used to provide much needed new homes and to improve the public spaces around the estate.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Car parking	New homes replace the garages block
Locker / garage storage	Improved visibility
Bike storage	Improved cycle and pedestrian connection
Green space	Improved public areas and greenery
Anti-social behaviour	Improved security and lighting

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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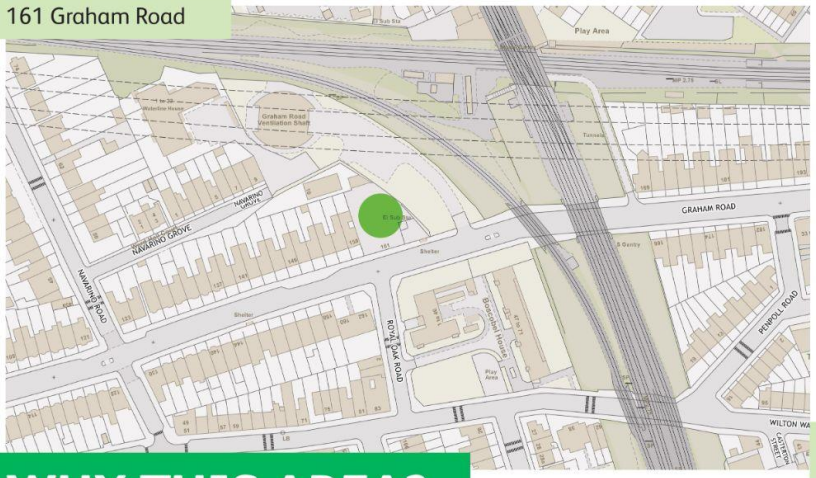
OPPORTUNITIES FOR NEW HOMES

161 Graham Road



Garages at Wayman Court

WHY THIS AREA?

161 Graham Road is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because we think it is a suitable site for much needed new homes when the time comes for the community garden to relocate to a new location locally.

TELL US...

Agree Disagree

What are the problems?	What would you like to see?
Lack of green space	Community garden remains in the area
Air quality or noise	Improved visibility and safety
Feeling of safety and security	Improved public areas and greenery
Lack of affordable homes	New homes
Road safety	Safer walking and cycling

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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Appendix 5

Proposed objectives of new house building programme

December 2022

1. Meeting housing need

- Make sure that the mix and type of homes we build is informed by a good understanding of housing need and demand in Hackney.
- Prioritise the delivery of new Council homes for social rent within an affordable and deliverable programme.
- Ensure people who are impacted most by development and who need new homes benefit through the Keeping Communities Together policy.
- Provide homes for outright sale to meet market requirements, support sustainable communities and help pay for the social rent homes.

2. Contributing to Hackney's sustainability objectives

- Deliver environmentally friendly new homes, contributing towards the Council's net zero carbon obligations.
- Future-proof projects to meet strengthened sustainability regulations and requirements.
- Protect and improve the biodiversity of locations through the development of new homes.
- Avoid unnecessary demolition of existing homes, with the carbon they contain.

3. Making best use of Council resources

- Make the best use of underused Council-owned land and buildings, where providing new homes is the most appropriate option.
- Continue our Council-led, not-for-profit approach to housing delivery, harnessing our experienced in-house teams, with external support.
- Work with the GLA and others to maximise the funding for new Council homes, to complement the Council's own resources.
- Increase the pace and efficiency of our delivery by implementing lessons learned from past programmes and other developers.

4. Securing value for money in the short and long term

- Ensure viable and deliverable projects that maximise benefits and safeguard the Council's financial stability.
- Balance upfront capital costs with long-term environmental goals, cost-in-use and whole-life costs.
- Work closely with Housing Services and other teams to ensure new homes and management arrangements have a cost-effective lifecycle.
- Build robust and well-loved homes that will age well and stand the test of time.

5. Involving residents meaningfully

- Implement the new Resident Engagement Strategy.
- Adopt the Residents' Charter and Keeping Communities Together policies.
- Involve residents meaningfully through our collaborative approach, ensuring communities can have their say at every stage of the process.
- Work in partnership with local organisations, TMO/TRAs, schools and public services to maximise the benefits of new developments.

6. Creating better homes and neighbourhoods

- Deliver high quality homes that support attractive, functional, safe and sustainable neighbourhoods.
- Build upon Hackney's reputation for high quality architecture and characterful buildings, making places where people want to live.
- Create inclusive places for all ages, identities and abilities, building upon the Ageing Well Strategy and Child Friendly Places SPG.
- Improve surrounding areas of estates and public spaces, including greenery and children's play.

7. Supporting an inclusive economy

- Provide new community uses and high street spaces where appropriate to strengthen local services.
- Ensure projects support green and inclusive growth, working with local companies and organisations as suppliers and partners.
- Expand apprenticeship and training placements, both with building contractors and the wider network of suppliers and professional teams.
- Promote diversity and inclusion in procurement.

Hackney

Cabinet Report author's guidance (2022-23)

(Please delete link to guidance above once the report is complete)

Title of Report	Flood Risk Management Plan measures 2021-2027	
Key Decision No	CHE S153	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Cllr Mete Coban, Cabinet member for environment and transport	
Classification	Open with Exempt Appendix	
Ward(s) Affected	All wards	
Key Decision & Reason	Yes	Significant in terms of its effects on communities living or working in an area comprising two or more wards
Implementation Date if Not Called In	12 December 2022	
Group Director	Rickardo Hyatt, Group Director for Climate, Homes and Economy	

1. Cabinet Member's introduction

1.1. The Council has recognised that there are significant problems with climate change and have declared a Climate Emergency. Global warming results in more extreme weather conditions, including greater and more intensive rainfall.

1.2. The Council as a Lead Local flood authority has a statutory duty to respond to this both strategically and locally in the way we respond to flooding events.

1.3. The Council has a Flood response protocol, led by the Emergency & Planning Team setting out how the Council's services would respond to flooding incidents. A 'model' report was agreed between Gold and Silver for the October 2021 flooding incident and has been promoted to all Silver Commanders to use as a template for more serious incidents.

1.4. However, the focus of this report is the Council's strategic response to its statutory duties and particularly seeking approval for 11 measures to be agreed as part of the FRMP as set out in the report.

2. Group Director's introduction

2.1. Under the FRR 2009 the Council is required to prepare and publish the Flood Risk Management Plan (FRMP) on a six year cycle.

2.2. The first FRMP planning cycle one (C1) ran from 2009-2015 with the first FRMP published in 2016 containing measures for the period 2015-2021.

2.3. The Environment Agency (EA) and Lead Local Flood Authorities (LLFAs) are required to review and update revised FRMPs every six years. Second cycle (C2) FRMPs contain measures for the period 2021-2027.

2.4. In 2019, the EA asked all LLFAs if they would like to work together on the development of joint FRMPs, like they did for the first cycle. London Borough of Hackney agreed to work with the EA on the latest FRMP.

2.5. The Environment Agency led on the production of the Flood Risk Management Plan and the LLFA will support this FRMP by providing strategic measures specific to the council.

2.6. In 2020, the process of updating the Flood Risk Management Plan (FRMP) Cycle 1 began. Cycle 1 achieved a number of milestones including depaving more than 150 sqm of hardstanding areas and resulted in having more than 2,000sqm+ of surface water runoff draining into a sustainable system instead of the public sewerage pipe network.

2.7. This report is seeking approval of measures agreed with the EA that were then subject to public consultation. The key statutory timelines are noted below:

- March 2016: FRMP Cycle 1 published
- May 2019: Requirements to update the FRMP raised by the EA and review of the FRMP Cycle 1 was carried out
- July 2019: Hackney agreed to work with EA on the update of the FRMP
- July 2020: Hackney Draft FRMP Cycle 2 drawn up for EA's review
- October 2021: EA led public consultation of the draft FRMPs commenced
- Jan 2022: Public consultation of the FRMP Cycle 2 measures concluded

- Jun 2022: EA confirmed no change to the Hackney draft FRMP C2 following consultation and the measures can be brought forward
- July- Oct 2022: Seek internal approval of the FRMP Cycle 2
- Winter 2022: Publication of FRMP Cycle 2

3. Recommendations

3.1. Approval of the Flood Risk Management Plan Cycle 2 measures

4. Reason(s) for decision

4.1. Approval of the FRMP Cycle 2 measures would allow the LLFA to set out flood related priorities within the Borough in the next six years.

5. Background

Policy Context

5.1. London Borough of Hackney has become the Lead Local Flood Authority since the The Flood and Water Management Act 2010 (FWMA) came into effect in October 2010. As part of the responsibilities, the council has produced a number of documents including the surface water management plan and the Local flood risk management strategy to help better manage the increased flood risk.

5.2. The Flood Risk Regulations (FRR) 2009 set out the duties regarding producing preliminary flood risk assessments, flood hazard maps and flood risk maps, and flood risk management plans. In addition, it set out the duty of cooperation between the Environment Agency and Lead Local Flood Authority.

5.3. These acts and other requirements place a number of duties on the Council under this Lead Local Flood Authority role. The following provides an overview of the flood management framework for Hackney and provides the basis of the FRMP Cycle 2 measures.

Surface Water Management Plan

5.4. The Hackney Surface Water Management Plan was produced in 2011. (Note: There is no requirement to update the SWMP under the Flood and Water Management Act. We have a duty to update the LFRMS and ideally should be undertaken this year but this is subject to funding and resources availability.)

5.5. The report identified nine Critical Drainage Areas (CDAs) in Hackney and various areas that may be affected by flooding. The nine CDAs are shown in this MAP and more details of each in Appendix A.

5.6. A Hackney wide Surface Water Flood Risk Map was updated in 2018 as a result of more detailed information became available which included the location of existing gullies and Thames Water networks asset information. The new model was able to incorporate these additional details into the hydraulic modelling compared to the model previously carried out. The updated maps were submitted to the Environment Agency in the same year, in order to update their national surface water flood risk map database.

Sustainable drainage design and evaluation guide 2018

5.7. A number of Sustainable Drainage Systems (SuDS) guides have been produced in the UK since 2000, many of which outline the benefits of SuDS, but fail to provide sufficient insight into how design should be approached with SuDS in mind, and with little guidance on the evaluation process for developments. This guide considers design and evaluation of SuDS as complementary. It explains both, from the earliest iteration of Concept Design through to the Detailing stage, in order to successfully integrate SuDS into development. The main objectives of this Design and Evaluation guide are:

- ➢ To create a shared vision around SuDS for all involved in design and evaluation.
- ➢ To enable the design and evaluation of SuDS to meet agreed standards.
- ➢ To ensure SuDS are maintainable now and in the future.

Hackney Local Plan 2033 Policy (LP53 Water and Flooding)

5.8. Hackney Local Plan 2033 (LP33) is the key strategic planning document used to direct and guide development in the borough up to 2033.

5.9. Policy LP53 Water and Flooding specifically considers the planning policy and requirements for developments in flood risk and sustainable drainage terms.

Hackney Local Flood Risk Management Strategy 2016

5.10. This is the first Local Flood Risk Management Strategy produced by the London Borough of Hackney and is a fundamental document in setting out how the Borough, working with its partners and stakeholders, will deal with flood risk.

5.11. Hackney Local Flood Risk Management Objectives:

- Adapt and continuously improve knowledge and understanding of the local flood risk to prioritise use of resources.
- Establish and maintain long term partnerships within Hackney Council, other organisations and communities to establish common understanding of roles, responsibilities and expectations.
- Make sustainable policy and planning decisions that are informed by flooding and related environmental issues.
- Maintain, and improve where necessary, local flood risk management infrastructure, the natural environment and related systems to reduce risk in targeted areas.
- Communicate with at risk communities and businesses to collectively understand local risk, share up to date information and work together to manage risk.
- Ensure emergency plans are regularly updated with flood risk information and are exercised with all relevant parties to provide a coordinated preparation, response and recovery.

Flood Risk Management Plan Cycle 2 2021-2027

5.12. In 2020, the Flood Risk Management Plan (FRMP) Cycle 1, was required to be updated after six years. Cycle 1 achieved a number of milestones including depaving more than 150 sqm of hardstanding areas and resulted in having more than 2,000sqm+ of surface water runoff draining into a sustainable system instead of the public sewerage piped network.

5.13. The Environment Agency (EA) asked each borough in the country to review their measures in Cycle 1 and to produce a Cycle 2 document to consider the management plan for 2021-2027. The draft Hackney FRMP Cycle 2 measures (Draft FRMP measures in Appendix B) was submitted to the EA for review and comment in 2020. The EA completed a public consultation on the measures that ran from 22 October 2021 to 21 January 2022. The consultation was designed to explain the purpose and overview of the FRMP to the public and how they were developed. The results of the consultation informed the final plans and set out actions to manage flood risk in Hackney for the period between 2021-2027.

5.14. The Environment Agency produced a nationwide FRMP and each local authority will be required to provide their own FRMP measures. A copy of the EA draft national overview of the FRMP is available in Appendix C in which London Borough of Hackney sits under the Thames River Basin District and the draft FRMP is available in Appendix D.

5.15. The measures in the FRMP will prepare, review and update the flood management plans over a six year planning cycle.

5.16. The FRMP contains measures of the intent to commit Hackney to tackle flooding in the next six years and better inform everyone of their responsibilities and how to help local residents to become safer.

5.17. The 11 FRMP measures are:

- By 2024, London Borough of Hackney will complete an update of the Local Flood Risk Management Strategy in Hackney to ensure a robust flood risk strategy is in place in the Greater London, Thames Flood Risk Area.
- By 2024, London Borough of Hackney will complete an update of the Multi-Agency Flood Response Plan in Hackney to ensure a robust response plan is in place in case of emergency in the Greater London, Thames Flood Risk Area.
- By 2024, London Borough of Hackney will develop a programme of flood risk management schemes in Hackney to reduce flood risk in a number of critical drainage areas in the Greater London, Thames Flood Risk Area.
- By 2025, London Borough of Hackney will implement a new flood reporting system in Hackney to improve data collection and sharing of information with other risk management authorities in the Greater London, Thames Flood Risk Area.
- By 2027, London Borough of Hackney will deliver the flood risk management schemes outlined in the programme in Hackney to reduce the risk of surface water flooding in high risk areas in the Greater London, Thames Flood Risk Area.
- By 2024, London Borough of Hackney will develop a programme of works to identify possible sites for sustainable drainage systems in Hackney to reduce surface water flood risk to schools and housing estates in the Greater London, Thames Flood Risk Area.
- By 2027, London Borough of Hackney will coordinate the delivery of the works identified in the sustainable drainage systems programme in Hackney to reduce flood risk and deliver wider environmental benefits in schools and housing estates in the Greater London, Thames Flood Risk Area.
- By 2024, London Borough of Hackney will complete a study to identify areas of groundwater flood risk in Hackney to help support sustainable development in the Greater London, Thames Flood Risk Area.
- By 2025, London Borough of Hackney will produce a practice guide on basement developments in Hackney to ensure all future basement developments are resistant and resilient to groundwater flooding in the Greater London, Thames Flood Risk Area.

- By 2024, London Borough of Hackney will work with the London Lea Catchment Partnership to develop a narrative on flood risk and sustainable drainage systems in London Lea Catchment to increase education on flood risk and sustainable drainage in the Greater London, Thames Flood Risk Area.
- By 2027, London Borough of Hackney will work with the London Lea Catchment Partnership to create and deliver a programme of community engagement and education in London Lea Catchment to raise awareness of flood risk in the Greater London, Thames Flood Risk Area.

5.18. The report is seeking the approval of this draft Flood Risk Management Plan measures.

5.19. The statutory obligation in the Flood Risk Regulations (FRR) 2009 requires the Environment Agency and LLFAs to prepare FRMPs for the Flood Risk Areas (FRAs) identified in the preliminary flood risk assessment (PFRA) stage of the planning cycle. The Preliminary Flood Risk Assessment provides a high level overview of flood risk from all sources within a local area, including consideration of surface water, groundwater, ordinary watercourse and canals.

5.20. Flood Risk Areas are areas where the risk of flooding is likely to be significant for people, the economy or the environment (including cultural heritage), this means not just the chance that flooding will occur (the probability), but also the impact or consequence.

5.21. The EA worked with Hackney Council and other LLFAs to review first cycle PFRAs and identify FRAs for the second cycle in 2017/18.

5.22. FRAs have been identified by the EA and the London Borough of Hackney is shown to be included in the indicative FRA.

5.23. The EA asked LLFA's to review the measures in Cycle 1 and to produce a Cycle 2 document to consider the management plan for 2021-2027. The Hackney draft FRMP Cycle 2 was submitted to the EA for review and comment in 2020. The EA completed the public consultation on the measures which ran from 22 October 2021 to 21 January 2022. The consultation was designed to explain the purpose and overview of the FRMP to the public and how they were developed. The results of the consultation have informed the final plans and set out actions to manage flood risk in Hackney for the period between 2021-2027.

5.24. There were three key elements in developing measures for FRMP C2. They had to meet the legal requirements including reviewing the progress against FRMP C1 measures, filter out measures to see if they are suitable for FRMP C2, and the measures are worded so that they are written in a nationally consistent way and map them against the objectives for FRMP C2.

5.25. The measures were developed with key actions to reduce the risk of flooding. Furthermore, there were three objectives that must be met under Flood Risk Regulations while producing the measures. The three objectives are the **Climate resilience places, A nation ready to respond and adapt to flooding and coastal change** and **Today's growth and infrastructure resilient in tomorrow's climate** - the FRR requires that the likelihood of flooding is reduced, and the consequences of flooding for human health, for the environment including heritage and economic activity are minimised.

5.26. The 11 measures set out in 5.17 are the result of discussions with the EA taking into the requirements for the measures and following the outcome of the consultation undertaken by the EA. The recommendation to cabinet is that these are approved

Equality impact assessment

5.27. The Environment Agency undertook an Equality Analysis Screening (Appendix E) for the FRMPs before the consultation which concluded that an Equality Impact Assessment was not required.

Sustainability and climate change

5.28. The FRMP will develop a sustainable drainage system programme to reduce flood risk and deliver wider environmental benefits and support sustainable development in the Borough.

5.29. The FRMP aims to identify and address flood issues at locations where flooding may likely be exacerbated as a result of climate change.

Consultations

5.30. The draft FRMPs for England were published by the EA for public consultation from 22 October 2021 to 21 January 2022. Consultations of the FRMPs are statutory under the FFR.

5.31. During the consultation, the EA asked for the public's views on the draft FRMPs which would inform the final set of plans that set out actions to manage flood risk between 2021-2027.

5.32. The consultation results were collated and analysed by the EA. The EA concluded that the consultation did not impact the draft measures proposed by Hackney and therefore have been agreed with the EA and will be taken forward.

6. Comments of the Group Director of Finance and Corporate Resources.

6.1. This report is seeking approval of Flood Risk Management Plan Cycle 2 measures (Appendix B). The FRR places an additional financial responsibility on local authorities. DEFRA has committed to funding all new net burdens on local authorities resulting from the FWMA and by extension

the FRR. The funds have been allocated based on the individual risk that each local authority has.

6.2. The Department for Communities and Local Government (DCLG) provides formula grants to local authorities to support revenue and non-grant eligible expenses; however, these grants are not specifically designated for flood and coastal risk management. In consideration of overall budget restrictions and the requirement to invest in other priorities, the Service will need to decide how much to spend. Priority is given to programmes and areas that will help Hackney's overall flood risk reduction the most.

6.3. Additional capital grant will be sought at the Thames Regional Flood and Coastal Committee (TFRCC) to deliver the FRMPs and must be bid for, supported by a business case.

6.4. The TRFCC was established by the Environment Agency under the FWMA and is funded in two main ways.

- Flood Defence Grant in Aid (FDGiA) - money available from the central government (DEFRA) for flood and coastal risk management. The TRFCC decides which proposals will be put forward for FDGiA each spring.

- Local Levy - the power for the Environment Agency to set a local levy is set out in S17 of the Flood and Water Management Act 2010 and the rules in the Environment Agency (levies)(England and Wales) Regulations 2011. The levy is agreed by the regional RFCCs and the resolution must be agreed by the majority of the local authorities appointed members each autumn.

7. <u>Comments of the Director of Legal, Democratic and Electoral Services</u>

7.1. The Flood Risk Regulations 2009, set out a Statutory process for flood risk planning. They require the Environmental Agency and Lead Local Flood Authorities to;

- assess risk from flooding for human health, the economy and environment,
- decide where risk is significant, and identify these areas as FRA's
- prepare Maps that show the flood hazard and flood risk in the FRAS
- prepare FRMPs that set objectives and measures to mitigate the risk in FRA'S.

7.2. A Flood Risk Management Plan must include:

a) a map showing the boundaries of the flood risk area,

b)a summary of the conclusions drawn from the flood hazard maps and flood risk maps for the area,

c) a description of the proposed timing and manner of implementing the measures for achieving managing the flood risk, including details of the bodies responsible for implementation,

(d) a description of the way in which implementation of those measures will be monitored,

(e) a report of the consultation to the public and statutory authorities listed under the Regulations,

(f) where the person preparing the report thinks it appropriate, information about how the implementation of measures under the flood risk management plan and the river basin management plan for the area will be coordinated.

7.3. The Environment Agency must review a Flood Risk Management Plan prepared under the 2009 Regulations and may recommend modifications. Following a review, a Lead Local Flood Authority may revise its Flood Risk Management Plan. The revised Flood Risk Management Plan must;

a)Take account of the likely impact of climate change on the occurrence of floods,

b)Include an assessment of the progress made towards implementing the measures under the 2009 Regulations and

c)If any measures proposed in the previous Flood Risk Management Plan have not been implemented, include a statement of the reasons why those measures have not been implemented.

7.4. Article 13.5 of the Constitution which authorises Cabinet to determine key decisions, such as the present matter that are significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council.

Appendices

- Appendix A - Critical Drainage Areas in Hackney
- Appendix B - Hackney FRMP Cycle 2 Measures
- Appendix C - Draft Part A National Overview of Flood Risk Management in England for Second Cycle Flood Risk Management Plans 2021 to 2027
- Appendix D - Thames River Basin District Draft Flood Risk Management Plan 2021 to 2027

Exempt

- Appendix E - Equality Analysis Screening

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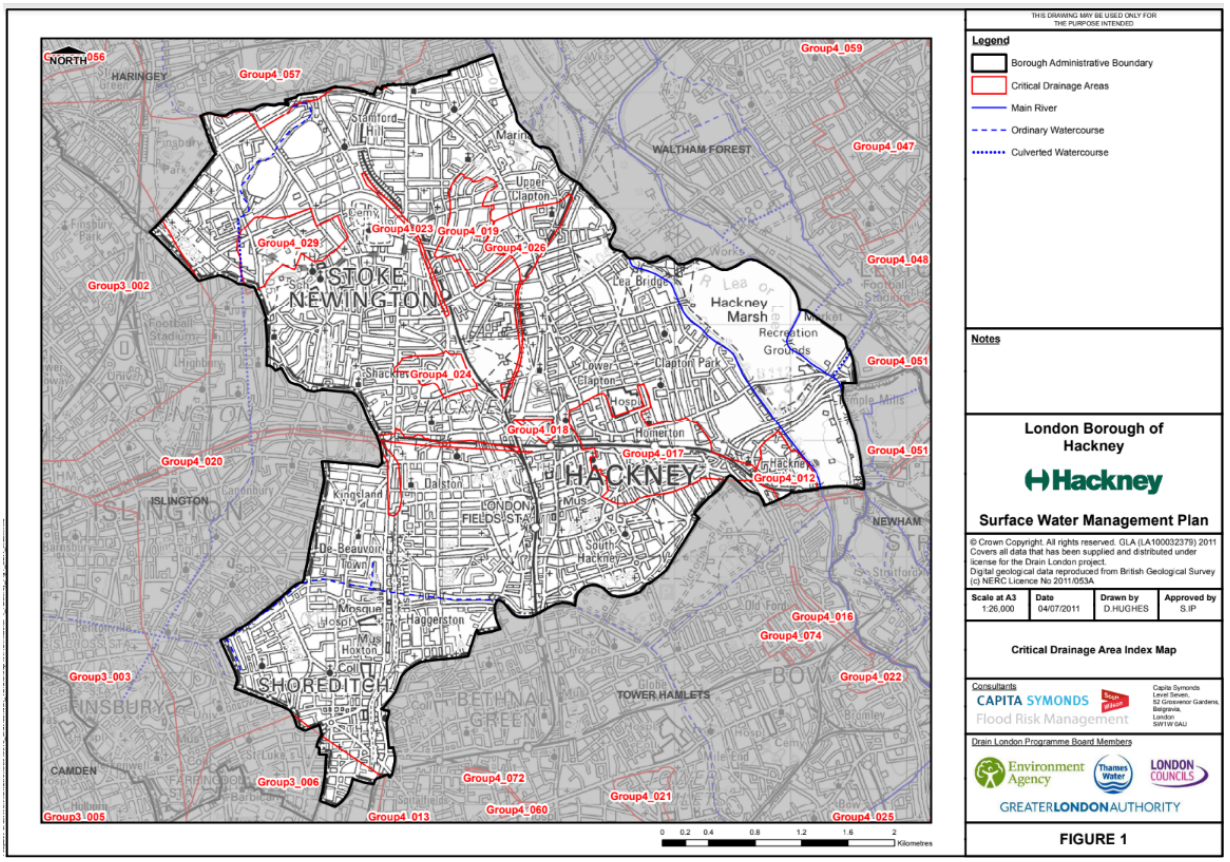
Critical Drainage Areas in Hackney

Hackney has nine CDA as defined in our Surface Water Management Plan (SWMP). These are areas identified to be especially affected by various sources of flooding. Though it should be noted that flooding in the Borough are not limited to these CDAs and can happen anywhere, especially with surface water flooding where the flow of water can be unpredictable. The nine CDAs are shown in this MAP and figure below.



CDA Ref.	Site location and description
Group4_012	**Berkshire Road/Wallis Road/White Post Lane, Hackney Wick** Surface water is observed to pond at the low points within this CDA generally concentrated around Berkshire Road and White Post Lane. There are a number of Council managed properties and the Council are already proposing a series of flood resilience measures to properties to manage risk. The southern part of this CDA extends in the LB of Tower Hamlets. There are isolated areas of significant risk, mainly confined to Berkshire Road and White Post Lane, within the roads. The hazard from surface water flooding during the 1 in 100 year event in this area is generally moderate, meaning the water is either deep or fast flowing.

Group4_017	**Wick Road, Homerton** The area generally slopes from the north in a south- easterly direction. Wick Road is noticeably lower than surrounding ground levels. Two LFRZs have been identified: One along Wick road extending to the intersection with the A12, the other at the A106 underpass beneath the railway track.
Group4_018	**Dalston Lane, Hackney** Surface water is observed to pond at the low point within this CDA, at the rear of properties along Amhurst Road. The flooding appears to be confined to back gardens and parking facilities however there are a number of properties containing basements in the area which may be at risk of surface water flooding.
Group4_019	**Northwold Road, Upper Clapton** Surface water flows southwards along Fountayne Road and ponds at the low point on Northwold Road, and between Norcott road and Alconbury Road. There are a number of basement properties in the CDA which are shown to flood posing a moderate to significant hazard with a row of buildings between Kyverdale Road and Fountayne Road shown to experience a moderate hazard.
Group4_020	**Railway tracks between Dalston Kingsland and Hackney Central London Overground Station** The railway line is in a cutting at this location, with water ponding at low points on the tracks. All water is retained on the railway corridor and it appears that there is a relatively low likelihood of runoff from the surrounding higher ground entering the cutting in most locations. The western extent of this CDA is located within the LB of Islington.
Group4_023	**Stoke Newington Station to Rectory Road Station, Stoke Newington** Surface water is observed to flow in a southerly direction along the railway corridor. In general, overland flow from surrounding higher ground is prevented from entering the railway cutting due to steep slopes on either side. Some water however, is observed to flow in from the east.
Group4_024	**Downs Estate, Amhurst Road, Hackney Downs** The properties on Amhurst Road are a localised low point with the CDA. The estate is bound by higher ground to the west along Amhurst Road, and the railway embankment to the east. The hazard as a result of is surface water flooding is significant in the area immediately adjacent to the railway embankment.
Group4_026	**Clapton Station, Upper Clapton**

	Surface water is observed to flow from higher ground in the north-west into the railway cutting. Water is observed to pond around Clapton Station, north of where the tracks enter a tunnel beneath Brooke Road. Flood waters are also observed to pond in the cutting between Kenninghall Road and Downs Road.
Group4_029	**Lordship Road, Stoke Newington** The topography of this CDA Surface water is observed to flow in a north and southerly direction towards the centre of this CDA with ponding water observed in Clissold Park and along Grazebrook Road. A number of residential properties are at risk of surface water flooding on Lordship Road and Grazebrook Road, as well as the Grazebrook Primary School. The residential properties are at greater risk of worse surface water flooding than the roads due the gradient of the road camber and the properties in the area containing basements.

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1. By 2024, London Borough of Hackney will complete an update of the Local Flood Risk Management Strategy in Hackney to ensure a robust flood risk strategy is in place in the Greater London, Thames Flood Risk Area.

2. By 2024, London Borough of Hackney will complete an update of the Multi-Agency Flood Response Plan in Hackney to ensure a robust response plan is in place in case of emergency in the Greater London, Thames Flood Risk Area.

3. By 2024, London Borough of Hackney will develop a programme of flood risk management schemes in Hackney to reduce flood risk in a number of critical drainage areas in the Greater London, Thames Flood Risk Area.

4. By 2025, London Borough of Hackney will implement a new flood reporting system in Hackney to improve data collection and sharing of information with other risk management authorities in the Greater London, Thames Flood Risk Area.

5. By 2027, London Borough of Hackney will deliver the flood risk management schemes outlined in the programme in Hackney to reduce the risk of surface water flooding in high risk areas in the Greater London, Thames Flood Risk Area.

6. By 2024, London Borough of Hackney will develop a programme of works to identify possible sites for sustainable drainage systems in Hackney to reduce surface water flood risk to schools and housing estates in the Greater London, Thames Flood Risk Area.

7. By 2027, London Borough of Hackney will coordinate the delivery of the works identified in the sustainable drainage systems programme in Hackney to reduce flood risk and deliver wider environmental benefits in schools and housing estates in the Greater London, Thames Flood Risk Area.

8. By 2024, London Borough of Hackney will complete a study to identify areas of groundwater flood risk in Hackney to help support sustainable development in the Greater London, Thames Flood Risk Area.

9. By 2025, London Borough of Hackney will produce a practice guide on basement developments in Hackney to ensure all future basement developments are resistant and resilient to groundwater flooding in the Greater London, Thames Flood Risk Area.

10. By 2024, London Borough of Hackney will work with the London Lea Catchment Partnership to develop a narrative on flood risk and sustainable drainage systems in London Lea Catchment to increase education on flood risk and sustainable drainage in the Greater London, Thames Flood Risk Area.

11. By 2027, London Borough of Hackney will work with the London Lea Catchment Partnership to create and deliver a programme of community engagement and education in London Lea Catchment to raise awareness of flood risk in the Greater London, Thames Flood Risk Area.

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Draft Part A National Overview of Flood Risk Management in England for Second Cycle Flood Risk Management Plans 2021 to 2027

October 2021

We are the Environment Agency. We protect and improve the environment.

We help people and wildlife adapt to climate change and reduce its impacts, including flooding, drought, sea level rise and coastal erosion.

We improve the quality of our water, land and air by tackling pollution. We work with businesses to help them comply with environmental regulations. A healthy and diverse environment enhances people's lives and contributes to economic growth.

We cannot do this alone. We work as part of the Defra group (Department for Environment, Food & Rural Affairs), with the rest of government, local councils, businesses, civil society groups and local communities to create a better place for people and wildlife.

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Email: enquiries@environment-agency.gov.uk

Contents

Foreword

There are over 5.2 million homes and businesses in England at risk of flooding and coastal erosion. With a rapidly changing climate, the need to plan together to improve the overall resilience of our local places is more important than ever before.

Partnerships are vital. The more we plan together, the more we can achieve together for local people, places and our environment.

Over the last 2 years we have worked in partnership with Lead Local Flood Authorities and other partners to develop these Flood Risk Management Plans (FRMPs). This has been a challenging time with winter flooding and the impact of coronavirus. These tests have served as a reminder. They have reinforced how precious the environment around us is for our health and well-being, and the importance of protecting and enhancing it.

The FRMPs mark an important contribution towards helping to deliver the ambitions of the 'National Flood and Coastal Erosion Risk Management Strategy for England' and the government's 25 Year Environment Plan. They focus on the more significant areas of flooding and describe the risk of flooding now and in the future.

These plans will help us:

- identify measures (actions) that'll reduce the likelihood and consequences of flooding
- refresh plans to improve resilience while informing the delivery of existing flood programmes
- work in partnership to explore wider resilience measures. These include nature-based solutions for flood and water
- set longer-term, adaptive approaches to help improve our nation's resilience

We've developed the Flood Plan Explorer to support these plans. This new, online, map-based tool will make plans more accessible and will show all the second cycle measures in a visual format. It'll also help people to see what's planned and where and when. This means we can stimulate even more opportunities for working together and co-operation across all we do.

The Environment Agency knows the next 6 years will be both exciting and challenging. We need to innovate and adapt, making sure our thinking changes faster than our climate. The tragic flooding in China, Germany and Belgium is a stark reminder of why we need to act. The race to resilience is well and truly on! The more we plan and work together, the more we can achieve. I'm pleased we have this opportunity to share the FRMPs, and I encourage you all to get involved and have your say.

Caroline Douglass, Executive Director of Flood and Coastal Risk Management
Environment Agency.

Introduction

This 'part A' document provides a high-level overview of Flood Risk Management Plans (FRMPs) and flood risk management in England. It's relevant to all 10 of the individual draft FRMPs and should be read alongside them.

It includes information on:

- the context of FRMPs in strategic flood risk management planning
- the legislative background to FRMPs and why we produce them
- flood risk management at a national level

You can find more detailed information about some of the topics in this document by following the links.

Strategic flood risk management planning

Strategic flood risk management planning plays an essential role in informing the choices made to manage flood risk.

Good strategic planning can help to:

- bring partners together to set the strategic direction for flood risk management and identify common priorities for places
- inform flood risk capital investment programmes and identify interventions, including building new flood defences
- align wider investment plans and work programmes between partners
- identify innovative solutions, for example nature-based solutions, integrated water management and adaptive approaches

FRMPs make an important contribution to strategic working and planning as they help partners plan locally across administrative boundaries. FRMPs are statutory plans. This means they required by law and are guided by legislation, policy and local priorities. They provide a basis for local engagement and consultation with partners and communities.

FRMPs are also one of many important steps in achieving the ambitions of the National Flood and Coastal Erosion Risk Management Strategy for England (FCERM strategy) and the government's 25 Year Environment Plan – A Green Future: Our 25 Year Plan to Improve the Environment (25 YEP). They also support the direction set by government policy in the FCERM policy statement.

National FCERM strategy and the 25 YEP

The Flood and Water Management Act 2010 places a statutory duty on the Environment Agency to develop a National Flood and Coastal Erosion Risk Management (FCERM) Strategy for England. This strategy describes what all Risk Management Authorities

(RMAs) involved in flood and coastal erosion risk management for the benefit of people and places need to do.

The Environment Agency published the updated national FCERM strategy in 2020. The strategy's long-term vision is for: a nation ready for, and resilient to, flooding and coastal change – today, tomorrow and to the year 2100.

The FCERM strategy has 3 long-term ambitions.

These are:

- climate resilient places
- today's growth and infrastructure resilient in tomorrow's climate
- a nation ready to respond and adapt to flooding and coastal change

The strategy provides a framework for guiding the operational activities and decision making of practitioners. It supports the direction set by government policy which includes its FCERM policy statement. The strategy sets out the long-term objectives the nation should take over the next 10 to 30 years. It also includes shorter-term, practical measures RMAs should take working with partners and communities.

Producing an updated FCERM strategy was an important commitment in the 25 Year Environment Plan (25 YEP). The 25 YEP sets out aims for improving the environment, within a generation, and leaving it in a better state than we found it.

- The plan includes goals to: bring a thriving, natural environment with cleaner air and water
- reduce harm from hazards such as floods and drought
- improve sustainable use of natural resources

This is in the context of climate change, increasing populations and ambitious goals for economic growth and prosperity.

This challenge calls for a long-term, strategic approach to flood risk management that will both reduce risk and help future growth and make sure people live in climate resilient places. The Environment Agency, other RMAs and stakeholders will need to work together in a way that respects and improves the water and wider environment.

Aim of second cycle FRMPs

The Flood Risk Regulations 2009 (FRRs) set out a statutory process for flood risk planning over a 6 year cycle. The second cycle FRMPs (2021 to 2027) are to be strategic, place-based plans. They include objectives and measures closely aligned to the ambitions and goals of the FCERM strategy and 25 YEP. They also aim to support achieving wider environmental and growth ambitions of society. They aim to show what's happening to address flood risk in identified flood risk areas (FRAs) and across the river basin district. The second cycle FRMPs will encourage RMAs to work closer together to achieve the objectives and measures.

You can find more information about the FRRs and how FRAs were identified in the ‘Purpose of the FRMP’ section of this document.

Flood risk management

Flood risk management information in this section covers all sources of flooding which is relevant to all river basin districts (RBDs) and Flood Risk Areas (FRAs).

Definition of flooding

The Flood and Water Management Act (2010) defines a flood as any case where land not normally covered by water becomes covered by water’.

RMAs describe the risk of flooding by both the:

- likelihood that a location will flood from any source
- impact or consequence that the flooding could cause if it occurred

The purpose of managing flood risk is to mitigate any harmful impacts caused by flooding on:

- people
- the environment
- buildings and infrastructure (such as roads, railways, hospitals and schools)

This could involve taking action to reduce the likelihood and/or consequences of flooding should it occur.

Flood risk information

The Environment Agency’s long-term flood risk service provides information on:

- the longer-term flood risk for an area in England
- the possible sources of flood risk
- how to manage flood risk.

This service uses computer models to assess an area’s long-term flood risk from:

- rivers and the sea
- surface water
- reservoirs

The results are an indicator of an area’s flood risk. There are 4 bands of risk representing the likelihood of flooding in any given year.

The bands of risk are:

- high risk – this means that each year an area has a chance of flooding of greater than 3.3%

- medium risk – this means that each year an area has a chance of flooding between 1% and 3.3%
- low risk – this means that each year an area has a chance of flooding of between 0.1% and 1%
- very low risk – this means that each year an area has a chance of flooding of less than 0.1%

The results for flood risk from rivers or the sea consider the effect of any flood defences in the area. These defences reduce, but do not completely stop, the chance of flooding as they can be overtopped or fail.

Flooding from surface water is difficult to predict as the exact location and volume of rainfall are difficult to forecast. Local features can also greatly affect the chance and severity of flooding.

The results for reservoirs show the risk of flooding from reservoirs in the unlikely (managed to be very low risk) event of a dam failure.

National Flood Risk Assessment

The Environment Agency is currently developing a new National Flood Risk Assessment. This will provide a single picture of the current and future flood risk from rivers, the sea and surface water. It'll use both existing detailed local information and improved national data. It's due to be published in 2024 and will be available as open data. This means it can be used for free by anyone.

Other sources of flooding

The Environment Agency monitors groundwater levels and provides a groundwater alert or warning service for some areas that have historically experienced groundwater flooding. The groundwater vulnerability maps for England were produced in 2013 and are available on Defra's MAGIC map service.

Sewer and surface water flooding resulting from wastewater networks and associated infrastructure is monitored and managed by water companies.

The Canal & River Trust are responsible for managing the level of water in canals across England and Wales to mitigate flooding.

Roles and responsibilities in flood risk management

RMAs

RMAs are:

- the Environment Agency
- Lead Local Flood Authorities (county councils, unitary authorities, London boroughs and Metropolitan boroughs)
- district councils (which may also be called borough or city councils)
- water companies
- internal drainage boards
- highways authorities

The Environment Agency has a strategic overview role covering all sources of flooding and coastal change. This includes sources where other RMAs have operational responsibilities. The Environment Agency provides strategic leadership for the management of flooding and coastal change from all sources including:

- rivers
- the sea
- groundwater
- reservoirs
- surface water

This strategic overview role is distinct from the Environment Agency's operational role. The Environment Agency also has permissive powers to manage flood risk from main rivers (these are usually, larger rivers and streams on the main river map), the sea and reservoirs. It can also make landowners take action to minimise flood risk to others.

As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency has a statutory duty to manage reservoir flood risk by securing compliance. This is in addition to its permissive powers under the Reservoirs Act.

Lead Local Flood Authorities (LLFAs) are the county council or unitary council. They have a leadership role on local flood risk management in their area.

This includes risks from:

- ordinary watercourses. These are watercourses that are not part of a main river and not on the main river map outside internal drainage districts
- surface water
- groundwater

They have permissive powers to manage this risk and enforcement powers like the Environment Agency. LLFAs work with other RMAs to develop and maintain a strategy for local flood risk management.

District councils have a role to carry out works to manage flood risk from ordinary watercourses outside internal drainage districts. They are also planning authorities and work with their LLFA to manage flood risk. District councils that are next to the sea also

have the role of **coast protection authorities** as defined under the Coast Protection Act 1949.

Internal drainage boards are local independent public authorities established in areas of special drainage need in England.

Internal drainage boards:

- are responsible for managing water levels within their internal drainage district
- have powers like LLFAs and the Environment Agency
- work with RMAs to manage local flood risk

Water companies manage:

- the sewerage and water supply networks and any flood risk arising from them
- flood risk to their infrastructure, such as water treatment plants and pumping stations

Highway authorities include county and unitary authorities and Highways England.

Highway authorities are RMAs responsible for:

- providing and managing highway drainage and some roadside ditches
- making sure that road projects do not increase flood risk

Emergency responders

Some RMAs also have a statutory role to play in planning for emergencies. These roles are classed as category 1 or 2 responders.

RMAs who also hold an emergency response role are:

Category 1:

- Environment Agency
- county councils
- unitary authorities
- district councils

Category 2:

- water companies
- Highways England
- Transport for London
- The Secretary of State for Transport

Category 1 and 2 responders come together within local resilience forums (LRFs). LRF members aim to plan and prepare for local incidents and catastrophic emergencies.

LRFs help responders work together to:

- identify potential risks
- produce emergency plans to either prevent or mitigate the impact of any incident on their local communities

Other organisations and people with statutory roles

Regional Flood and Coastal Committees (RFCCs) are a mechanism for sharing information and help to achieve the best use of resources across a whole region. They are responsible for making sure there are coherent plans for identifying, communicating and managing flood and coastal erosion risks across catchments and shorelines.

They bring together individuals appointed by:

- government
- the Environment Agency
- LLFAs

RFCCs have a vital assurance role to promote efficient, targeted and risk-based investment in flood and coastal erosion risk management. This role optimises value for money and benefits to local communities.

Riparian landowners are landowners who have a stretch of watercourse that runs on, under or alongside their property. They are normally responsible for that watercourse and are required to take reasonable steps to avoid causing a risk of flooding to others. Riparian landowners must also comply with any byelaws in place for watercourses on, under or alongside their land.

Large, raised reservoir owners and operators are responsible for managing the flood risk from reservoir failure, by complying with the Reservoirs Act 1975.

Ofwat is the economic regulator of the water sector. It plays a role in helping to manage flooding and secure the resilience of water supply and sewerage systems.

The Department for Environment, Food and Rural Affairs (Defra) sets the direction and policy for flooding and coastal change. It also provides funding for activities undertaken by RMAs through Grant-in-Aid.

Other organisations and people

Communities including flood action groups

Across the country there are many formal and informal community groups, Flood Action Groups (FAGs), partnerships and charities which have been set up to support those who

have been affected by flooding and coastal change. They also help people plan for future risks.

These groups are vital in providing support, advice and practical help. They can also support RMAs by engaging in discussions or taking action to manage the risk of flooding or coastal change.

It's important that all **homeowners and renters** take time to consider and understand the risk of flooding and coastal change to their property. It's also important for them to think about the options they must adapt to and how to manage this risk. They should for example, consider incorporating property flood resilience measures or signing up for flood warnings**.**

Housebuilders/developers should consider the role they have in improving the resilience of people and places to flooding and coastal change. They should for example consider the role of sustainable drainage systems and property flood resilience measures in new or existing developments.

Insurers can provide help and support to those affected by flooding by providing repairs and finance. They also have an interest in promoting resilience both at community and individual property level**.** Flood Re is a reinsurance scheme backed by government and the insurance industry. It aims to improve the availability and affordability of flood insurance for households at high risk of flooding.

Infrastructure providers have a vital role to play in helping to improve the resilience of people and places to flooding and coastal change. This includes understanding the current and future resilience of different types of infrastructure and the best way to improve it.

Businesses should understand the impact of flooding and coastal change to their premises and operations. They should consider the options to manage this risk and increase their resilience to a changing climate.

You can find a more detailed explanation of the current roles and responsibilities of the organisations with statutory flood and coastal erosion risk management responsibilities in the FCERM strategy and its Annex A.

Purpose of the FRMPs

The principal purpose of a Flood Risk Management Plan (FRMP) is to set out how to manage significant flood risk in nationally identified flood risk areas (FRAs). These are areas where there is the potential for significant risk or impacts should major flooding occur. However, it is recognised that there are areas at risk of flooding outside of these FRAs. Therefore, the Environment Agency and RMAs will continue to plan for and manage the risk of flooding to all communities. This is regardless of whether they are in an FRA or not. Flood risk management interventions such as warning and informing, capital

investment and maintenance programmes are not limited to FRAs. They are informed by all levels of risk, not just those identified as nationally significant.

FRMPs highlight the hazards and risks from flooding. They describe how RMAs will work together, and with partners and communities to manage flood risk in the places where we live, work and play.

RMAs produce FRMPs every 6 years. FRMPs:

- describe the sources and risks of flooding within a river basin district
- include information about how RMAs plan to work with communities and businesses to manage and reduce flood risk
- help to promote a greater awareness and understanding of the risks of flooding, particularly in communities at significant risk
- encourage and enable householders, businesses and communities to take action to manage the risks

FRMPs, together with other plans and strategies, help everyone involved in managing water to make decisions that are best for people and the environment. These other plans include:

- River Basin Management Plans (RBMPs)
- Local Flood Risk Management Strategies (LFRMS)
- Shoreline Management Plans (SMPs)
- Drainage and Wastewater Management Plans (DWMPs)

Legislative background

The Flood Risk Regulations 2009 (FRR) set out a statutory process for flood risk planning over a 6 year cycle.

The FRR require the Environment Agency and Lead Local Flood Authorities (LLFAs) to:

1. assess risk from flooding for human health, the economy and environment including cultural heritage
2. decide where there is significant risk and identify these areas as flood risk areas (FRAs)
3. prepare maps that show the flood hazard and flood risk in FRAs
4. prepare FRMPs that set objectives and measures to reduce the risk in FRAs

Preliminary flood risk assessment

The first stage of the planning cycle is a preliminary flood risk assessment (PFRA). A PFRA is an assessment of:

- floods that have taken place in the past

- floods that could take place in the future

A PFRA identifies FRAs where the likelihood and impact of flooding is likely to be significant nationally for:

- people
- the economy
- the environment, including cultural heritage

PFRA for main rivers, the sea and reservoirs

The Environment Agency is responsible for producing a PFRA for main rivers, the sea and reservoirs in England. In 2018 the PFRA for the second cycle was published. The PFRA:

- describes how flood risk from main rivers, the sea and reservoirs in England was assessed
- gives a high-level overview of the risk
- describes how FRAs were identified
- identified FRAs at significant risk from river and sea flooding in England

The Environment Agency did not identify any significant FRAs for reservoirs. The reasons for this are included in the PFRA. The Environment Agency has long-term flood risk maps that show the potential area that could flood in the unlikely event of a reservoir dam failure.

Parts of the Severn and Dee River Basin Districts (RBDs) lie in Wales. The PFRA reports for the whole of these RBDs were produced jointly by the Environment Agency and Natural Resources Wales (NRW).

A part of the Solway Tweed RBD lies in Scotland. A separate national flood risk assessment (Scotland does not use the term PFRA) was produced by the Scottish Environment Protection Agency (SEPA).

PFRAs for local sources of flood risk

LLFAs are responsible for producing PFRAs for local sources of flood risk for their administrative areas. This includes flood risk from surface water, groundwater and smaller (ordinary) watercourses. Each of the 152 LLFAs in England produced a PFRA for the second cycle in 2017 in partnership with the Environment Agency.

The PFRAs:

- review the first cycle FRAs for local sources of flood risk
- identified surface water FRAs

Information for local sources of flooding in the English part of the Dee RBD is in the PFRAs for:

- Chester West and Chester Borough Council

- Shropshire Council.

Information for local sources of flood risk in the English part of the Severn RBD is in the PFRAs for:

- Bath and North East Somerset Council
- Bristol City Council
- Coventry City Council
- Dudley Metropolitan Borough Council
- Gloucestershire County Council
- Herefordshire Council
- North Somerset District Council
- Sandwell Metropolitan Borough Council
- Shropshire Council
- South Gloucestershire Council
- Telford and Wrekin Council
- Wolverhampton Council
- Warwickshire County Council
- Worcestershire County Council

Information for local sources of flooding in the English parts of the Solway Tweed RBD is included in the PFRAs for:

- Cumbria County Council
- Northumberland County Council.

The Environment Agency produced indicative FRAs for the LLFAs to review and confirm in their PFRAs. You can find the guidance the LLFAs used to review the FRAs online.

The LLFA remains involved with wider flood risk management work and national objectives if an LLFA does not contain FRAs.

Flood hazard and risk maps

The third stage in the planning cycle is to prepare maps that show the flood hazard and flood risk in FRAs. Flood hazard maps show the probability or likelihood of flooding occurring in a location.

Flood risk maps show what is potentially at risk of flooding such as:

- people
- the economy, including infrastructure and services
- the environment, including cultural heritage

The long-term flood risk information and the flood risk maps published in 2019 have been used to prepare the draft second cycle FRMPs. It should be noted that the flood risk maps show the risk at a fixed point in time. They use data and risk assessment information available in December 2019. The maps do not show information at a property level. You can find more detailed information about how they were developed and what they contain by accessing them.

The long-term flood risk information is regularly updated. It covers all communities and should be used to check your current flood risk. You can use this information to see the likelihood of flooding in a particular area or postcode.

Producing the draft second cycle FRMPs

Approach to the draft FRMPs

The Environment Agency and Lead Local Flood Authorities (LLFAs) worked together and with other RMAs to develop the first cycle Flood Risk Management Plans (2015 to 2021). This was to create plans to manage the risk from all sources of flooding. The second cycle FRMPs (2021 to 2027) will build on this approach.

10 draft second cycle FRMPs have been developed for England. There is one for each river basin district.

The 10 river basin districts are:

- Anglian
- Dee
- Humber
- Northumbria
- North West
- Severn
- Solway Tweed
- South East
- South West
- Thames

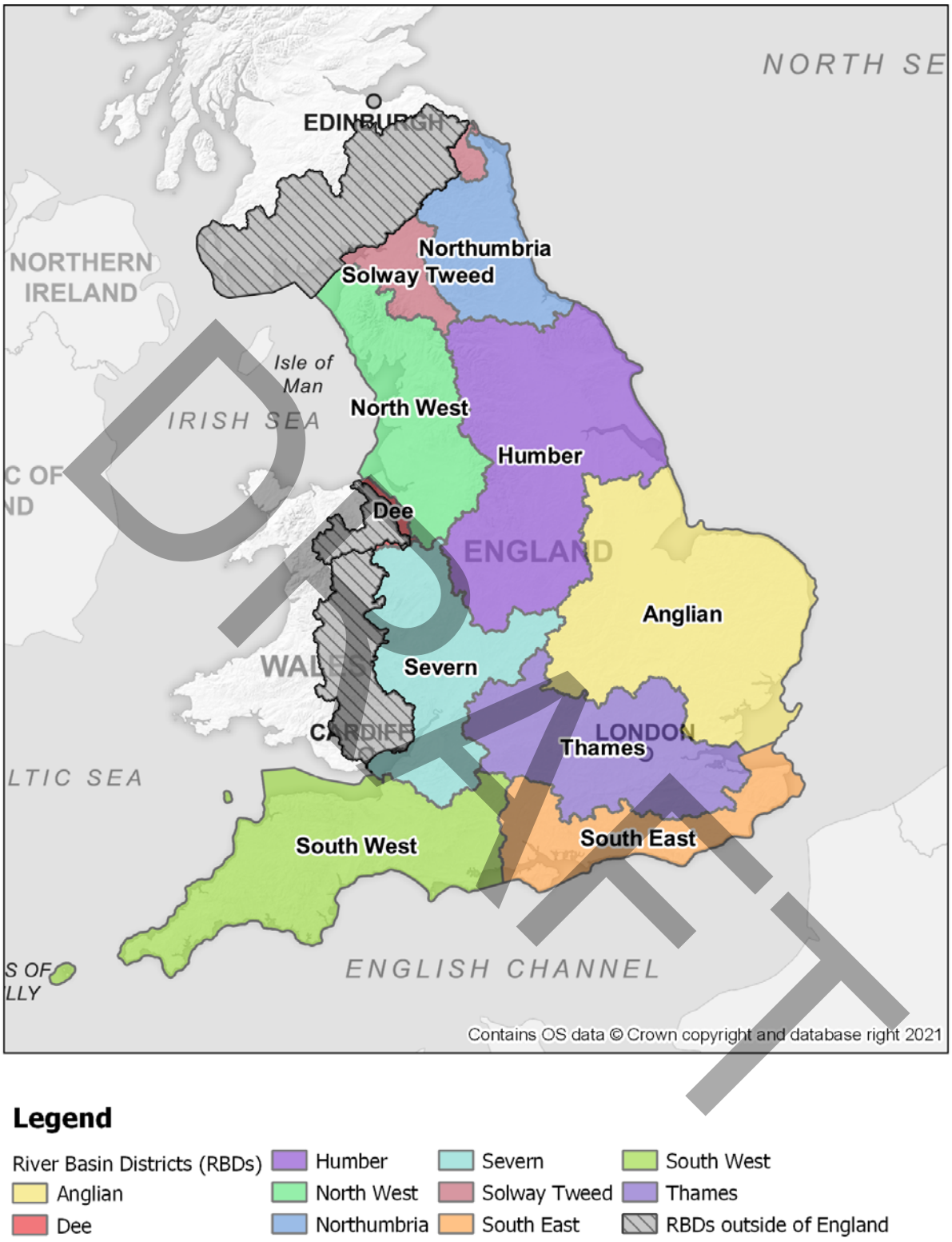

Figure 1: Map showing the 10 River Basin Districts in England

In preparing the draft FRMPs, RMAs reviewed the first cycle FRMP objectives and measures. These were reviewed alongside existing and evolving plans and strategies, on a local and national level.

For the second cycle of FRMPs, there is a nationally consistent set of draft objectives which are closely linked to the:

- Flood Risk Regulations 2009
- National Flood and Coastal Erosion Risk Management (FCERM) Strategy
- 25 Year Environment Plan

You can find the full list of these draft objectives in the 'Objectives and measures for second cycle FRMPs' section of this document. The measures (proposed actions to manage flood risk) have been developed in a consistent format.

In drawing the objectives and measures together, RMAs have revisited the priorities and made sure that there is a shared understanding of the main flood risks and how to manage them.

Developing the draft FRMPs

The approach to the second cycle plans is different to the first. In the first cycle, Flood Risk Areas (FRAs) were identified for surface water only. For this second cycle, the Environment Agency chose to broaden the approach and apply the methodology to main rivers and the sea. This means that for the second cycle, there are FRAs for surface water and main rivers and the sea. It should be noted that the number of surface water FRAs has increased as the understanding of surface water mapping has improved.

With FRAs from main rivers, the sea and surface water, it provides the opportunity to produce each FRMP and its content to suit the particular characteristics of the River Basin District (RBD).

For example:

- the South East FRMP concentrates on the areas with the highest risk of flooding (FRAs)
- the Dee and the Solway Tweed FRMPs consider the RBD as a whole
- other FRMPs include additional information such as locally defined strategic areas, like the Humber Estuary

Each FRMP differs as to the level of detail included, depending on the characteristics and location of the RBD.

Catchment Based Approach and FRMPs

The Catchment Based Approach encourages local engagement and participation in decision making.

The objectives for the Catchment Based Approach are:

- to deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment

These Catchment Based Approach objectives informed how measures in the FRMPs were developed. When preparing FRMPs and in carrying out FCERM activities, consideration has been given to how:

- the processes across the catchment and coastline work and interact
- drainage systems respond to different flood events
- natural processes operate

FRMPs for RBDs which are also partially in Wales and Scotland

The Environment Agency is producing FRMPs for the English part of the Dee and Severn RBDs. Natural Resources Wales (NRW) are producing FRMPs for the Welsh part of the Dee and Severn RBDs. The Environment Agency is working closely with NRW to ensure a catchment-based approach has been taken and that the plans complement each other's. This is a change from the first cycle FRMPs where the Environment Agency and NRW worked together to produce a joint Severn FRMP and a joint Dee FRMP.

The Environment Agency and the Scottish Environment Protection Agency (SEPA) are producing separate FRMPs for the English and Scottish parts of the Solway Tweed RBD respectively. This is the same as in the first cycle FRMPs. The cross-border nature of the RBD means both English and Scottish authorities work together to coordinate flood risk management plans and proposed activities.

Where FRMPs are developed separately, RMAs work together to:

- ensure measures proposed in cross-border areas are coordinated
- reference each other's plans
- signpost to where each other's plans are published

Flood Plan Explorer

Flood Plan Explorer (FPE) is a new, online, interactive map-based tool developed for this second cycle of flood risk planning. It has been developed specifically to display information about all the measures included within the second cycle FRMPs.

This information mainly includes:

- where the measure is
- a description of the measure and what it aims to achieve

- which objectives the measure will help to achieve
- who is responsible for implementing the measure
- when the measure is planned to be implemented

FPE displays the measures on a map. FPE will also show how measures are progressing over the second planning cycle.

Objectives and measures for second cycle FRMPs

Two important elements of the Flood Risk Management Plans (FRMPs) are the objectives for managing flood risk and the measures proposed to achieve those objectives.

Draft objectives for second cycle FRMPs

18 nationally-consistent draft objectives have been written for this second cycle of flood risk planning. In setting the draft objectives RMAs had regard to the Flood Risk Regulations' aims. These are to:

- reduce the adverse consequences of flooding for human health, economic activity and the environment
- reduce the likelihood of flooding

Climate change was also taken into account when developing these objectives.

They are consistent with the National FCERM strategy ambitions of:

- climate resilient places
- today's growth and infrastructure resilient in tomorrow's climate
- a nation ready to respond and adapt to flooding and coastal change

The 18 draft objectives have been grouped under headings from the FCERM strategy and the FRRs.

FCERM strategy ambition: climate resilient places

Flood risk regulations - reducing the likelihood of flooding

1. By 2027 risk management authorities will have developed a long-term strategic vision and delivery plan for managing future flood risk from all sources
2. By 2027, risk management authorities will have worked together to develop and / or implement adaptive approaches that plan for a range of future flood and coastal change scenarios.

3. By 2027, risk management authorities will have worked with those communities that may be significantly affected by flooding and / or coastal change in the future and will have identified and / or be progressing the most appropriate flood risk management options.
4. By 2027, risk management authorities will have worked with communities, landowners and businesses to determine the level of maintenance of flood risk assets needed to manage flood risk, and they will have taken a risk-based approach to decide how or if they will be maintained in the future.
5. By 2027, risk management authorities will have worked with communities, landowners and businesses to understand wider maintenance activities needed to manage the risk of flooding and coastal change and who will contribute to make that happen.
6. By 2027, risk management authorities will have worked with communities and landowners to identify and carry out schemes which work with natural processes to reduce the risk of flooding and coastal change.

Flood risk regulations - minimising the consequences of flooding for human health

7. By 2027, risk management authorities will have developed and/or delivered a programme of flood risk management capital schemes and/or maintenance to reduce risk of flooding and coastal change and its adverse consequences for human health and well-being.

Flood risk regulations - minimising the consequences of flooding for the environment including cultural heritage

8. By 2027, actions by risk management authorities to address current and future risk of flooding and coastal change will have helped achieve the environmental objectives set out in the river basin district's river basin management plan.
9. By 2027, risk management authorities will have worked with catchment and coastal partnerships, landowners and managers and communities to make use of nature-based solutions to reduce the risk of flooding and coastal change and contributed to achieving wider environmental benefits.
10. By 2027, risk management authorities will have worked with Natural England and other partners to ensure that the delivery of flooding and coastal change risk management programmes have contributed to the local nature recovery strategies so that new and restored habitats contribute to reducing flood and coastal risk.

FCERM strategy ambition: today's growth and infrastructure resilient in tomorrow's climate

Flood risk regulations - minimising the consequences of flooding for economic activity

11. By 2027, risk management authorities will have worked with infrastructure owners, businesses and the community to identify priority infrastructure that needs to be made resilient to current and future risk of flooding and coastal change and will have discussed in partnership how this will be achieved and / or worked together to increase resilience.
12. By 2027, risk management authorities will have provided evidence and advice to infrastructure providers and supported them to take account of future flooding and coastal change in their infrastructure investment.
13. By 2027, risk management authorities will have worked with communities and businesses to understand and implement a plan for how flood and coastal erosion risk management activities can contribute towards sustainable growth and prosperity in a climate resilient way (and vice versa).
14. By 2027, and in line with national planning policy, new development in areas at risk will take into account the risk of flooding and coastal change now and in the future.

FCERM strategy ambition: a nation ready to respond and adapt to flooding and coastal change

Flood risk regulations - minimising the consequences of flooding for human health

15. By 2027, risk management authorities will have worked with communities to: raise awareness of the level of flood risk that they face; help them understand the role of emergency responders and ensure they know what to do in an emergency to help themselves.
16. By 2027, risk management authorities will have worked with communities to help them understand the potential impact of flooding and coastal change on their lives and livelihoods to encourage them to act.
17. By 2027, risk management authorities will have supported people living in places at risk of flooding and / or coastal change to develop and / or implement community led initiatives to be better prepared for, and resilient to, flooding.
18. By 2027, risk management authorities, local responders and other partners will have worked together to help people and businesses recover more quickly after flooding.

Draft measures for second cycle FRMPs

RMAs identified the likely approach (the measures) to achieve these objectives using the categories: **preventing**, **preparing**, **protecting,** and **recovery and review.**

These categories are described as:

- preventing – by avoiding putting people or the environment at risk of flooding
- preparing – by taking actions that prepare people for flooding
- protecting – by protecting people from the risk of flooding
- recovery and review – by learning from flood incidents

RMAs also identified whether these measures were:

- ongoing – measures already being carried out from the first cycle FRMP and have been transitioned to the second cycle FRMP
- agreed – measures that have emerged since the first cycle FRMP was published and are included in the second cycle FRMP
- proposed – new measures or significant changes to first cycle FRMP measures and are included in the second cycle FRMP

For this second cycle of flood risk planning, the Environment Agency and Lead Local Flood Authorities (LLFAs) have developed measures that apply at a national level. This is in addition to local measures for each individual draft FRMP.

In determining the proposed measures for the draft FRMPs, the main factors the RMAs considered were:

- the costs and benefits of different methods of managing the flood risk
- information included in the flood hazard map and the flood risk map
- the draft River Basin Management Plan for the RBD
- the effect of floodplains that retain flood water
- the environmental objectives for the RBD
- the likely effect of a flood and of different methods of managing a flood, on the local area and the environment

In addition, there are also several other factors which the RMAs have considered when developing measures. These include other relevant legislation and local and national flood risk management policies and strategies.

The Environment Agency and other RMAs will work with partners and communities to carry out the measures. Not all measures in the draft FRMPs have secured funding and so they will not definitely be implemented. For some of these measures, RMAs can apply for Grant-in-Aid to help pay for the work. The Environment Agency administers this funding and allocates it in line with government policies and priorities.

Draft national level measures for second cycle FRMPs

There are several measures which are applicable to every Flood Risk Area (FRA) in England. The Environment Agency plans to implement these national-level measures as part of its routine day-to-day work as an RMA. The Environment Agency is responsible for the national-level measures that apply to every FRA for main rivers and the sea.

LLFAs are responsible for the national-level measures that apply to every FRA for surface water. Some of these measures are statutory (the work is required by law), and others are optional. LLFAs implement their routine work in different ways depending on local priorities and resources. You should look at LLFA websites and their local flood risk management strategies for more information on how they carry out their routine work.

These national level measures are in addition to any measures which have been developed locally for each FRMP.

You can find information about all the national level measures and those which have been developed locally in the interactive mapping tool, the Flood Plan Explorer.

FCERM activities

The draft Flood Risk Management Plan (FRMP) measures include a range of flood and coastal erosion risk management (FCERM) activity. This section provides short descriptions of what some of these FCERM activities involve.

Strategic planning

RMAs use strategic planning to prioritise flood risk management activities, align investment with priority areas and achieve value for money. Where areas are at risk from more than one source of flooding, RMAs work in partnership to strategically plan across administrative and water boundaries.

Investigations

Lead Local Flood Authorities (LLFAs) have a duty under Section 19 of the Flood and Water Management Act to formal investigations for some incidents of flooding in their area. These investigations identify which RMAs have relevant flood risk management functions, and whether they have exercised, or are proposing to exercise, those functions in response to the flood. The LLFA must publish the results of its investigation and notify any relevant RMAs.

Flood records and evidence

Records of past flooding are vital in informing flood risk management actions.

They are useful for:

- understanding the sources, seasonality, frequency and impacts of flooding
- identifying the likely locations, scale of expected flooding and the contributing factors
- improving the response to future flood events
- verifying and improving models which simulate floods

Communities and residents who have been affected by flooding are encouraged to report any floods to the relevant authority. This helps to improve the accuracy of evidence and information held by RMAs.

Hydraulic modelling and hydrology

Computerised hydraulic modelling is a process of simulating what happens to river levels during periods of rain and how water spreads across the floodplain. Hydrology, the science of estimating rainfall and river flows is used as input to the computerised hydraulic models. Analysis of past flood events is used to support the models' predictions and improve their accuracy.

Coastal modelling looks at a combination of astronomical tides and storm surges, plus the impact of waves to assess the risk of flooding in coastal areas.

Surface water modelling assesses the impact of intense rainfall on a local area. It can also consider how overland flows interact with watercourses, sewers and drains.

RMAs use these models to predict where and when flooding is expected to occur and for how long, considering storm intensity and duration.

Hydraulic modelling also informs decisions about how flood risk could be managed. For example, to:

- improve assets
- provide planning advice to local councils to avoid inappropriate development
- provide flood warnings and support flood incident management

Flood forecasting and warning

Weather forecasts can be used to predict how river flows and levels are expected to respond to changes in weather. The Environment Agency provides a flood warning service which uses rainfall and river level data for accuracy. Computer models of weather and tide conditions predict tidal flood forecasts. By providing flood forecasts and warnings, people can act in advance of potential flooding.

Providing an accurate flood forecasting and warning service is critical in managing the consequences of flooding. The Flood Forecasting Centre is a partnership between the Environment Agency and the Met Office. It combines expertise in meteorology and hydrology into a specialised hydrometeorological service to provide forecasts for all natural forms of flooding.

Incident planning and management

The Environment Agency, local councils, water companies, emergency services and other utility companies all plan for incidents of many types, including floods. These plans inform how the RMAs work together to respond to an incident and inform more strategic multi-agency response plans. Incident management exercises are used to test and improve planned response procedures. Following flood incidents partners review the plans to further improve procedures and share data.

Asset and river maintenance

To ensure flood risk management assets remain 'fit for purpose,' RMAs use permissive powers to carry out regular inspections and maintenance.

Examples of these assets include:

- raised defences, such as earth embankments
- river channel walls
- culverts
- outfalls and flap valves
- pumping stations
- flood storage reservoirs

The Environment Agency maintains an asset condition database which is updated after asset inspections. This information is used to inform maintenance decisions and funding requirements.

The Environment Agency uses its permissive powers to carry out river maintenance such as:

- weed cutting
- desilting
- mowing banks
- tree works
- clearing blockages

You can find the Environment Agency's 5 year asset maintenance programme online.

Other RMAs also maintain information relating to their assets, for example asset registers that are maintained by LLFAs. Using their permissive powers, LLFAs and IDBs undertake maintenance where they decide it is needed.

Improvement works

The Environment Agency produce flood maps using modelled and historic flood data to show areas where properties, communities and land are at risk of flooding. RMAs work with communities and partners to identify options that improve flood resilience and submit initial proposals to develop projects.

The Environment Agency coordinates a 6 year investment programme which allocates funding to projects that deliver improved flood resilience in line with the government's Partnership Funding policy.

Nature based solutions

Nature based solutions involve a range of local activities.

These are often undertaken through partnerships between:

- RMAs
- farmers
- landowners
- environmental groups
- communities

In some places solutions involve making space for water away from vulnerable development. Examples include, reconnecting rivers with their natural floodplain or creating new areas where water can be stored. Where there is space, natural flood management techniques can store and slow water running off land in response to rainfall, to help reduce flood levels downstream. This can include tree planting.

Nature based solutions for flood risk management can make an important contribution to improving the environment for wildlife and people by enhancing river and coastal waters and creating and improving natural habitats

Sustainable drainage systems and green infrastructure

Sustainable drainage systems (SuDS) and green infrastructure are a way of managing surface water by reducing or delaying rainwater run-off. They aim to mimic the way rainfall drains naturally rather than conventional piped methods. This helps to manage flooding with other benefits such as reduced pollution, improved water quality and creation of habitats.

Common types of SuDS and green infrastructure are:

- ponds which change in level with rainfall
- swales
- soakaways
- permeable pavements.

These methods use infiltration primarily and attenuation where infiltration cannot be achieved. Retro-fitting of SuDS to sites is also a way of reducing peak flows in watercourses and so helping to reduce flooding and pollution.

Managing flood risk in rural areas

Many rural areas, particularly low-lying and pumped drained areas can be at high risk of flooding from rivers, the sea and surface water. Farming can contribute to flooding through poor land management practices through increasing the speed that water enters rivers or by causing localised surface water problems. Communities and businesses, including landowners and farmers in the countryside, have an important role to play in managing and reducing flood risk and increasing their resilience to floods.

This can include:

- putting in place nature-based solutions to enable land to slow the flow or store water
- maintaining gullies and roadside ditches to manage surface water
- taking action to keep livestock and equipment safe during a flood

Resilience and adaptation

The National FCERM Strategy calls for the nation to embrace a broad range of resilience actions including better protection to flooding and coastal change. It frames resilience in terms of the capacity of people and places to plan for, better protect, respond to, and recover from flooding and coastal change.

This includes:

- making the best land use and development choices
- protecting people and places
- responding to and recovering from flooding and coastal change

This is at the same time as adapting to climate change.

Flooding and coastal change is not static but constantly changing. It requires an iterative and dynamic approach for places that can be reviewed over time in response to changing risks.

Looking out to 2100, RMAs will need to:

- help places plan and adapt to flooding and coastal change
- be agile to the latest climate science, growth projections, investment opportunities and changes to our environment and natural systems

This is called ‘adaptation pathways’ that enable local places to better plan for future flooding and coastal change and adapt to future climate hazards.

Development planning and control

RMAs work together to avoid inappropriate development in areas at risk of flooding. They also work together to seek opportunities through sustainable development to reduce the causes and impacts of flooding. The National Planning Policy Framework (NPPF) includes policies on flood risk and coastal change. These must be applied by local planning authorities (LPAs) when preparing local plans and determining planning applications.

The Environment Agency and LLFAs are statutory consultees for certain planning applications with flood risk or drainage implications. They provide advice to local planning authorities who make the final decision. Other RMAs may also be consulted and may choose to provide advice on development proposals.

Regulation – permitting and enforcement

Construction works or maintenance activities can increase flood risk, impede drainage and/or cause environmental damage if poorly executed. The public and businesses must therefore apply for permission from the relevant RMA to carry out certain types of activities on or near rivers, streams and defence structures. This is to avoid these problems being created. This regulation is a legal duty. RMAs must consider proposals submitted under legislation and decide whether to allow them or not. If problems arise, RMAs may have powers to take enforcement action against someone acting without formal permission, or in breach of it. This is to correct the damage caused by their actions.

Working with communities

RMAs, non-governmental organisations (NGOs), communities and individuals work together to manage flood risk.

They do this through:

- RMA support of community planning for and response to flood incidents
- collaborative decision-making on flood and coastal change mitigation options and long-term strategic planning.

RMAs work in partnership with community representatives such as flood groups and NGOs who represent flood volunteers. These include the National Flood Forum and Action with Communities in Rural England.

Strategic environmental assessment

The Environment Agency must carry out a Strategic Environmental Assessment (SEA) of some of its plans. This is to meet the legal requirements of the Environmental Assessment of Plans and Programmes Regulations (England) (SI 2004 1633) - the 'SEA Regulations'. An SEA enables the development of plans that will lead to better and more sustainable environmental outcomes.

The Environment Agency determined that an SEA was needed for the second cycle Flood Risk Management Plans (FRMPs) to meet the requirements of the SEA Regulations. The likely significant effects of measures on the environment were assessed as the plans were developed. This has enabled RMAs to make changes to the plans to protect the environment by avoiding or reducing harmful effects. It has also allowed RMAs to make the most of opportunities to enhance the environment.

The findings of the SEA are documented in an Environmental Report (ER) which is published alongside each of the draft second cycle FRMPs. Each ER is accompanied by a Non-Technical Summary (NTS) which provides an easily understandable summary of the SEA and its findings.

Habitats regulation assessment

The Conservation of Habitats and Species Regulations 2017 (as amended) requires that the plans consider the potential for direct and indirect effects on the integrity of sites designated for their international importance. These sites are collectively referred to as European sites because they contain species and habitats that are the best examples at a European scale. The potential for effects of the integrity of these sites is assessed through a Habitats Regulation Assessment (HRA). HRA are being undertaken alongside the consultation on the draft second cycle FRMPs. Comments received during consultation will be used to inform the HRAs and in turn the HRAs will inform the FRMPs as they are finalised. A report of the HRAs will be published alongside the final second cycle FRMPs.

Climate change and FRMPs

The 2018 UK Climate Change Projections suggest that average sea level could increase by over a metre by the end of the century and that there could up to 59% more precipitation in winters by 2050. This could lead to more river flooding. Rainfall intensity will increase, which will lead to more surface water flooding. There is already evidence of more frequent and more extreme flooding and faster and more extreme coastal erosion.

Climate change has been considered in the FRMPs by:

- aligning the FRMP objectives with the ambitions of the FCERM strategy
- developing FRMP measures to meet those objectives

- including national and local FRMP measures which seek to reduce carbon emissions
- considering the likely impact of climate change on the occurrence of floods for each river basin district

You can find out more about the potential impacts of climate change on the likelihood of coastal, river and surface water flooding for each river basin district in the 10 individual draft FRMPs.

Our changing climate will also affect coastal erosion and the wider water environment. The impacts on these is explored further in Shoreline Management Plans (SMPs) and River Basin Management Plans (RBMPs) respectively.

Links between the draft FRMPs and the draft RBMPs

Alongside flood risk management planning, the Environment Agency works with others to protect and improve the quality of the water environment. It does this through river basin management. The Environment Agency aims to co-ordinate the FRMPs and the River Basin Management Plans (RBMPs) so that all organisations can do more for the environment. By developing the plans together, ways to achieve objectives for flood risk management and the water environment and biodiversity can be joined together wherever possible.

This is particularly important to achieve the main aim of the Water Environment (Water Framework Directive (WFD) England and Wales) Regulations 2017. The main aim of these regulations is to establish a framework for the protection of inland surface waters, estuaries, coastal waters and groundwater. You can find more information about this in the draft RBMPs.

In a consultation in 2019/20 the Environment Agency sought views on:

1. the challenges that our waters face
2. the choices and changes we all need to make to help tackle those challenges

Further information on the responses received can be found in the Challenges and Choices consultation summary report.

The Environment Agency has worked with LLFAs and other RMAs to develop joint measures to reduce flood risk and improve the wider water environment. Aligning measures also helps to simplify the delivery of outcomes and make it more efficient.

By visiting the draft RBMPs, you can find more information on the objectives and measures for the draft RBMPs.

FRMPs and other plans and strategies

FRMPs are part of a small number of strategic plans that form a framework to manage flooding, coastal change and the wider water environment. These strategic plans:

- are produced by the Environment Agency, LLFAs and other RMAs
- cover different spatial scales for example national, river basin district, coastal cell, or a local area
- are produced for different purposes, such as emergency flood management, strategic flood management or land management
- are both statutory (required by law) or non-statutory

The framework allows for the assessment of risk from all sources of flooding and coastal change. It requires close engagement across all RMAs, to ensure an integrated range of solutions in creating a better place for people and wildlife.

In its 2020 FCERM Policy Statement, the government made a commitment to reform local flood and coastal erosion risk planning by 2026. This is so that every area of England will have a more strategic and comprehensive plan that drives long-term action and investment.

Some of the other main plans in flood and coastal erosion risk management (FCERM) are included in this section, together with a brief description of what they are. These are in addition to the national FCERM Strategy and RBMPs which have been described previously in this document.

Local flood risk management strategies

All LLFAs have a duty under the Flood and Water Management Act 2010 to prepare a local flood risk management strategy (LFRMS) for their area. The LFRMS includes aims and actions to reduce the risk of all sources of local flooding to communities.

Sources of local flooding are:

- surface water
- groundwater
- ordinary watercourses

The LFRMS also includes information such as:

- RMAs within the LLFA's area
- costs, benefits and an assessment of funding sources to manage local flood risk
- how and when the strategy is to be reviewed
- how the strategy contributes to wider environmental objectives

You can find a copy of each LLFAs' LFRMS on their individual websites.

Drainage and wastewater management plans

Drainage and wastewater management plans (DWMPs) are the new way for organisations to work together to plan for the future of drainage, wastewater and environmental water quality. They are long-term strategic plans which include the actions needed across England to ensure wastewater systems and drainage networks are sustainable and resilient to future pressures. These pressures include population growth and climate change.

A DWMP will be produced for each of the wastewater areas served by water companies in England. Water and sewerage companies will publish draft DWMPs in the summer of 2022.

Shoreline management plans

Shoreline management plans (SMPs) are large-scale assessments of the risks associated with coastal processes.

They help to reduce these risks to:

- people
- the developed, historic and natural environments

They are developed by Coastal Groups, with members mainly from local councils (coast protection authorities) and the Environment Agency. SMPs are non-statutory, policy documents which identify the most sustainable approach to managing the flood and coastal erosion risks to the coastline in the:

- short-term (0 to 20 years)
- medium-term (20 to 50 years)
- long-term (50 to 100 years)

The Environment Agency is working closely with the Coastal Groups to update all the SMPs covering the English coastline. This is to make sure they remain fit for purpose. The updated SMPs are due to be published in 2023.

Other strategic plans in managing the water environment

Multi-agency flood plans (MAFPs) are non-statutory plans produced by Local Resilience Forums (LRFs). These plans contain information of possible flood sources and areas of risk and the associated emergency response arrangements.

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these should be applied. This includes how the planning system should consider flood risk and coastal change. It is produced by the Ministry of Housing Communities and Local Government.

Local plans are statutory plans produced by local planning authorities. They set out the planning policies in a local authority area. They must be consistent with national policies, including the NPPF.

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Thames River Basin District Draft Flood Risk Management Plan 2021 to 2027

October 2021

This is a joint plan prepared by the following risk management authorities:

Buckinghamshire Council

Central Bedfordshire Council

Crawley Borough Council

City of London Corporation

Essex County Council

Greater London Authority

Hampshire County Council

Harlow Council

Kent County Council

London Borough of Barking and Dagenham

London Borough of Barnet

London Borough of Bexley

London Borough of Brent

London Borough of Bromley

London Borough of Camden

London Borough of Croydon

London Borough of Ealing

London Borough of Enfield

London Borough of Hackney

London Borough of Hammersmith and Fulham

London Borough of Haringey

London Borough of Harrow

London Borough of Havering

London Borough of Hillingdon

London Borough of Hounslow

London Borough of Islington

London Borough of Lambeth

London Borough of Lewisham

London Borough of Merton

London Borough of Newham

London Borough of Redbridge

London Borough of Richmond upon Thames

London Borough of Southwark

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Slough Borough Council

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West Berkshire Council

Westminster City Council

West Sussex County Council

We are the Environment Agency. We protect and improve the environment.

We help people and wildlife adapt to climate change and reduce its impacts, including flooding, drought, sea level rise and coastal erosion.

We improve the quality of our water, land and air by tackling pollution. We work with businesses to help them comply with environmental regulations. A healthy and diverse environment enhances people's lives and contributes to economic growth.

We can't do this alone. We work as part of the Defra group (Department for Environment, Food & Rural Affairs), with the rest of government, local councils, businesses, civil society groups and local communities to create a better place for people and wildlife.

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Foreword

The Thames River Basin District (RBD) covers over 16,200 square kilometres. It spans from northern Oxfordshire and Gloucester, southwards to the north of Hampshire, across to the Thames Estuary and northern Kent in the east. It also covers all of Greater London. Over 15 million people live in the Thames RBDiver Basin District. There are approximately 1.7 million people at risk of flooding from rivers and the sea, and approximately 2.3 million people at risk of flooding from surface water in the Thames River Basin District.

In England, for every person who suffers flooding, around 16 others are affected by a loss of services, such as transport and power. The combined effects of flooding from multiple sources presents complex challenges for all Risk Management Authorities (RMAs). This, combined with a rapidly changing climate, only increases the need to plan together and improve the resilience of our communities at risk. Partnerships are key. The more we plan together, the more we can deliver together for local people, places and our environment.

Over the last 2 years we have worked in partnership with relevant Lead Local Flood Authorities and other partners to develop the Flood Risk Management Plan. This has been a challenging time with several major flood events and the impacts of coronavirus. I'd like to thank our colleagues and partners for their ongoing hard work during this time. These tests have served as a reminder, reinforcing how precious the environment around us is for our health and wellbeing, and the importance of protecting and enhancing it.

The Flood Risk Management Plans mark an important contribution towards helping to deliver the ambitions of the 'National Flood and Coastal Erosion Risk Management Strategy for England' and the government's 25-Year Environment Plan. They focus on the more significant areas of flooding and describe the risk of flooding now and in the future. These plans will help us:

- identify actions that'll reduce the likelihood and consequences of flooding
- update plans to improve resilience whilst informing the delivery of existing flood programmes
- work in partnership to explore wider resilience measures – including nature-based solutions for flood and water
- Set longer-term, adaptive approaches to help improve our nation's resilience

To support these plans, we have developed the Flood Plan Explorer. This new, online, map-based tool will make plans more accessible and show all the measures in a visual

format. It will also help you to see what's planned, where and when and hopefully lead to further collaboration across all we do.

We recognise that there are areas at risk of flooding outside those detailed in the plan. Be assured that all RMAs will continue to plan and manage the risk of flooding to all communities. These Flood Risk Management Plans have set us on a journey, refining our frameworks, adapting our ways of working across catchments and organisation boundary lines.

Together with our partners, we have achieved so much:

- we have made significant progress on the largest scheme in the country in the Thames Valley
- we are the partner of choice on environment and sustainability for the Oxford to Cambridge (OXCAM) Arc
- and the publication of the 10-year Review of Monitoring from Thames Estuary 2100 provided more compelling evidence of the impacts of the Climate Emergency

I'm pleased we have the opportunity to share this Flood Risk Management Plan for the Thames River Basin, and I encourage you all to get involved and have your say. The Thames Flood Risk Management Plan is ambitious and represents a step forward in developing an integrated, strategic approach to flood risk management across the river basin district. Let's keep looking ahead to these opportunities and keep supporting each other to be healthy, safe and well.

Catherine Wright, Director Operations South and East, Environment Agency

Contents

Introduction to the draft FRMP

You should read this draft Flood Risk Management Plan (FRMP) with the:

- draft 'Part A: National Overview of Flood Risk Management in England for Second Cycle Flood Risk Management Plans' – a high level overview of the FRMPs and flood risk management in England
- 'Thames River Basin District Second Cycle Flood Risk Management Plan –Strategic Environmental Assessment: environmental report' – a report on the findings of the strategic environmental assessment (SEA)
- 'Thames River Basin District Second Cycle Flood Risk Management Plan Strategic Environmental Assessment: non-technical summary' – a summary of the SEA and its findings
- 'Flood Plan Explorer' – a new, interactive mapping tool that displays information about the measures included within this plan
- 'Second Cycle Flood Risk Management Plans – Abbreviations and Glossary' – a reference tool for the main terms used in the FRMP

Approach to the draft FRMP

The draft second cycle Flood Risk Management Plans (FRMP) is a plan to manage significant flood risk in the Flood Risk Areas (FRAs) identified within the Thames River Basin District (RBD). Producing the plan for these areas is a requirement of the Flood Risk Regulations (2009). However, it is recognised that there are areas at risk of flooding outside of these FRAs. Therefore, the Environment Agency and other Risk Management Authorities (RMAs) will continue to plan for and manage the risk of flooding to all communities. This is regardless of whether they are in a FRA or not. For example, RMAs carry out flood risk management interventions such as warning and informing and capital investment and maintenance programmes.

This draft plan has been expanded to show what is happening across the RBD and in locally important areas, referred to as 'Strategic Areas'. In the Thames RBD, Strategic Areas were put forward by the Environment Agency providing these were not already designated FRAs.

The Environment Agency and other RMAs, in particular Lead Local Flood Authorities (LLFAs), worked together to develop the first cycle FRMP. This created a plan to manage the risk from all sources of flooding. The second cycle FRMP will build on this approach. The ambition is that the FRMP is a strategic, place-based plan that shows what is happening in flood risk management across the Thames RBD. It is closely aligned with the:

- The government's 25 Year Environment Plan
- National Flood and Coastal Erosion Risk Management Strategy for England (FCERM strategy)

The second cycle FRMP will encourage closer ways of working between RMAs that will help to achieve its revised objectives and measures. More information on the background to FRMPs, the Flood Risk Regulations, and how FRAs were identified, is in 'Part A: National Overview of Flood Risk Management in England for Second Cycle FRMPs'. The draft FRMP is also aligned with the draft River Basin Management Plan for the Thames RBD. Together, these plans set the strategic goals and approaches to managing water and flood risk within the RBD.

Contributors to the draft FRMP

Several Environment Agency areas have worked with relevant Lead Local Flood Authorities (LLFAs) and other RMAs to develop the draft FRMP as listed in table 1. The Environment Agency and those LLFAs with a Surface Water FRA within their administrative area must produce a FRMP. The second cycle draft FRMP for the Thames RBD identifies measures across the Thames RBD, for FRAs and Strategic Areas.

Strategic Areas are areas with a similar geography or strategic ambition where it is important to consider flood risk management across administrative boundaries and river catchments. There are four Strategic Areas within the Thames FRMP which are listed below.

Environment Agency Flood Risk Areas for main rivers and sea

Thames RBD Environment Agency Flood Risk Areas for main rivers and the sea are:

- Byfleet and Weybridge
- Chertsey
- Datchet
- Ditton
- East Peckham
- Egham
- Esher
- Five Oak Green
- Lee Valley, London
- London and Thames Estuary

- Maidenhead
- Marlow
- Oxford
- Reading
- Rochester
- Slough
- Smallfield
- Staines
- Tonbridge
- Walton-on-Thames
- Wokingham
- Wraysbury
- Yalding
- Yateley

There are several FRAs where the flood risk spans more than one RBD. These have been referenced to the relevant RBD FRMP in their individual chapters.

LLFAs with surface water FRAs within their administrative boundary

Lead Local Flood Authorities with surface water FRAs within their administrative boundary are listed in the table below.

Table 1: LLFA FRAs

Flood Risk Area name	LLFA name(s) / LLFA name (*leads)
Chesham	Buckinghamshire*
Canvey	Essex
Chatham	Medway
Crawley	West Sussex
Farnborough	Hampshire*, Surrey

Flood Risk Area name	LLFA name(s) / LLFA name (*leads)
Greater London	Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Camden, City of London, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith and Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Surrey, Sutton, Tower Hamlets, Waltham Forest, Wandsworth, Westminster
Harlow	Essex
High Wycombe and the Wye Valley	Buckinghamshire*, Windsor and Maidenhead
Luton and Dunstable	Central Bedfordshire, Luton
Maidenhead	Windsor and Maidenhead
Newbury	West Berkshire
Rainham	Medway
Reading	Reading
Reigate	Surrey
Slough	Buckinghamshire, Slough*, Windsor and Maidenhead
Thurrock	Thurrock
Windsor	Windsor and Maidenhead

Thames RBD Environment Agency Strategic Areas for flooding from main rivers and the sea are:

- Colne Valley
- Middle Lee
- Roding Valley
- Oxford to Cambridge Arc

The Oxford to Cambridge Arc spans both the Thames and Anglian RBDs and is described in both draft FRMPs.

Strategic Areas

In the Thames RBD, Strategic Areas were put forward at the discretion of the Environment Agency providing they were not already designated as FRAs.

The Oxford to Cambridge Arc Strategic Area was put forward because it is a cross-government initiative that supports planning for up until 2050. It also represents a unique opportunity to put the Government's 25 Year Environment Plan into action.

The Colne Valley, Middle Lee and Roding Valley are Strategic Areas that each border a Rivers and Seas FRA. This is to support a catchment approach to managing flood risk. Recognising that flood risk management should not be limited to the areas themselves at risk, the Strategic Areas help to identify opportunities to mitigate risk in nearby areas with higher risk. This is particularly true for urban areas at risk. This is because space and development pressures can limit options for managing and mitigating flood risk, so it can be helpful to look to other areas of the catchment to impact the risk of nearby areas. The Strategic Areas were formed using a higher scale method of spatial analysis than the FRAs. They are therefore larger and less detailed than the FRAs, which were determined using property-level data analysis.

Developing the draft FRMP

In preparing the draft FRMP, RMAs reviewed the first cycle FRMP objectives and measures with existing national and local plans and strategies.

For the Thames RBD draft FRMP, relevant plans and strategies include:

Environment Agency owned documents

- National Flood and Coastal Erosion Risk Management Strategy for England
- Draft Thames River Basin Management Plan (RBMP)

- Thames Valley Flood Scheme - Policy paper
- Thames Estuary TE2100 Strategic Plan
- Thames Regional Flood and Coastal Committee 25-year strategy
- Drought Management Plan
- Water Resources Management Plan

Lead Local Flood Authority, Local Council owned or RMA documents

Local Flood Risk Management Strategies associated with each Lead Local Flood Authority (50) contributing to this plan can be found hosted on their website. A local flood risk management strategy must:

- assess the local flood risk
- set out objectives for managing local flooding
- list the costs and benefits of measures proposed to meet these objectives, and how the measures will be paid for
- Local flood risk management strategies: tools for support

- Multi-agency Flood Risk Plan
- Local Planning Authorities Mineral and Waste Plan
- Evolving Draft Thames Water Drainage and Wastewater Management Plan
- Other supporting Risk Management Authority (RMA) documentation

For the second cycle of FRMPs, there is nationally consistent set of draft objectives which are closely linked to:

- Flood Risk Regulations 2009
- National FCERM strategy
- 25-year environment plan

The full list of these objectives is in the draft Part A of the National Overview of Flood Risk Management in England for Second Cycle FRMPs.

In drawing the objectives and measures together, RMAs have:

- revisited the priorities mainly in the FRAs
- ensured there is a shared understanding of the main flood risks and how best to manage them mainly in the FRAs

The Thames River Basin District

Overview of the Thames RBD

The Thames River Basin District (RBD) covers over 16,200 km2. It encompasses all of Greater London and extends from north Oxfordshire down to the north of Hampshire, and from Gloucester in the west to the Thames Estuary and parts of Kent in the east. In total, over 15 million people live in the Thames RBD and many enter it daily to work or visit. In addition to Greater London, other urban centres in the RBD include Luton, Reading and Guildford.

Flooding can occur in the Thames RBD from rivers, the sea, surface water, groundwater, storm water drainage (including highways), sewer systems and the failure or overtopping of water control structures. These different types of flooding rarely happen in isolation.

Extensive, catchment-wide river flooding in the Thames RBD tends to happen when heavy and prolonged rainfall occurs, and the catchment is either frozen or saturated. This usually happens between the autumn and spring. Extensive flooding history can be found in the first cycle Flood Risk Management Plan (FRMP) (2015-2021). Extensive flooding history can be found in the first cycle Flood Risk Management Plan (FRMP) (2015-2021). This includes details of the 2013/2014 prolonged and widespread flooding along the whole River Thames catchment. It also includes several smaller but devastating flood events that took place across the RBD because of sudden and exceptionally high or prolonged rainfall on often saturated grounds.

The Thames RBD has a rich diversity of wildlife and habitats. It supports many species of global and national importance, from chalk streams such as the River Kennet to the Thames Estuary and salt marshes. The management catchments that make up the RBD include many interconnected rivers, lakes, groundwater, estuarine and coastal waters. These catchments range from chalk streams and aquifers to tidal and coastal marshes. The River Basin District is mostly rural to the west and urban to the east where it is dominated by Greater London. About 17% of the RBD is urbanised and the rural land is mainly arable, grassland and woodland.

The Thames RBD is in an area of significant water stress. Affinity Water, Anglian Water and Thames Water are all companies classified within “Serious” Water Stressed areas, using the ‘2013 Groundwater and rivers supply water for local people’ classification.

Our rivers, lakes, canals, coasts, and groundwater – and the essential services that they provide society – are worth billions of pounds to the UK economy. Our actions should thrive to protect and improve our waters and find a better balance that meets the needs of people and nature. Within the Thames RBD there are:

- 24 Flood Risk Areas (FRAs) for significant risk of flooding from main rivers and the sea (Figure 1)
- 17 FRAs for significant risk of flooding from surface water (Figure 2)
- Four Strategic Areas (SAs) as locally important areas (Figure *)

Each of these defined areas are discussed in more detail in the FRA chapters within this FRMP.

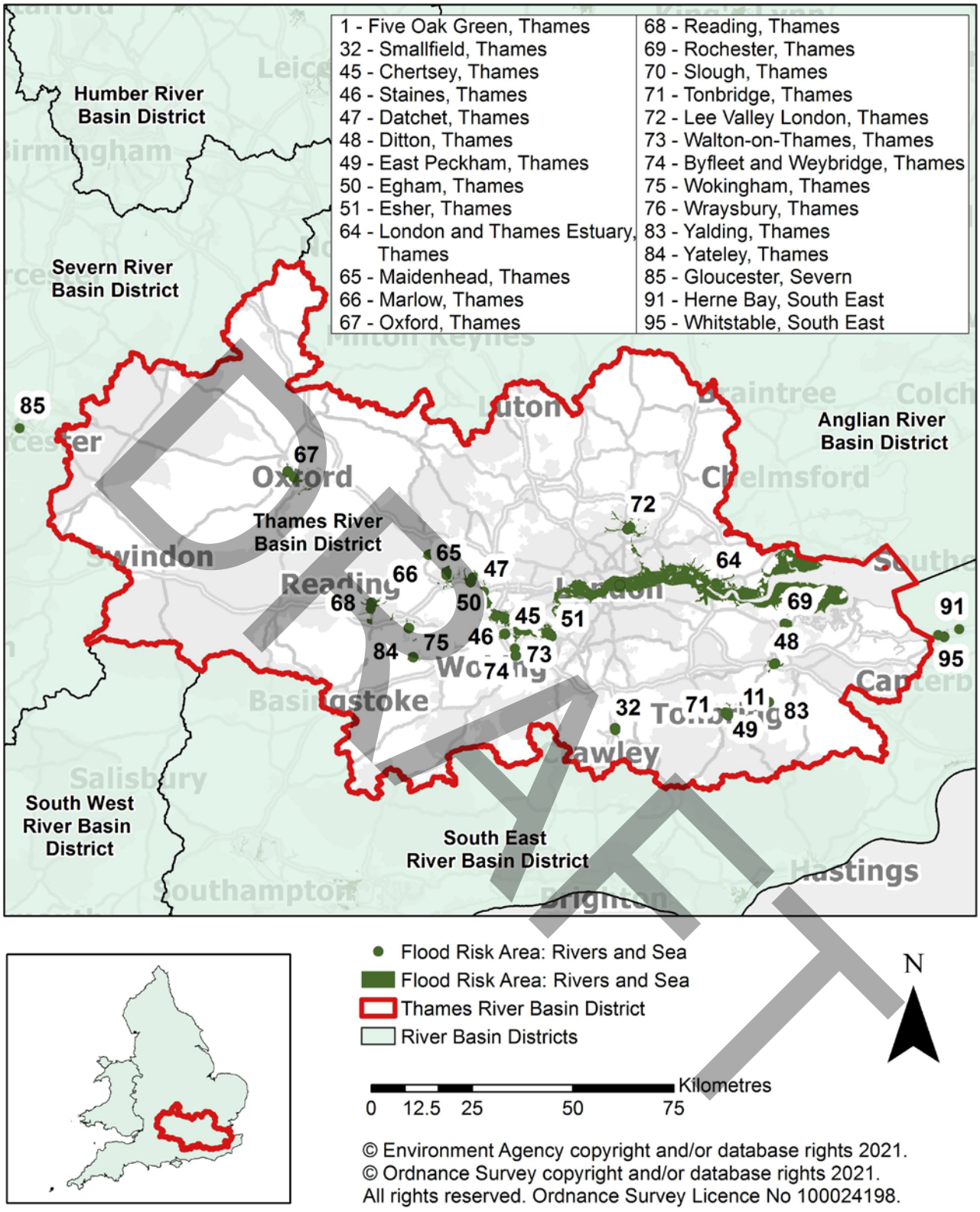

Figure 1: Thames RBD FRAs at risk from flooding from rivers and seas

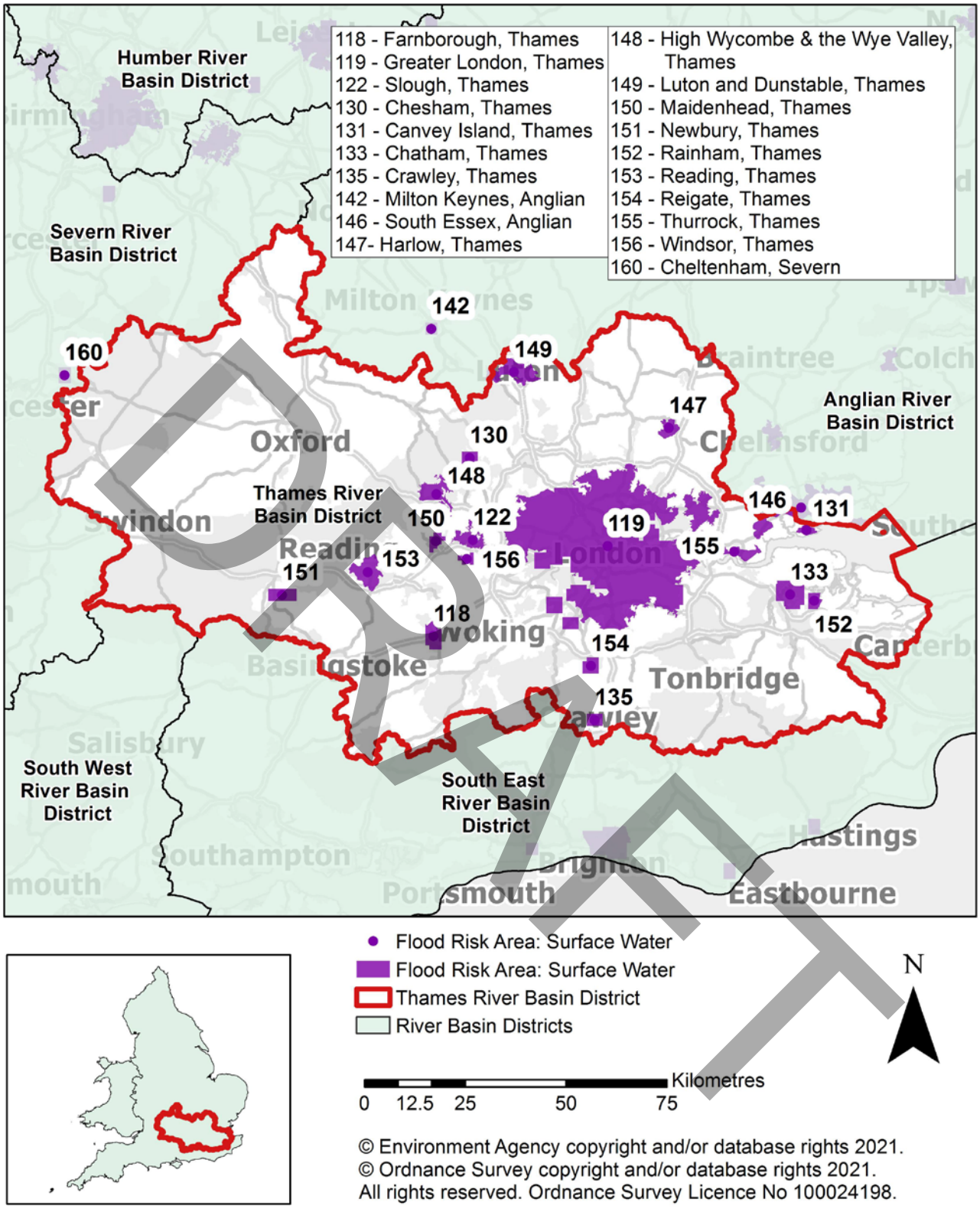

Figure 2: Thames RBD FRAs at risk from flooding from surface water

For more information about the Thames RBD, read the accompanying Strategic Environmental Assessment Report. This includes information on topics such as the landscape, geology, and cultural heritage of the Thames RBD.

The main flood risk issues and changes in the Thames River Basin District

Rivers, coastal, and tidal flood risk

River flooding, known as ‘fluvial flooding’, usually occurs when a river cannot cope with the amount of water draining into it. This is likely to be caused by intense or prolonged rainfall within the catchment. Blockage or restriction to flow within the river channel can exacerbate this.

The River Thames is slow to rise and fall, properties and businesses can be flooded for days or even weeks. The estimated economic impact of a major flood is currently about £1 billion. Due to the impact of climate change, damage could be twice as great by 2055.

The River Thames and the lower reaches of some of the rivers that flow into the river are affected by tides. When discussing flooding from ‘Rivers and Seas’ within this FRMP, this is considering the tidal impacts on the River Basin. The River Thames has a large tidal range: over 7 metres on spring tides.

The natural geology and topography of the Thames River Basin District (RBD) strongly influences its hydrological system. The Thames RBD is made up of rolling hills and a wide, flat river floodplain which make most rivers respond slowly to rainfall.

In chalk areas, river flows are generally low, filled slowly by groundwater. Across the river basin scale, there is a long lag time before rainfall affects water levels in the rivers. Exceptions are in the steeper parts of the tributaries and within urban areas where water reaches the rivers quickly. This causes a more rapid rise in water levels. These differences affect the way flood risk is managed across the RBD.

The underlying gravels across much of the River Thames floodplain mean that, overall, there are very few lengths of raised defences. Instead, defences tend to provide additional storage in the upper reaches (for example in Aylesbury), or additional conveyance of water in the lower reaches (for example in the Lower Lee, Wandle and Maidenhead).

Most of the main rivers across the Thames RBD remain in a natural or semi-natural state. They are generally unconstrained and run in an earth channel through relatively flat undefended rural floodplains. The standard of protection is provided by the capacity of the river channels and the natural storage within the floodplains. Maintenance is important in these areas to make sure that the channel has no obstructions and can accommodate high flows.

However, in urban areas such as London, the rivers are heavily modified for flood risk management. These modifications have increased the conveyance of rivers by straightening them, artificially lining the beds and banks and erecting structures to manage blockages and water levels. The River Thames is one of the most intensely used and managed rivers in Europe. Between Lechlade and Teddington it is heavily controlled by a series of weirs, sluices and locks. During times of normal flow, this section of the Thames acts like a series of ponds that are fed via upstream locks, with water levels controlled by downstream structures. At times of high flow, the Thames floods its large rural floodplain.

The Thames Estuary converges freshwater from the River Thames and its many tributaries with the North Sea. Tidal influence reaches to Teddington Lock on the Thames and up several of its tributaries. The River Thames is a a non-tidal river system upstream of Teddington Lock.

Without the current river walls, many areas of London along the River Thames and along the tidal stretches of the tributaries would be inundated twice a day through the normal tidal cycle. River walls, mostly in Greater London, have been steadily raised to give increasing levels of flood protection and to enable urban development.

About 500,000 properties in the Thames region are at risk from a tidal flood event in central London (without taking defences into consideration). This could occur because of ‘surges' flowing upstream from the Thames Estuary, caused by the combined effects of atmospheric pressure, high tides and high winds. Also, sea levels around the UK are about 10cm higher than they were in 1900.

Tide-locking is complex, this usually occurs when the fluvial system cannot drain into the tidal esturine section of the River Thames. This occurs in those fluvial rivers where structures are in place to prevent (temporary) interaction between the fluvial river and the tidal Thames. If tide-locking coincides with high fluvial flows and the fluvial system does not have enough capacity, fluvial flooding can happen upstream of the barrier or impoundment. Climate change, ageing flood defences and population growth mean tidal flood risk will increase over time, unless this risk is carefully managed. The Thames Estuary 2100 Plan will ensure the Environment Agency continues to protect 1.4 million people, £320 billion worth of property, and critical infrastructure from increasing tidal flood risk.

The above information summarises flood risk from rivers, tidal and coast risk. The Thames RBD is large and made up of several and varied catchments. For area specific information, refer to the Flood Risk Area and Strategic Area sections below.

Surface water flood risk

Surface water flooding happens when rainfall overwhelms the drainage system or is so intense that it flows overland. This can happen in localised areas as a result of particularly intense storms, particularly in urban areas, which have a faster rate and greater percentage of run-off. It is very hard to predict. While sustainable drainage systems are designed to control surface, water run off close to where it falls and mimic natural drainage as closely as possible, legacy and/or poorly maintain systems are limited by design to handle local, intense rainfall events. Other areas can be inundated by flow from adjacent farmland or parkland after periods of prolonged rainfall when the ground is saturated and natural (undeveloped) areas react to rainfall in a similar way to paved areas.

Lead Local Flood Authorities (LLFAs) are responsible for managing the risk of flooding from surface water.

Surface water run-off can exacerbate fluvial (river) flooding by increasing the volume of storm run-off, reducing travel times to watercourses and increasing flood peaks. This type of flooding happens when rainfall overwhelms the drainage system or is so intense that it flows overland. It is therefore inevitable that the capacities of sewers, covered urban watercourses and other piped systems will sometimes be exceeded.

Lower lying areas of many London boroughs are at risk from surface water flooding. Given the complexity of the landform, topography and the drainage network, it is impossible to predict precisely where the risks will lie. Details like the height of kerbs or the level and construction of boundary walls can determine which way surface water will flow.

The greatest likelihood of surface water flooding is in London, but also in other densely urbanised areas, for example Swindon, Reading and Oxford.

Managing the risk of flooding from surface water is the responsibility of LLFAs. More information about surface water management can be found in each LLFA Local Flood Risk Management Strategies.

The Environment Agency has produced some surface water flood risk maps using information and input from LLFAs. The maps indicate an area's flood risk, particularly the likelihood of surface water flooding. They cannot be used to find out whether an individual property will flood, and they do not include the flood risk from sources like blocked drains and burst pipes.

The above information gives a general overview of flood risk from surface water risk. The Thames RBD is large and made up of several and varied catchments. For area specific information, refer to the Flood Risk Area and Strategic Area sections below.

Groundwater flood risk

Groundwater flooding is associated with fluctuations in the water table. Flooding from groundwater can happen when the level of water within the rock or soil that makes up the land surface (known as the water table) rises. LLFAs are responsible for managing the risk of flooding from groundwater. It can occur in low lying areas that are a long way from any watercourse. The onset of flooding from this source can be linked to fluvial events but can also occur independently.

In permeable catchments (such as the chalk in areas of the Thames RBD), significant fluctuations in groundwater can lead to long-duration, small scale flooding. Flooding happens when groundwater levels rise high enough to reach the ground surface and the local drainage network cannot cope with the volume of water. Groundwater flows out of the ground at the point where the water table meets the surface. Heavy rainfall can infiltrate the ground, causing saturation. Surplus water will then flow out to rivers or onto land, potentially causing flooding.

Groundwater responds slowly to rainfall, so when groundwater flooding happens it can persist for some time. Flooding from groundwater can also happen in locations with sand and gravel in the river valleys. Marlow, Datchet, Runnymede and Guildford are all examples within the River Thames catchment. For more information on the underlying geomorphology of the river Thames RBD, see the British Geological Society's mapping.

The Environment Agency has a strategic overview for all sources of flooding including groundwater. They supply information in the form of monitored groundwater levels. In some areas that have historically experienced groundwater flooding, the Environment Agency provide a groundwater alert or warning service. The Environment Agency also produce monthly water situation reports based on data provided by themselves, the Met Office and water companies.

The above information has been created as a general overview of flood risk from groundwater risk. The Thames RBD is large and made up of several and varied catchments. For area specific information, refer to the Flood Risk Area and Strategic Area sections below.

Sewer flood risk

Water companies are responsible for managing sewer flooding and maintaining their network of foul and surface water sewers.

Sewers are the main channels for conveying surface-water runoff in the urban areas of the UK. Flooding from sewers can occur when the network becomes blocked or overloaded. This often affects basement flats, many of which are based in low lying areas like London.

Sewer flooding is generally a mixture of raw sewage and stormwater and has two main causes. One cause is hydraulic overload through a lack of system capacity. Another cause is the impact of wider fluvial flooding from rivers and watercourses.

Very heavy rain can result in severe, but localised flooding, often made worse by surface run-off over impermeable urban environments. Some sewerage systems such as the old Victorian system can be easily overloaded in heavy rain.

Sewer flooding is particularly unpleasant and distressing as its contents are highly contaminated. Thames Water estimates that there are currently over 10,000 properties vulnerable to sewer flooding across the whole of Thames Water's operational area.

In most of central and inner London the surface water and sewerage networks are contained within "Combined Sewers". During periods of heavy rain, the combined sewage and rainwater is diverted to the River Thames via combined sewer overflows to prevent significant flooding of homes, businesses, streets and gardens. In parts of London where these combined sewers are still present, there are historical flooding issues, particularly due to the foul sewerage system backing up from being overloaded with surface water. This piped or culverted surface water drainage system is unable to handle the volumes of water. When under pressure, it forces surface water into the foul sewerage system through informal cross-connections. This has led to several flooding incidents in parts of London over the past 30 years.

This type of flooding has got worse when surface water drains are wrongly connected to the foul system. Climate change is expected to increase the intensity of storm events and therefore increase the likelihood of sewer flooding. Similarly, within the combined sewer area, increases in rainfall will trigger additional combined sewer discharges to the River Thames. In central London, Thames Tideway Tunnel will intercept, store and ultimately transfer sewage waste away from the River Thames.

Thames Water is developing its Drainage and Wastewater Management Plans (DWMP) alongside Local Authorities and the Environment Agency to manage wastewater and drainage issues. The plans will also ensure the Thames catchment is better prepared for the impact of climate change and population growth. This FRMP aims to align and integrate with the DWMP and workshops are being held to ensure a more joined up approach. For example, in the Maidenhead FRA, Thames Water is working with the LLFA in Ockwells catchment.

The above is a general overview of flood risk from sewerage flood risk. The Thames RBD is large and made up of several and varied catchments. For area specific information, refer to the Flood Risk Area and Strategic Area sections below.

Canal flood risk

A canal is rarely the cause of flooding, but flooding may impact the canal infrastructure. For example, Canals and Rivers Trust (CRT) do not encourage discharging surface water sources from heavy rainfall into a canal system. This is because these flows usually happen when the canal system is already susceptible to high flows.

Canal water levels can vary depending on:

- how close they are to controlled and uncontrolled inflows
- upstream and downstream locks
- navigable depth
- canal freeboard

Canals are a lower flood risk than rivers because the water flow within them is controlled with reservoirs instead of them being fed by rivers and streams. However, the Thames RBD has a series of canals which do interact with both main and ordinary watercourses and some sections of canals are also main rivers. It is important to note, in areas like London where the water is heavily constrained that canal systems will be impacted and could play a part in flood risk.

The above information has been created as a general overview of flood risk from canal flood risk. The Thames River Basin District is large and made up of several and varied catchments. For area specific information, refer to the Flood Risk Areas and Strategic Areas section below.

Reservoir flood risk

Several large reservoirs are in the Thames RBD and or/could impact Flood Risk Areas and Strategic Areas falling in it. The chances of a reservoir failing and causing flooding are very low and reservoir flooding is an extremely unlikely source of risk. There has been no loss of life in the UK from reservoir flooding since 1925. As a result, the Environment Agency have not explicitly detailed the risk of reservoir further.

Specific reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensures that reservoirs are inspected regularly, and essential safety work is carried out. In the unlikely event that a reservoir dam fails, a large volume of water would escape at once and flooding could happen with little or no warning. The extent of flooding from a reservoir can be up to 50 miles from its source. This is because the local geography, such as valleys, can channel flood water for long distances. This means they are an important consideration when managing flood risk from reservoirs in Thames RBD. The potential

consequence of reservoir flooding means that, although unlikely, the risk should be considered in Strategic Flood Risk Assessments to inform local plans.

There are many people and properties at risk of flooding from reservoirs in the Thames RBD, including:

- 940,050 people
- 2,000 non-residential properties
- 1,100 key services
- 400 Special Area of Conservation
- 3,010 listed buildings

These numbers are only precautionary due to the low likelihood of reservoir flooding in the area. The Preliminary flood risk assessment for England explains this in more details. The reservoir flood maps published on the Environment Agency website show the largest areas that might flood if a reservoir were to fail. You can also check the long term flood risk for an area in England.

The above information has been created as a general overview of flood risk from reservoir flood risk. The Thames River Basin District is large and made up of several and varied catchments. For area specific information, refer to the Flood Risk Areas and Strategic Areas section below.

Land management and flooding

It is important to consider land use within the floodplain for flood risk management. Changes in the way the land is used could affect both flooding and flood risk management measures.

The landscape of the Thames region varies considerably. The western parts of the region are mainly rural, with mostly arable land, grassland, woodland and some dispersed urban areas. The north and the south-east also have very large areas of rural land, with relatively large amounts of forest and woodlands in the south-east part of the region.

However, urban land use is increasing due to urban expansion and new development. The land in the north is mainly arable, with some urban areas. In the eastern part, the heavily urbanised Greater London dominates the land use, constrained by the Green Belt (an area of rural land use).

The floodplain in the Thames region is mainly natural. Almost 70% of the 0.1% AEP fluvial floodplain is arable, grassland or woodland, and this is mainly in the northern and western parts of the region. However, 10% of the floodplain is suburban or rural development.

About 15% of the floodplain area is continuous urban land use, mainly located in the Greater London area.

Changes in land management can reduce the amount of surface runoff at a local scale. Within the built environment local drainage systems (for example Sustainable Urban Drainage Systems, commonly referred to as SUDS) can have a positive impact on the quantity, quality and timing of runoff entering the river system. In rural areas, initiatives such as the Defra environmental stewardship scheme, encourage landowners to adopt practices that benefit the environment as well as reducing localised flooding.

Decisions about the use and management of land have the potential to radically change the consequences of flooding. Further information on land management and flood risk can be found within the Thames River Basin Management Plan.

History of flooding

Within the River Thames Catchment, as a whole, there has been extensive, fluvial floods, this tends to happen when heavy and prolonged rainfall occurs when the catchment is either frozen or saturated between the autumn and spring. Because of the size of the Thames region, flooding is sometimes confined to sub-catchments because of storms and depressions that only affect part of the region.

This section of the draft FRMP provides a summary of significant flood events and their consequences since the first cycle FRMP in 2015. 'Significant' is defined as an event that affected more than 20 residential properties. The first cycle FRMP for the Thames RBD contains information on historic flood events and their consequences before this date. More detailed information about why flood records and evidence are important and how they are used is in draft Part A of the National Overview of Flood Risk Management in England for Second Cycle FRMPs.

There has been some but no major flooding impacting the Thames RBD as a whole, between 2015 – 2021.

Thames RBD Flood Events between 2015 – 2020

Table 2 shows flood events from all sources that have impacted the Thames RBD from January 2015 to December 2020. The number has been rounded to the nearest 10. Internal flooding has been included only when it has affected 20 properties or more.

At the time of writing, the number of properties impacted by the wider London flooding as a result of intense rainfall in July 2021 has not been verified. The Environment Agency, Lead Local Flood Authorities and supporting Risk Management Authorities, such as Thames

Water, will work together to ensure that this level of flooding affects fewer homes in the future.

Table 2: Historical flood events from all sources since January 2015 – December 2020. Number of properties rounded to the nearest 10.

Date of flood	Location and approximate number of properties affected shown in brackets	Source of flood water
July 2015	Stevenage (20)	Fluvial: Stevenage Brook
August 2015	Fleet (30)	Main river, sewer and drainage, surface water
August 2015	Barnet / Harrow (30)	Fluvial: Brent Brook - Silk Stream, Edgware and Wealdstone
May 2016	Maybury and Rive Ditch, Woking (50)	Main river, surface water, foul flooding
June 2016	Epping Forest, Havering, Barking and Dagenham, Redbridge (140 affected – 48 affected from main rivers)	Fluvial: Rom, Roding, Seven Kings Water, Mayes Brook and Ingrebourne, Hillmans Brook, Loxford Water
June 2016	Dunstable (20) including sheltered accommodation, Kingsbury Court	Surface water flooding
June 2016	Newham (70 dwellings + 27 highways)	Fluvial
June 2016	Harrow (100)	Fluvial
June 2016	Hillingdon (90)	Surface water

Date of flood	Location and approximate number of properties affected shown in brackets	Source of flood water
June 2016	Southwark (30)	Surface water, multiple sources
June 2016	Caterham Hill and Caterham Valley (140)	Surface water, foul flooding
August 2016	Hengest Avenue and wider Elmbridge East (30)	Surface water
September 2016	Harrow (30)	Fluvial
September 2016	Maybury and Rive Ditch, Woking repeat flooding	Main river, surface water, foul flooding
July 2017	Tunbridge Wells (60)	Surface water, Sewer, Fluvial
May 2018	Sittingbourne and the surrounding area (60), Nelson Terrace in Chatham (30)	Fluvial, Surface water
December 2019	Horley and Smallfield area (50)	Combination
June 2019	Bromley (40)	Fluvial, surface water
June 2019	Vigo and Culverstone, Gravesend (60)	Surface water, Fluvial, Sewer
January 2020	Hillingdon (30)	Surface water
February 2020	Five Oak Green (30)	Surface water, fluvial, Sewer

Date of flood	Location and approximate number of properties affected shown in brackets	Source of flood water
February 2020	Horley and Smallfield area (60)	combination
February 2020	West Byfleet (50)	Main river, surface water
February 2020	Old Woking (20)	Main river, surface water
June 2020	Romford, Colliers Row (over 20)	Surface Water
August 2020	Barking and Dagenham (50)	Groundwater / Surface water
August 2020	Burgh Heath and Kingswood (30)	Surface water
August 2020	Great Burgh and Nork (20)	Surface water
August 2020	Merstham (40)	Surface water
October 2020	Harrow (20), Aylesbury (40)	Main River
December 2020	Witney (80), Bicester (50), Chipping Norton (40)	Main River

Climate change and the Thames RBD

The Thames region

This section sets out what we know are likely to be the implications of climate change in the Thames RBD. We use allowances for different climate scenarios over different epochs or periods of time, over the coming century.

A percentile describes the proportion of possible scenarios that fall below an allowance level. The:

- central allowance is based on the 50th percentile
- higher central allowance is based on the 70th percentile
- upper end allowance is based on the 95th percentile

An allowance based on the 50th percentile is exceeded by 50% of the projections in the range. At the 70th percentile it's exceeded by 30%. At the 95th percentile it's exceeded by 5%. The 'H++' allowance is an extreme climate change scenario which applies up to the year 2100 for sea level rise.

Coastal flood risk

As sea levels rise, it means coastal flooding will become more frequent. This is because higher water levels will be seen more often. Predicting coastal flooding is complicated because it's a combination of:

- a still water level
- a surge component
- wave conditions

Future changes in sea levels are primarily accounted for by increases to the mean sea level. Changes in storminess and wave conditions are not as well understood or are not likely to change significantly. Future changes in wave conditions are thought to be heavily variable by geographical area and are an area of further research. Table 3 sets out how we expect mean sea levels to rise along the coastline by 2125. As the Thames RBD does not have its own sea level rise allowances, the South East RBD allowances are applied.

Table 3: cumulative mean sea level rises between 2000 and 2125 (metres) for the South East River Basin District*

Allowance	Sea level rise
Extreme (H++)	1.90m**
Upper end	1.60m
Higher central	1.20m

* Data source: flood risk assessments: climate change allowances.

** This applies up to the year 2100.

Fluvial (river) flood risk

Rainfall intensity is expected to increase in the future, which will cause river flows to increase. Table 4 sets out how much we expect peak river flows might increase by 2115. This is an average increase across the RBD.

As river flows increase, it means that fluvial flooding will become more frequent. This is because higher river flows will be seen more often.

Table 4: increases in peak river flows projected for the 2080s for the Thames RBD

Allowance category	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	67%
Higher central	34%
Central	22%

RBDs cover large areas. We know that some areas will be more affected by climate change than others. The range of increases for the Thames RBD for the upper end scenario is from 40% to 84%. This range reflects a difference in anticipated change across management catchments within the RBD.

Surface water flood risk

In winter, more rainfall and 'wet days' are projected. In summer less rainfall and fewer 'wet days' are projected. For all seasons, rainfall intensity is projected to increase.

Intense rainfall can cause surface water flooding, particularly when the ground is already wet or following a prolonged dry spell. This is when clay soils can form an impermeable

crust. As rainfall intensity increases, it means that surface water flooding will become more frequent, because higher rainfall totals will be seen more often.

Table 5 sets out how much we expect rainfall intensity might increase by the 2080s. This is an average across all of England. These allowances are currently under review and will be updated for the final FRMPs.

Table 5: increases in rainfall intensity projected for the 2080s for all of England

Allowance category	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	40%
Central	20%

How our understanding of the impact of climate change on flood risk might change

Our climate changes naturally over time, alongside human influence since the industrial revolution, due to the emission of greenhouse gases. As well as climate change, there are other factors that can affect how severe a flood is. This includes how wet the ground already is when heavy rain starts to fall. This means that it's difficult to be sure about how much more likely a certain size of flood will be in the future.

Traditional methods used to estimate the likelihood and size of floods assume 'stationarity' of extreme events. This means that flooding in the past is assumed to represent the behaviour of future flooding.

Due to recent large-scale flood events on our rivers and coasts, many hydrologists are now considering 'non-stationarity'. This recognises statistically significant changes over time.

We're working with universities to actively research what this might mean for future increases in flood risk. This means that our understanding of how likely extreme floods will be in the future, and what contributes to this, is likely to change.

Progress review of implementing the first cycle FRMP

This section covers what has happened across the Thames River Basin District (RBD) and what has been achieved since the first cycle Flood Risk Management Plan (FRMP) was produced in 2015. It describes how the first cycle FRMP was reviewed. The first cycle FRMP showed which objective categories each measure would help to deliver. The

following describes measures under the objective category that they primarily benefit. It reports on the status of the measures and a summary of progress made towards achieving the objectives in the 2015 FRMP. If progress has not been made, it gives reasons why not.

How we assessed progress

The Flood Risk Regulations 2009 (FRR) require that the Environment Agency and Lead Local Flood Authorities (LLFAs) review the first cycle FRMP. The FRRs state that this review must include:

- an assessment of the progress made towards implementing the measures
- include a statement of the reasons why any measures proposed in the previous FRMP have not been implemented

The Environment Agency and LLFAs followed the following steps to complete the review within the Thames RBD:

- review the status of each measure and assign an estimated implementation status as of 31 March 2021
- give reasons why any measures assigned an implementation status of 'not started' or 'superseded' have not been progressed
- identify additional measures wimplemented since 2015 that have made a material difference to achieving the first cycle FRMP objectives
- assess how well the measures have contributed towards achieving the first cycle FRMP objectives

The review of first cycle FRMPs is presented in this section by:

- summary statistics to show an overview of measure implementation
- a selection of case studies to demonstrate what has been achieved since 2015
- a summary of additional measures implemented since 2015
- an overview of how well first cycle FRMP objectives have been met

Summary of progress of implementing the measures since 2015

Table 6 shows a summary of the implementation status of all the measures in the Thames RBD since 2015, as of 31 March 2021. Chart 1 presents this information as a doughnut chart, showing the proportion of measures by implementation status.

Table 6: implementation status of measures for the Thames RBD

Progress	Number of measures (%)
Ongoing	832 (55.8%)
Ongoing construction	2 (0.1%)
Completed	322 (21.6%)
Superseded	249 (16.7%)
Not started – proposed	75 (5%)
Not started – agreed	11 (0.7%)

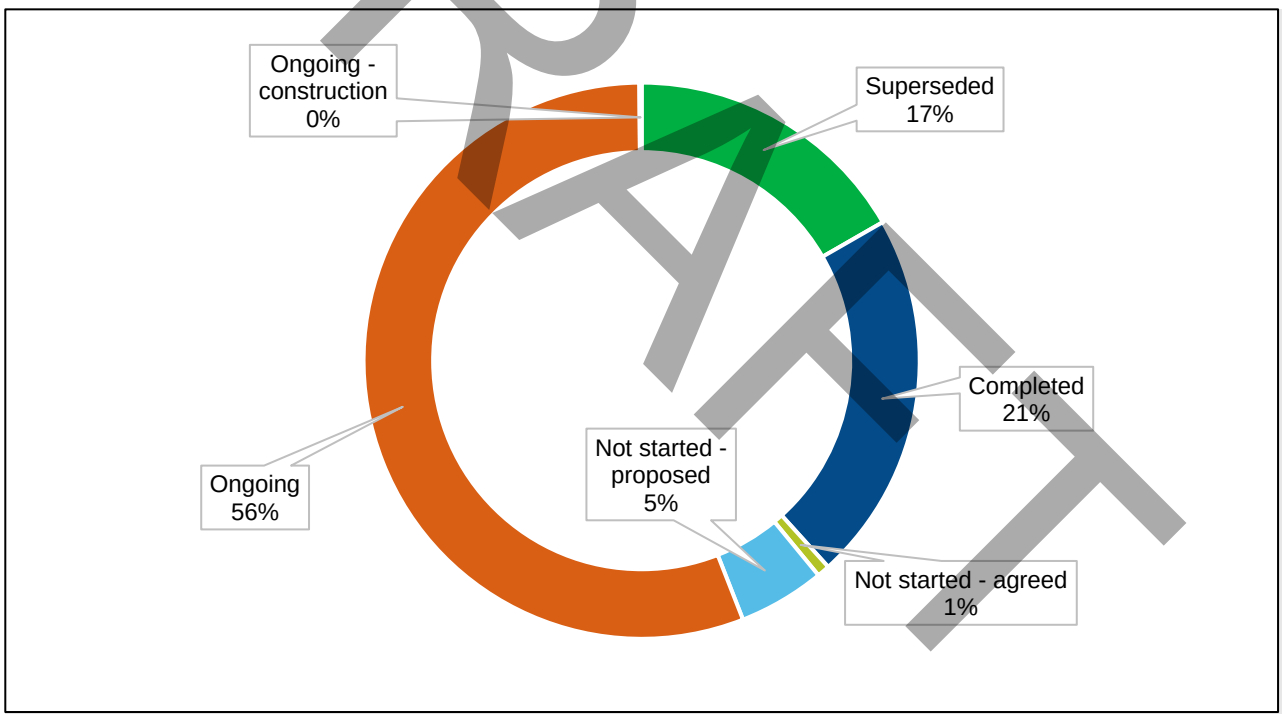

Chart 1: shows the implementation status of measures for the Thames RBD

21.6% of the measures published in the first cycle FRMP have been completed. 0.1% of the measures are ongoing in construction. 55.8% of the measures are ongoing. Most of these ongoing measures are day to day activities carried out by Risk Management Authorities (RMAs) in 2015-2020.

These activities will be continuing in the period 2021-2027 and have been transitioned into the national level measures. These national level measures can be found in the interactive mapping tool – flood plan explorer. 16.7% of the measures proposed in the first cycle FRMP have been superseded. These include either duplications, for example 'clean XX Trash screen', 'clean YY Trash screen' or multiple measures all focusing on one watercourse, which have been combined into one second cycle measure. 22.5% of the measures proposed in the first cycle FRMP have not been implemented. The reasons for this are:

- further work showed it was not viable
- it has been postponed
- it has been included in another piece of work
- it has been replaced by another measure
- it does not yet have funding

Table 7 shows a breakdown of the reasons for not progressing measures in the Thames RBD. Chart 2 presents this information as a doughnut chart, showing the proportion of measures that have not been progressed by reason.

Table 7: reasons for not progressing measures in the Thames RBD

Reason for not progressing measures	Number of measures
Not viable	50
Postponed	7
Included elsewhere	109
Replaced	7
No funding	89
Other	73

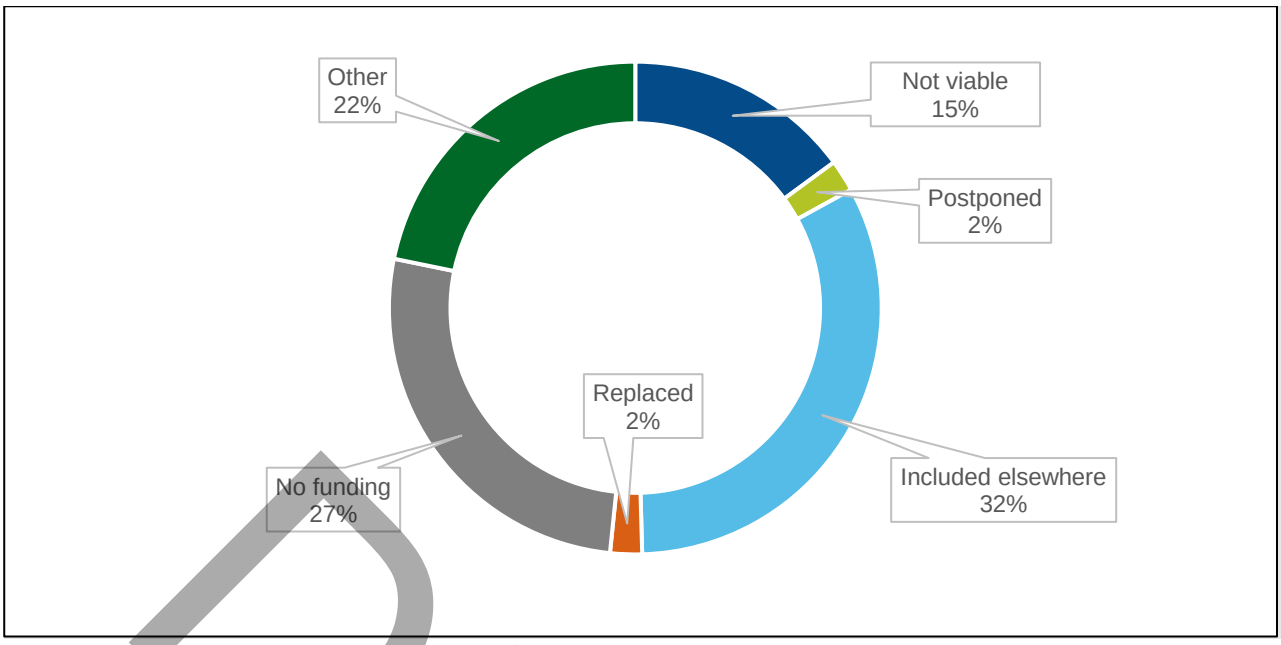

Chart 2: shows the reasons for not progressing a measure in the Thames RBD

How these measures were implemented, and the main outcomes achieved

The Flood Risk Regulations (FRR) state that the FRMP must include measures relating to the:

- prevention of flooding
- the protection of individuals, communities, and the environment against the consequences of flooding
- arrangements for forecasting and warning

In order to meet the requirements of the FRR, measures included in the first cycle FRMP were grouped into themed approaches:

- preventing flooding
- protecting against flooding
- preparing for flooding
- recovery and review following flooding

The case studies below provide a few examples of completed measures across the Thames RBD that have protected people and places from flooding.

ACT4606 - Houghton Regis Flood Storage Area

The flood storage on the Houghton Brook is operational, the scheme was completed in spring 2021. Houghton Regis Flood Storage Area reduces the risk of flooding to 600 residential and commercial properties in Luton, as well as key roads and other infrastructure. It will hold over 100,000 cubic metres of water during high-risk flood events.

To reduce the risk of flooding, a stretch of the Houghton Brook was realigned through the new flood storage area under the close supervision of geomorphologists because of its rare chalk stream status. A new public footpath and cycleway was also created, and native trees, diverse grassland and wildflowers were planted. New benches and information boards were also installed. 249 OM2s were recognised by the scheme, totalling £8.5m. The cost of the project was funded through partnership funding from the Thames Region Flood & Coast Committee levy, SEMLEP (South East Midlands Local Enterprise Partnership) and Luton council.

ACT3559 - Look for future opportunities Godalming. Godalming flood alleviation scheme, Surrey

Figure 3: aerial photograph of the Godalming flood alleviation scheme, Surrey

A £5.8 million flood alleviation scheme for Godalming in Surrey opened on 11 October 2019. The scheme was run collaboratively by several organisations including the Environment Agency and Surrey County Council.

The project was funded by Flood and Coastal Erosion Risk Management grant-in-aid with supporting investment from:

- Surrey County Council
- Waverley Borough Council
- Godalming Town Council
- Thames Water
- Thames Regional Flood & Coastal Committee (RFCC)

This scheme will help reduce the risk of flooding to approximately 90 homes. It comprises:

- 525 metres of flood wall
- a small section of removable temporary flood barrier across the Catteshall Road Bridge
- 2 pumping stations

The scheme also incorporates important environmental enhancements. These include an area to attract spawning fish and a wetland area.

The scheme was put to the test during Storm Dennis in February 2020 when it successfully protected the local community from rising flood water.

The Pang Valley Natural Flood Management (NFM) project was created to reduce the response of the River Pang to rain events. This would therefore reduce the flood risk to properties in Pangbourne using natural techniques within the Pang Valley. The Pang Valley Flood Forum worked in collaboration with Englefield Estates, Reading University and the Environment Agency. The project consisted of the installation of 64 leaky wooden structures or leaky dams since 2018. It also involved bank reinforcement along tributaries of the River Pang, mainly along the River Bourne on Englefield Estates and Elmwood in West Berkshire. These locations are fast reacting clay tributaries, chosen based on local knowledge of the geology, topography and history of flooding.

The function of the leaky dams is to allow the passage of some water through but also hold floodwater back during times of high river levels and slow the flow down the river. Reading University have installed flow and level monitoring equipment and some time lapse cameras in order to understand the outcomes of these interventions during high flow events. They were constructed of locally sourced fallen trees and have the added environmental benefit of providing habitat for deadwood invertebrates, and therefore a food source for other wildlife such as birds and bats.

The Pang NFM project has created trusting, effective relationships between the local delivery team, landowners, and the community, leading to greater belief in and willingness to try out NFM. Since the landowner at Englefield Estate used their own company to build the woody dams, there is now trusted local expertise to use NFM and other landowners are more at ease trying this natural approach.

Figure 4: Leaky dam on River Bourne during installation in April 2019

Additional measures implemented since 2015

Measures have been implemented which have emerged since the publication of the first cycle FRMP. A few examples are described below.

Several Lead Local Flood Authorities have updated their Local Flood Water Management Strategy and Surface Water Management Plan.

Hampshire Council is also looking to strengthen its strategic place-based planning by evolving its Surface Water Management Plans into Catchment based water management plans covering 18 catchments. These include several projects completed by Risk Management Authorities (RMAs) as part of the six-year capital investment programmes across the Thames RBD.

As an example, Hampshire County Council has been working closely with Rushmoor Borough Council, the Environment Agency, Thames Water and Network Rail to identify and implement affordable flood risk mitigation measures to address surface water flooding at Rectory Road and Sycamore Road. Both areas have a record of vulnerability to:

- Surface water; and
- Groundwater flooding after certain prolonged rainfall events

The estimated cost of the scheme is about £475,000. This was funded by central government, the Thames Regional and coastal Committee and Hampshire County Council.

Several RMAs have produced robust and aspirational Sustainable Drainage Supplementary Planning Document to strengthen their ability to make sure new developments follow best practice in sustainable drainage design.

West Berkshire Council's document makes the case for the use of sustainable drainage, for considering their design early in master planning, and for ensuring that they are providing benefits not just in terms of water quantity, but also water quality, amenity, and biodiversity. The Council wanted to encourage imaginative and innovative designs, which bring sustainable drainage into all new development. They want to improve the number of developments that store water where it falls within the site and make water part of the landscape. They are strengthening the national non-statutory technical standards and making it clear that more is expected of developers at a local level. The SPD was adopted in December 2018.

It is also worth noting there are several ongoing flood risk projects which have been carried out and identified outside of the FRMP Cycle 2 FRAs. The projects and schemes called out in this FRMP is only one part of the work the Environment Agency and our supporting Risk Management Authorities do to reduce, mitigate, and alleviate the risk of flooding. There have been some projects which do not fall into the new FRAs, the Environment Agency do not deem these projects any less significant, however they do not fall under the specific criteria in this FRMP, an example of this is the Middle Medway Flood Resilience Scheme.

The Middle Medway Flood Resilience Scheme provided Property Flood Resilience (PFR) to 256 properties at very significant risk to fluvial flooding. It was the first project to use the National PFR Framework in 2019. An excellent working relationship was developed between the contractor, the project team and the community, meaning the community is better equipped to deal with future flood events. "Lessons learnt" and recommendations from the project were used to inform future PFR projects. Figure 6 below shows an example of a barrier installation.

Figure 5: Middle Medway PFR Scheme

Natural Flood Management (NFM) was trialled on Littlestock Brook in the Evenlode catchment during a 5-year project (2016-2021) aiming to reduce flood risk to a small rural community and enhance the river environment. The Environment Agency collaborated with Wild Oxfordshire, the Evenlode Catchment Partnership and local community to deliver agricultural land management changes and NFM measures. These included constructing field corner bunds, leaky woody dams and de-culverting a watercourse.

Hydraulic modelling results show that the new measures reduce the severity of flooding to 12 properties for a range of flood events. As one of the first NFM projects in the region, it helps us understand the effectiveness of working with natural processes for flood risk management in this setting. As part of the project, environmental improvement was considered alongside NFM. To reduce diffuse phosphate and sediment entering Littlestock Brook and improve wildlife habitats, the project created 10 nutrient retention ponds and 1.1km field margin sediment/nutrient traps, as well as planting 14.4ha of riparian woodland and constructing a new path for recreation. A key to the success of the project was its integrated delivery with local community and partners to address multiple local environmental issues and to empower the local community to invest in catchment-based solutions.

Figure 6: Field corner storage areas and riparian woodland planting as part of the Evenlode NFM project

How well these measures have achieved the FRMP1 objectives

The Flood Risk Regulations (FRR) require the FRMP to include details of the set objectives and how these have created flood risk measures. This is used to help realise how the objectives will be achieved. The FRMP1 objectives were grouped into categories: social, economic, and environmental. Information about these objectives for the Thames RBD FRMP cycle 1 can be found in Part B of the FRMP1.

The Objectives set in the FRMP Cycle 1 contain key goals for managing flood risk, these objectives are agreed by RMAs. These objectives help deliver the main ways to make a difference and reduce flood risk. They cover people, the economy and the environment. These objectives were split into the 3 categories to help demonstrate the balance of objectives across the plans, but the categories were not assigned a weighting in the FRMP1.

The objectives were used to plan and prioritise investment programmes to target investment to the 'most at risk' communities. This risk prioritisation was done at a wider national level and considered other factors such as cost benefits, the level of investment to date and other aspects such as the potential for external funding opportunities.

An example of where this has been achieved over the last 5 years, is across numerous Lead Local Flood Authorities (LLFAs) within the Thames RBD. These LLFAs have written and produce flood risk documentation, including Local FRMPs and Surface Water Management Plans. These documents hold benefits which cross multiple objectives set in the FRMP1.

Overall, the measures included in the FRMP cyle1 have successfully achieved the objectives set out across most of the objective categories, improving to the social, economic and environmental well-being of the Thames RBD.

As some of the measures created within Cycle 1 are still on-going, these measures have been incorporated into the second cycle.

Second cycle summary of flood risk for the Thames River Basin District

This section summarises flood risk in the Thames River Basin District (RBD) from:

- rivers and sea
- surface water

The data in tables 5 to 10 has been calculated from data available in December 2019. This data considers the presence and condition of defences.

1. High risk means that each year an area has a chance of flooding of greater than 3.3%
2. Medium risk means that each year an area has a chance of flooding between 1% and 3.3%
3. Low risk means that each year an area has a chance of flooding of between 0.1% and 1%
4. Very low risk means that each year an area has a chance of flooding of less than 0.1%

Table 5 summarises the risk of flooding from rivers and the sea to people in the RBD.

Table 8: summary of river and sea flood risk to people in the Thames RBD

Risk to people	Total in RBD	High risk	Medium risk	Low risk	Very low risk
Number of people in RBD	15,795,924	78,167	241,652	402,225	981,995
Number of services	95,490	893	2,241	3,441	4,944

There are 15,795,924 people in the RBD. Of these:

- 10.8% are in areas at risk of flooding from rivers and the sea
- 0.5% are in areas at high risk of flooding

There are 95,490 services in the RBD. Of these:

- 12% are in areas at risk of flooding from rivers and the sea
- 0.9% are in areas at high risk

Table 9: summary of river and sea flood risk to economic activity in the Thames RBD

Risk to economic activity	Total in RBD	High risk	Medium risk	Low risk	Very low risk
Number of non-residential properties	585,572	5,610	15,266	22,010	44,211
Number of airports	8	4	0	0	1
Length of road (kilometres (km))	3,095	22	91	87	79
Length of railway (km)	3,177	49	101	114	186
Agricultural land (hectares (ha))	1,013,747	21,950	25,093	13,556	2,964

There are 585,572 non-residential properties in the RBD. Of these:

- 14.9% are in areas at risk of flooding from rivers and the sea

- 1% are in areas at high risk of flooding

There are 8 airports in the RBD. Of these:

- 5 airports (62.5%) are in areas at risk of flooding from rivers and the sea
- 50% are in areas at high risk of flooding

There are 3,095 km of roads in the RBD. Of these:

- 9% are in areas at risk of flooding from rivers and the sea
- 0.7% are in areas at high risk of flooding

There are 3,177 km of railways in the RBD. Of these:

- 14.1% are in areas at risk of flooding from rivers and the sea
- 1.5% are in areas at high risk of flooding

There are 1,013,747 hectares of agricultural land in the RBD. Of these:

- 6.3% are in areas at risk of flooding from rivers and the sea
- 2.1% are in areas at high risk of flooding

Table 10 summarises the risk of flooding from rivers and the sea to the natural and historic environment in the RBD.

Table 10: summary of river and sea flood risk to the natural and historic environment in the Thames RBD

Risk to the natural and historic environment	Total in RBD	High risk	Medium risk	Low risk	Very low risk
Number of EU designated bathing waters within 50 metres (m)	10	1	0	0	0
Number of Environmental Permitting Regulations (EPR) installations within 50m	391	33	20	42	48
Area of Special Area of Conservation (SAC) within area (ha)	20,566	398	275	57	0.2

Risk to the natural and historic environment	Total in RBD	High risk	Medium risk	Low risk	Very low risk
Area of Special Protection Area (SPA) within area (ha)	47,667	10,481	186	3,912	210
Area of Ramsar site within area (ha)	22,956	10,023	69.5	4,643	210.5
Area of World Heritage Site within area (ha)	4,262.8	266.3	78.9	30.1	122.15
Area of Site of Special Scientific Interest (SSSI) within area (ha)	70,522	12,516	1,278	5,235	763
Area of parks and gardens within area (ha)	43,537.6	1,279	932	333	312
Area of scheduled ancient monument within area (ha)	6,336	400	458	404	71
Number of listed buildings within area	77,153	1,118	2,381	1,588	2,684
Number of licensed water abstractions within the area	3,854	736	266	200	215

Some of the environmentally designated sites at risk in the RBD are reliant on flooding to some degree to maintain their protected features such as a wetland.

There are one EU designated bathing waters in this RBD in an area of high risk of flooding from rivers and the sea due to its fundamental features.

There are 391 Environmental Permitting Regulations (EPR) installations in the RBD. Of these:

- 36.6% are in areas at risk of flooding from rivers and the sea
- 8.4% are in areas at high risk of flooding

There are 20,566 hectares of Special Area of Conservation (SAC) in the RBD. Of these:

- 3.5% are in areas at risk of flooding from rivers and the sea

- 1.9% are in areas at high risk of flooding

There are 47,667 hectares of Special Protection Area (SPA) in the RBD. Of these:

- 31% are in areas at risk of flooding from rivers and the sea
- 22% are in areas at high risk of flooding

There are 22,956 hectares of Ramsar sites in the RBD. Of these:

- 65% are in areas at risk of flooding from rivers and the sea
- 43% are in areas at high risk of flooding

There are 4,262.8 hectares of World Heritage Site in the RBD. Of these:

- 11.7% are in areas at risk of flooding from rivers and the sea
- 6.2% are in areas at high risk of flooding

There are 70,522 hectares of Site of Special Scientific Interest (SSSI) in the RBD. Of these:

- 28% are in areas at risk of flooding from rivers and the sea
- 17.7% are in areas at high risk of flooding

There are 43,537.6 hectares of parks and gardens in the RBD. Of these:

- 6.5% are in areas at risk of flooding from rivers and the sea
- 2.9% are in areas at high risk of flooding

There are 6,336 hectares of scheduled ancient monument in the RBD. Of these:

- 21% are in areas at risk of flooding from rivers and the sea
- 6.3% are in areas at high risk of flooding

There are 77,153 listed buildings in the RBD. Of these:

- 8.77% are in areas at risk of flooding from rivers and the sea
- 1.4% are in areas at high risk of flooding

There are 3,854 licensed water abstractions in the RBD. Of these:

- 36.8% are in areas at risk of flooding from rivers and the sea
- 19.1% are in areas at high risk of flooding

Table 11: shows the summary of surface water flood risk to people in the Thames RBD

Risk to people	Total in RBD	High risk	Medium risk	Low risk
Number of people in RBD	15,795,924	259,636	386,199	1,750,601
Number of services	95,490	1,048	1,506	7,243

There are 15,795,924 people in the RBD. Of these:

- 15.2% are in areas at risk of flooding from surface water
- 1.6% are in areas at high risk of flooding

There are 95,490 services in the RBD. Of these:

- 10.26% are in areas at risk of flooding from surface water
- 1.1% are in areas at high risk

Table 12: shows the summary of surface water flood risk to economic activity in the Thames RBD

Risk to economic activity	Total in RBD	High risk	Medium risk	Low risk
Number of non-residential properties	585,572	10,890	16,319	71,837
Number of airports	8	7	0	1
Length of road (kilometres (km))	3,095	141.6	139.5	414.5
Length of railway (km)	3,177	254.2	233.8	489.5
Agricultural land (hectares (ha))	1,013,747	19,941	15,023.5	58,217

There are 585,572 non-residential properties in the RBD. Of these:

- 16.9% are in areas at risk of flooding from surface water
- 1.8% are in areas at high risk of flooding

There are 8 airports in the RBD. Of these:

- 8 airports (100%) are in areas at risk of flooding from surface water
- 87.5% are in areas at high risk of flooding

There are 3,095 km of roads in the RBD. Of these:

- 22.5% are in areas at risk of flooding from surface water
- 4.6% are in areas at high risk of flooding

There are 3,177 km of railways in the RBD. Of these:

- 30.8% are in areas at risk of flooding from surface water
- 8% are in areas at high risk of flooding

There are 1,013,747 hectares of agricultural land in the RBD. Of these:

- 9.2% are in areas at risk of flooding from surface water
- 2% are in areas at high risk of flooding

Table 13: shows the summary of surface water flood risk to the natural and historic environment in the Thames RBD

Risk to the natural and historic environment	Total in RBD	High risk	Medium risk	Low risk
Number of EU designated bathing waters within 50 metres (m)	10	1	0	1
Number of Environmental Permitting Regulations (EPR) installations within 50m	391	165	84	79
Area of Special Area of Conservation (SAC) within area (ha)	20,566	297.5	189.9	963.2
Area of Special Protection Area (SPA) within area (ha)	47,667	248.7	273.94	1,477.6
Area of Ramsar site within area (ha)	22,956	120.5	160.1	901.5
Area of World Heritage Site within area (ha)	4,262.8	4.9	17.5	139

Risk to the natural and historic environment	Total in RBD	High risk	Medium risk	Low risk
Area of Site of Special Scientific Interest (SSSI) within area (ha)	70,522	1,166.2	911.7	3,925.1
Area of parks and gardens within area (ha)	43,537.6	1,006.1	689.7	2,952.8
Area of scheduled ancient monument within area (ha)	6,336	100	75.1	318.9
Number of listed buildings within area	77,153	844	774	3,239
Number of licensed water abstractions within the area	3,854	420	162	625

There are 10 EU designated bathing waters in this RBD. Of these:

- 2 are in areas at risk of flooding from surface water
- 1 is in an area at high risk of flooding

There are 391 Environmental Permitting Regulations (EPR) installations in the RBD. Of these:

- 84% are in areas at risk of flooding from surface water
- 42.2% are in areas at high risk of flooding

There are 20,566 hectares of Special Area of Conservation (SAC) in the RBD. Of these:

- 7% are in areas at risk of flooding from surface water
- 1.4% are in areas at high risk of flooding

There are 47,667 hectares of Special Protection Area (SPA) in the RBD. Of these:

- 4.2% are in areas at risk of flooding from surface water
- 0.5% are in areas at high risk of flooding

There are 22,956 hectares of Ramsar sites in the RBD. Of these:

- 5.1% are in areas at risk of flooding from surface water
- 0.5% are in areas at high risk of flooding

There are 4,262.8 hectares of World Heritage Site in the RBD. Of these:

- 3.8% are in areas at risk of flooding from surface water
- 0.1% are in areas at high risk of flooding

There are 70,522 hectares of Site of Special Scientific Interest (SSSI) in the RBD. Of these:

- 8.5% are in areas at risk of flooding from surface water
- 1.6% are in areas at high risk of flooding

There are 43,537.6 hectares of parks and gardens in the RBD. Of these:

- 10.6% are in areas at risk of flooding from surface water
- 2.3% are in areas at high risk of flooding

There are 6,336 hectares of scheduled ancient monument in the RBD. Of these:

- 7.8% are in areas at risk of flooding from surface water
- 1.6% are in areas at high risk of flooding

There are 77,153 listed buildings in the RBD. Of these:

- 6.3% are in areas at risk of flooding from surface water
- 1.1% are in areas at high risk of flooding

There are 3,854 licensed water abstractions in the RBD. Of these:

- 31.3% are in areas at risk of flooding from surface water
- 10.9% are in areas at high risk of flooding

Second cycle flood risk summary

This FRMP presents the way in which the Environment Agency will manage flood risk for the next 6 years. As an RBD we, the Environment Agency and associated Lead Local Flood Authorities (LLFAs), have proposes measures to seek and embed the use of new approaches and work collaboratively with our partners to achieve wider environmental outcomes and benefits.

The Flood Risk Areas (FRA) highlighted are areas of the highest risk and the Environment Agency have used these to identify and enable us to target our effort in the areas where there will have the most impact. Based on this information, it is concluded that the Environment Agency should take further action to reduce the likelihood of flooding and the

impact it can have on people, the economy and the environment both now and in the future.

The RMAs responsible within the FRMP have a considerable challenge to work with the general public to adapt the perceptions of flood risk, mitigation and resilience. Together, we need to create a more holistic approach to deliver flood risk management. Successful delivery will be dependent on many partners working together to achieve our overall goal which is the sustainable management of flood risk in the Thames RBD.

Second cycle objectives and measures

A full list of the draft objectives is in the draft Part A of the National Overview of Flood Risk Management in England for Second Cycle Flood Risk Management Plans (FRMPs).

In developing the draft FRMP, the Risk Management Authorities (RMAs) have:

- drawn **conclusions** from the hazard and risk maps and other sources of information - this helps us all to understand the risks or opportunities
- **taken account** of the likely impact of climate change on the occurrence of floods
- selected appropriate **objectives** from the national list to reduce the adverse consequences of flooding for human health, economic activity and the environment (including cultural heritage), and reduce the likelihood of flooding
- identified the likely approach (the measures) to achieve these objectives using the categories: **preparing**, **preventing**, **protecting** and **recovery and review**

Not all measures in the draft FRMPs have secured funding and so they will not definitely be implemented. For some of these measures, RMAs can apply for Grant-in-Aid to help pay for the work. The Environment Agency administers this funding and allocates it in line with government policies and priorities.

In determining the proposed measures for the draft FRMP, the RMAs considered several different factors. The main ones are outlined in the draft Part A of the National Overview of Flood Risk Management in England for Second Cycle FRMPs.

Finding the draft second cycle measures

For this second cycle of flood risk management planning, the Environment Agency has developed a new interactive mapping tool called Flood Plan Explorer. You can use this tool to discover information about all the measures proposed as part of this plan. You can find out:

- where the measure is
- a description of the measure and what it is aiming to achieve

- which objectives the measure will help to achieve
- who is responsible for implementing the measure
- when the measure is planned to be implemented

National level objectives and measures

There are some measures applicable to every Flood Risk Area (FRA) in England. The Environment Agency will seek to implement these national-level measures as part of its routine work as a Risk Management Authority. The Environment Agency is responsible for the national-level measures that apply to every FRA for main rivers and the sea.

LLFAs are responsible for the national-level measures that apply to every FRA for surface water. Some of these measures are statutory (the work is required by law) and others are optional. LLFAs implement their work in different ways depending on local priorities and resources.

LLFA websites and their local flood risk management strategies have more information about how they carry out their work.

You can find information about each of these measures in the Flood Plan Explorer tool.

FRA level objectives and measures

There are 503 measures applicable to managing flood risk in the nationally identified Flood Risk Areas (FRAs) in the Thames RBD. This is 94% of the total number of measures in this draft Thames FRMP. The full list of FRAs in the Thames RBD can be found in the introduction of this plan. More information on how FRAs were identified can be found in the draft 'Part A: National Overview of Flood Risk Management in England for the Second Cycle FRMPs'. The FRAs are described below.

In addition to the measures developed for the FRAs, measures have also been produced for areas covering a wider geographic area (the whole Thames River Basin), these measures have been put forward at the discretion of the Environment Agency.

The Byfleet and Weybridge Rivers and Sea Flood Risk Area

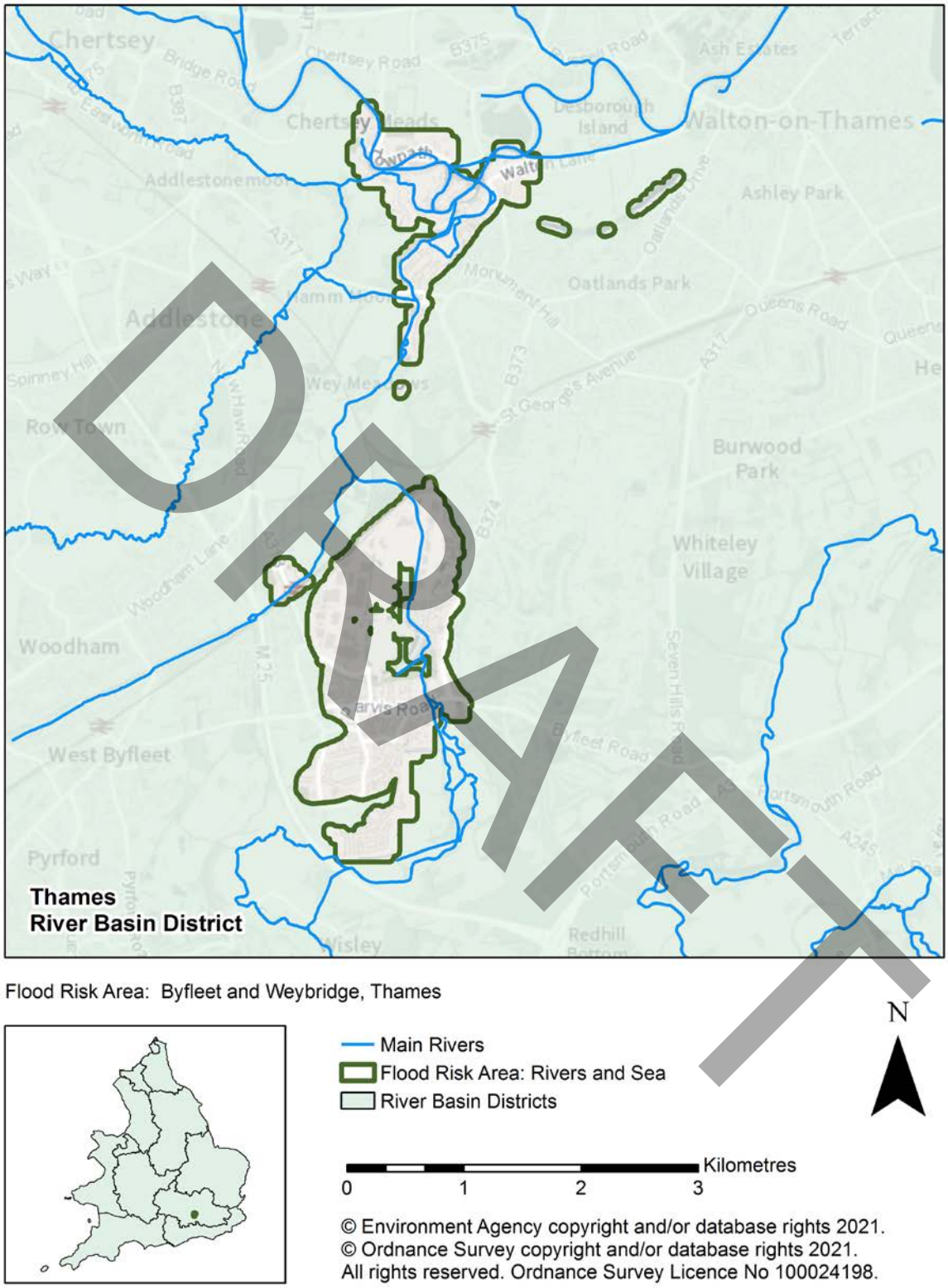

Figure 7: Map showing the Byfleet and Weybridge Flood Risk Area Boundary and its location in England

The Byfleet and Weybridge Rivers and Sea Flood Risk Area (RS FRA) is in the south-east of the Country and to the centre of the Thames RBD. This RS FRA will be reported solely by the Thames RBD. The Byfleet and Weybridge RS FRA has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Byfleet and Weybridge RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Byfleet and Weybridge RS FRA is in the boundaries of several local authorities:

- Woking Borough Council
- Elmbridge Borough Council
- Runnymede Borough council
- Spelthorne Borough council

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Risk Management Authorities (RMAs) operating in the Byfleet and Weybridge FRA include:

- Environment Agency
- Lead Local Flood Authority (LLFA) - Surrey County Council
- Four district councils - Woking Borough Council, Elmbridge Borough Council, Runnymede Borough council, Spelthorne Borough council
- Regional flood and coastal committee - Thames
- Two Highways Authorities - Highways England and Surrey County Council
- Water and sewerage company - Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the FRA is strongly influenced by its underlying geomorphology. In the south-east of England, there are 3 main types of underground rock (geology) that can impact permeability and infiltration rates. The underlying geology in Byfleet and Weybridge is sand. The porosity of sand is high, which can result in high infiltration rates. A section towards the north-east of Weybridge is made up from silt and clay. The porosity of clay is low, which can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

Byfleet tends to slope towards the River Wey to the east of the town. Weybridge slopes towards the west where the River Wey is, and north towards the Thames.

The FRA is a heavily populated urban area on the outskirts of London. It is therefore subject to considerable development pressures.

Key urban areas include:

- Byfleet
- Weybridge
- Hamhaugh Island
- Pharaohs Island

Partnership working

The Environment Agency is working collaboratively with other RMAs and partners. This is through the Surrey nature Partnership hosted by Wey Landscape Partnership and Wey Catchment Partnership hosted by Surrey Wildlife Trust. It's made of a group of organisations working together through a Catchment Based Approach (CaBA). This is to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment, the ideas and commitment of our partners makes it more likely that the issues identified can be collaboratively resolved.

For information on how risk from other sources will be managed, this chapter should be read in conjunction with other sections of this plan as well as the Surrey Local Flood Risk Management (LFRM) Strategy 2017.

Current flood risk

The primary source of flood risk within this FRA is from main river. The River Wey and the River Thames are the main rivers of importance in the Byfleet and Weybridge Rivers and Sea FRA. The Addlestone Bourne also enters the FRA to the west of Weybridge, where it meets the River Wey.

The River Wey flows from the south to the north through Byfleet and Weybridge meeting the River Thames at Hamhaugh and Lock islands. The River Wey and Wey Navigation are located to the east of Weybridge. They have their confluence with the Thames, north of the town centre. In some areas, the Navigation is an artificial channel managed by the National Trust which bypass sections of rivers. The Wey is described as heavily modified, where some stretches have been straightened to take Navigation traffic. Most of the River Wey typically flows in open channels The Thames flows in an easterly direction, north of Weybridge.

Historically, flooding events have affected the FRA, but since 2015 there has not been any significant flooding. A significant event is when 20 or more properties were affected by flooding.

Fluvial flood risk: description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps, which was developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment, which could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered, as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the Flood Risk Areas. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Byfleet and Weybridge Rivers and Sea FRA, 7,669 people (79%) are in areas at risk of flooding from main river. Of these people, 15.3% are in areas of high risk. There are also services that have been built within FRAs. There are 12 services (16%) that are in areas at risk of flooding from the main river.

Also shown to be at risk of flooding from main rivers in Byfleet and Weybridge:

- 227 non-residential properties (70%)
- a small proportion of the railway (4%)
- A large proportion (81%) of agricultural land
- A large proportion of listed buildings (91%)
- 56.5% of the Parks/Gardens
- 61.7% of Scheduled Ancient Monuments

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Byfleet and Weybridge FRA is currently managed through a series of approaches, including:

- development planning and adaptation
- flood risk assets
- flood warning systems
- flood risk modelling

In Surrey, the Environment Agency are part of the Surrey Flood Risk Partnership Board, a working group which aims to implement a joined-up approach to flood risk reduction.

The Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency, over 20 locations are being considered where a temporary flood barrier could be deployed. We've identified two areas within the FRA that may be suitable for deployment of a temporary flood barrier. Investigations are ongoing in one of the areas. The temporary flood barrier would offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. Our ability to forecast flooding and/or the availability of such barriers at National level may hinder our ability to deploy the defences.

The Environment Agency is working in partnership with Woking Borough Council and Surrey County Council to plan a scheme to reduce the risk of flooding present and future to Sanway-Byfleet and Brooklands areas.

To reduce flood risk from the River Thames, the Environment Agency are committed to working closely with partners and stakeholders to design the River Thames Scheme, to provide the most benefit to communities. The scheme is expected to reduce flood risk to communities including 11,000 homes and 1,600 businesses in Surrey and south-west London. Road, rail, power and water networks are also expected to be more resilient throughout the scheme footprint.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. The Environment Agency is constantly reviewing its local modelling programme to ensure its flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Byfleet and Weybridge FRA is covered by the Environment Agency flood warning service, for both alerts and warnings. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Byfleet and Weybridge FRA

Measures have been developed which apply specifically to the Byfleet and Weybridge FRA. The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Byfleet and Weybridge FRA.

You can find information about all the measures that apply to the Byfleet and Weybridge FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Canvey Island Surface Water Flood Risk Area

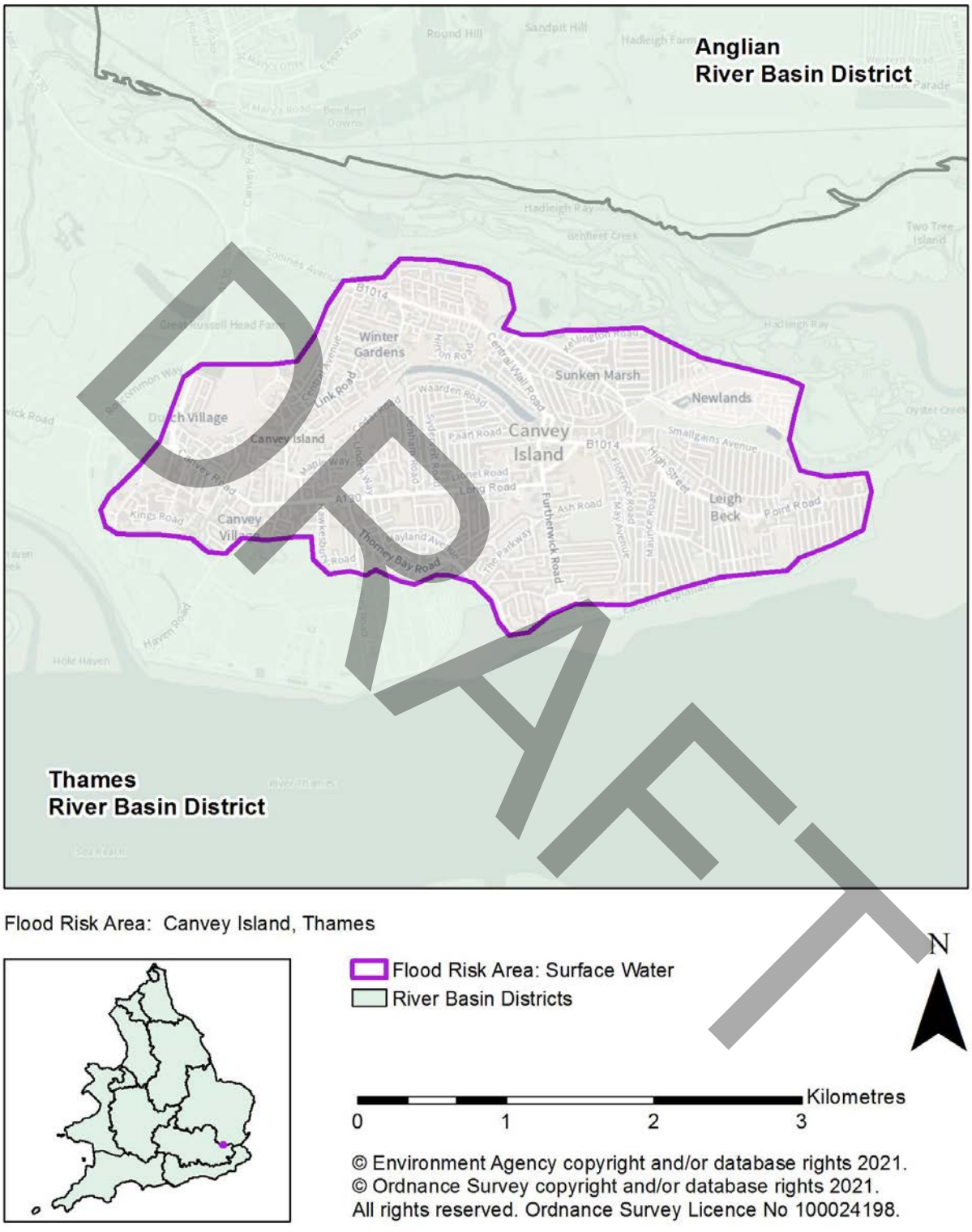

Figure 8: Map showing the Canvey Island Flood Risk Area Boundary and its location in England

Canvey Island Surface Water (SW) Flood Risk Area (FRA) is in the south-east of the Country and to the north-east of the Thames RBD. This FRA falls across the Thames and Anglian RBDs and can be found in both plans.

The Canvey Island SW FRA has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

This helps to assess which areas are, nationally, the most significantly affected by flooding. Areas within this Flood Risk Management Plan (FRMP) can be classified as an area at risk from 'Rivers and Seas' (RS) or 'Surface Water' (SW) to help distinguish the risk, but this does not negate other types of flood risk. The main source of flood risk in this FRA is surface water, but there is also a risk from coastal, fluvial (river) and groundwater flooding.

The Canvey Island FRA was not identified in the first cycle of FRMPs (2011) but was later identified in the Preliminary Flood Risk Assessment (PFRA) (2017) as an area with significant risk of flooding from the Coast, Main River and Surface Water.

The Canvey Island FRA sits within Castle Point District Council in the administrative area of Essex County Council (ECC). ECC is the Lead Local Flood Authority (LLFA) responsible for the district of Castle Point. ECC will take the lead on developing and delivering the FRMP measures in this area.

The Risk Management Authorities (RMAs) operating in this FRA include:

- Environment Agency
- Lead Local Flood Authority (LLFA): Essex County Council
- District Council: Castle Point District Council
- Regional Flood and Coastal Committee (RFCC): East Anglia RFCC
- Three Highways Authorities: Essex Highways, Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980) and Highways England manage major motorways
- Water and sewerage company: Anglian Water
- Department of Communities and Local Government through local planning authorities

Environmental designations

The areas that hold environmental conservation designations located within this FRA are:

- Harlow Woods (Site of Special Scientific Interest)
- Parndon Wood (Local Nature Reserve)

Topography, geology, hydrogeology, land use

Canvey Island is the largest town in Castle Point with a population of around 40,000 people. It has the borough's largest town centre and largest employment estate (Charfleets Industrial Estate). The Island has a healthcare centre, two secondary schools, a vocational college and the Waterside Farm Leisure Centre.

There are significant levels of commuting off the Island and many residents rely on private cars to access jobs and services. East-west routes across the Island are heavily congested, and there are only two single carriageway routes on and off the Island which converge at a single junction (Waterside Farm) resulting in significant peak time congestion. It is therefore an aspiration of the District Council to provide a third access to the district in order to provide resilience to the road network. The Council also seeks to complete an extension to Roscommon Way (Phase 3), from Haven Road to Western Esplanade to provide an alternative east-west route on the island, alleviating congestion on Long Road and Somnes Avenue.

Canvey Island has two port facilities, Oikos and Calor Gas. Both are registered as upper tier Control of Major Accident Hazards (COMAH) Installations and are of national significance. Due to their proximity to the resident population, there are constraints on development, with defined consultation zones around these sites.

The western part of Canvey Island is largely undeveloped and covered by environmental designations. These include:

- the Holehaven Creek Site of Special Scientific Interest (SSSI)
- Canvey Wick SSSI
- Local Wildlife Sites (LoWS)
- the Greater Thames Marshes Nature Improvement Area (NIA). The area is covered by the Metropolitan Green Belt and Tidal Flood constraints

The Castle Point Local Plan (2018 – 2033) seeks to provide about 5,300 homes, of which 900 have been completed or have planning permission. Of the strategic allocations in the Plan, some 1,150 are on brownfield sites in urban areas, and around 2,750 outside urban areas, of which 1,300 homes are on Canvey Island, on primarily Green Belt land. The Plan allocates some 24 hectares (ha) of new employment land. 20.2ha of this is allocated at Charfleets Industrial Estate and Northwick Road.

The underlying geology within the FRA is mostly clay. The porosity of clay is low, which can result in reduced infiltration rates and increased surface water run-off. In urban areas, this can exacerbate potential issues related to surface water flooding.

As the Highways Authority, Essex County Council are responsible for maintaining an effective highway drainage system including kerbs, road gullies and pipes which connect road gullies to the trunk sewers and soakaways. The water and sewerage company, in this case Anglian Water, is responsible for maintaining the trunk network, including sewers (imixture of combined and separated), manholes, pumping stations and outfalls.

Current flood risk

Surface water flood risk

The main source of flood risk within this FRA is from surface water. Surface water flooding occurs when high intensity rainfall (often of short duration) is unable to infiltrate into the ground, or exceeds the capacity of local drainage networks, causing water to flow overland.

The Canvey Island SW FRA has been identified as being at significant risk of flooding due to the relatively flat topography of the area and location within a river valley. This topography, in addition to impermeable urban land cover, can cause surface water ponding and run-off. Roads can convey water as a secondary channel within a flood event and flood tends to be centred in areas where sewer and fluvial flood risk are also likely.

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered, as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the Flood Risk Areas. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Canvey Island FRA, some 10,082 of the 39,401 people live in areas at risk of flooding from surface water, of these 5% are considered high risk.

Also shown to be at risk of flooding from surface water in Canvey Island SW FRA are:

- 461 non-residential properties
- ~16.32 ha of agricultural land, of which around 2.72 ha is at high risk
- Small areas of Special Protection Area (SPA)

- Small areas of Scheduled Ancient Monument
- Small areas of Sites of Special Scientific Interest (SSSI)
- Small areas of Ramsar sites

Conclusions based on risk statistics

It is clear from the above, that flooding within the Canvey Island SW FRA is a complex system with many differing factors impacting the flood risk. 39,401 people living in the Canvey Island SW FRA are at risk from surface water flooding. Based on this information, further steps should be taken to reduce the likelihood of flooding and the impact it can have on people, the economy and the environment, both now and in the future.

Historic flood events (2015 – present)

Before the second cycle of the FRMPs, it is worth noting that Canvey Island has experienced widespread surface water flooding which affected up to 1000 properties (2014). Although the Lead Local Flood Authority (LLFA) has not seen any events of this magnitude in the period 2015-present, isolated incidents of local highway flooding continue to occur. Standing water on the highway often threatens to flood properties as vehicles pass through and create bow waves.

The underlying geology within the FRA is mostly clay. The porosity of clay is low, which can result in reduced infiltration rates and increased surface water run-off. Gradients within the drainage system on Canvey Island are also minimal, which can cause water difficulty in draining away from street level to the pumping stations. There are many known defects within privately owned culverts, linked to historic development and poor service installations. In urban areas, this can exacerbate potential issues related to surface water flooding.

How the risk is currently managed

Surface water flood risk within the Canvey Island SW FRA is currently managed through a series of approaches. These include development planning and adaptation, sustainable drainage systems, maintenance and flood awareness.

Essex County Council lead the management of surface water flood risk, in collaboration with other RMAs and stakeholders. These include:

- the Environment Agency
- Anglian Water
- Essex Highways

- Castle Point Borough Council

Critical Drainage Areas

A Critical Drainage Area (CDA) is defined as a discrete geographic area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event, affecting people, property, or local infrastructure.

The South Essex Surface Water Management Plan (SWMP) (2012) and associated SWMP update (2018) identifies 2 CDA's within the Canvey Island FRA. These areas will be prioritised by the LLFA for targeting potential flood risk management measures, as outlined the SWMP Action Plan (2018):

Table 14: Residential Properties at Risk within CDA's (2018)

CDA Ref.	CDA Name	Residential properties at risk (Greater than 0.1m internal flooding in areas with a chance of flooding of 1% each year))	People at risk
NCAST_002	North Canvey Island	75	176
NCAST_003	Leighbeck	14	33

Flood risk asset management

As a LLFA, Essex County Council have a duty to maintain a register of assets that are likely to have an impact on flood risk in the County. This is publicly available on request. Essex County Council have 10,176 records on its register to date. It also has in a policy for designating assets, although there were no 'designated' assets at the time of compiling this report (May 2021).

Any capital flood management schemes delivered by Essex County Council are subject to third party maintenance agreements. The assets are added to the register and maintained through an annual inspection regime to ensure the condition of assets is reasonably maintained.

Measures implemented to reduce flood risk

Under the Flood and Water Management Act 2010 and Flood Risk Regulations 2009, as a LLFA Essex County Council is required to carry out statutory and partnership roles. These roles could be considered measures to reduce flood risk.

The roles include:

- Oversee local flood risk such as groundwater flooding, surface water run-off and ordinary watercourses

- Prepare and maintain a strategy for local flood risk management
- Maintain a register of assets. These are physical features that influence flooding
- Look into flooding incidents and make the results from these investigations public
- Play a lead role in emergency planning and recovery after a flood event
- Commission works to manage flood risk from surface runoff or groundwater
- Request information from any person in connection with the authority's flood and coastal erosion risk management functions
- Give permission for any changes to ordinary watercourses
- Record, investigate and publish reports on floods in the county
- Manage any assets and features which have an impact on flood risk so they cannot be removed or replaced without permission
- Work with organisations such as the Environment Agency and water companies to develop a local flood risk management strategy for managing surface runoff, groundwater and ordinary watercourses throughout Essex
- Make sure that any developments/projects drain run-off water in a way which does not increase the risk of flooding anywhere else
- Manage surface water flooding. This includes flooding from rainfall run-off from surfaces such as roads, roofs, and patios
- Respond to major planning applications in relation to sustainable drainage systems

Essex County Council has also provided a successful Property Flood Resilience Grant for individual homeowners and a Flood Capital Programme for wider flood alleviation schemes.

There is a strong partnership between flood RMAs working on Canvey Island. Since the 2014 flood event, a Multi-Agency Partnership (MAP) has evolved, previously chaired by ECC and subsequently the CEO of Castle Point BC. A 6-point plan was put together. This plan included requirements for more maintenance and investment for existing infrastructure and improvements, and a resilient community programme with continued Property Level Flood Protection Grants.

Essex Highways, Anglian Water and the Environment Agency have taken special measures to provide more services and improvements for Canvey Island. The Action List includes additional gully maintenance, surface water drainage scheme appraisals and delivery, pumping stations upgrades and additional inspection of private systems. Property Flood Resilience Grant uptake on Canvey Island continues to be high in concentration in relation to the rest of Essex County with over 100 installations since the scheme began in 2015.

A ‘Make Rain Happy’ pilot scheme on Park Avenue is nearing completion (May 2021). It is hoped to provide a template for local street level improvements which could help improve the existing flood situation. The scheme makes space for water within reto-fitted Sustainable Drainage Systems (SuDS) including rain gardens, filter strips and swales.

In 2021 it was also announced that Canvey Island would form part of the two-year Building Resilience in Flood Disadvantaged Communities (BRIC) project. This is designed to build networks between individuals, community organisations, NGOs and public authorities in the UK and France, to find better ways to tackle flooding and test flood risk management.

SuDS are used to mitigate the impact of new development on flood risk and water pollution, while providing additional benefits such as amenity and biodiversity net gains. Examples of SuDS features include swales, rain gardens and detention basins but can also include engineered solutions, such as vortex separators, permeable paving and flow control devices as part of a scheme.

When assessing a new development site, the LLFA will look to mitigate any negative impacts that a development may have on the surrounding environment. However, where necessary, as indicated by the SWMP documents, CDAs and any other surface water flood mapping, the LLFA may also request that existing flood risk issues are considered as part of the application process. Where possible, Essex County Council would like to negotiate with the developer to deliver flood risk improvement schemes as part of the new development.

While the LLFA is not currently statutory consultee on minor planning applications recommendations are still given to the Local Planning Authorities that the principles of the Essex SuDS Design Guide are implemented on smaller sites to ensure that the cumulative effect of multiple smaller developments do not lead to a significant increase in downstream flood risk.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Essex Green Infrastructure Strategy

Essex County Council have published the Essex Green Infrastructure Strategy (2020) setting out its Green Infrastructure (GI) ambitions. This defines the different types of GI

across Greater Essex and aims to encourage stakeholder collaboration and a coordinated approach to delivering and managing a GI network across Essex.

The GI covers 782 km2 or 21% of Greater Essex. There is a wide and varied amount of green space in Greater Essex that represents a GI network of green, blue and sometimes brown components. These lie within and between towns and villages and can cross local authority areas. Green Spaces are any vegetated areas of land or water within, or adjoining, an urban area. The types of green space (both publicly accessible and non-accessible) covers 49% of the Castle Point authority area. Of their total green space, 9% (4.1km2) is blue infrastructure of ponds, lakes and reservoirs, and coastal features, and 10% (4km2) of natural and semi natural open green space.

Castle Point's emerging Local Plan aims to support the Thames Gateway South Essex Green Grid Strategy by focusing on the amenity and biodiversity benefits of GI and its potential to reduce pollution. It proposes working in partnerships to extend the GI network through multi-functional projects that encourage existing habitats to be managed and enhanced, and new ones to be created. It aims to provide links to the Greater Thames Marshes Nature Improvement Area for people and wildlife, to support species migration.

These projects will focus on:

- preserving and enhancing ecological and heritage assets and nature conservation areas
- a net increase in biodiversity through priority habitats and species
- managing and reducing pollution to air, water and soil
- managing flood waters consistent with their Local Plan policy 6,
- recreational benefits and access to coast

The South Essex Green and Blue Infrastructure Study (2020) sets a vision for an integrated green and blue infrastructure network across South Essex. It provides high-level objectives, strategic opportunities, and policies driven by a coordinated approach.

The vision is for one single park system to be created which encompasses all of South Essex and comprises 5 project areas. One of these is Central Marshlands, which includes Canvey Island and Canvey Wick, a designated SSSI at the site of the partially built and abandoned oil refinery. The Central Marshlands is situated in the heart of South Essex's and is a rich zone of habitats, flood alleviation, watercourses and reclaimed industrial sites. Juxtoposing and joining up designated habitats and iconic heritage sites creates opportunities for leisure, culture, and passive recreation, while simultaneously providing flood mitigation and protecting habitats.

This vast marshland is already being created through The Turning the Tide: The South Essex Marshland Landscape Partnership scheme (2011), produced by the Essex County

Council. Connectivity will be key to bringing this vast landscape together, which spans numerous local authorities. Habitats will be seamlessly linked and provide adequate space for restoration. At the same time, a plan will be prepared to encourage better access for people in appropriate areas. Central Marshlands offers a green and blue infrastructure solution that enhances current flood defence proposals, provides flood storage, complements and improves existing habitat sites, and aligns with developing coastal path plans. Castle Point is also promoting the regeneration of Canvey seafront area; protection and improvements to Canvey Wick, including public access and environmental flood management; and the regeneration of Hadleigh Town Centre.

Through good design - in both existing GI and in new GI, created as part of the wider landscape - GI network can help make areas less vulnerable to flood risk and improve water management. It can also help ensure development does not increase flood risk to third parties.

This is achieved through GI's important role in delivering:

- sustainable drainage
- drought mitigation
- flood and water stress reduction
- opportunities for attenuation or infiltration that can help recharge Aquifers
- retained water levels in watercourses or other blue infrastructure features
- increased water quality through limiting diffuse pollution in watercourses

Essex Climate Action Commission

The Essex Climate Action Commission (ECAC) was established in 2019 in response to the challenges of climate change and increased flood risk. It recommends a multifunctional GI approach to build resilience into 75% of schemes developed by 2050 to include integrated water management, Natural Flood Management and Nature based measures. Such schemes will need to provide biodiversity net gain and open space provision, which will enhance aesthetic, amenity value and safe public access. These designs should draw on national and local best practice guidance and must comply with requirements set out in the Essex SuDS Guide and national policy. GI should be integral to all stages of the planning process and can play an important part in place-making and place-keeping.

One of the agreed actions of the ECAC is to address the resilience of Essex to extreme weather and flooding. A key focus throughout is land use and GI.

The formal remit of the ECAC is:

1. Year one: identify ways in which Essex County Council can mitigate the effects of climate change, improve air quality, reduce waste across Essex and increase the amount of green infrastructure and biodiversity in the county by drawing on in-house expertise, commissioning research and forming new external partnerships.

2. Year two: explore how to attract investment in natural capital and low carbon growth. The Commission will be provided with regular updates on the status of the year one recommendations so that it can monitor progress.

Emerging recommendations from the ECAC will Essex County Council to manage the predicted sea level rise and increased rainfall intensity due to climate change in this area, and to become more resilient to future flood risk.

Essex County Council's work, as the LLFA, will be directly influenced by the emerging recommendations of the ECAC.

Objectives and measures for the Canvey Island SW FRA

Measures have been developed which apply specifically to the Canvey Island SW FRA.The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed alongside measures covering a wider geographic area (Thames River Basin) but that also apply to the Canvey Island SW FRA.

You can find information about all the measures that apply to the Canvey Island SW FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Chatham Surface Water Flood Risk Area

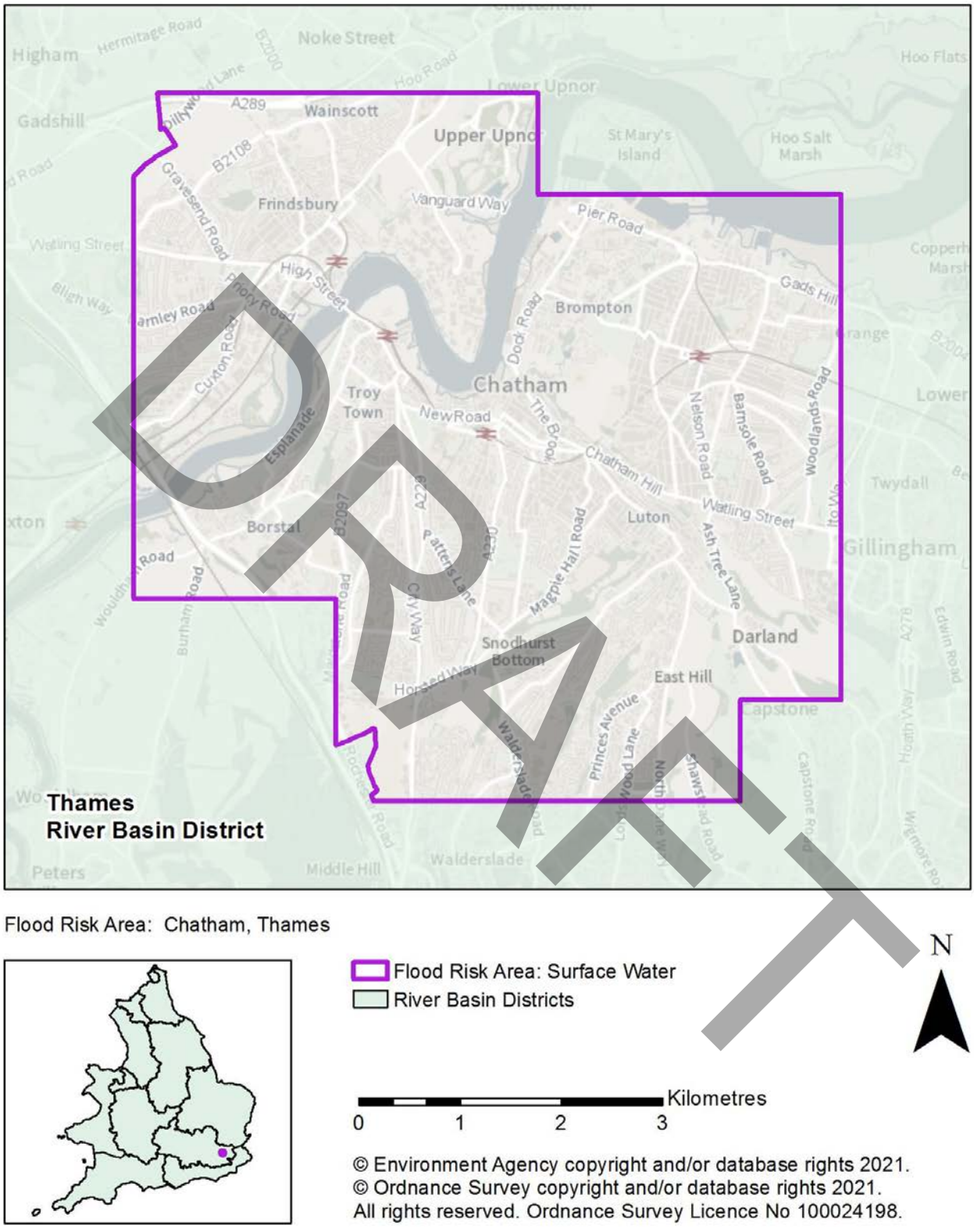

Figure 9: Map showing the Chatham Flood Risk Area boundary and its location in England

The Chatham Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the south-east of the Thames RBD. It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Chatham Surface Water FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The main sources of flood risk within the Crawley FRA are surface water and fluvial.

The relevant Lead Local Flood Authority (LLFA) leads on the development and delivery of the FRMP, as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMAs) operating in Chatham SW FRA. These include:

- Environment Agency
- Lead Local Flood Authority (LLFA): Medway Unitary Authority
- Unitary District/Borough Council:
- Regional Flood and Coastal Committee: Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways),Kent County Council
- Water and sewerage company: Southern Water
- Department of Communities and Local Government through local planning authorities

Environmental designations

In the Chatham SW FRA, there are two sites with a special environment designation. Part of the Tower Hill to Cockham Wood lies within Chatham FRA and is a site of special scientific interest (SSSI). It sits just at the northern edge of the FRA. A part of the Medway Estuary and Marshes also sits on the north-east side of the FRA and is also a SSSI. There are also many designated local wildlife sites and ancient woodlands within the Chatham FRA.

The full detail of the designations can be found in the Defra Magic map database.

Topography, geology, hydrogeology, land use

Chatham is an urbanised area with dispersed green space. The existing Medway Local Plan (2003) and the emerging Local Plan characterises the area as important to the prosperity of the Medway District.

Policies within the Local Plan restrict inappropriate development and ensure that properties or areas of brownfield land which are vacant, or deteriorating are redeveloped overusing the limited greenfield sites within Chatham

Medway must significantly boost its supply of housing to meet National Standards but it is important for the area to preserve its greenspace. It should encourage developers promote landscaping, ecology and sustainable drainage in developments to ensure that there are suitable measures to minimise and mitigate surface water flooding within the region.

The underlying geology of the catchment is Lewes Nodular Chalk formation and the Seaford Chalk formation. Part of the Newhaven Chalk formation and the Thanet formation also sits in the Chatham FRA.

Watercourses

The main watercourse in the Chatham FRA is the river Medway.

There have been flood events attributed to surface water flooding and highway flooding within the Chatham FRA. The LLFA keeps records of all flood events which occur within the Medway region. Large events have occurred at Nelson Terrace, Haig Avenue and Wilson Avenue.

Current flood risk

The main source of flood risk within this FRA is from surface water.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present in the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at the local and wider level.

The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Chatham FRA 25,703 (16.5%) people live in areas at risk of flooding from surface water.

Also shown to be at risk of surface water flooding in the Chatham FRA are:

- 71 services (8.3%)
- 1572 non-residential properties (25.8%)
- Critical Infrastructure: 5.32 km of railway (25.7%), 0.43 km of motorways, primary and trunk routes, as classified by Highways England (16.7%). Disruption to transport routes as a result of flood risk can have an impact at both local and larger scales. The lengths of road or railway at risk only provide part of the picture of transport network flood risk, as the duration of possible flooding has wider implications due to closure or restriction of routes or services
- 98.82 hectares of agricultural land (12.1%)
- Natural environment: 1 Environmental Permitting Regulation installation (100%, 18.3hectares of Sites of Special Scientific Interest (SSSI) (51%), 0.04 hectares of parks and gardens (4%)
- Historic environment: 4.99 hectares of Scheduled Ancient Monument (10.1%) and 56 listed buildings (11.4%)
- 2 licensed water abstraction sites (50%)

Conclusions

Based on this information, RMAs have concluded that more steps should be taken to reduce the likelihood of flooding and its potential impact on the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding happens when heavy rainfall exceeds the capacity of the local drainage network and water flows over the ground. The Chatham FRA has been identified as being at risk of flooding due to a combination of factors.

These factors include:

- impermeable urban land cover
- low lying areas that is conducive to surface water ponding
- culverted watercourses

- kerb and boundary wall heights
- ageing drainage infrastructure that is often overwhelmed

Due to the complex nature of these factors, it can be very difficult to predict surface water flooding and gauge precise locations for the risk.

Groundwater flood risk

Groundwater flooding happens when water overflows from the underlying aquifer or flows from springs at times of surplus and inundates the surrounding area. This tends to occur after long periods of sustained and high levels of rainfall, and the areas most at risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although it is increasingly associated with more localised floodplain sands and gravels. The Defra Magic map highlights that this area ranges from medium to high groundwater flooding.

How the risk is currently managed

Surface water flood risk within the Chatham SW FRA is currently managed through a series of approaches, including:

- development planning and adaptation
- sustainable drainage systems
- maintenance
- flood awareness

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Chatham FRA

Measures have been developed that apply specifically to the Chatham FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is

also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Chatham FRA.

You can find information about all the measures that apply to the Chatham FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Chertsey Rivers and Sea Flood Risk Area

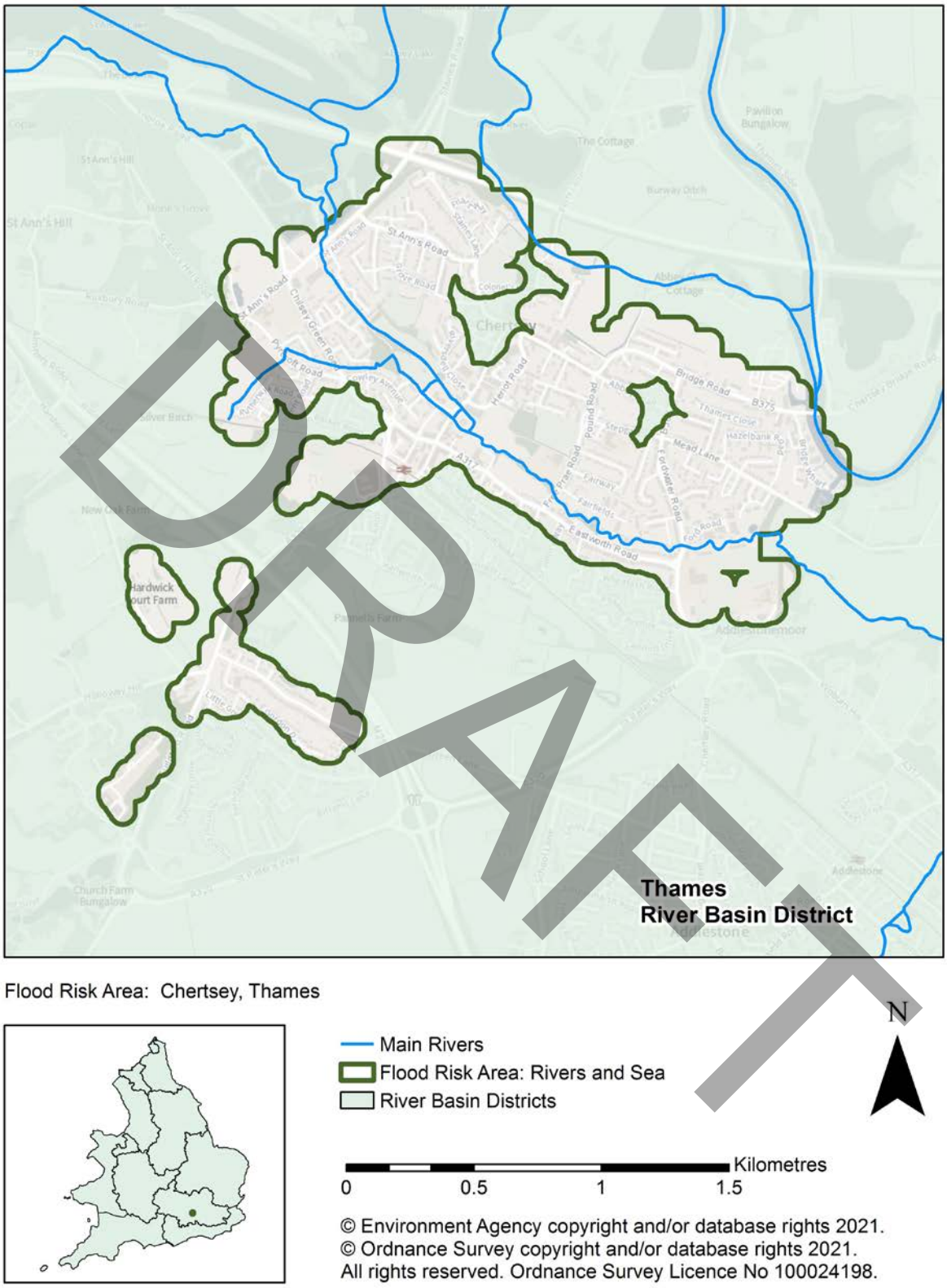

Figure 10: Map showing the Chertsey Flood Risk Area boundary and its location in England

The Chertsey Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the centre of the Thames RBD. It is reported solely by the Thames RBD. The Chertsey RS FRA has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Chertsey RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Chertsey RS FRA is located within Runnymede Borough and Surrey County. The area covers the main town of Chertsey and an area below the M25 near Runnymede Hospital

The Risk Management Authorities (RMA) operating in Chertsey FRA include:

- Environment Agency
- Lead Local Flood Authority: Surrey County Council
- District Council: Runnymede Borough council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Highways England and Surrey County council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The FRA is mainly flat and ranges from 13.5 metres above ordnance datum (mAOD) in the west to 12 mAOD in the east towards the River Thames with a sloping section of 19 mAOD below the M25 to the River Thames.

The topography of the FRA is strongly influenced by its underlying geomorphology. In the south-east of England, there are three main types of underground rock (geology) which can impact permeability and infiltration rates. The underlying geology in Chertsey is Sand. The porosity of sand is quite high, which can result in high infiltration rates. The Chertsey Bourne is a heavily modified river due to it being in an urban setting.

The Chertsey FRA is a heavily populated urban area. It has good transport links being situated between the M25 and M3. Due to its location and transport links Chertsey is popular and prone to development.

Partnership working

The Environment Agency is working collaboratively with other RMAs and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a catchment-based approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment, and the ideas and commitment of our partners, means we can be confident that together we can resolve the identified issues.

Across the FRA, the character of the rivers and flow routes vary. The Chertsey Bourne and Rutherwyk Road Ditch are the main rivers flowing through the area. The River Thames to the north of the area has a wide floodplain which has an impact on Chertsey.

For information on how risk from other sources will be managed, this chapter should be read with the other sections of this plan for information as well as the Surrey Local Flood Risk Management (LFRM) Strategy 2017.

Current flood risk

The main source of flood risk within the Chertsey RS FRA is from main rivers including the Chertsey Bourne and its tributaries and the River Thames and its tributaries, for example, the Abbey River. The Chertsey Bourne is the dominant river within the area but the FRA will be impacted by the River Thames floodplain.

There are no formal flood defences in the area.

There have been several historic events that have affected the area but no significant flooding since 2015. A significant event is when 20 or more properties were affected by flooding.

Fluvial flood risk: description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency.

The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time when routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment

information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Chertsey FRA 7,904 people (76%) live at risk of flooding from main rivers. Of these, 12.3% are in areas of high risk. As well as people living within the floodplain, there are also services that have been built within FRAs. There are 76 services in the FRA from Rivers and Sea including 21 services in areas at risk (27%). Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from main rivers in Chertsey FRA are:

- 60.7% of non-residential properties.
  52.7% of the railway and 80.3% of motorways, primary and trunk routes, as classified by Highways England
  Over half of the agricultural land (57%)
- Just under half (47%) of listed buildings
- 4% of the Parks/Gardens
- There are 9.59 hectares (75.8%) of Scheduled Ancient Monuments at risk of flooding within the FRA
- 100% of Sites of Special Scientific Interest (SSSI)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that more steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Chertsey FRA is currently managed through a series of approaches. These include development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

In Surrey, the Environment Agency are part of the Surrey Flood Risk Partnership Board. This is a working group that aims to implement a joined-up approach to flood risk reduction.

The Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified an area within the FRA which is suitable for deployment of a temporary flood barrier. This alignment runs west from the Bridge Hotel on Bridge Road Chertsey, across the field behind the Camping and Caravan club and behind properties along Bridge Road, down the road known as Abbey Chase and finishes at the end of the land known as Willow Way. Temporary flood barriers offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. Our ability to forecast flooding, the availability of barriers at National level and the availability of people may influence our ability to deploy the barriers.

The Environment Agency carries out maintenance to a proportion of the main rivers within the FRA. Future funding will help guide investment where it is most needed. The Environment Agency also maintains monitoring equipment for both flood risk and other purposes in the area.

To reduce flood risk from the River Thames, the Environment Agency are committed to working closely with partners and stakeholders to design a scheme, the River Thames Scheme, that provides the most benefit to communities. The River Thames Scheme is expected to reduce flood risk to communities including 11,000 homes and 1,600 businesses in Surrey and south-west London. Road, rail, power and water networks are also expected to be more resilient throughout the scheme footprint.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase which in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Chertsey RS FRA

Measures have been developed which apply specifically to the Chertsey RS FRA.

The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Chertsey Rivers and Sea FRAs.

You can find information about all the measures which apply to the Chertsey Rivers and Sea FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Chesham Surface Water Flood Risk Area

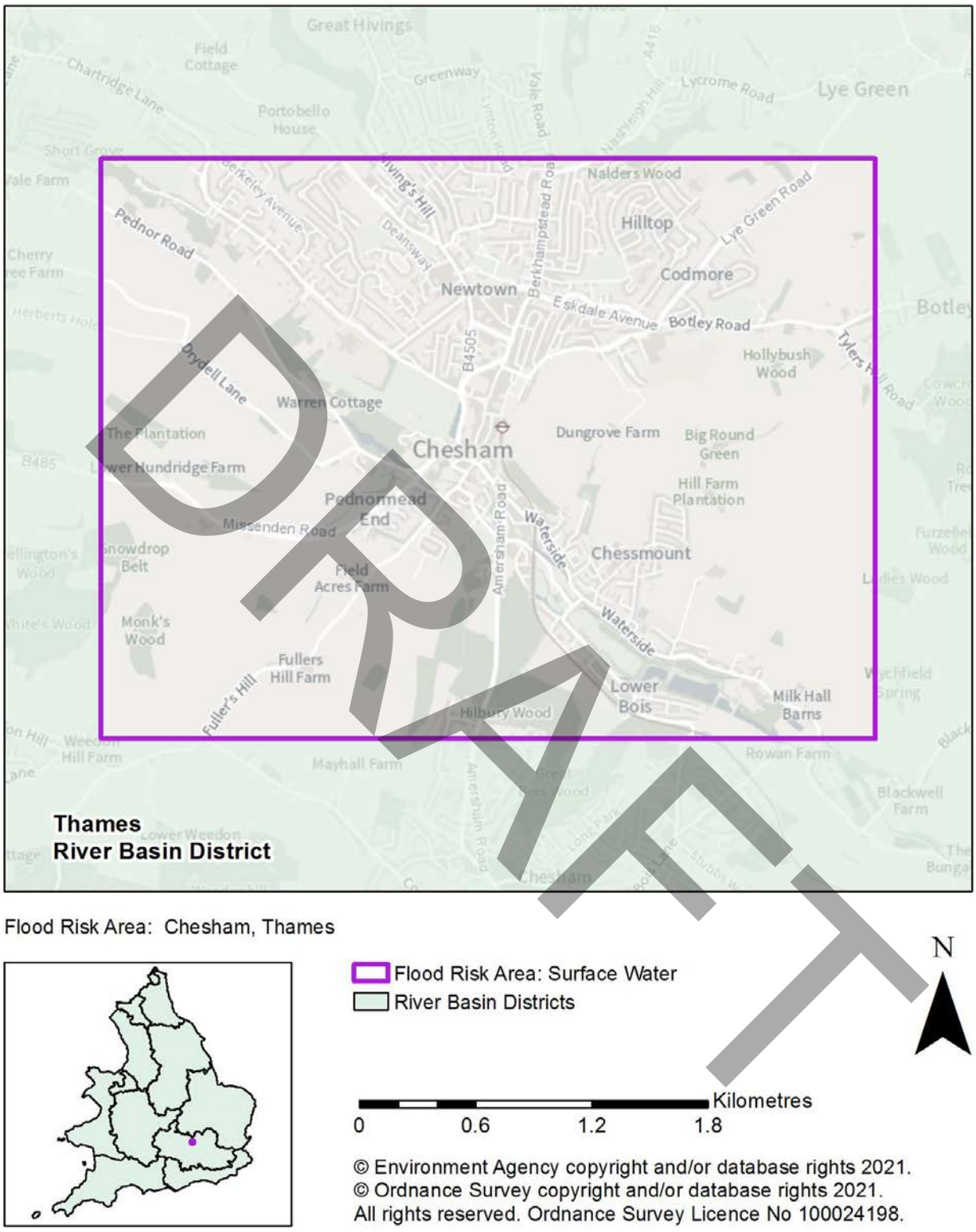

Figure 11: Map showing the Chesham Flood Risk Area boundary and its location in England

Chesham Surface Water (SW) Flood Risk Area (FRA) is in the south-east of Engand, and to the north west of the Thames RBD. It will be reported solely by the Thames RBD. The Chesham SW FRA has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Chesham SW FRA was not identified in 2011 for the first cycle of the Flood Risk Management Plans (FRMPs). Buckinghamshire Counci leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water.

The Chesham SW FRA covers part of Buckinghamshire Council's area. The Chesham SW FRA is urban with a low proportion of arable land. Key urban areas include Pednormead End and the High Street. The flood risk present in this FRA is from a combination of river flooding and surface water flood risk, due to the underlying chalk geology. The River Chess is of particular significance as due to its chalk stream status.

The Risk Management Authorities operating in Chesham SW FRA include:

- Environment Agency
- Lead Local Flood Authority: Buckinghamshire Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Agencies: Buckinghamshire Council and Highways England
- Water and sewerage companies: Thames Water
- Department for Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the SW FRA is strongly influenced by the valley of the Vale Brook which slopes steeply either side of Chesham.

The underlying geology is chalk. The superficial geology is alluvium (clay, silt, sand and gravel) with areas of superficial head (clay, silt, sand and gravel). Within chalk and limestone areas (termed aquifers), water can infiltrate quickly, and move within and through these rocks. These areas become part of the major groundwater resources of the Chess River Basin and influences surface water. The groundwater from the chalk and limestone areas provides a significant baseflow component to the rivers in the Chess River Basin. Water flows slowly through the aquifers and is released at a slow rate into the rivers and will become surface water in places. The impact of rainfall will be spread out over a relatively long period of time.

The Chesham Flood Risk Area is mainly urban. The River Chess is a chalk stream and a priority Biodiversity Action Plan habitat.

Partnership working

Buckinghamshire Council works collaboratively with other Risk Management Authority (RMA) partners and communities to improve the water environment including through the Impress the Chess catchment partnership to better understand the catchment. Better understanding of the catchment and the ideas and commitment of our partners means that as a Lead Local Flood Authority (LLFA), we can be confident that together we can resolve the identified issues.

The FRA's urban areas are highly impermeable and have known risks of surface water flooding. The aim of FRMP cycle 2 is to create and implement targeted measures to reduce and mitigate this risk.

Other relevant plans include:

- Chesham Surface Water Management Plan
- Local Flood Risk Management Strategy

Current flood risk

Flooding in the Chesham SW FRA is caused by a mix of surface water and high river levels, both of which can be made worse by high groundwater levels. This section will discuss the surface water risk within this SW FRA.

In urban areas like Chesham, rivers typically run in man-made channels and culverts and only make an appearance as they flow through parks and green spaces. Surface water is linked to the rivers through the highways drainage system. This is also impacted by groundwater levels.

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Chesham SW FRA has been identified as being at significant risk of flooding due to low elevations and flat topography of the area, which are conducive to surface water ponding.

There have been several historic events that have affected the area. In 1903, 1912, 1915 and 1916, flooding was experienced in Vale Road and Berkhampstead Road. In 1918, major flooding was experienced around Pednormead End and Church Street and is written about as the “Great Flood”. In 1950, flooding was experienced in Broad Street. In 2020/21, a series of flood events took place including:

- flooding of the road alongside Bury Pond.

- five artesian wells flowing on Chesham Moor.
- extensive and prolonged road flooding along Vale Road.

In 2006, flooding was experienced in Broad Street and Berkhampstead Road. In 2008 flooding was also experienced in Pednormead End, The Spinney, High Street, Germain Street and Hivings Hill. In 2014, an intense rainfall event caused surface water runoff as well as increased flow in the River Chess and its tributary the Vale Brook. The increased flow exceeded the capacity of some structures, including the Vale Brook culvert. Although the most intense rainfall was short-lived, at least 34 properties were flooded internally in Chesham. Five residential properties and 29 businesses with 2-5cm of water.

Surface water flow through the Vale Brook culvert is known to be limited in capacity.

Surface water flood risk: description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SW FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered because this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRA. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Chesham SW FRA 5,792 live in areas at risk of flooding from surface water. Of these, 7.3% are in areas of high risk. As well as people living within the floodplain, there are also services that have been built within the SW FRA. There are 80 services within the Chesham SW FRA including 13 services in areas at risk. Schools and sewage treatment works are example of services. According to local date, 1 service is at high risk of groundwater flooding.

Also shown to be at risk of flooding from surface water in the Chesham SW FRA:

- 642 out of 979 non-residential properties. According to local data, 23 non-residential properties are also at high risk from groundwater flooding.
- 0.5 km (23%) of railway is at high risk of flooding from surface water, 0.16km (7%) is at medium risk of flooding from surface water, 0.15km (7%) is at low risk of flooding from surface water.

- Of these 796 hectares of agricultural land, 34.5 hectares (4%) is at high risk of flooding from surface water, 12.1 hectares (1.5%) is at medium risk of flooding from surface water, 35 hectares (4%) is at low risk of flooding from surface water.
- **Natural environment at risk*:*** 2 (25%) licensed water abstractions sites are at high risk of flooding from surface water, 4 (50%) are at medium risk of flooding from surface water, 2 (25%) are at low risk of flooding from surface water.
- **Historic environment at risk:** 19 (15%) listed buildings are at high risk of flooding from surface water, 29 (23%) are at medium risk of flooding from surface water, 12 (10%) are at low risk of flooding from surface water.

Conclusions based on risk statistics

Based on this information, Risk Management Authorities (RMAs) have concluded that further steps should be taken to reduce the likelihood of flooding and the impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Groundwater flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

High groundwater levels in the Chesham SW FRA can exacerbate flooding from other sources. This can be seen through increased baseflows in the River Chess and Vale Brook.

How the risk is currently managed

Surface water flood risk within the Chesham SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness. Surface Water, fluvial and groundwater flood risk within the Chesham SW FRA is currently managed through a partnership approach with integrated working between Buckinghamshire Council, the Environment Agency, Thames Water, Affinity Water and Chesham Town Council. Coordination of this partnership working is overseen by the Buckinghamshire Strategic Flood Management Group.

Property flood resilience measures have been installed in the Pendormead End area of Chesham as part of the Pendnormead End Flood Project in partnership between Buckinghamshire Council and the Environment Agency in 2021.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

It is possible that areas within the Chesham SW FRA could experience more flooding in the future. As a result of larger flood extents and deeper depths of flood water due to the impacts of climate change, the level of protection provided by flood defences will likely decrease. There will also likely be additional maintenance needs and stresses on assets that function with a higher frequency than which they were designed.

Comparison of the maximum flood depths in areas with a chance of flooding of 1% each year (indicates that a predicted 29% increase in rainfall intensity in Chesham due to climate change could result in an increase in flood depths of greater than 20%, depending on location.

Two-dimensional computer models have been developed to support the Chesham Surface Water Management Plan.

Objectives and measures for the Chesham SW FRA

Measures have been developed which apply specifically to the Chesham SW FRA. The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up aof the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin), but which also apply to the Chesham FRA.

You can find information about all the measures that apply to the Chesham FRA in the interactive mapping tool - Flood Plan Explorer. This includes information that which national objectives each measure helps to achieve.

The Crawley Surface Water Flood Risk Area

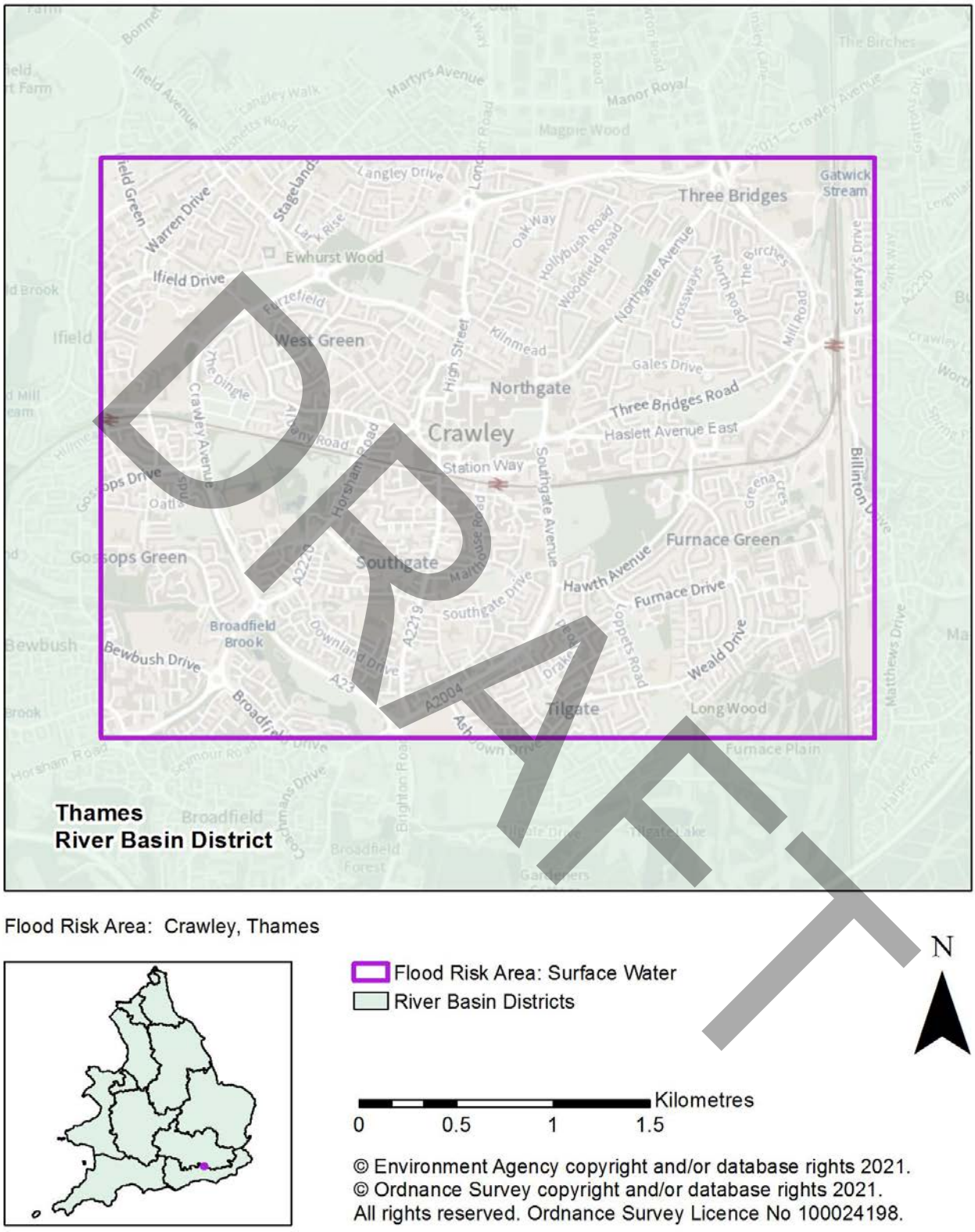

Figure 12: Map showing the Crawley Flood Risk Area boundary and its location in England

The Crawley Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the south of the Thames RBD. It will be reported solely by the Thames RBD.

The Crawley SW FRA has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Crawley SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The main sources of flood risk within the Crawley FRA are surface water and fluvial.

The relevant Lead Local Flood Authority (LLFA) leads on the development and delivery of the FRMP, as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMAs) operating in Crawley SW FRA, including:

- Environment Agency Area
- Lead Local Flood Authority: West Sussex County Council
- Unitary District/Borough Council: Crawley Borough Council
- Regional Flood and Coastal Committees (RFCCs): Thames RFCC
- Two Highways Authorities: Highways England (manage major motorways), West Sussex County Council
- Water and Sewerage Company: Thames Water
- Department for Communities and Local Government through local planning authorities

Environment Designations

The Crawley SW FRA is a predominantly urban area, covering the towns of Crawley, Ifield and Three Bridges.

Notable areas of open green space are:

- Tilgate Park
- Worth Park
- Ewhurst Wood
- Southgate Park and the Hawth Woods
- Goff’s Park

There is also Ifield Mill, which used to be a working corn mill until the late 1920s. The millpond located there is now considered to be an important wetland site in Crawley.

The combined Crawley urban area has a population of 114,000 people, as of 2019. The population has doubled in the last 50 years due to the town's proximity to Gatwick Airport, and fast road and rail links to London and the southern coastal destinations. The expanding urban sprawl has reduced the amount of green space and increased impermeable land uses such as pavements and roads. This has increased the surface water flood risk in Crawley. Surface water flooding within the borough is associated with overland flow over impermeable surfaces during heavy rainfall. The flood extents show flow routes to follow much of the road networks within Crawley which are impermeable surfaces.

In the Crawley SW FRA, there are no sites with a special environment designation, but there are designated sites and local wildlife areas just outside the Crawley SW FRA. The full details for the other designated sites can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The topography of the area is comprised of lower lying ground in the north-east, sloping to areas of higher elevation in the south-west. The High Weald Area of Outstanding Natural Beauty (AONB) runs along the southern edge of the study area, with a topographic high of approximately 149 meters above ordnance datum (mAOD). Most of the lower lying land across the central and northern areas are located between 60 and 80 mAOD.

The Crawley SW FRA is a heavily urbanised environment with limited green space and development mainly taking place on previous brownfield sites.

The geology of the Crawley SW FRA is mixed. A Weald Clay formation dominates the northern parts of the FRA, interspersed with a narrow band of Clay-Ironstone, also part of the Weald Clay formation. In the south-east portion of the FRA, the bedrock geology is predominantly Sandstone and Siltstone, part of the Tunbridge Wells Sand.

There are three types of predominant soil types across the FRA, each with their own dominant properties. In the north-west of the study area, the soil in seasonally wet loam and clays overlying shale; this is slowly permeable and can become waterlogged in winter months. In the eastern parts of the study area, silt overlying sandstone is the dominant soil type; this is also slowly permeable but is less prone to waterlogging in winter months due to improved permeability. The southern parts of the study area are dominated by deep loam which can become wet in winter months; these sandy and loamy soils can be seasonally affected by groundwater.

As a result of the dominant geology and soil types described above, the risk of groundwater flooding throughout the FRA is largely negligible with some isolated areas of low-moderate risk; these are described below in the section on groundwater flooding.

Watercourses

The principal watercourses in the Crawley SW FRA are:

- the Tilgate Brook
- Crawters Brook
- Broadfield Brook
- Creasys Brook
- the Gatwick Stream

They are all tributaries of the River Mole. A large part of the Tilgate Brook is culverted in Crawley and there are smaller culverted sections on the Crawters Brook and Gatwick Stream.

There have not been any significant flooding events in the Crawley area since 2015. A ‘significant event’ is when 20 or more properties were affected by flooding. There have been several recorded flood incidents across Crawley with fluvial and surface water being the most frequent cause of flooding. More recent events have been associated with capacity exceedances or blockages of the sewer network. These sources of flooding can also happen in combination, causing a cumulative effect.

Notable incidents reported by West Sussex County Council occurred in:

- September 1968
- Autumn 2000
- June 2012

There were further flood events according to the SFRA which occurred in:

- December 2008
- June 2012
- Winter 2013/14
- December 2019

Current flood risk

The main source of flood risk within this FRA is from surface water.

Surface Water Flood Risk

Surface water flooding happens when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Crawley SW FRA has been identified as being at significant risk of flooding due to a combination of factors.

These factors include:

- widespread
- impermeable urban land cover
- underlying low permeability clay soil
- culverted watercourses
- kerb and boundary wall heights
- constrictions within drainage infrastructure

Due to the complex nature of these factors, it can be difficult to predict surface water flooding and precise locations at risk.

Crawley is identified as an area most susceptible to surface water flooding across West Sussex, resulting in its classification as a ‘wet spot’, according to the Crawley Strategic Flood Risk Assessment Level 1 2020 (SFRA). A high level of urbanisation, underlying low permeability clay soil and constrictions within the drainage system, are all responsible for its increased susceptibility.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Crawley SW FRA some 10,039 (17%) people live in areas at risk of flooding from surface water.

Additional receptors at risk of surface water flooding within the Crawley SW FRA include:

- 24 services (7.1%)
- 302 non-residential properties (19.8%)
- Critical Infrastructure: 2.20 km of railway (28%) 3.05 hectares of agricultural land (16.4%).
- Historic environment: 0.23 hectares of Scheduled Ancient Monument (17.5%) and 1 listed building (3.3%.

Conclusions based on risk statistics

Based on this information, RMAs have concluded that more steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Fluvial flood risk

Fluvial flooding occurs from the river becoming inundated and overtopping its banks spilling onto its floodplain, usually as a result of a storm event. There is a small area at risk of fluvial flooding from the River Mole, Gatwick Stream, and Ifield Brook, in particular Langley Green, Three Bridges, Furnace Green, and Forge Wood. Elsewhere in the area, settlements are at fluvial flood risk from other watercourses (Crawter's Brook, Tilgate Brook and Stanford Brook). Further areas impacted by fluvial flooding from ordinary watercourses are: Buckswood Drive, Horsham Road, between Gossops Green and Bewbush, and the land occupied by Gatwick Airport's Northern Terminal.

Ground water flood risk

Groundwater flooding happens as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

According to Crawley's Strategic Flood Risk Assessment, level 1, majority of the area is at a 'negligible' risk of groundwater flooding. Some 'low' and 'moderate' risk areas are identified around Gatwick Airport, Three Bridges, Forge Wood, North Gate and Langley

Green. In 2001, there were two instances of groundwater flooding at Bewbush and Furnace Green.

Sewer water flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages. Crawley's SFRA Level 1 states that most of the area is susceptible to sewer flooding with the most affected areas located within Pound Hill, Maidenbower, ilfield, and Rusper.

How the risk is currently managed

Surface water flood risk within the Crawley SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. Crawley Borough Council Drainage Engineers undertake any consenting and technical flood risk appraisal work within the borough on behalf of the Lead Local Flood Authority in Crawley. They sit on the West Sussex Flood Risk Management Group that meets quarterly to review progress and coordinate work programmes. West Sussex County Council's policy for the management of surface water and the local flood risk management strategy help inform how surface water is managed in Crawley.

The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

While there are six hydrometric monitoring sites across the fluvial watercourses within the Crawley SW FRA which informs the Environment Agency incident response team on when to issue flood alerts and warnings. There is not a specific monitoring system in place for the surface water network that can be used for incident management purposes.

There are two flood warning alerts covering the Gatwick Stream and Ifield Brook and although these target fluvial flooding rather than surface water, due to the concurrent risk in certain locations, the flood warning service could still provide benefit for some properties at risk from surface water flooding. Please visit the flood warning information service to view the monitoring sites close to your area.

Flood defences

There are fluvial flood defences located along most of the watercourses in the study area. Types of fluvial defences include embankments, high ground, bank and channel maintenance. The standard of protection provided by these assets varies from a 20% AEP (Annual Exceedance Probability) up to a 0.5% AEP, and their condition is varied throughout the FRA. The Upper Mole Flood Alleviation Scheme is located on the upstream reaches of three of the main rivers flowing through the study area. The Scheme consists of three separate flood storage areas which store water during high flows and limit outflow downstream. The standard of protection provided by the storage areas ranges from 1% to 0.5% AEP.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Crawley SW FRA

Measures have been developed which apply specifically to the Crawley SW FRA. The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up of the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Crawley SW FRA.

You can find information about all the measures that apply to the Crawley FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Datchet Rivers and Sea Flood Risk Area

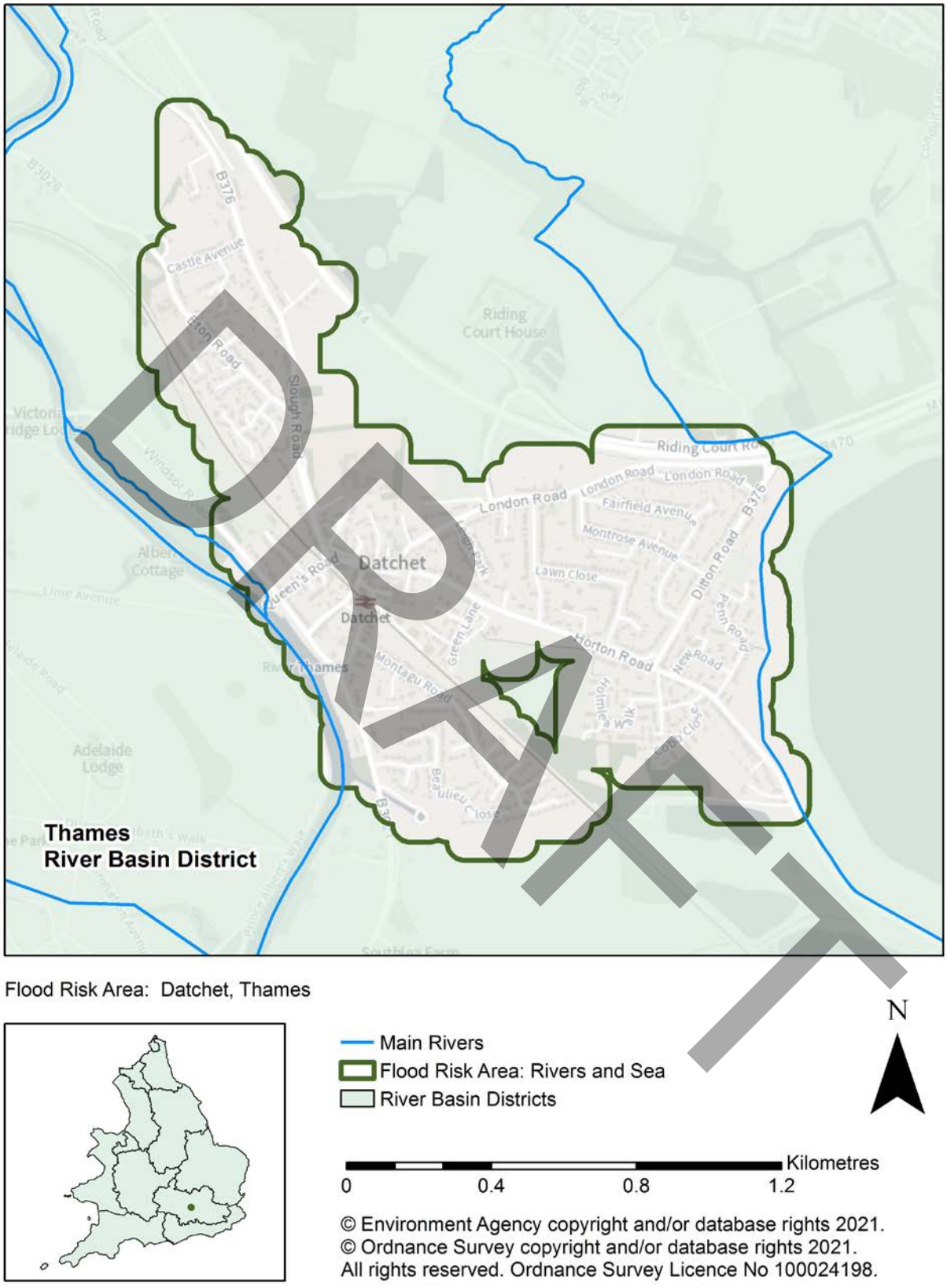

Figure 13: Map showing the Datchet Flood Risk Area boundary and its location in England

The Datchet Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England and to the centre of the Thames RBD. It will be solely reported by the Thames RBD.

The Datchet RS FRA has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Datchet RS FRA was not identified in 2011 for the first cycle of FRMP. The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Datchet RS FRA is located entirely within the Royal Borough of Windsor and Maidenhead, to the South of Slough and below and M4 motorway and north of the River Thames.

The Risk Management Authorities (RMA) operating in the Datchet RS FRA include:

- Environment Agency
- Lead Local Flood Authority (LLFA): Royal Borough of Windsor and Maidenhead
- Thames Regional Flood and Coastal Committee
- Two Highways Authorities: Highways England and Royal Borough of Windsor and Maidenhead (predominantly)
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, Land Use

The topography of the FRA is strongly influenced by the River Thames which flows in an easterly direction south of the FRA.

The underlying geology is London and Lambeth Clay formations (clay, silt and sand) with the lowland floodplain of the River Thames characterised by a layer of Shepperton gravel. Because the porosity of clay is low in clay dominated areas, slow infiltration rates and increased surface water run-off are common. Alluvium is present alongside the River Thames.

The Datchet RS FRA is largely urban and surrounded by low lying open space.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a Catchment Based Approach (CaBA) to better understand the catchment and

develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve identified issues.

Current flood risk

The primary flood risk in the Datchet RS FRA is from main rivers however some areas are at risk from other sources, including groundwater.

The River Thames is a major river that rises in the Cotswold hills near Cirencester and flows for 215 miles from its source to the sea. Datchet Common Brook originates as an open channel Ordinary Watercourse in Slough Borough flowing South. Whilst some parts have been culverted, it remains an open channel throughout the FRA.

Many of the communities in the Datchet RS FRA have been affected by several major floods through the first half of the twentieth century, with a notable extreme event in 1947. A further large flood occurred in 1968 and more recently in 2003. In January and February 2014, we have seen further prolonged and widespread flooding in this area affecting many people, homes, and businesses.

Fluvial flood risk: description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that 4,927 people (98%) live in areas at risk of flooding from main rivers. Of these 40% are in areas of high risk. As well as people living within the floodplain, there are also services that have been built within FRAs. Fifteen (47%) services are in areas at risk of flooding from main river. A large proportion of services is at high risk. Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from main rivers in the Datchet RS FRA are:

- 137 (99%) non-residential properties are at risk of flooding with the majority (51%) shown to be at high risk of flooding

- Less than a kilometre of motorways, primary and trunk routes, as classified by Highways England. Critical transport links within the area include parts of the M4 motorway
- A large proportion (57%) of the railway
- Of the total area of agricultural land, 96% (58.10 ha) agricultural land
- One (100%) licensed abstraction which is shown to be at high risk of flooding
- A large proportion (86%) of listed buildings with the majority (68%) being shown at low risk of flooding
- All the parks/gardens in the area are shown to be at high risk of flooding

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Groundwater flood risk

The Environment Agency released the Lower Thames (Hurley to Teddington) 2019 flood model in January 2020. This has helped refine our understanding of flood risk in this area. The latest evidence (Lower Thames 2019 model) shows that large parts of Datchet are no longer shown to be impacted by “overland” fluvial flooding during smaller/more frequent floods. This includes areas with 5% chance of flooding each year.

The change in the way flooding is represented does not suggest a reduction in flood risk in Datchet. Experience has shown that Datchet is highly susceptible to flooding due to elevated groundwater levels, where the river flows through the alluvial gravels. As such, flood water levels are partly associated with high levels in the River Thames.

The Environment Agency is keen to work with the Royal Borough of Windsor and Maidenhead to refine a flood outline which better represents the flooding mechanism in Datchet for smaller, more frequent floods to inform the definition of the functional floodplain, otherwise known as Flood Zone 3b.

How the risk is currently managed

Fluvial flood risk within the Datchet RS FRA is currently managed through a series of approaches. These include:

- development planning and adaptation
- flood risk assets
- flood warning systems
- flood risk modelling

The Datchet RS FRA has a long history of flooding and remnants of historic flood defence assets are present within the FRA such as part of the Sumptermead bank and Southlea riverside bank. While located outside of the FRA, third party assets located on Eton End School grounds help reduce flood risk to parts of the Flood Risk Area.

Fluvial flood risk within the Datchet RS FRA is currently managed through a series of approaches, including regular maintenance, planning and adaptation, response and warning and informing.

Our priority is to maintain the existing conveyance of the rivers. This will be done through an annual programme of bank and in-channel weed clearance and the removal of obstructions. Future funding will help guide investment where it is most needed. We will also continue to promote good riparian ownership.

When the levels on the River Thames are high, the River Myrke is unable to discharge into it and is prone to coming out of bank posing a flood risk to parts of Datchet RS FRA. Whilst located outside of the RS FRA, the Environment Agency maintains the Myrke Embankments and has a pumping programme in place to help with conveyance during a flood event.

The Environment Agency has been working with the Royal Borough of Windsor and Maidenhead as part of the Local Plan process to guide development across the borough. The emerging Borough Local Plan 2013-2033 was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on in January 2018.

The Environment Agency is part of the Thames Valley Local Resilience Forum. There is a Multi-Agency Flood Plan (MAFP) which comprises the seven unitary local authorities of Berkshire and Milton Keynes, as well as the county and district local authorities of Buckinghamshire and Oxfordshire. This area includes the River Thames catchment and associated tributaries plus part of the Great Ouse catchment which falls in the Milton Keynes area.

In addition, the Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified a location within the RS FRA which is suitable for deployment of a temporary flood barrier. This alignment runs along Southlea Road between the Avenue to the Thames Water intake south of Beaulieu Close. Temporary flood barriers offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. This will help reduce the impact of flood risk to parts of the RS FRA. Our ability to forecast flooding, the availability of barriers at National level, and the availability of people, may influence our ability to deploy the barriers.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the RS FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Due to the relatively long catchment response times associated with flooding from the River Thames, timely forewarning should be possible. This enables the Council, emergency services, residents and businesses to prepare to reduce the impact of a flood.

Whilst that is the case, large parts of the RS FRA do not benefit from the presence of formal defences.

The River Thames Scheme Channel, which was proposed for reducing flood risk within Royal Borough of Windsor and Maidenhead, is not going ahead. This follows a decision by the Sponsorship Group to not include it, as the Royal Borough of Windsor and Maidenhead was not able to commit to its contribution at the time.

Working together, the Royal Borough and the Environment Agency are looking into different options to try and reduce the flood risk to Datchet.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Datchet RS FRA

Measures have been developed that apply specifically to the Datchet RS FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Datchet RS FRA.

You can find information about all the measures that apply to the Datchet RS FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Ditton Rivers and Sea Flood Risk Area

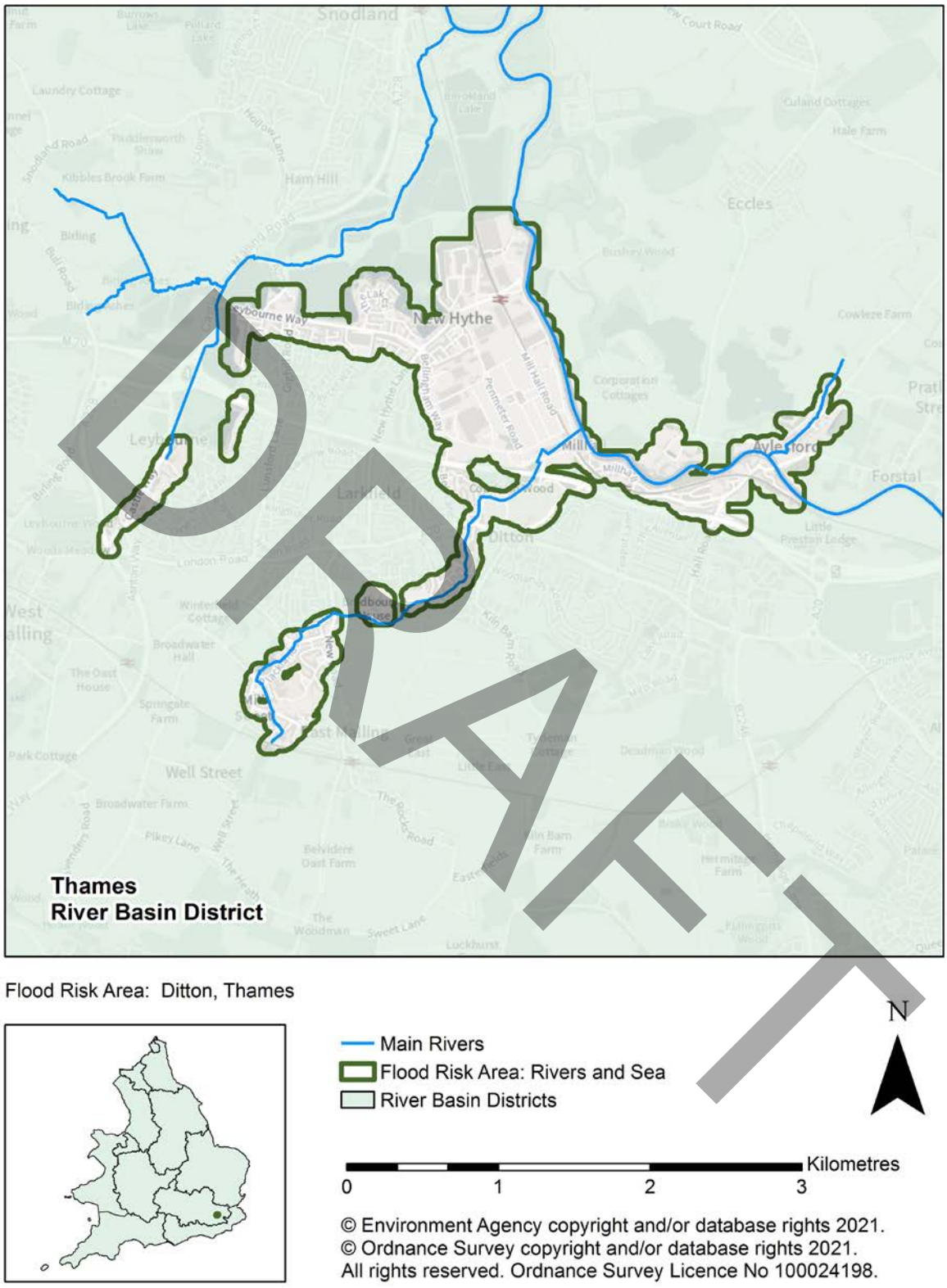

Figure 14: Map showing the Ditton Flood Risk Area boundary and its location in England

The Ditton Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the south-east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD.

It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Ditton RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

There are Risk Management Authorities (RMAs) operating in Ditton RS FRA, including:

- Environment Agency
- Lead Local Flood Authority: Kent County Council
- Unitary District/Borough Council: Tonbridge and Malling Borough Council
- Regional Flood and Coastal Committees (RFCCs): Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Kent County Council
- Water and Sewerage Company: Southern Water
- Department for Communities and Local Government through local planning authorities

Environment designations

The Ditton RS FRA is mainly rural with a mixture of fruit production, woodland, arable land as well as some improved pasture. Key urban areas include the village of East Malling and the community of Ditton, both at the lower end of the catchment.

The area is an old Saxon village with a history of paper making and recycling. Many of the old mills have been discontinued in their use now. However, there are also some quarries in the area. Many of these quarries are not used now but the ones still in use are for ragstone.

There are some historic features in Ditton such as that it is the only village to have a ford in the Tonbridge & Malling Borough. There are many historic manor houses and a church as well in the main village. The area historically benefitted from its access to raw materials and access to the Medway which helped develop the industrial sector in Ditton.

In the Ditton RS FRA, there is one site with a special environment designation. The Holborough to Burham Marshes is a site of special scientific significances (SSSI) and sits

just at the northern edge of the FRA. There is another SSSI which sits just outside the boundary for the Ditton RS FRA called the Aylesford pits.

The full details for these designations can be found on the Defra MAGIC map database.

Much of the woodland in the FRA is designated as a Local Wildlife Site too around Leybourne Lakes and Eccles Old Pits.

Topography, geology, hydrogeology, land use

The topography of the Flood Risk Area is strongly influenced by dip slope of the Greensand Ridge, which falls to the north.

The Ditton Stream discharges into the tidal Medway within an area less than 5 metres above ordnance datum (mAOD). Elsewhere, the watershed at the southern end of the catchment rises up to 100 mAOD.

The underlying geology is an iron rich limestone of the Hythe Beds formation, known locally as ragstone.

The Hythe Beds has low transmissivity which means the rate of recharge is relatively slow compared to other aquifers. The groundwater from the ragstone provides a significant baseflow component to the Ditton Stream following prolonged periods of rainfall. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The impact of rainfall will be spread out over a relatively long period of time and high flow rates can be observed for several months after wet winters.

The Ditton RS FRA is 80% rural with a mix of fruit production, pasture, arable and woodland. Across the RS FRA, the character of the watercourses is predominantly fast flowing, spring fed channels. There are culverted sections through the urban areas.

Watercourses

The principal watercourses are the Medway Tidal Estuary and the Ditton Stream and its tributaries. The Ditton Stream is spring fed and due to the rural environment and high permeability of the catchment does not present a significant fluvial flood risk but there is a surface and groundwater flood risk. Towards the lower part of the catchment, the Ditton Stream passes through the Blacklands culvert. This conveys the Ditton Stream beneath a housing estate for approximately 400 metres. The significant issue is that the culvert is vulnerable to the precipitation of tufa, a carbonate rich mineral which precipitates from the water of carbon rich watercourses. The accumulation of tufa on the culvert lining is an important issue in managing fluvial flood risk within Ditton as it significantly reduces the capacity of the culvert leading to groundwater and surface water flooding

The Ditton Stream discharges into the tidal reach of the River Medway. The Medway is defended by tidal walls at this point and presents a very low tidal flood risk to the area. There was a flood event from the Ditton Stream impacting basements to a few properties in later winter/spring 2021.This was driven by prolonged rainfall over the winter causing elevated spring flow.

Current flood risk

The main source of flood risk within this RS FRA is from main rivers.

Description of Risk Statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the RS FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Ditton RS FRA 4,057 (59%) people live in areas at risk of flooding from main rivers.

Additional receptors at risk of fluvial flooding within the Ditton RS FRA include:

- 4 services (7%)
- 258 non-residential properties (79%)
- Critical Infrastructure: .25 km of of motorways, primary and trunk routes, as classified by Highways England (14%) and 2.91 km of railway (83.6%)
- 36.58 hectares of agricultural land (59.5%)
- Natural environment: 2 Environmental Permitting Regulation installations (100%), 2.36 hectares of Sites of Special Scientific Interest (100%)
- Historic environment: 0.045 hectares of Scheduled Ancient Monument (100%) and 38 listed buildings (46%)
- 9 licensed water abstraction sites (69%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Groundwater flood risk

Groundwater flooding happens as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

The Ditton Stream is fed primarily from groundwater. The watercourse is slow to respond as dependent on groundwater levels but once it is inundated, leads to prolonged flooding for nearby properties. It is the main source for groundwater flooding for a few nearby properties in the Ditton RS FRA during periods of increased winter rainfall leading to greater spring flows through the subsequent dry periods.

How the risk is currently managed

Fluvial and tidal flood risk within the Ditton RS FRA is currently managed through a series of approaches. These include:

- development planning and adaptation
- flood risk assets
- flood warning systems
- flood risk modelling

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency works in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the tidal and fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings.

There is no flow or level monitoring, so it is not possible to provide a Flood Warning Service from the Ditton Stream, nor is it considered necessary given the very low number of properties at risk. Those at risk are vulnerable to groundwater flooding. Please visit the flood warning information service to view the monitoring sites close to your area.

Flood defences

Maintenance of the Blacklands Culvert is the most significant asset in the area.

Cellar pumps are the most appropriate form of flood mitigation for those properties at greatest flood risk in this area. The Environment Agency actively undertakes routine maintenance of culverted sections in East Malling. KCC do likewise to highways drainage networks and in some cases, have provided sandbags to properties at risk to surface water flooding.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Ditton RS FRA

Measures have been developed which apply specifically to the Ditton Flood Risk Area. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Ditton RS FRA.

You can find information about all the measures that apply to the Ditton FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The East Peckham Rivers and Sea Flood Risk Area

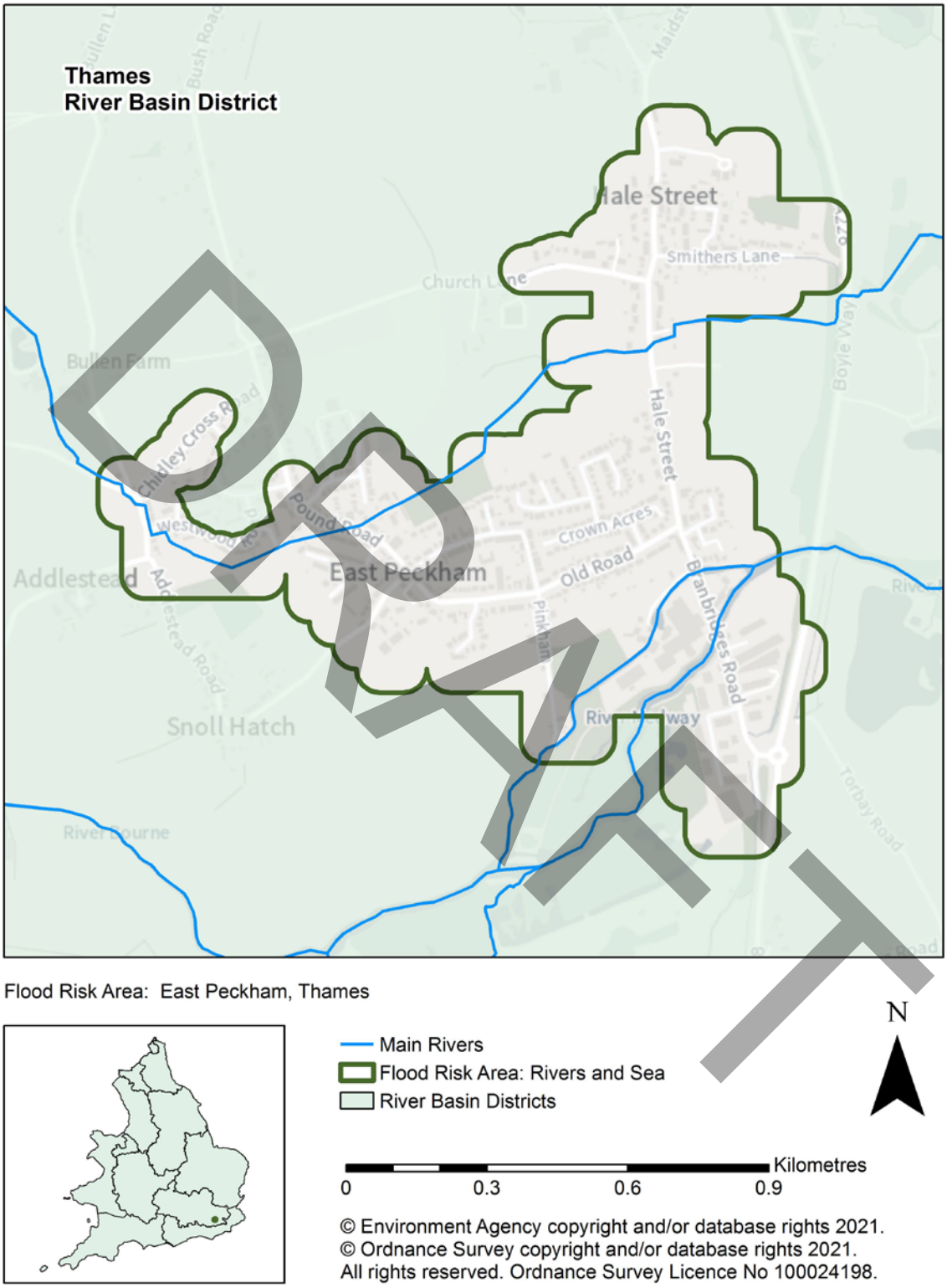

Figure 15: Map showing the East Peckham Flood Risk Area boundary and its location in England

The East Peckham Rivers and Sea (RS) Flood Risk Area (FRA) is in south-east England and to the south-east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The East Peckham RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

There are Risk Management Authorities (RMAs) operating in East Peckham RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Kent County Council
- Unitary District/Borough Council: Tonbridge and Malling Borough Council
- Regional Flood and Coastal Committees (RFCCs): Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Kent County Council
- Water and Sewerage Company: Southern Water
- Department for Communities and Local Government through local planning authorities

Environment designation

East Peckham is a large village in Kent with a population of about 3,300 people. It has a long history of flooding due to its proximity to the Coult Stream, the River Bourne and the River Medway which run through or adjacent to East Peckham. East Peckham is situated on very fertile land which supported a long rural agriculture industry for wood, hop growing, and animal grazing. The proximity to the navigable river Medway was beneficial for East Peckham to remain connected to nearby towns for trade of resources and goods, allowing the village to grow and thrive.

In the East Peckham RS FRA, there are no sites with a special environment designation. There are local wildlife designated areas at the edge and near the border of the East Peckham FRA. The full details for these designations can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The geology of the River Medway catchment is Weald Clay bedrock with alluvium, clay, silt, sand and gravel superficial deposits. The low permeability of the Weald Clay means that the rivers in the catchment respond rapidly to rainfall contributing to flood risk in the area.

East Peckham is predominantly made up of residential and commercial properties. Arnolds Business Park and Branbridges Industrial Estate can be seen in the south-east part of the FRA. It is a mixed urban and rural environment with many old buildings and countryside characteristics mixed with the growing industrial sector.

Watercourses

The principal watercourse is the River Medway which runs through the lower end of the FRA. Another watercourse is the Coult Stream that runs across the FRA. The Coult Stream is the smallest of the three and runs East-West through the centre of East Peckham, close to residential properties. The River Bourne does not directly flow through the East Peckham FRA, however it flows through Little Mill to the south-west and connects to the River Medway. The River Medway flows through the south-east of the RS FRA close to the commercial properties. Due to the low lying nature of the area, it is prone to fluvial flooding as well as pluvial flooding. For this reason, there has been a history of well documented flood events such as in 1947, 1958, 1960, 1963, 1968, 1974, and 1979.

The most recent flood events that affected the area occurred in 2000, 2002/3 and Christmas 2013/14. In 2013/14, 19 residential and 59 commercial properties were reported to have been flooded in East Peckham along with 13 residential properties and 2 commercial properties in Little Mill. Although only 32 residential were confirmed to have flooded in this event, it is likely more residential properties were affected than were reported.

The main flood management structure on the River Medway is the Leigh Flood Storage Area (FSA) located upstream from Tonbridge. This was primarily designed to reduce flood risk from the river Medway to Tonbridge Town Centre. Due to the number of tributaries that flow into the river Medway downstream of Tonbridge the benefit of the Leigh FSA reduces with distance downstream.

Current flood risk

The main source of flood risk within this FRA is from main rivers.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the East Peckham RS FRA 1,761 (83%) people live in areas at risk of flooding from main rivers.

Additional receptors at risk of fluvial flooding within the East Peckham FRA include:

- 6 services (40%)
- 110 non-residential properties (98.2%)
- 94.08 hectares of agricultural land (88%)
- Historic environment: 29 listed buildings (88%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the RS FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk.

Groundwater flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages.

How the risk is currently managed

Fluvial flood risk within the East Peckham RS FRA is currently managed through a series of approaches. These include:

- development planning and adaptation
- flood risk assets
- flood warning systems
- flood risk modelling

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings. Please visit the flood warning information service to view the monitoring sites close to your area.

Flood defences

There are a series of assets in East Peckham to help manage river levels and provide protection from flooding such as the Coult Stream Dam and the Leigh Flood Storage Area.

A property level flood resilience scheme is underway to target all properties at very significant risk and properties that can provide evidence of internal flooding. The project is funding up to 7.5k in property flood resilience measures to residents that are eligible. The scheme is expected to complete in early 2022.

Hydraulic modelling

The Medway Model is a 2-D hydrodynamic model completed in 2015. It includes scenarios whereby peak flows during the 100Yr return period event are increased by 35% and 70%, which are two more likely scenarios estimated for the Thames RBD.

The Bourne and Coult Stream model was completed in 2019. This included new climate change scenarios for the 100Yr return period to model the increase by 35% and 70%.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the East Peckham RS FRA

Measures have been developed which apply specifically to the East Peckham RS FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the East Peckham RS FRA.

You can find information about all the measures that apply to the East Peckham FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Egham Rivers and Sea Flood Risk Area

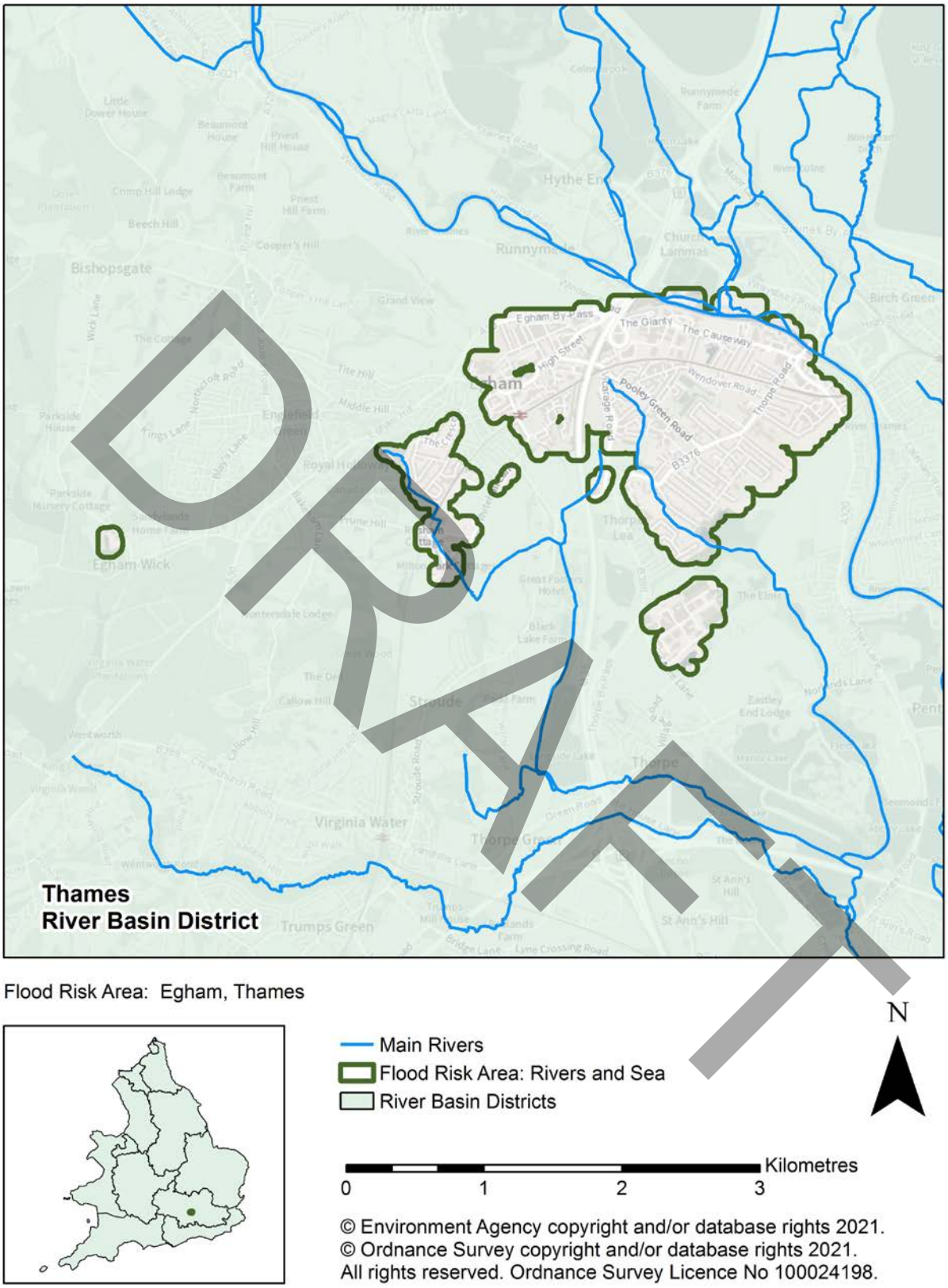

Figure 16: Map showing the Egham Flood Risk Area boundary and its location in England

The Egham Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Egham RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs). The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

Egham is one of the main towns in the borough of Runnymede within Surrey County Council boundary. The Egham RS FRA includes Ripley Springs and Egham Hythe and the M25 running through it. The River Thames is to the north and east. Egham Hythe is sandwiched between the M25 in the west and River Thames to the east.

There are several Risk Management Authorities (RMA) operating in the Egham Rivers and Sea Flood Risk Area including:

- Environment Agency
- Lead Local Flood Authority: Surrey County Council
- District council: Runnymede Borough Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Surrey County Council and Highways England
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The land in the RS FRA slopes from Egham at around 18 metres above ordnance datum (mAOD) towards Egham Hythe at around 14 mAOD. The underlying geology is silt, sand and clay. The porosity of clay is low and this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding. The sand provides a well-drained coarse loamy sandy soil type that is common over gravel.

Groundwater flow in the gravels beneath large parts of the RS FRA is derived primarily from the natural discharge of water from a chalk groundwater catchment, flowing from the north towards the valley floor of the River Thames. Under normal conditions, this groundwater drains southward, underground through the gravels to discharge into the Thames and associated surface water channels and ditches.

The RS FRA is mainly urban with small pockets of farmland which are towards the south of Ripley Springs.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities (RMA) and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a catchment-based approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve identified issues.

For information on how risk from other sources is managed, this chapter should be read in conjunction with other sections of this plan as well as Surrey Local Flood Risk Management (LFRM) Strategy 2017.

Current flood risk

The main source of flood risk within this FRA is from main rivers. The River Thames is the primary river in this area and other main rivers include the Ripley springs, Hurst Ditch and Meadlake Ditch. All are mainly open channel. The River Thames floodplain is the largest in the area.

There are no formal flood defences within the area. There have been several historic events that have affected the FRA, however there have not been any significant flooding events since 2015. A significant event is when 20 or more properties were affected by flooding.

Fluvial flood risk: description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Egham RS FRA 12,568 (86.9%) live in areas at risk of flooding from main rivers. Of these, 25.2% are in areas of high risk. As well as people living within the floodplain, there are also services that have been built within the FRA. 33 services (28.4%) are in areas at risk of flooding from main rivers.

Also shown to be at risk of fluvial flooding in the Egham RS FRA are:

- 642 Non-residential properties (80.2%)
- Critical Infrastructure: 1.90 kilometres of motorways, primary and trunk routes, as classified by Highways England located (88.7%), and 2.37 kilometres of railway (73.1%).
- 37.77 hectares of agricultural land (67.5%)
- 0.64 hectares of parks and gardens (38.5%)
- Historical landmarks: 0.15 (100%) hectares of Scheduled Ancient Monument area and 24 (68.5%) listed buildings
- 3 (100%) licensed water abstraction sites

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options

How the risk is currently managed

Fluvial flood risk within the Egham RS FRA is currently managed through a series of approaches. These include:

- development planning and adaptation
- flood risk assets
- flood warning systems
- flood risk modelling

In Surrey, the Environment Agency are part of the Surrey Flood Risk Partnership Board. This is a working group that aims to implement a joined-up approach to flood risk reduction.

The Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified an area within the FRA which may be suitable for deployment of a temporary flood barrier. We are gathering additional evidence including fluvial modelling to confirm that it does not worsen flood risk for neighbouring communities. Temporary flood barriers could offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. Our ability to forecast flooding, the availability of barriers at National level and the availability of people may influence our ability to deploy the barriers.

The Environment Agency carries out maintenance to a proportion of the main rivers within the RS FRA. Some sections on the Meadlake Ditch and Ripley Springs are maintained to ensure conveyance. Future funding will help guide investment where it is most needed.

To reduce flood risk from the River Thames, the Environment Agency are committed to working closely with partners and stakeholders to design a scheme, the River Thames Scheme, that provides the most benefit to communities. The River Thames Scheme is expected to reduce flood risk to communities including 11,000 homes and 1,600 businesses in Surrey and south-west London. Road, rail, power and water networks are also expected to be more resilient throughout the scheme footprint.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Egham RS FRA

Measures have been developed which apply specifically to the Egham RS FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Egham RS FRA.

You can find information about all the measures that apply to the Egham RS FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Esher Rivers and Sea Flood Risk Area

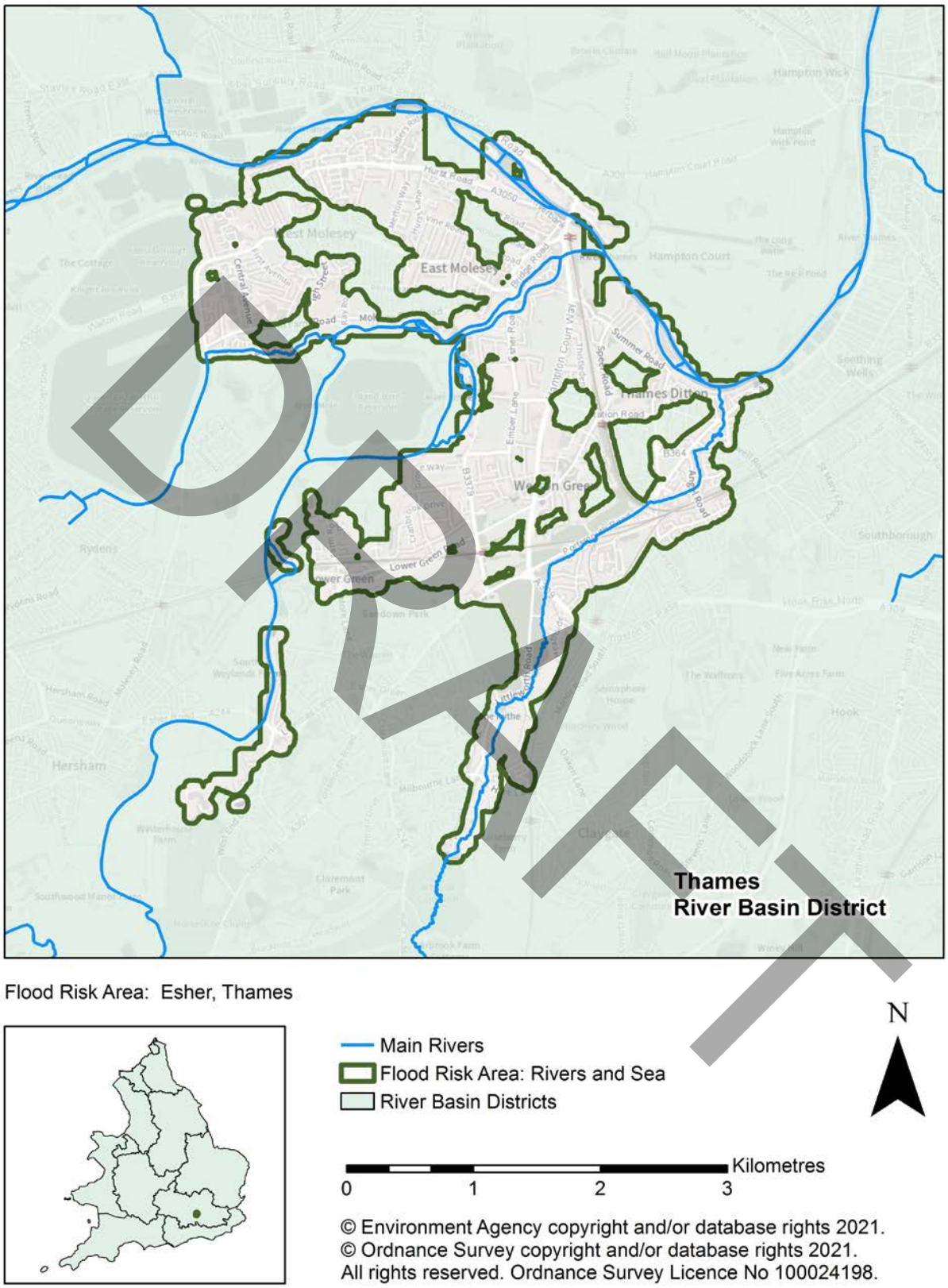

Figure 17: Map showing the Esher Flood Risk Area boundary and its location in England

The Esher Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England and to the centre of the Thames River Basin District (RBD). It will be solely reported by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Esher RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs). The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Esher RS FRA spans across large parts of West and East Molesey, Esher and Thames Ditton. East and West Molesey border the London Borough of Richmond and Kingston, which lie on the opposite side of the River Thames. Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground. Parts of the Esher RS FRA overlaps with the Greater London FRA from Surface Water.

There are Risk Management Authorities (RMA) operating in Esher RS FRA, including:

- Environment Agency
- Lead Local Flood Authority: Surrey County Council, Greater London Authority
- District councils: Elmbridge Borough Council, London Borough of Richmond Upon Thames
- Regional Flood and Coastal Committee: Thames Regional Flood and Coastal Committee
- Highways Authorities: Surrey County Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The areas located adjacent to the River Thames are largely flat at about 5 to 10 metres above ordnance datum (mAOD). It is primarily residential in character ranging from predominantly Victorian housing in the east to 1960s housing in the west. The urban centre of Esher is not in itself at risk of fluvial flooding as it is located on high land (35-50 mAOD). The land falls away to the west towards the River Mole floodplain where levels are approximately 10 to 15 mAOD with relatively low density of the existing development. Whilst most of the built environment in Thames Ditton has been developed at a higher density in the past than other areas of Elmbridge, reflecting its location on the edge of London, most dwellings are either detached or semi-detached houses.

The Claygate Member (sand, silt and clay) and London Clay Formation (clay and silt) make up a large part of the FRA. Alluvium is present alongside the Rivers Thames. Because the porosity of clay is fairly low in clay dominated areas, this can result in slow infiltration rates and increased surface water run-off.

Partnership working

The Environment Agency works collaboratively with partners and communities to improve the water environment through the River Mole Catchment Partnership hosted by Surrey Wildlife Trust and South East Rivers Trust. Together they strive to better understand the catchment and to develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

Current flood risk

The main source of flood risk within Esher RS FRA is from main rivers including the River Mole and Ember (west and north), the River Thames (north) and the River Rythe (east). Some parts of the Flood Risk Area are also susceptible to groundwater flooding including East and West Molesey where the underlying geological conditions are more permeable.

The River Mole rises in the North Sussex hills near Rusper and flows into the River Thames at Molesey with parts of the Middle Mole and Lower Mole flowing through the FRA. The Lower Mole has been extensively modified by the construction of the Lower Mole Flood Alleviation Scheme between 1977 and 1991. The River Ember is a channel of the River Mole which flows around the east of Island Barn Reservoir before flowing north-east, parallel to the River Mole channel towards their confluence with the Thames, just south of Hampton Court Bridge.

The River Mole has experienced three major flood events in recent history: in 1968, 2000 and 2013. The most severe event remains the September 1968 event where several thousand properties and businesses along the Lower Mole in Molesey and Hersham were subject to flooding. The Lower Thames floodplain is relatively broad and flat and the river itself contains several islands. The River Thames is therefore slow to rise and fall properties and businesses can be flooded for days or weeks. The normal tidal limit of the River Thames occurs near Teddington Weir, approximately 5km downstream from Thames Ditton.

There have also been serious floods to the north of the RS FRA. Large floods occurred there in 1947, 1968 and 2003. In January and February 2014 there was prolonged and widespread flooding affecting approximately 1,000 homes and many businesses. The estimated economic impact of a major flood in the River Thames Scheme area is currently

around £1 billion. Due to the impact of climate change, damage could be twice as great by 2055.

The River Rythe rises near Oxshott, in the Prince's Coverts woodland and flows northwards, through Claygate and along the edge of Hinchley Wood. The river then follows the Portsmouth Road towards Thames Ditton, and runs into the River Thames near Ferry Road, forming the boundary between Kingston and Thames Ditton. The River Rythe drains a total catchment area of approximately 19km2, half of which is urbanised.

Fluvial Flood Risk — Description of Risk Statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Esher RS FRA 18,332 (63.3%) people live in areas at risk of flooding from main rivers. Of these, 4.9% are in areas of high risk.

As well as people living within the floodplain, there are also services that have been built within the FRA. 49 services located within the Esher RS FRA are in areas at risk of flooding from main rivers. Schools and sewage treatment works are example of services.

Also shown to be at risk of flooding from main rivers in the Esher RS FRA are:

- 724 (67%) non-residential properties
- 4.53 km of stretches of motorways, primary and trunk routes, as classified by Highways England
- 0.52 km (5.4%) of railway is at high risk, 0.14 km (1.5%) is at medium risk and 0.99 km (10.2%) is at low risk
- 1.06 ha (18.7%) of Sites of Special Scientific Interest
- a small proportion (0.08 ha) of Special Protection Areas (SPA) and Ramsar being at high and medium risk
- 4.67 ha (47.3%) of parks and gardens

- one licensed water abstractions
- Historic environment: 3.02 ha of Scheduled Ancient Monument area, 52 listed buildings

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the parts of the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Esher RS FRA is currently managed through a series of approaches. These include:

- development planning and adaptation
- flood risk assets
- flood warning systems
- flood risk modelling

In Surrey, The Environment Agency are part of the Surrey Flood Risk Partnership Board. This is a working group that aims to implement a joined-up approach to flood risk reduction.

In parts of the FRA, the Environment Agency is managing existing flood risk effectively and will keep this approach under review, looking for improvements and responding to new challenges or information as they emerge. Parts of the Esher FRA benefit from a reduction in flood risk from the Lower Mole Flood Alleviation Scheme which became operational in 1989.

The Lower Mole Flood Alleviation Scheme is composed of a range of asset types, including:

- an engineered flood relief channel
- embankments

- flood walls
- sheet piling with capping
- several river level control structures

Several river level structures are not owned nor operated by the Environment Agency. Works on elements of the Flood Alleviation Scheme are required to ensure that the current standard of protection can be maintained into the future. This presents opportunities to provide environmental outcomes in line with the River Basin Management Plan's ambitions.

These opportunities include removal of in-channel structures, channel enhancement including softening of banks, restoration of natural processes and improvements to fish passages. The Environment Agency is committed to working closely with partners and stakeholders to update the Scheme to ensure it is the best scheme for the environment, people and wildlife.

The Middle Mole and River Rythe do not benefit from the presence of formal defences.

To reduce flood risk from the River Thames, the Environment Agency are committed to working closely with partners and stakeholders to design a scheme, also known as River Thames Scheme, that provides the most benefit to communities. The River Thames Scheme is expected to reduce flood risk to communities including 11,000 homes and 1,600 businesses in Surrey and south-west London. Road, rail, power and water networks are also expected to be more resilient throughout the scheme footprint. In this area the scheme will consist of measures at a community level.

In addition, the Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency, we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified a location within the Esher FRA which may be suitable for deployment of a temporary flood barrier in the Riversdale Road area. Investigations are ongoing. The temporary flood barrier could offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. This could help reduce the impact of flood risk to parts of the RS FRA. Our ability to forecast flooding and/or the availability of such barriers at National level may hinder our ability to deploy the defences.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in most parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Esher RS FRA

Measures have been developed which apply specifically to the Esher RS FRA. The measures created as part of the Flood Risk Management Plans (FRMPs) are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Esher RS FRA.

You can find information about all the measures that apply to the Esher RS FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Farnborough Surface Water Flood Risk Area

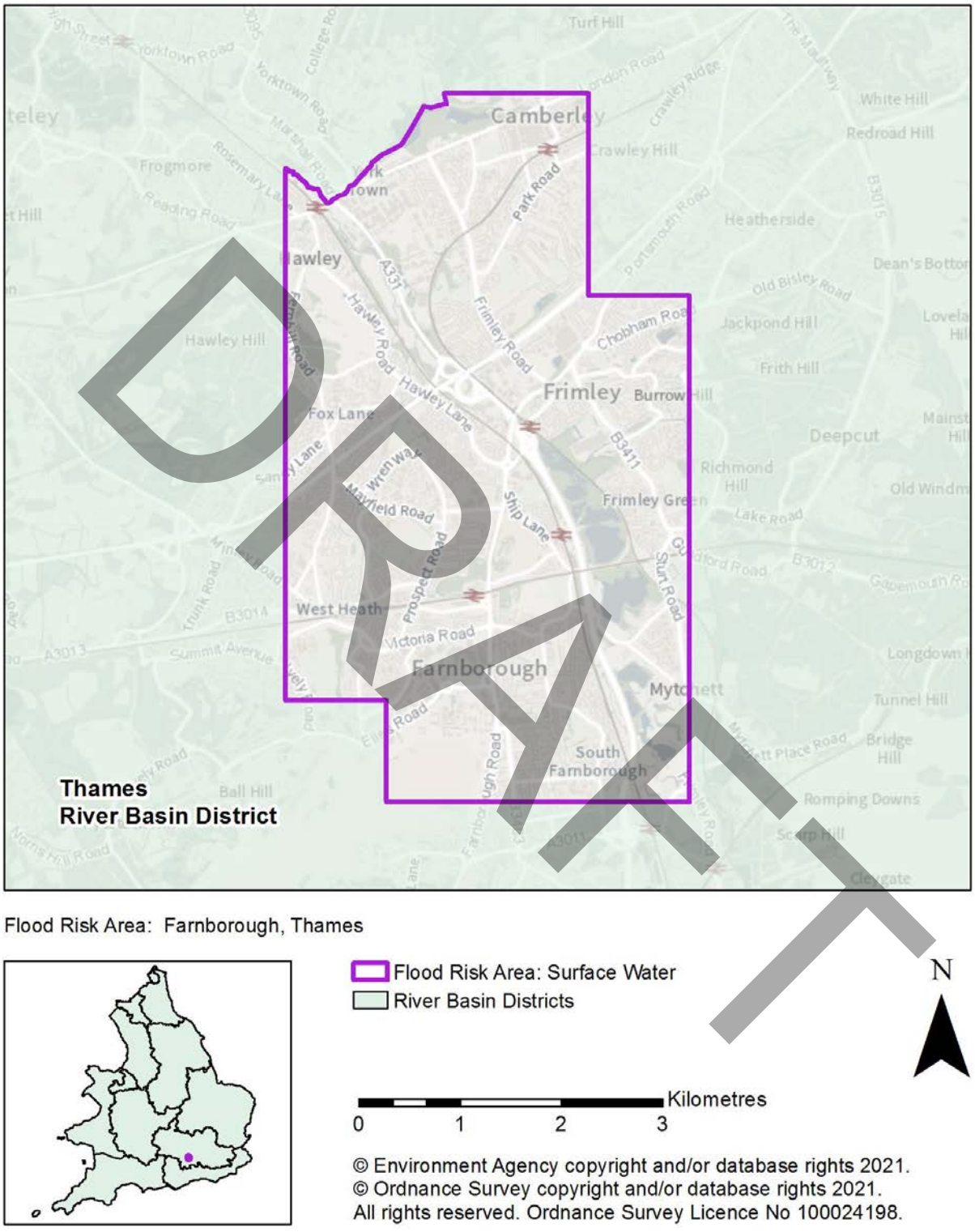

Figure 18: Map Showing the Farnborough Flood Risk Area Boundary and its location in England

The Farnborough Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England, and to the south-west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Farnborough SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs). Farnborough is in the north of the borough of Rushmoor, in the very north-east of the County of Hampshire. It forms, with Blackwater and Aldershot, a projection of north-east Hampshire into Surrey. The River Blackwater marks the county boundary. It is centred 34 miles (55 km) WSW of London and 16 miles (26 km) east of Basingstoke and is bordered by the administrative area of Surrey Lead Local Flood Authority (LLFA).

The relevant LLFAs within this SW FRA leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water.

Farnborough is one of two major urban areas in Rushmoor, the other being Aldershot in the South. Farnborough Airport is a business airport located to the south-west of Farnborough.

The town lies at the centre of the Blackwater Valley conurbation, which includes:

- Aldershot
- Camberley
- Yateley
- Sandhurst
- Frimley
- Blackwater
- Farnham

Within Farnborough the only naturally occurring significant flowing water is Cove Brook

There are Risk Management Authorities (RMAs) operating in Farnborough SW FRA, including:

- Environment Agency
- Two Lead Local Flood Authorities (LLFAs): Hampshire County Council and Surrey County Council
- Three district councils: Rushmoor Borough Council, Hart District Council and Surrey Heath Borough Council

- Regional Flood and Coastal Committee: Thames
- Three Highways Authorities: Hampshire County Council, Highways England and Surrey County Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the SW FRA is strongly influenced by the River Blackwater valley.

Most of Farnborough is low lying and level, from approximately 50 metres above ordnance datum (mAOD) up to approximately 80 mAOD. Some artificial land levelling has taken place for industrial parks and the airport.

The underlying geology for the majority of Farnborough is Camberley Sand Formation in the north. River Terrace Deposits are also present in South Farnborough. Within these areas, the low porosity can result in slow infiltration rates and increased surface water run-off. As Farnborough is an urban area, this can exacerbate the potential issues for surface water flooding.

The Farnborough parts of the SW FRA are mainly urban with a minority / grassland and woodland. There are open areas including Farnborough Green, Queen Elizabeth Park and West Heath. Farnborough airport, business park and Air Sciences Trust Museum create large areas of impermeable surfacing. The Farnborough SW FRA covers parts of Hampshire County Council and Surrey County Council. The Farnborough SW FRA is urban with a low proportion of arable land. Key urban areas include the town centre and Farnborough airport.

The flood risk present in this FRA is from a combination of river flooding and surface water flood risk. This is due to the urban nature of the area. The River Blackwater and Cove Brook are of particular significance as, they run adjacent to and through the town respectively. The river Blackwater has significant flood plains and wetlands on the Surrey side of the river. Some areas within the SW FRA are also at risk from other sources, including Cove Brook Flood Storage Area.

The A331 broadly follows the route of the River Blackwater and is at risk of surface water and fluvial flooding due to its' impermeable nature.

In urban areas like West Heath, the Cove Brook occasionally runs in man-made channels and culverts but re-appears to flow through parks and green spaces.

Partnership working

Hampshire County Council and Surrey County Council work collaboratively with partners and communities to improve the water environment.

Relevant LLFAs work collaboratively with other Risk Management Authorities and partners within the Loddon Catchment Partnership area. This is hosted by South East Rivers Trust to better understand the catchment and to develop joint plans to improve the health of the local water environment. Better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

This chapter should be read in conjunction with other sections of this plan for information on how risk from other sources will be managed.

- Flood warning information service: River Blackwater and The Cove Brook
- Rushmoor Surface Water Management Plan

Current flood risk

The main sources of flood risk within Farnborough SW FRA are:

- Fluvial primarily from the River Blackwater and Cove Brook.
- Surface Water in urbanised areas

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Farnborough SW FRA has been identified as being at significant risk of flooding due to low elevations and flat topography of the area. These are conducive to surface water ponding, road networks and impermeable surfaces.

Surface water flood risk: description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets that would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the SW FRAs. This data is static, with the information derived using existing data and risk assessment information

compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Farnborough SW FRA (about 24,400 properties) some 14,516 people live in areas at risk of flooding from surface water. Of these, 1.5% are in areas of high risk. As well as people living within the floodplain, there are also services that have been built within SW FRAs. There are 594 services in the FRA including 42 in areas at risk of flooding from surface water. Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from surface water in the Farnborough SW FRA:

- 1,105 non-residential properties (37.4%)
- Transport infrastructure: 5.64 km of railways (32.3%) and 1.3 km (10.4%) of motorways, primary and trunk routes, as classified by Highways England
- Natural environment: 4.13 hectares (17.4%) of parks and gardens, 0.45 hectares of Special Protection Areas (4.6%) and 0.92 hectares (8.5%) of Sites of Special Scientific Interest
- Historic environment: 3 out 73 listed buildings
- 5 out of 6 licensed abstractions

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the parts of the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Fluvial flood risk

The Farnborough SW FRA consists of Blackwater River and its tributaries, of which Cove Brook is the largest.

The River Blackwater is a tributary of the Loddon in England and sub-tributary of the Thames. It rises at two springs in Rowhill Nature Reserve between Aldershot, Hampshire and Farnham, Surrey. It curves a course north then west to join the Loddon in Swallowfield civil parish, central Berkshire. Part of the river splits Hampshire from Surrey; a smaller part does so for Hampshire and Berkshire. The source is locally rare heath within the Thames Basin Heaths Special Protection Area, due to the Farnborough/Aldershot Built-up Area.

Cove Brook runs 4 miles (6.4 km) from near Farnborough Airport in Farnborough, Hampshire, England and flows through the former Southwood Golf Course where it is joined by Marrow Brook and other smaller streams. It runs north through Cove before joining the Blackwater at Hawley Meadows near the M3 motorway.

Gradient is an important factor in determining the hydrological response and in steeper catchments water levels can rise quickly after rainfall, with little advanced warning.

The River Blackwater tends to react more slowly to rainfall because the gradient is very low.

Cove Brook can react more quickly to rainfall because areas of it have been modified and located in urban areas.

How the risk is currently managed

Surface water flood risk within the Farnborough SW FRA is currently managed through a series of approaches. These include:

- development planning and adaptation
- sustainable drainage systems
- maintenance
- flood awareness

The Environment Agency has undertaken modelling of surface water flood risk at a national scale and produced mapping identifying those areas at risk of surface water flooding during three annual probability events: 3.3% chance of flooding each year, 1% chance of flooding each year and 0.1% chance of flooding each year. The modelling helps the Environment Agency take a strategic overview of flooding and helps Hampshire County Council (as the LLFA) in their duties relating to management of surface water flood risk.

The following areas are shown to be at particular risk, although the following list is not exhaustive:

- Surface water ponding is shown in an area of predominantly commercial properties north of Meudon Avenue (Empress ward).
- A large area of surface water ponding is shown to the north of Farnborough Rugby's grounds and northwards towards the M3 motorway (Westheath and Cherrywood wards).
- Ponding also occurs on the northern side of the M3 (Farnhill ward). In west Farnborough surface water ponding is shown along Whetstone Road and other roads nearby (St John's ward).

- Areas in southern Farnborough are identified as key flood ‘hotspots’; areas around Cheyne Way, Netley Street/Osborne Road, Sunnybank Road, Sycamore Road, A325 Farnborough Road and Rectory Road.

While surface water flood risk is the main risk being discussed in this section, parts of the FRA benefits from the Environment Agency asset known as Cove Brook FRA, which reduces the risk of flooding from main rivers. It has a volume of about 95,000m3. The scheme entails an associated earth embankment, about 900m long, which is located on the eastern bank of Cove Brook. At the north-eastern end of the embankment there are concrete reinforcing embankments about 2.5m high and 1m wide, with a concrete flume flow control.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

It is possible that areas within the Farnborough RS FRA could experience flooding in the future. As a result of larger flood extents and deeper depths of flood water due to the impacts of climate change, the level of protection provided by flood defences will likely decrease. There will also likely be additional maintenance needs and stresses on assets that function with a higher frequency than were designed.

Objectives and measures for the Farnborough RS FRA

Measures have been developed which apply specifically to the Farnborough Surface Water FRA. The measures created as part of the FRMP are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up of the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames RBD) but which also apply to the Farnborough Surface Water FRA.

You can find information about all of the measures which apply to the Farnborough SW FRAin the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Five Oak Green Rivers and Sea Flood Risk Area

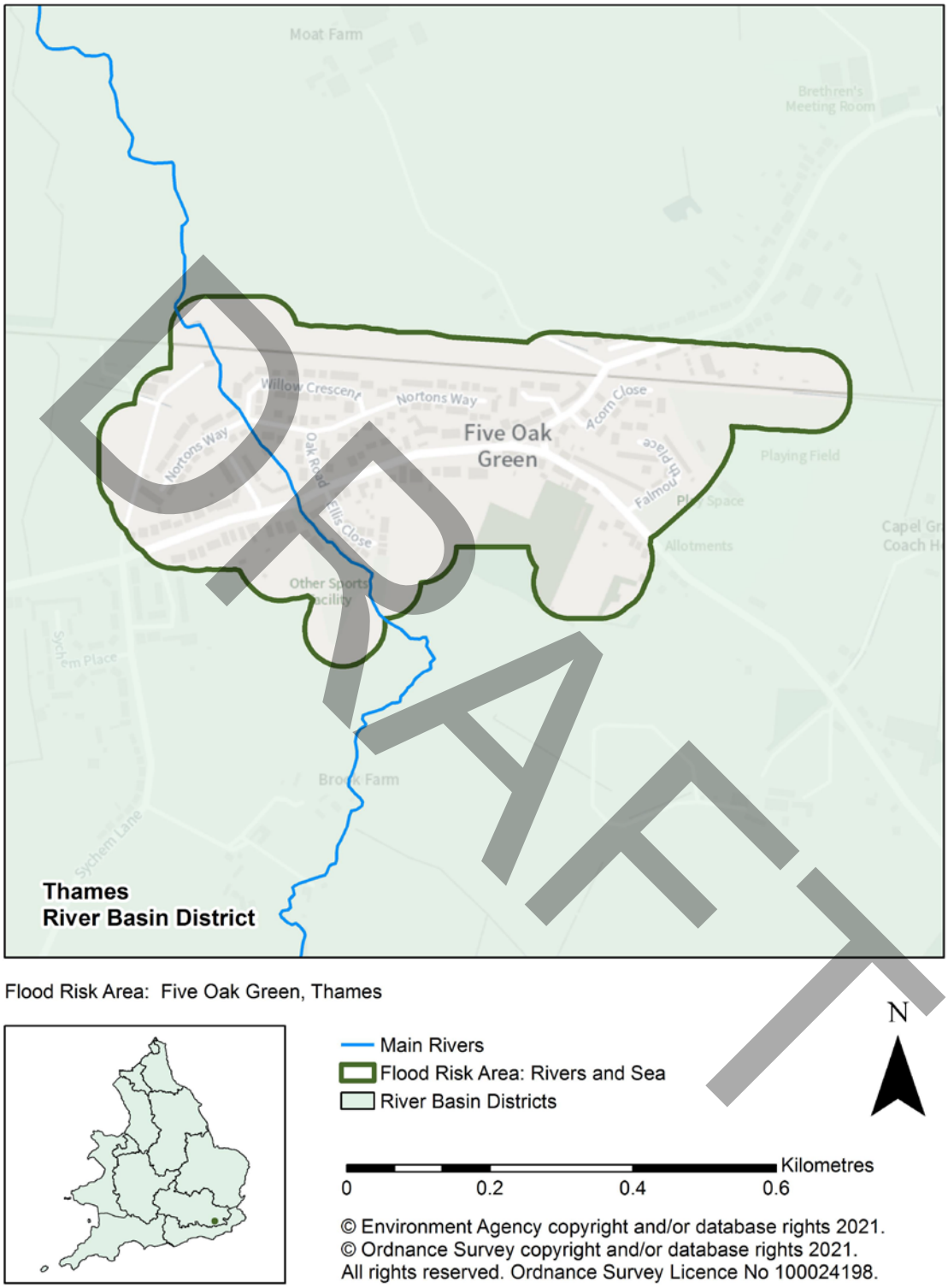

Figure 19: Map showing the Five Oak Green Flood Risk Area Boundary and its location in England

The Five Oak Green Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the south-east of the Thames RBD. It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Five Oak Green RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

There are Risk Management Authorities (RMAs) operating in Five Oak Green RS FRA, including:

- Environment Agency
- Lead Local Flood Authority: Kent County Council
- Unitary District/Borough Council: Tunbridge Wells Borough Council
- Regional Flood and Coastal Committees (RFCCs): Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Kent County Council
- Water and Sewerage Company: Southern Water
- Department for Communities and Local Government through local planning authorities

Environment designations

Five Oak Green is a small village in Kent with a population of about1400 people. It has a long history of flooding due to its proximity to two major watercourses, the Alder Stream and the River Medway; the Alder Stream runs through the village before joining into the Medway outside the Five Oak Green RS FRA.

In the Five Oak Green RS FRA, there are no sites with a special environment designation but just outside its boundary there are some designated sites and local wildlife areas. The full details for the other designated sites can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The underlying geology is sandstone and siltstone (the Interbedded Tunbridge Wells Sand Formation) at the lower end of the catchment whilst further up the catchment the bedrock geology moves to Wadhurst Clay. Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off.

Five Oak Green village mainly consists of residential properties with some commercial properties. Further south of the village the land use primarily consists of rural farmland.

The area is generally a fast responding catchment due to the steep sided nature of the upper catchment. Surface water also plays a part in increasing flood risk whilst the fluvial side is exacerbated by the long culvert under the main residential part of the village. Gradient is an important factor in determining the hydrological response and in steeper catchments water levels can rise quickly after rainfall, with little advanced warning.

Watercourses

The Alder Stream is the main watercourse that runs directly through Five Oak Green and enters a culverted area just as it meets the main residential part of the village. The culvert continues across the entire village before exiting into open channel by the railway to the north and eventually joining into the River Medway. There is also the southern water pumping station in the centre of the village which often requires to be pumped out during heavy rainfall events. Further up the catchment south of the village the channel enters a steeper sided valley susceptible to surface water runoff and rapid onset of flooding.

Five Oak Green has a long history of flooding due to its proximity to two rivers, the Alder Stream and the River Medway, the first of which runs directly through the village south to north. The River Medway runs adjacent to the FRA to the north of the village west to east and is also where the Alder Stream/River Medway confluence is located. In addition to the recent 2020 floods, the area has a well-documented flood history, suffering widespread flooding on multiple occasions, such as in 1960, 1968, 2000, 2001, 2009, and 2013.

Current flood risk

The main source of flood risk within this FRA is from main rivers.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment which could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted.

The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Five Oak Green RS FRA, 749 (83%) people live in areas at risk of flooding from main rivers.

Also shown to be at risk of fluvial flooding within the Five Oak Green RS FRA include:

- 1 services (12.5%)
- 17 non-residential properties (53%)
- 17.97 hectares of agricultural land (56.4%)
- historic environment: 11 listed buildings (100%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk. The surrounding catchment is dominated by farmland situated on steep sided hills that can generate surface runoff during heavy and localised rainfall events.

Ground water flood risk

Groundwater flooding happens as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

Sewer water flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages. A sewage pumping station at centre of the village during heavy rainfall events is often overwhelmed and requires pumping out by the utility provider.

How the risk is currently managed

Fluvial flood risk within the Five Oak Green RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings. Visit the flood warning information service to see the monitoring sites close to your area.

A property flood resilience scheme is currently underway to protect residential properties at very significant flood risk and expected to complete in 2022.

Flood defences

There are no designated hard engineered flood defences within the Alder Stream catchment. The upper catchment has however got areas with Natural Flood Management techniques implemented.

Hydraulic modelling

The catchment is covered by the Alder Stream fluvial model which was undertaken in 2015 by JBA Consulting.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Five Oak Green RS FRA

Measures have been developed which apply specifically to the Five Oak Green FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc.

These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Five Oak Green RS FRA.

You can find information about all the measures that apply to the Five Oak Green FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Greater London Surface Water Flood Risk Area

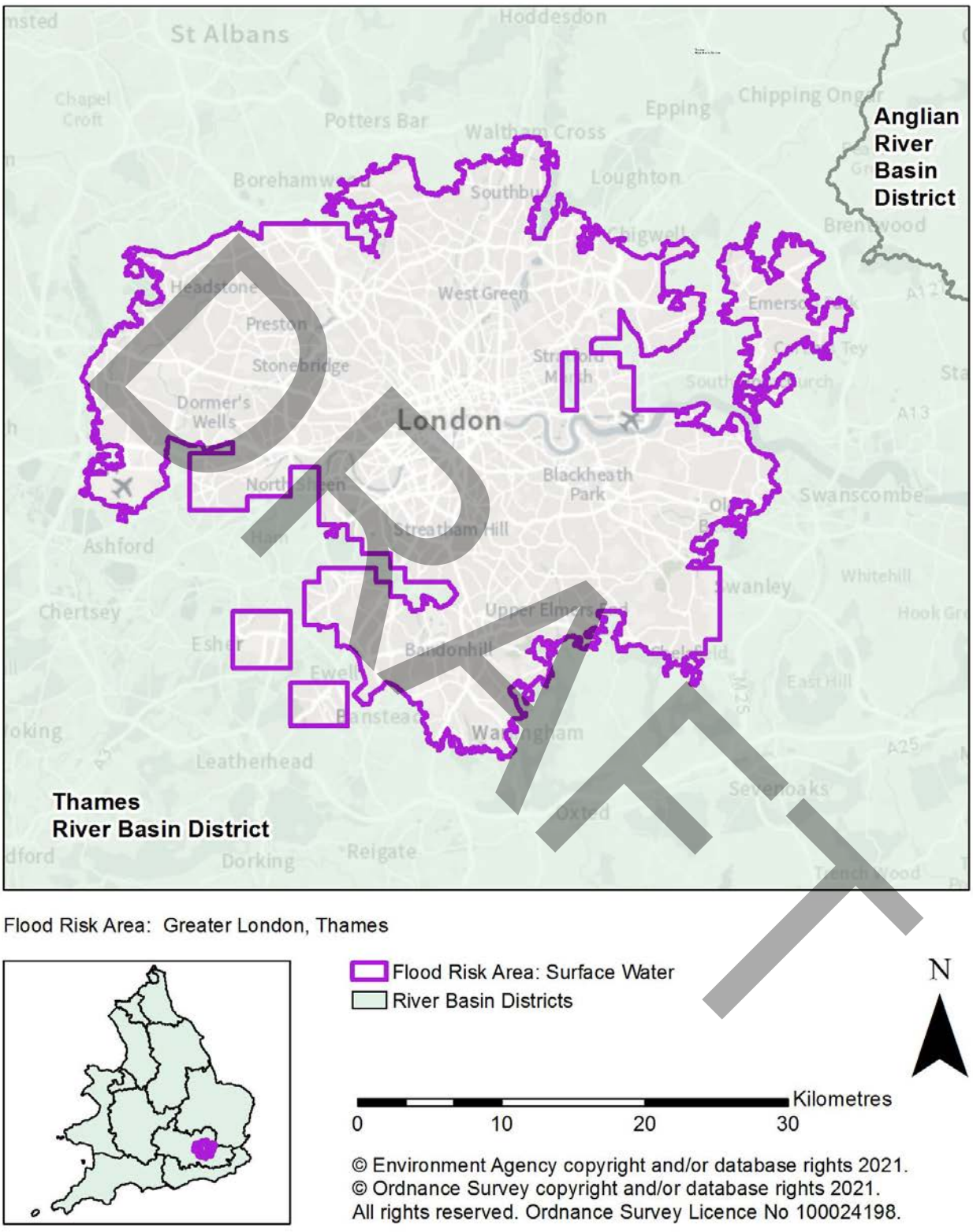

Figure 20: Map showing the Greater London Flood Risk Area Boundary and its location in England.

The Greater London Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Greater London SW FRA covers parts of all London boroughs and a small area north-east of Surrey. The Greater London SW FRA is mostly urban with a low proportion of parks, agricultural land, and the London green belt.

The main sources of flood risk within the Greater London FRA is surface water. This section will discuss the surface water risk within this FRA. For more information on risk from rivers and seas in this area, please refer to the London and Thames Estuary Rivers and Sea FRA section of this document. The Greater London Surface water FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

Every London borough council has the role of Lead Local Flood Authority (LLFA) within their local authority area. In this role, they partner with other risk management authorities, including the Environment Agency, Thames Water, and other stakeholders, to manage surface water, groundwater, and ordinary watercourse flood risk.

Their duties include, but are not limited to:

- identifying flood risks within their borough
- determining potential interventions for managing the flood risk
- applying for funding to implement the identified interventions
- preparing and maintaining strategy for local flood risk
- maintaining a register of flood risk assets

Representatives from all London boroughs attend a joint forum called the London Drainage Engineers Group (LoDEG). The forum facilitates collaboration between the boroughs and other strategic risk management authorities to manage highway and land drainage systems and surface water flood risk. The 33 London borough councils are working to better understand their local flood risk within the Thames river basin catchment and to develop joint plans to improve the health of the local water environment.

For more information about the London Drainage Engineers Group, you can visit their website.

There are Risk Management Authorities operating in Greater London SW FRA, including:

- Environment Agency 34 Lead Local Flood Authorities
- District council: Elmbridge Borough Council

- Two Regional Flood and Coastal Committees: Thames RFCC and Southern RFCC
- 36 Highways Authority: 34 LLFAs London Boroughs, Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980) and Highways England manage major motorways.
- Water and Sewerage Company: Thames Water
- MHCLG Ministry of Housing Communities and Local Government through local planning authorities

Environmental designations

In the Greater London SW FRA, there are several sites that have special environmental designations. These are clustered particularly in the Lee Valley and south-west London areas. The full detail of these designations can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The SW FRA is mainly urban, with dispersed green space. The existing urban areas within this SW FRA are densifying, with most new developments taking place on formerly developed sites (sometimes called brownfield sites).

The London Plan 2021 identifies Growth Corridors and Opportunity Areas in London. For more information, see the London Plan 2021. The London Plan 2021 also includes policies and details of credit systems that incentivise development of previously developed sites, as opposed to sites that have not been previously developed. Land use policies restrict inappropriate development on protected open land and green space. The London Plan also includes policies requiring the creation of replacement off-site habitat and on-site greening as compensation for any changes in land-use causing unavoidable impacts on the existing environment. This contributes to the retention of remaining permeable land, allowing for maximum rainwater infiltration and attenuation, which is important in mitigating current surface water flood risk.

Across the SW FRA, the character of the surface water flow routes varies considerably. There are multiple factors that contribute to their determinacy, including topography, sewerage capacity, land permeability, and groundwater storage.

The topography of the SW FRA is strongly influenced by the shape of the Thames river basin, with most of the SW FRA sitting in low-lying areas no more than 20 metres AOD (above ordnance datum). The topography of the SW FRA is generally flat, but features discrete clusters of hilly areas in the boroughs of:

- Barnet

- Harrow
- Hillingdon
- Camden
- Islington
- Haringey
- Southwark
- Lewisham
- Bromley
- some lone hills in Sutton, Croydon, Greenwich, and Havering

The underlying geology is predominantly clay, which significantly impacts permeability in the area. However, the geology changes as the River Thames runs from west to east: from clay at Teddington Lock in the west, to sands, gravels, and chalk in Greenwich moving east out into the estuary.

Due to the low porosity of clay, infiltration rates are slow, which can result in increased surface water run-off. This is true for the majority of the catchment, however, within the London Clay formation there are sand lenses, which can exacerbate the potential issues of surface water flooding in urban areas.

Water can infiltrate chalks, sands, and gravels quickly, whilst also moving within and through these deposits. As a result, these form a major part of the Thames RBD's groundwater resources. The groundwater from within the chalk aquifers provide a significant baseflow component to the rivers in the Thames river basin. Water flows slowly through these aquifers and is released at a slow rate into the rivers, which can lead to a delayed impact from heavy rainfall.

Current flood risk

The main source of flood risk within this FRA is from surface water.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services

could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Greater London SW FRA 1,399,544 (17.7%) people live at risk of flooding from surface water.

There are many other people, services and building also at risk of surface water flooding within the Greater London FRA.

- There are 3,471 services, including schools, hospitals, nursing homes, etc. (8.7% of the total in the area).
- There are 53,625 non-residential properties at risk (17.6% of the total in the area).
- There are a significant number of historic and older buildings within this FRA, which can, in some cases, contribute to a lower level of resilience to surface water flooding if these buildings do not have measures in place to help drain away water. There are also recently developed buildings, which, due to local regulations and policies, often employ sustainable drainage systems and other measures to be resilient to flood risk.
- The critical infrastructure at risk includes all 3 airports (100%), 194.2 kilometres of motorway, primary and trunk routes, as classified by Highways England (35.9%), and 429 kilometres of railway (36.5%).
- There are also ongoing specific critical infrastructure projects within this SW FRA, for example High Speed 2 and the Lower Thames Crossing.
- There are 564.9 hectares of agricultural land (11.7%) at risk.
- Protected areas at risk include:
    - 82 Environmental Permitting Regulation installations located within 50 metres of the Greater London SW FRA (96.5%
    - 37.7 hectares of Special Areas of Conservation (SAC) (11.7%)
    - 10.4 hectares of Special Protection Areas (SPA) (5.8%),
    - 10.4 hectares of Ramsar site area (5.8%)
    - 46 hectares of World Heritage Site (5.9%)
    - 162.2 hectares of Sites of Special Scientific Interest (SSSI) (15.2%)
    - 414.9 hectares of parks and gardens (12.6%)
- Historical landmarks at risk include 18.7 hectares (15.4%) of Scheduled Ancient Monument area and 1,976 (11%) listed buildings.

- There are also 105 (21%) licensed water abstraction sites at risk.

Conclusions based on risk statistics

Flooding within the Greater London SW FRA is a complex system with many differing factors impacting its risk. There are 1,399,544 people living in the Greater London SW FRA at risk from surface water flooding. Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground.

The Greater London SW FRA has been identified as being at significant risk of flooding due to a combination of factors including:

- widespread, impermeable urban land cover
- low-lying areas that are conducive to surface water ponding
- culverted watercourses
- kerb and boundary wall heights
- ageing drainage infrastructure that is often overwhelmed.

Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations at risk.

In central and inner London, many natural drainage systems, including tributary streams and ditches, have been largely removed or built over. The same can be said for the outer London boroughs, i.e., Harrow has 80 kms of rivers, of which 50 kms are in culvert. This has led to a dispersion of surface water risk over many small, localised areas with lower elevations than the surrounding land. The areas at risk can include structures such as residential basements, sub-surface car parks, and servicing yards, among others. This is especially true where natural drainage systems have been filled in or covered, but where the topography is still lower than surrounding areas. For more information, refer to the London Regional Flood Risk Appraisal 2018.

Sewer flood risk

The sewer network in London is Victorian and designed to serve a much less populous area. This sewer network is affected by groundwater ingress, blockages often referred to as “fatbergs”, as well as excess surface water entering the drainage network. Most of this flooding is a result of inadequate capacity within the sewerage system, insufficient capacity within the surface water network, and blockages. This is only exacerbated by the loss of natural flood plain as a result of historic and continued development pressures.

Central London's sewer system is combined: foul waste from homes joins rainwater runoff from gullies and roads. During heavy rainstorms, the sewerage systems can become overwhelmed by rainwater run-off. This is especially true in urban areas with impermeable land cover, which prevents rainwater filtering into the ground. Blockages or reductions in capacity within the sewer network can exacerbate the flooding in these situations.

It is difficult to predict this type of flooding due to its localised nature and the speed at which it can occur during intense storm events. In the outer London boroughs, added complexity arise from issues within the dual manhole network, allowing foul to cross into the surface water network and vice versa, which can cause trunk sewers to surcharge above ground in storm conditions. For more information about this, refer to the MD2339 Drain London & the London Sustainable Drainage Action Plan, and the Regional Flood Risk Appraisal 2018.

However, impacts from sewer flooding within the London and Thames Estuary FRA are expected to reduce following construction of the Thames Tideway Tunnel. The Thames Tideway Tunnel is a 25 km super sewer currently under construction underneath the River Thames. This new sewerage system will prevent the tens of millions of tonnes of pollution that currently pollutes the River Thames every year. This necessary expansion of London’s sewer network is due for completion in 2025 and is taking place from 24 construction sites within London. These sites span from Acton in West London to Beckton in the East, and many are located on the river edge in the centre of the city. For more information, refer to the Tideway website.

Groundwater flood risk

There are two main types of groundwater flood risk within this SW FRA:

- Flooding from the main aquifers
- Flooding from the formation and stratification of the underlying geology

Groundwater flooding happens as a result of water overflowing from the underlying aquifer, or from water flowing from springs during times of surplus and inundating the surrounding area. This tends to occur after long periods of sustained and high levels of

rainfall, with the area's most at risk being low-lying and where the water table is likely to be at shallow depth.

Groundwater flooding is known to occur in areas underlain by major aquifers, although it is increasingly associated with more localised floodplain sands and gravels. Due to the underlying geomorphology, there is some risk of groundwater flooding starting at Greenwich and heading east within the Greater London SW FRA.

The most significantly reported groundwater flooding occurred in Croydon. However, the London basin is complex, where flooding can occur due to a build-up of water within the permeable superficial deposits (sands and gravel / river terrace deposits from the River Thames) overlying the impermeable London Clays. There is also risk from a hydrological link to groundwater levels in the sand and gravels in areas like Spelthorne and Runnymede.

Canal flood risk

It is rare that a canal can be the cause of flooding, however, flooding may cause an impact to the canal infrastructure. The Canals and Rivers Trust (CRT) do not encourage discharging surface water sources from heavy rainfall events into a canal system because these flows usually occur when the canal system is already susceptible to high flows.

Canal water levels can vary. The range and level of variation can depend on:

- proximity to controlled and uncontrolled inflows
- management of upstream and downstream locks
- the navigable depth
- the canal freeboard

Canals have a lower flood risk than rivers as the water flow within them is controlled via reservoirs rather than being fed by rivers and streams.

There are several canals located within this FRA, including:

- the Grand Union Canal
- Regent's Canal
- Lee Navigation
- London Docklands
- Limehouse Cut

Canals do not usually cause additional surface water risk within London. However, during peak rainfall events, many areas adjacent to canals drain into them. Canals can provide a

significant storage function. Therefore, their management should be considered within this plan as it may impact storage capacity within the wider network.

How the risk is currently managed

Surface water flood risk within the Greater London SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

Many individual boroughs have developed their own plans in response to surface water flooding management and provide warnings to key communities.

Drainage maintenance, the installation of sustainable drainage systems (swales, rain gardens, permeable paving, etc.), property-level resilience, are becoming common practice in the boroughs. This includes the 'Making Space for Water' initiative in parks and open spaces across the London Boroughs, which encourages flood alleviation schemes, river restoration, de-culverting, storage and attenuation, and the imposing of disposal limits on all new developments through local plan policies and land drainage bylaws.

As this FRA covers the complex urban area of London and a small area of north-east Surrey, there is variation in how surface water is managed throughout the FRA and across the various LLFAs. Refer to the individual LLFA's Surface Water Management Plans for more information.

Modelling

Producing reliable and accurate surface water modelling is a challenge. This is due to the multiple flow routes and flood sources that exist. Surface water flooding can be difficult to predict and carrying out modelling can also be resource intensive.

Drain London was funded by Defra and created a partnership between the London Mayor, the Environment Agency, Thames Water, and the London boroughs. The partnership has supported the production of surface water flood risk mapping and funded detailed studies of over 20 areas that are at particularly high risk of surface water flooding.

Drain London has also supported work to prepare Surface Water Management Plans (SWMPs) in groups of London boroughs. This led to a project to investigate how sustainable drainage systems can be better implemented across London, which led to the publication of the London Sustainable Drainage Action Plan (LSDAP) in December 2016. This has been crucial to support the work of LLFAs, as hydraulic modelling and studies can be very costly. For more information about the London Sustainable Drainage Action Plan, refer to the Drain London report.

Future development

New construction and significant redevelopment projects are required to consider flood risk from multiple sources and identify mitigation and sustainable drainage options that are appropriate for the development. This is important in ensuring high standards of surface water flood resilience. The GLA, along with LODEG, have implemented a consistent approach for the information requested from developers in the form of a London Drainage Proforma.

The LLFAs have local processes in place to review Drainage Strategies, underpinned by Local Policies within the Flood Risk and Surface Water Management in Local Plans. In addition, Regional Policy (the London Plan Policies SI 12 Flood Risk Management and SI 13 Sustainable Drainage) and National Policy (National Planning Policy Framework, Flood and Planning Practice Guidance and Non-Statutory Technical Guidance for SuDS) provides guidance across the FRA. It is worth noting, the Local Plans for each borough must be in accordance with at least the minimum standards of SI13 and SI12 of the London Plan.

Property flood resilience

Property Flood Resilience (PFR) is regulated through the planning process for developments. The Thames FLIP (flooding local improvement projects) scheme installed roughly 1100 Flips (pumps) within the Counters Creek project area, through partnership with Thames Water, the London Borough of Hammersmith and Fulham and the Royal Borough of Kensington and Chelsea.

There is also a drive across some of the boroughs' measures to promote and work with residents to understand basement flood protection methods through pump installation. This is addressed through planning policies and building regulations.

Sustainable drainage systems

All relevant bodies advocate the use of SuDS where possible, with the London Mayor's Transport Strategy, the London Environment Strategy, and the new London Plan 2021 all advocating the use of sustainable drainage systems and green infrastructure. Transport for London has also produced resources and guides for incorporating sustainable drainage systems into roadways and public spaces. The Greater London Authority has mapped potential opportunity sites for installation of sustainable drainage systems across London, as well as key sites that SuDS have been installed in public spaces. More information on these schemes can be found on their websites. You can find more information on the London SuDS pilot project on the London Strategic SuDS Pilot Study | lotag website.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Greater London SW FRA

Measures have been developed which apply specifically to the Greater London SW FRA.

The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Greater London FRA. You can find information about all the measures that apply to the Greater London FRA in the interactive mapping tool - Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Harlow Surface Water Flood Risk Area

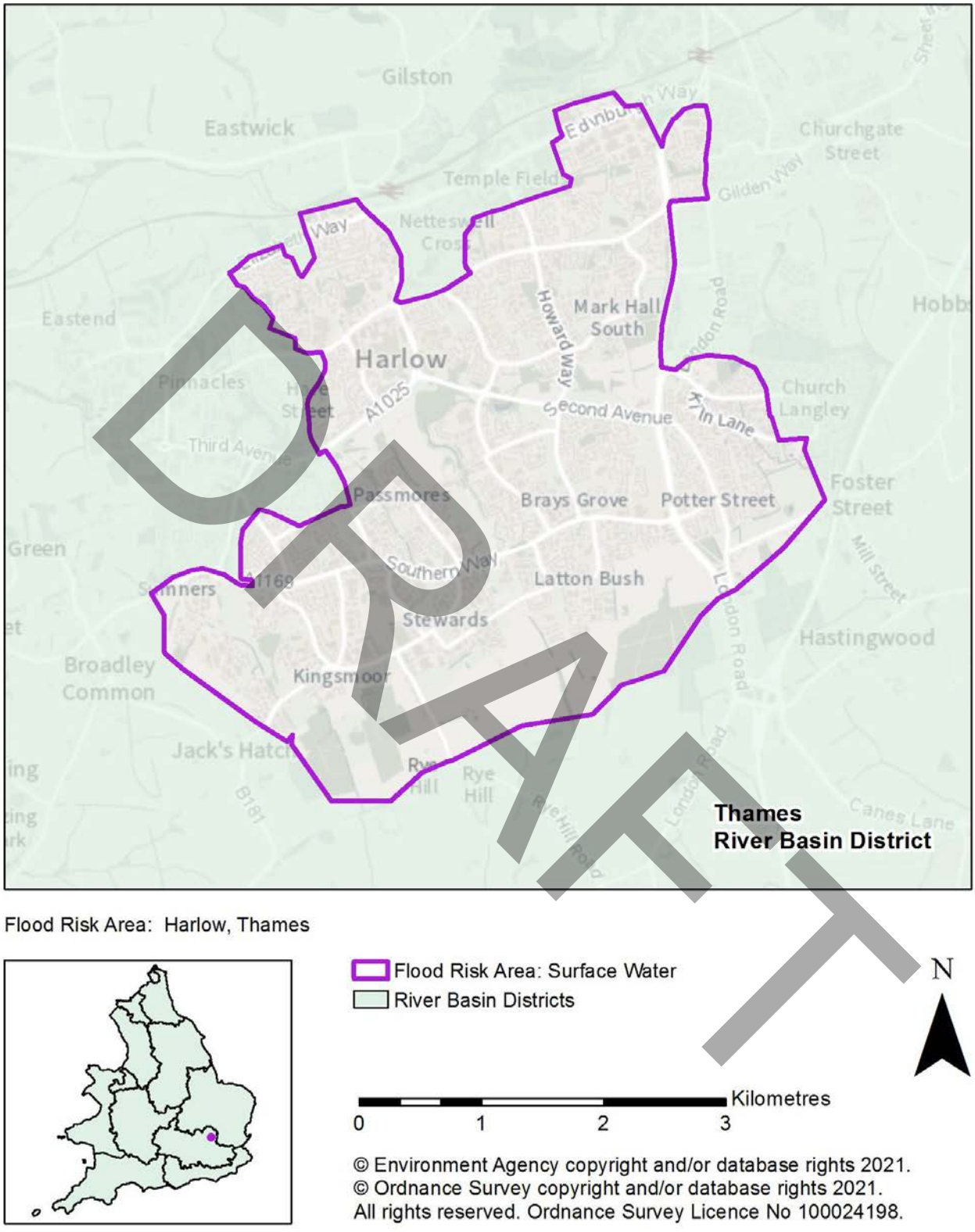

Figure 21: Map showing the Harlow Flood Risk Area Boundary and its location in England

The Harlow Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the north-east of the Thames River Basin District (RBD). It falls across the Thames and Anglian RBDs and can therefore be found in both plans. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The primary source of flood risk to properties in this FRA is surface water. The Harlow SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs), but it was considered within the Upper Lee Valley Catchment section. For more information, refer to Part A.

The Harlow SW FRA sits within Harlow District Council, which is a district of Essex County Council. Essex County Council will take the lead on the development and delivery of the FRMP for this SW FRA as the responsible authority for managing flood risk from surface water.

Essex County Council works collaboratively with partners and communities to improve the water environment as Risk Management Authorities (RMAs).

There are RMAs operating in this FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Essex County Council
- District Council: Harlow District Council
- Two Regional Flood and Coastal Committees (RFCCs): Thames RFCC and East Anglia RFCC
- Three Highways Authority: Essex Highways, Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980) and Highways England manage major motorways
- Water and Sewerage Company: Thames Water
- Department of Communities and Local Government through local planning authorities

Environmental designations

The following areas that hold environmental conservation designations are located within this FRA: Harlow Woods (Site of Special Scientific Interest) and Parndon Wood (Local Nature Reserve).

Topography, geology, hydrogeology, land use

The Harlow SW FRA is mainly urban. Harlow was developed as a New Town after World War II to ease overcrowding in London and the surrounding areas through the New Towns Act of 1946. The town was designed to respect the existing landscape, including landscaped Green Wedges designed to intersperse residential areas with green space. For more information, refer to the Harlow Local Plan.

The Harlow Local Plan sets out aims to develop the suburbs in the north, north-west and east of the town centre. More information can be found within the Harlow Strategic Site Assessment (EB1500-Harlow-Strategic-Site-Assessment-AECOM-2016). Future development, both within and outside Harlow, has the potential to impact flood risk to existing developments. As urban land use will increase or densify due to population growth and increased housing demand, land permeability has the potential to be reduced. It is a duty of the LLFA to seek mitigation measures if any new development will increase surface water run-off, which should be properly managed to avoid exacerbating flood risk issues. Most new developments, like the new Gilston Park development, consider their impact to both fluvial and surface water flooding. The cumulative impact of multiple development sites on flood risk has been historically overlooked and needs to be considered over the next six years.

The topography of the SW FRA is strongly influenced by the river valley. Flood flow routes predominantly follow topographical paths, particularly in the south of Harlow, flowing towards Todd Brook. Most of the SW FRA is 200 feet above sea level, with higher elevation in the south-east. However, closer to the watercourse this elevation drops to roughly 150 feet. Surface water tends to flow or pond along transport routes, in gardens, or on open land.

The underlying geology within the SW FRA is mostly clay. The porosity of clay is low, which can result in reduced infiltration rates and increased surface water run-off. In urban areas, this can exacerbate potential issues related to surface water flooding. However, in the north-west and north-east of the SW FRA, there are some chalk deposits. Underlying chalk responds differently when it is unconfined at the surface, which can impact water flow throughout the system, leading to some risk of potential groundwater flooding.

Partnership working

The Harlow SW FRA falls within the River Lea Catchment Partnership, which contributes to increasing understanding of the catchment and developing joint plans with the aim to improve the health of the local water environment. For more information, refer to the River Lea Catchment Partnership website.

Current flood risk

Surface water flood risk

The main source of flood risk within this SW FRA is from surface water. Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Harlow SW FRA has been identified as being at significant risk of flooding due to a relatively flat topography and its location within a river valley. This topography, in addition to impermeable urban land cover, can cause surface water ponding and run-off. Roads can convey water as a secondary channel within a flood event and flood tends to be centred in areas where sewer and fluvial flood risk are also likely.

Surface water - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The Flood Risk and Hazard Map shows an estimated 86,974 people living within the Harlow SW FRA. Of those, 11,045 (12.7%) live at risk of flooding from surface water.

Also at risk of surface water flooding within the Harlow SW FRA include:

- 37 services including schools, hospitals, nursing homes, etc. (8%)
- 502 non-residential properties (21.3%)
- 1.5 kilometres of of motorways, primary and trunk routes, as classified by Highways England (39%) and 0.4 kilometres of railway (90.8%).
- 15 kilometres of agricultural land (9.9%a)
- 1 Environmental Permitting Regulation installation (100%) and 3.3 hectares of Sites of Special Scientific Interest (8.4%)
- 0.6 hectares of Scheduled Ancient Monument (54.8%) and 15 listed buildings (15.8%)

Conclusions based on risk statistics

It is clear from the above, that flooding within the Harlow SW FRA is a complex system with many differing factors impacting the flood risk. 11,045 people living in the Harlow SW FRA are at risk from surface water flooding. Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Fluvial flooding

Overall, the fluvial flood risk within the FRA is relatively low. The River Stort flows laterally just above this SW FRA, and tributaries include:

- Harlowbury Brook
- Todd Brook
- Parndon Brook
- Canons Brook
- Pincey Brook

Fluvial flood risk in Harlow is predominantly associated with the River Stort and these tributaries and impacts railway lines, some roads, and properties.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network, especially as a result of the inadequate capacity of the sewage system and blockages. Sewer flooding is a problem that could occur in many locations across the Harlow SW FRA.

Historic flood events (2015 – 2020)

There have been 1,342 recorded flood events throughout Essex. Epping Forest and Harlow are two areas covering just 10% of the overall spatial area of Essex, but they are responsible for nearly two-thirds (63%) of the recorded flood event data. Harlow accounts for 20% of this flooding. For more information, please review the Essex County Council Preliminary Flood Risk Assessment. Since 2015 flooding in Harlow has not met the Threshold for internal flooding (over 20 properties over one flood event) However, Harlow did experience surface water and sewerage flooding in 2018 and 2020.

How the risk is currently managed

Surface water flood risk within the Harlow SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness.

The management of surface water flood risk is led by Essex County Council in collaboration with other Risk Management Authorities (RMAs) and stakeholders including the Environment Agency, Anglian Water, Essex Highways and Harlow District Council. Surface Water flood risk within the Harlow SW FRA is currently managed through a series of approaches. These include:

- Critical Drainage Area
- surface water modelling and risk mapping
- asset management
- flood defences
- sustainable drainage systems
- careful monitoring of new development

Critical Drainage Areas

A Critical Drainage Area (CDA) is defined as a discrete geographic area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event, thereby affecting people, property or local infrastructure.

The Harlow Surface Water Management Plan (SWMP) (2013) and associated SWMP update (2018) identifies 9 CDA's within the Harlow FRA. These areas will be prioritised by the LLFA for targeting potential flood mitigation measures.

Table 15: Residential Properties at Risk within CDA's (2018)

CDA Ref.	CDA Name	Residential properties at risk (Greater than 0.1m internal flooding in areas with a chance of flooding of 1% each yea)	People at risk
NHLW_01	Sumners	89	208
NHLW_02	Kingsmoor	258	604
NHLW_03	Stewards	348	814
NHLW_04	Latton Bush	262	613
NHLW_05	Brays Grove	622	1455
NHLW_06	Netteswell	127	297
NHLW_07	Victoria Gate	94	220

CDA Ref.	CDA Name	Residential properties at risk (Greater than 0.1m internal flooding in areas with a chance of flooding of 1% each yea)	People at risk
NHLW_08	Rivermill	103	241
NHLW_09	Old Harlow	337	789

Flood risk asset management

As LLFA, Essex County Council have a duty to maintain a register of assets that consider the likely impact on flood risk in the County, and this is publicly available on request. Essex County Council have 10,176 records on register to date, and have in place a policy for designating assets, although there were no 'designated' assets at the time of compiling this report (May 2021).

Any capital flood management schemes delivered by Essex County Council are subject to third party maintenance agreements. The assets are added to the register and maintained through an annual inspection regime to ensure the condition of assets is reasonably maintained.

Measures implemented to reduce flood risk

Under the Flood and Water Management Act 2010 and Flood Risk Regulations 2009, Essex County Council as a LLFA are required to carry out some statutory and partnership roles which could be considered measures to reduce flood risk. These roles include:

- oversee local flood risk such as groundwater flooding, surface water run-off and ordinary watercourses
- prepare and maintain a strategy for local flood risk management
- maintain a register of assets – these are physical features that influence flooding
- look into flooding incidents and make the results from these investigations public
- play a lead role in emergency planning and recovery after a flood event
- commission works to manage flood risk from surface runoff or groundwater
- request information from any person in connection with the authority's flood and coastal erosion risk management functions
- give permission for any changes to ordinary watercourses
- record, investigate and publish reports on floods in the county
- manage any assets and features which have an impact on flood risk so they cannot be removed or replaced without permission

- work with organisations such as the Environment Agency and water companies to develop a local flood risk management strategy for managing surface runoff, groundwater and ordinary watercourses throughout Essex
- make sure that any developments/projects drain off run-off water in a way which does not increase the risk of flooding anywhere else
- manage surface water flooding – this includes flooding from rainfall run off from surfaces such as roads, roofs, and patios
- respond to major planning applications in relation to sustainable drainage systems.

Essex County Council have also been able to provide a successful Property Flood Resilience Grant for individual homeowners and a Flood Capital Programme for wider flood alleviation schemes.

Flood Alleviation schemes have been delivered in the Harlow FRA through the Flood Capital Program, as highlighted in Table 16 below:

Table 16: Flood Risk Reduction Measures Delivered (2015 - Present)

Date	Location	Local Authority	Scheme	Status	Properties Benefitting
October 2018	Nicholls Field, Harlow	Harlow District Council	Capital Scheme (Attenuation bund)	Delivered	56
October 2018	Oaktree Gardens, Harlow	Harlow District Council	Capital Scheme (Attenuation bund)	Delivered	41
December 2017	Kingsmoor, Harlow	Harlow District Council	NFM – Installation of leaky dams	Delivered	38
June 2018	Kingsmoor, Harlow	Harlow District Council	Capital Scheme (Attenuation bund)	Delivered	
March 2019	Sunmers, Harlow	Harlow District Council	CFIF / NFM – installation of several check dams within watercourse	Delivered	20
March 2018	Nettleswell, Harlow	Harlow District Council	Capital Scheme – construction of a reinforced wall	Delivered	31
May 2021	Rivermill, Harlow	Harlow District Council	Capital Scheme	IA	N/A

Date	Location	Local Authority	Scheme	Status	Properties Benefitting
May 2021	Old Harlow	Harlow District Council	Capital Scheme	IA	N/A

Sustainable Drainage Systems (SuDS) are used to mitigate the impact of new development on flood risk and water pollution, while providing additional benefits such as amenity and biodiversity net gains. Examples of SuDS features include swales, rain gardens and detention basins but can also include engineered solutions, such as vortex separators, permeable paving and flow control devices as part of a scheme.

When assessing a new development site, the LLFA will look to mitigate any negative impacts that a development may have on the surrounding environment. However, where necessary, as indicated by the SWMP documents, Critical Drainage Areas (CDAs) and any other surface water flood mapping, the LLFA may also request that existing flooding risk issues are considered as part of the application process. Where possible Essex County Council would like to negotiate with the developer to deliver flood risk improvement schemes as part of the new development.

While the LLFA is not currently statutory consultee on minor planning applications, however it is still recommended to consult the Local Planning Authorities that the principles of the Essex SuDS Design Guide are implemented on smaller sites to ensure that the cumulative effect of multiple smaller developments do not lead to a significant increase in downstream flood risk.

Fluvial flood defences

A network of flood defences has been constructed to reduce the fluvial flood risk within Harlow that is concentrated along the River Stort and its tributaries' floodplains. While these defences are important in managing flood risk over large areas of Harlow, this flood defence infrastructure has the potential to increase the residual risk of flooding in these areas due to the possibility of its failure (if overtopped or breached).

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Essex Green Infrastructure Strategy

Essex County Council have published the Essex Green Infrastructure Strategy (2020) setting out our GI (Green Infrastructure) ambitions, defining the different types of GI across Greater Essex and importantly, aims to encourage stakeholder collaboration and a coordinated approach to delivering and managing a green infrastructure network across Essex. The strategy stated GI covers 782 km2 or 21% of Greater Essex. There is a wide and varied amount of green space in Greater Essex that represents a GI network of green, blue and sometimes brown components that lie within and between towns and villages and can cross local authority areas. Green Spaces are any vegetated areas of land or water within or adjoining an urban area. The types of green space (both publicly accessible and non-accessible) covers 46% of Harlow authority area. Of their total green space there are no classified blue infrastructure of ponds, lakes and reservoirs and coastal features, however the Stort River Valley is an important regional asset that runs along the boundary between Hertfordshire and Essex. There are 9% (2.8km2) of natural and semi natural open green space and 0.3% (0.1km2) of greenways (paths, cycleways, tow paths and bridleway).

The Harlow Open Space and Green Infrastructure Study (2013) is an integral part of the evidence base for the Local Plan and other local policies and includes locally derived standards for the provision of open space and recreational facilities in the area.

The study proposed the following GI interventions:

- Project P1. Multi-functional green space/ Todds Brook and Parndon Green Wedges
- Project P2. Urban semi natural green space: Improved urban greening and green access links between Town Centre and Town Park
- Project P3. Legible Harlow (primarily a non-spatial project

The study relates to a previous Harlow Green Infrastructure Plan (2005) that devised a series of ‘landscape scale’ GI proposals for enhanced habitat connectivity, landscape experience and access. These plans build upon the GreenArc Strategy (2004) and a strategic/’county scale’ GI plan published in 2011 covering the GreenArc area with a companion volume for the adjoining Hertfordshire area. The plan identified proposals directly relevant to Harlow, not least the recognition, conservation and ‘future proofing’ of 20th century planned and design urban GI heritage such as the New Town and Improvements to greenspace corridors and waterway’s connectivity and access. The river corridor projects present opportunities for water management enhancements with much wider benefit.

Through good design, both existing and creation of new GI as part of the wider landscape GI network can contribute toward making areas less vulnerable to flood risk and improve

water management, while ensuring development doesn't increase flood risk to third parties.

This is achieved through its role in delivering:

- Sustainable drainage
- Drought mitigation
- Flood and water stress reduction
- Opportunities for attenuation or infiltration that can help recharge Aquifers
- Retained water levels in watercourses or other blue infrastructure features increased water quality through limiting diffuse pollution in watercourses

In response to the challenges of climate change and increased flood risk, the Essex Climate Action Commission was established in 2019. It recommends a multifunctional GI approach to build resilience into 75% of schemes the developed by 2050 to include integrated water management, natural flood management and nature-based measures. Such schemes will need to provide biodiversity net gain and open space provision which will enhance aesthetic, amenity value and safe public access.

These designs should draw on national and local best practice guidance and must comply with requirements set out in the Essex SuDS Guide and national policy. GI should be integral to all stages of the planning process and can play a key part in place-making and place-keeping.

Essex Climate Action Commission

The Essex Climate Action Commission (ECAC) was established in 2019. One of the agreed actions of the ECAC is to address the resilience of the County to extreme weather and flooding, and a focus throughout is land use and green infrastructure.

The formal remit of the Commission is spread across two years of activities.

In year one, it will identify ways in which Essex County Council can mitigate the effects of climate change, improve air quality, reduce waste across Essex and increase the amount of green infrastructure and biodiversity in the county by drawing on in-house expertise, commissioning research and forming new external partnerships

In year two, it will explore how to attract investment in natural capital and low carbon growth. The Commission will be provided with regular updates on the status of the year one recommendations so that it can monitor progress.

Emerging recommendations from the ECAC will help to manage the predicted sea level rise and increased rainfall intensity due to climate change in this area, and to become more resilient to future flood risk.

Essex County Council's work as the Lead Local Flood Authority will be directly influenced by the emerging recommendations of the ECAC.

Objectives and measures for the Harlow SW FRA

Measures have been developed which apply specifically to the Harlow SW FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Harlow SW FRA.

You can find information about all the measures that apply to the Harlow SW FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The High Wycombe and the Wye Valley Surface Water Flood Risk Area

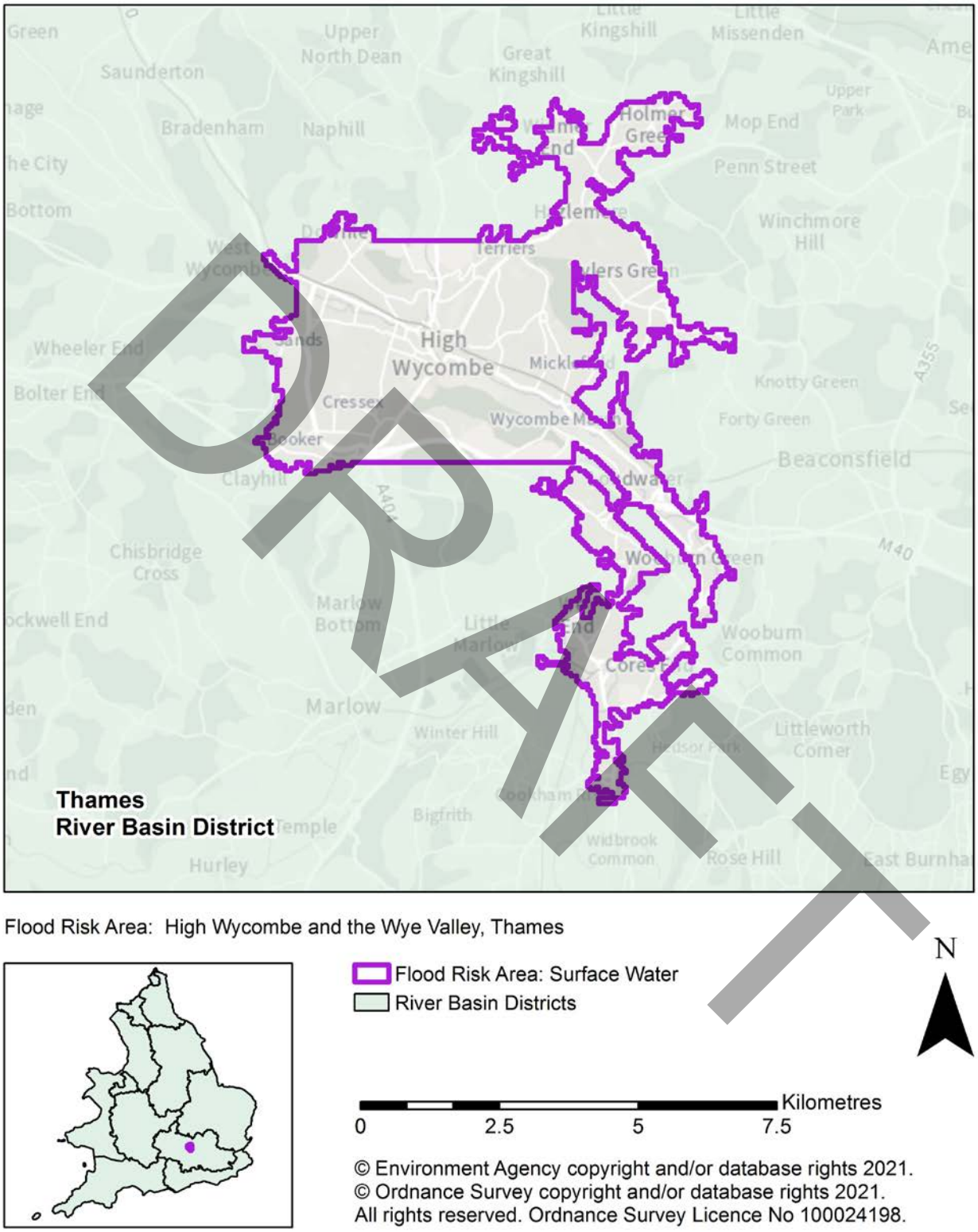

Figure 22: Map showing the High Wycombe Flood Risk Area Boundary and its location in England

The High Wycombe and the Wye Valley Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the north-west of the Thames River Basin District (RBD). This FRA will be reported solely by the Thames RBD.

It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage). The High Wycombe and the Wye Valley SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMP). The High Wycombe and the Wye Valley Surface Water SW FRA is largely within Buckinghamshire but extends over the River Thames to cover Cookham which is in the Royal Borough of Windsor and Maidenhead. The High Wycombe and the Wye Valley SW FRA is mostly urban with a proportion of arable land as well as some improved pasture. The primary source flood risk in the Surface Water FRA is from surface water, however some areas within the FRA are also at risk of flooding from rivers.

The relevant Lead Local Flood Authorities (LLFA) within this FRA leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMA) operating in The High Wycombe and the Wye Valley SW FRA including:

- Environment Agency
- Two Lead Local Flood Authorities: Buckinghamshire Council and the Royal Borough of Windsor and Maidenhead.
- Regional Flood and Coastal Committee: Thames
- Three Highways Authorities: Buckinghamshire Council, the Royal Borough of Windsor and Maidenhead and Highways England
- Water and sewerage company: Thames Water Utilities Ltd
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the SW FRA is strongly influenced by the Chilterns geology. High Wycombe lies in the Wye valley and up the side of the hills. The River Wye drains a permeable Chalk catchment of the Chilterns Hills with a total area of approximately 137km² to the Clampton Mill road crossing (5km upstream of the confluence with the River Thames). The study area covers the River Wye and its tributaries, including the Hughenden Stream which converges with the Wye in the urban area of High Wycombe. Due to the position of High Wycombe on the relatively gentler lower slopes of otherwise steep valleys it is susceptible to flooding from the River Wye and Hughenden Stream, as

well as flashy surface runoff from the now urbanised valleys. Gradient is an important factor in determining the hydrological response and in steeper catchments water levels can rise quickly after rainfall, with little advanced warning.

The geology of the catchment is predominantly Chalk. Bourne End is located on River Terrace Gravels overlaying the Chalk aquifer. To the north of Bourne End is the Chilterns, the Chalk aquifer. Within chalk water can infiltrate quickly and move within and through these rocks. These areas become part of the major groundwater resources. The groundwater from chalk areas provides a significant baseflow component to the rivers. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The study area covers the River Wye and the Hughenden Stream (a tributary of the River Wye) both originating from the chalk aquifers and predominately rural slopes of the Chiltern Hills.

The upper catchments of the River Wye (north-west of Chapel Lane) and Hughenden Stream (north of Coates Lane) are predominantly rural, with arable and pasture farmlands as the main land use. Both upper catchments consist of relatively steep dry valleys converging towards the urbanised areas of High Wycombe.

There are many small settlements in the upper catchments including:

- Bradenham
- Saunderton Valley
- Bledlow Ridge
- Radnage
- Stokenchurch
- Hughenden Valley

The lower catchment of the River Wye and Hughenden Stream is heavily urbanised.

The River Wye which flows in a south-easterly direction through High Wycombe is culverted for approximately 800m beneath Abbey Way. Hughenden Stream which flows in a southerly direction is mostly in open channel up to Bellfield Road where it enters a culvert before joining the culverted section of the River Wye beneath Abbey Way. The River Wye emerges from culvert downstream of Abbey Way and continues flowing in a south-easterly direction.

Partnership working

Buckinghamshire Council works collaboratively with partners and communities to improve the water environment. Please refer to the Thames RBD section of this report for more information on this.

West Berkshire Council/Slough Council/Buckinghamshire Council are one of multiple partners who have recently been successful in securing funding though Defra's Flood and Coastal Resilience Innovation Programme for a Groundwater Resilience and Community Engagement project (GRACE). The project, led by Buckinghamshire Council, will trial new approaches for managing groundwater flooding in the Chilterns and Berkshire Downs, including understanding community perceptions, increasing community resilience, property flood resilience measures in 10-12 communities, innovative groundwater monitoring, modelling and mapping techniques, and a Groundwater Flood Alert App for householders and businesses. The project includes 17 communities in West Berkshire / 150 communities in Buckinghamshire / Colnbrook in Slough.

The High Wycombe and the Wye Valley SW FRA falls within the Thames 21 Catchment Partnership area.

Current flood risk

The main sources of flood risk within this The High Wycombe and the Wye Valley SW FRA are surface water and fluvial. This section will discuss the surface water risk within this High Wycombe and the Wye Valley SW FRA.

There are 287 residential properties throughout High Wycombe that have been identified as having a risk of flooding and are classified within either the very significant or significant risk banding.

Surface water flooding in the River Wye catchment is primarily driven by rainfall but interactions with river levels, high groundwater levels and piped drainage networks also occur to influence where flooding occurs. Numerous properties have low thresholds, sometimes below the surrounding road/ground level.

The River Wye is perched above the valley floor through some of the Desborough area, thus impeding discharge of surface water to the River.

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The High Wycombe and the Wye Valley SW FRA has been identified as being at significant risk of flooding due to low elevations and flat topography of the area, which are conducive to surface water ponding, road networks and impermeable surfaces.

The most acute flooding problem is at the Sands area of High Wycombe. It is thought that during heavy rainfall events, and particularly when the soil is saturated and groundwater levels in the underlying Chalk are high, local surface water can combine with runoff from two of the dry valleys (Hill Bottom Lane and Lane End Road) to cross the Primary A4010 route from the M40 (New Road/Chapel Lane) at the twin mini roundabouts. Evidence indicates that the road at this location floods relatively frequently. With the addition of flow

from the New Road dry valley to the south, the flow path continues along Mill End Road crossing the junction with Gallows Lane/Dashwood Avenue before draining to a spring-fed natural watercourse to the west of the properties in Mill End road and entering the southern channel of the River Wye via a culvert. Highway flooding in the area is relatively frequent.

Identified natural drainage routes often have significant upstream catchments which could be activated when the surrounding Chalk hills become saturated or frozen and have increased ability to generate runoff. In some locations, these surface flow routes can follow steep terrain through dense residential housing and could pose a risk to life through high velocities.

Buckinghamshire Council has records of parts of Bourne End flooding before the 2000s. These include in 1968 and 1998 when River Wye burst its banks. In 1999, heavy storms, which affected large areas of southern Buckinghamshire, caused approximately 45 mm of rain to fall over High Wycombe where flooding occurred due to the drainage system being unable to cope with the deluge resulting in the River Wye flooding onto London Road near the Rye open area.

Since 2000s there have been several flooding incidents. During the exceptionally wet winter 2000 – 2001, groundwater levels rose throughout the Chalk aquifer across Buckinghamshire and southern England. The high groundwater levels caused high river flows and widespread groundwater flooding in the valleys of the Chiltern Hills. The groundwater levels remained high for months and caused extensive flooding of properties, roads and public areas.

The two catchments make up the highest risk areas in High Wycombe and their combined area is roughly 20km2.

Bourne End was again impacted in 2006 and 2007 on several occasions. An intense rainfall event on 20th July 2007 followed many weeks of wet weather. Although High Wycombe did not experience the most intense rainfall, some surface water flooding occurred and some low-lying areas were flooded from the River Thames.

Surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool

which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazards and risk maps show that in the High Wycombe and the Wye Valley FRA some 19,614 (16.5%) people live in areas at risk of flooding from surface water. Of these, 3% are in areas of high risk.

Also shown to be at risk of surface water flooding in the High Wycombe and the Wye Valley SW FRA:

- 74 services (7.0%). Schools and sewage treatment are examples of services
- 945 Non-residential properties at risk (21.7%).
- 119/1473 hectares of agricultural land.
- protected areas: 10/116 hectares of parks and gardens.
- historical landmarks: 32/307 listed buildings
- 2/3 licensed water abstraction sites
- roads: there are significant areas of both high risk and medium risk associated particularly with key roads including the A4010

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the parts of the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages.

Although High Wycombe is served by separate surface water and foul sewers, there is a known issue of ingress of surface water and/or groundwater into the foul sewer. Some surface water sewers serving High Wycombe are known to operate regularly at full capacity, but Thames Water has no evidence of flooding issues to justify improvements in the surface water network.

How the risk is currently managed

Surface water flood risk within the High Wycombe and the Wye Valley SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness. In parts of the FRA, relevant LLFAs are managing existing flood risk effectively and will keep this approach under review, looking for improvements and responding to new challenges or information as they emerge.

Based on national mapping made available in August 2009, Defra identified 5800 properties in High Wycombe that may be susceptible to surface water flooding, ranking High Wycombe as 50th highest risk in England. Based on this ranking, Buckinghamshire County Council as lead RMA has prepared a Surface Water Management Plan (SWMP) for High Wycombe. The SWMP identified numerous locations in the urban area of High Wycombe which could be at significant risk of surface water flooding, one of which is the Sands area to the west of the town.

The Sands community is a case study in The Ox-Cam project, one of three UK Property Flood Resilience (PFR) Pathfinder projects that have been funded by the UK Governments Department of Environment, Food & Rural Affairs. It is the Ox-Cam case study consisting of the largest number of houses, approximately 1873.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

It is possible that areas within the High Wycombe and the Wye Valley Surface Water FRA could experience flooding in the future. As a result of larger flood extents and deeper depths of flood water due to the impacts of climate change, the level of protection provided by flood defences will likely decrease. There will also likely be additional maintenance needs and stresses on assets that function with a higher frequencies than which they were designed.

Objectives and measures for the High Wycombe and the Wye Valley SW FRA

Measures have been developed which apply specifically to the High Wycombe and the Wye Valley SW FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic

actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the High Wycombe and the Wye Valley SW FRA.

You can find information about all the measures that apply to the High Wycombe and the Wye Valley Surface Water FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Lee Valley Rivers and Seas Flood Risk Area

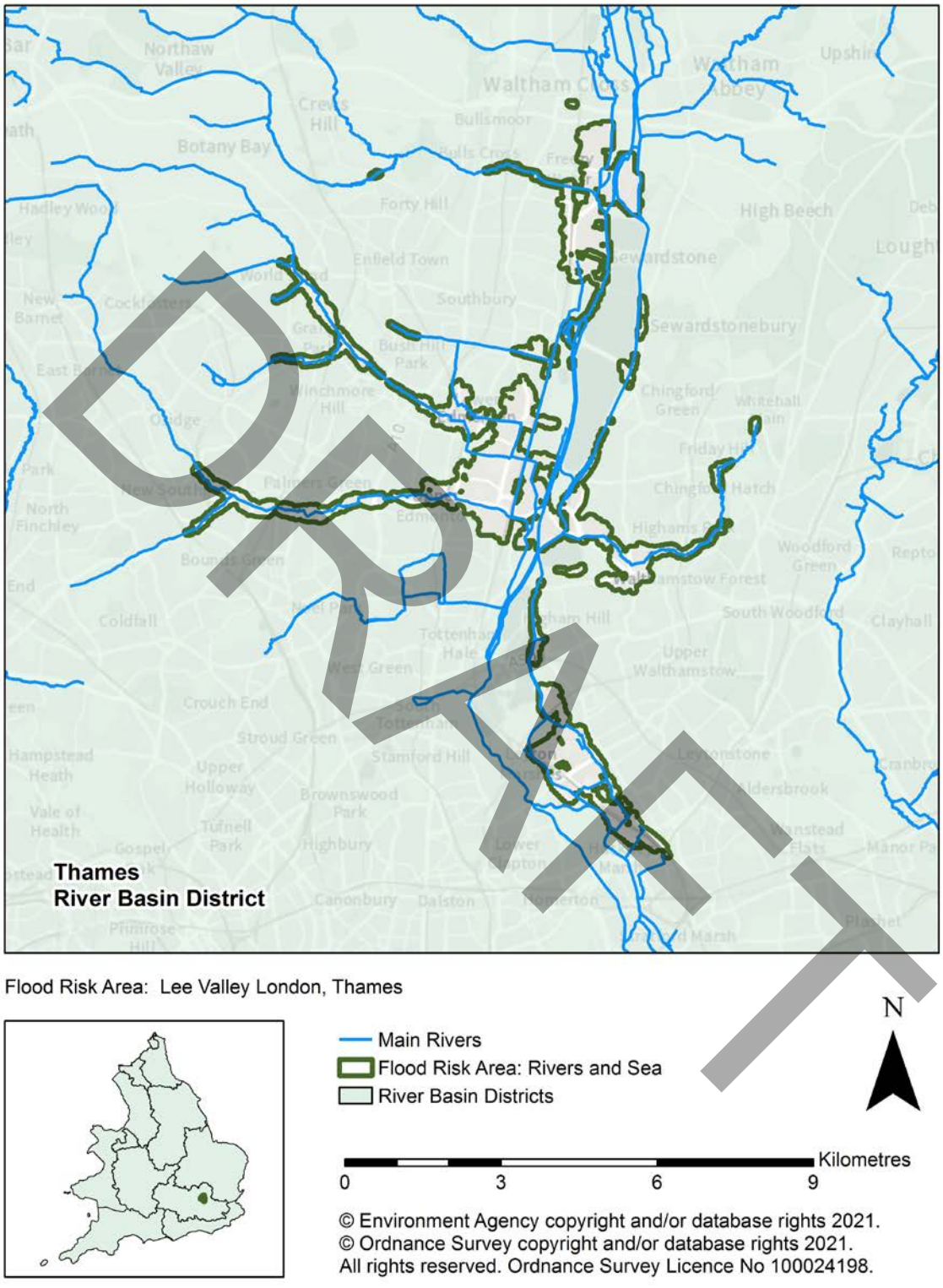

Figure 23: Map showing the Lee Valley Flood Risk Area Boundary and its location in England

The Lee Valley Rivers and Sea Flood Risk Area (FRA) is in the south-east or England and to the east of the Thames River Basin District (RBD). It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Lee Valley Rivers and Sea (RS) FRA falls within the Hertfordshire and North London Environment Agency area. The Environment Agency leads on the development and delivery of the Flood Risk Management Plan (FRMP) for this FRA as the responsible authority for managing flood risk from main rivers and the sea. The Lee Valley RS FRA falls within the Lower Lee catchment, located south of the M25. It is mostly urban with a low proportion of dispersed industrial sites, parkland and areas of designated environmental importance. Important urban areas include parts of Enfield, Edmonton, Chingford, Walthamstow and Leyton. The Lee Valley Rivers and Sea FRA was not identified in 2011 for the first cycle of FRMPs.

The primary source of flood risk to properties in the Lee Valley RS FRA is from fluvial sources. Fluvial flooding within this FRA is related to the complex river system compromising the Lee Flood Relief Channel and the associated sluice gates, radial gates and weirs that control the system. Tributaries of the River Lee including Pymmes, Salmons, Ching, Dagenham Moselle and Turkey Brooks also pose a flood risk.

The Environment Agency works collaboratively with partners and communities to improve the water environment as Risk Management Authorities (RMAs). Refer to the Thames River Basin section of this FRMP for more information.

There are Risk Management Authorities operating in the Lee Valley RS FRA, including:

- Environment Agency Two Lead Local Flood Authorities: London Borough of Enfield and London Borough of Waltham Forest (Need to check if Haringey, Hackney and Newham are also LLFAs in the FRA)
- Regional Flood and Coastal Committee (RFCC): Thames RFCC
- Three Highways Authorities: Transport for London manages the TfL Road Network (or ‘red routes’). London Boroughs of Enfield and Waltham Forest manage the remaining public roads and Highways England manage major motor ways, like the M25
- Water and Sewerage Company: Thames Water
- Department of Communities and Local Government through local planning authorities

Growth and development

Growth and development either within or adjacent to this FRA is expected to be significant, which if not planned carefully could place additional pressures on water management and

flood risk. However, development could also create opportunities to reduce flood risk and minimise vulnerability to climate change.

The districts of Waltham Forest and Enfield are the principal districts which overlap geographically with this FRA. Population growth is one of the drivers for housing need, for example, the Waltham Forest population is expected to increase from 277,100 residents in 2020 to a total of 289,530 by 2025, an increase of 12,430 (4.5%). Enfield is also changing fast. Projection scenarios to 2036 show an increase of roughly 51,000 in population and an additional 31,000 households to Enfield's current 333,000 people and 130,000 households.

The London Plan (2021) sets ambitious housing targets for all the London Boroughs. Consider Enfield, Waltham Forest, Haringey, Hackney and Newham, their collective housing target for the 10 years up to 2028/29 is 87,100 new homes. Boroughs are required to incorporate these housing targets when preparing Local Plans. There are many major development schemes within this RS FRA. An example of one is Meridian Water which is a major 20-year, 82-hectare, London regeneration programme led by Enfield Council. The aim of this scheme is to deliver 10,000 homes and 6,700 jobs to Enfield. The Environment Agency is working closely with the Council and their chosen developers to achieve a safe, sustainable, and well-sited development, maximising opportunities for environmental betterment including an overall reduction in flood risk.

Environmental designations

Portions of the following areas that hold environmental conservation designations are located within this FRA:

- Walthamstow Reservoirs (Site of Special Scientific Interest)
- Epping Forest (Site of Special Scientific Interest and Special Area of Conservation)
- Chingford Reservoirs (Site of Special Scientific Interest), Lee Valley (Special Protection Area and Ramsar site)

Topography, geology, hydrogeology, land use

Land use within this FRA is mainly urban (residential and commercial) with some dispersed industrial sites, parkland, reservoirs and areas of designated environmental importance.

Portions of the following areas that hold environmental conservation designations are located within this FRA:

- Walthamstow Reservoirs (Site of Special Scientific Interest),
- Epping Forest (Site of Special Scientific Interest and Special Area of Conservation)

- Chingford Reservoirs (Site of Special Scientific Interest)
- Lee Valley (Special Protection Area and Ramsar site)

The topography of this FRA is strongly influenced by the Lee river basin. Most of the FRA is low-lying, with some steeper areas to the east and west of the main channels, where the tributaries originate. The underlying geology of this FRA is clay. The porosity of clay is low, which can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues of surface water flooding.

Partnership working

The Lee Valley RS FRA falls within the River Lea Catchment Partnership, which contributes to increasing understanding of the catchment and developing joint plans with the aim to improve the health of the local water environment. For more information, refer to the River Lea Catchment Partnership website.

Lee2100 programme

The Lee 2100 programme aims to develop and produce a new Flood Risk Management Strategy for the River Lee catchment for the short, medium and long-term. This will include both the Upper Lee and Lower Lee and their tributaries. The strategy will be based on an integrated approach that considers the whole Lee catchment as well as climate change, resilience and adaptation.

The Lee programmes vision is to integrate different types of projects and collaborate with key stakeholders in the catchment to ensure that the flood and water environment are managed efficiently. It is anticipated that this integrated approach will help to attract funding from a wide range of partners by delivering additional benefits to flood risk reduction including economic growth and green space provisions.

The Lee Valley is also particularly valuable for its aquatic and wetland habitats and associated birds. Most of these are dependent on maintaining existing water management levels. It is expected that flood risk reduction schemes should look to incorporate and deliver environmental outcomes wherever possible. Therefore, there is a need to develop a strategy that puts environmental enhancements at its core, alongside reducing flood risk.

Current flood risk

The main source of flood risk within this FRA is from Rivers and Sea. This can be referred to as 'fluvial' flooding. This section will focus on the fluvial flood risk within the FRA, but it will also give a high-level overview of the other flood risk sources for context. For more

information on surface water flood risk in this area, please refer to the Greater London SW FRA within this report.

Fluvial flood risk

The Lee Valley RS FRA is located in the River Lee basin, which covers an area of approximately 1,420 square kilometres in the north of London. The source of the River Lee is in Central Bedfordshire, north-west of this FRA and joins the tidal River Thames downstream of Stratford in East London, south of this FRA. The river catchment becomes smaller and more urban as it moves downstream. The Lee basin is a complex system with many controls on flow and a fair amount of interaction between channels. Flow routes change depending on the scale of the flood event and preceding catchment conditions can affect the response of the tributaries. Therefore, it is very difficult to predict the timing and volume of flows that will arrive downstream.

Dominant watercourse

The main stem of the lower River Lee consists of three principal channels: the Old River Lee, the Flood Relief Channel (FRC) and the Lee Navigation. The FRC is the most significant defence in the Lee catchment, comprising of over 45km of channel (excluding canals). Completed in the 1970s, it extends from Ware to Walthamstow and was designed to safeguard against a ‘1947-scale’ flood event, estimated to be a 1.4% annual probability.

The FRC and its associated structures (sluice gates, radial gates and weirs) are critical to the management of flood risk along the lower River Lee catchment. South of the M25 the FRC is a concrete-lined channel that is designed to efficiently convey water and reduce the probability of flooding in the Lower Lee Valley. Eighteen important structures (weirs, sluices and gates) also operate within the Lower Lee system with the purpose of maintaining appropriate water levels for navigation, recreation, conservation and water abstraction.

There is also a significant flood risk on the lower Lee tributaries within this FRA. These tributaries are underlain by impermeable clay, have steep and small catchments with highly developed urban floodplains, and the channels are modified, all leading them to respond rapidly to rainfall. The tributaries on the east of the basin (including Ching Brook) discharge directly into the FRC. Those on the west of the basin (including Turkey Brook and Salmons Brook) discharge directly into the Old River Lee or the Navigation Channel, from which flows are distributed to the FRC.

Catchment response

The combination of concrete channel surfaces, steep catchments, and clay soils cause the watercourses within this FRA to respond rapidly to rainfall and can flood suddenly after

storms. This is particularly evident at the confluences of the River Lee and its tributaries. If the downstream tributaries all reach peak flow levels simultaneously, it can result in large volumes of water quickly arriving further downstream where the Navigation Channel and FRC meet, causing flooding. The urban nature of the catchment leads to rapid run-off of rainwater, which can exacerbate these risks. Blockages in the watercourses, particularly in or near culverts and structures can also increase the risk. Severe flooding can happen particularly in the summer months due to intense thunderstorm rainfall and in the winter months due to prolonged rainfall.

Fluvial flooding – description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazards and risk maps show an estimated 71,176 people living within the Lee Valley RS FRA. Of those in the area, 37,783 (53.1%) live at risk of flooding from fluvial sources.

Also at risk of fluvial flooding within the Lee Valley RS FRA include:

- 273 services including schools, hospitals, nursing homes, etc. (47%).
- 2,372 non-residential properties (70.6%).
- Critical infrastructure: 4.1 kilometres of motorways, primary and trunk routes, as classified by Highways England (43.2%) and 5.8 of railway (45.6%). Disruption to transport routes as a result of flood risk can have an impact at both local and larger scales. The lengths of road or railway at risk only provide part of the picture of transport network flood risk as the duration of possible flooding has implications on wider impacts due to closure or restriction of routes or services.
- 2.4 hectares of agricultural land (19%).
- Natural environment: 13 Environmental Permitting Regulation installations (86.7%), 3 hectares of Special Area of Conservation (51.4%), 0.2 hectares of Special Protection Area (3.3%), 0.2 hectares of Ramsar site (3.3%), 15.2 hectares of Sites of Special Scientific Interest (60.6%).

- Historic environment: 0.4 hectares of Scheduled Ancient Monument (100%) and 22 listed buildings (66.7%)
- 13 licensed water abstraction sites (68.4%)

Conclusions based on risk statistics

Flooding in the Lee Valley RS FRA is a complex system with many differing factors impacting the flood risk. There are 37,783 people living in the Lee Valley RS FRA at risk from flooding from rivers and seas.

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The surface water flood risk within this FRA is due to a combination of factors including widespread impermeable urban land cover, low-lying areas conducive to surface water ponding, culverted watercourses, kerb and boundary wall heights, and ageing drainage infrastructure that is often overwhelmed. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the risk. In London, many natural drainage systems, including tributary streams and ditches, have been largely removed or built over. This has led to a dispersion of surface water risk over many small, localised areas with lower elevations than surrounding land. This can include structures like residential basements, sub-surface car parks, and servicing yards, among others. This is especially true where natural drainage systems have been filled in or covered but the topography is still lower than surrounding areas.

Canal flood risk

It is rare that a canal can be the cause of flooding, however, flooding may cause an impact to the canal infrastructure. The Canals and Rivers Trust (CRT) do not encourage discharging surface water sources from heavy rainfall events into a canal system because these flows usually occur when the canal system is already susceptible to high flows. Canal water levels can vary, with the range and level variation dependent on proximity to controlled and uncontrolled inflows, upstream and downstream locks, navigable depth, and canal freeboard. Canals are a lower flood risk than rivers as the water flow within them is controlled via reservoirs rather than them being fed by rivers and streams.

The Lee Navigation Channel is managed by the Canal and River Trust. It runs vertically through this FRA. The Lee Navigation at Tottenham carries flood flows as part of the Lee Flood Relief Channel system. For more information about the Lee Navigation, refer to the section on fluvial flood risk above.

Groundwater flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This occurs especially after long periods of sustained and high levels of rainfall, and in low-lying areas where the water table is more likely to be at shallow depth. This FRA has very low impact of groundwater flooding.

Sewer Flood Risk

Sewer flooding is often caused by excess surface water entering the drainage network, especially as a result of the inadequate capacity of the sewage system and blockages. A significant number of sewage and industrial discharge locations within the River Lee basin also influence the hydrological regime, for example Deephams Sewage Treatment Works.

How the risk is currently managed

Fluvial flood risk within the Lee Valley RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

Flood defences

There are many important flood defences located within this FRA, as discussed in the section above. Together, the Lee Flood Relief Channel (FRC) and the associated sluice gates, radial gates and weirs, form an integrated flood alleviation scheme that reduce the risk of flooding in the area. Flood Storage Areas to hold flood waters in the upstream catchment are present on the Salmons Brook and Turkey Brook. There are only a few stretches of raised defences within this system, as the underlying gravels prevent this type of structure.

Instead, most defences provide additional storage or conveyance of water, along concrete channels such as on Pymmes Brook and the FRC, to efficiently move it through the lower River Lee basin and reduce the probability of flooding. Along the tributaries, long-term adaptation through redevelopment is a main strategy. This includes re-creation of river corridors to ensure space for natural river flow and water attenuation as well as defences that are sustainable as part of an overall catchment plan.

Flood storage and natural flood management

Within the lower area of the SA, one of the best options to reduce the probability of flooding is to increase attenuation through the addition of flood storage capacity, especially along the tributaries. Large flood storage areas may not be feasible in this region due to land and economic constraints. However, focus has shifted from reliance on large flood storage areas to the cumulative benefits of many smaller storage areas within the catchment. As part of the process of increasing attenuation, re-establishing river corridors through restoration of parts of river channels and removal of artificial bank lining and culvert sections are option that could benefit the overall health and resilience of the watercourses.

Hydraulic modelling

Most rivers in the Lower Lee catchment have detailed fluvial flood modelling and associated flood mapping, improvements to these models are being carried out in 2021 [At time of writing, this have not been finalised].

Development

Redevelopment rates across the area are very high, but this can be positive as it provides opportunities to reduce current levels of risk and reliance on flood defences. Redevelopment can include measures that increase resilience and provide options for managing not just current risk but also the impacts of climate change. The existing river corridors provide room for water to enable climate change adaptation and those corridors and undeveloped floodplains should be safeguarded from inappropriate development.

Under the National Planning Policy Framework Local Planning Authorities are required to take a proactive approach to flood risk and climate change when planning strategically for their development needs. Prioritising the allocation of land in areas of lowest flood risk first before considering areas with higher levels of risk is one of the requirements of national policy. This can reduce the future risk of flooding and vulnerability to climate change and also minimise the potential future costs of flood alleviation and flood defence maintenance. Where, by exception, some development in areas of higher flood risk is necessary, Local Planning Authorities should outline in planning policies the standards expected to fully mitigate the risks. They should aim to achieve a reduction in flood risk ensuring that developments will be safe and there is no increase in flood risk elsewhere. In addition, policies should make provision for the possible future relocation of vulnerable development and infrastructure out of areas of increasing flood risk.

Flood warning and community preparedness

The Environment Agency's flood warning and alert service is available along the majority of the waterways within this FRA. The service aims to provide advance warning to people of the risk of flooding from rivers and the sea. There are 18 flood warning areas within this FRA. Emergency response and flood awareness are particularly important within this FRA because the catchments react very quickly to rainfall.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Lee Valley RS FRA

Measures have been developed which apply specifically to the Lee Valley FRA. The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Lee Valley FRA.

You can find information about all the measures that apply to the Lee Valley FRA in the interactive mapping tool - Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The London and Thames Estuary Rivers and Seas Flood Risk Area

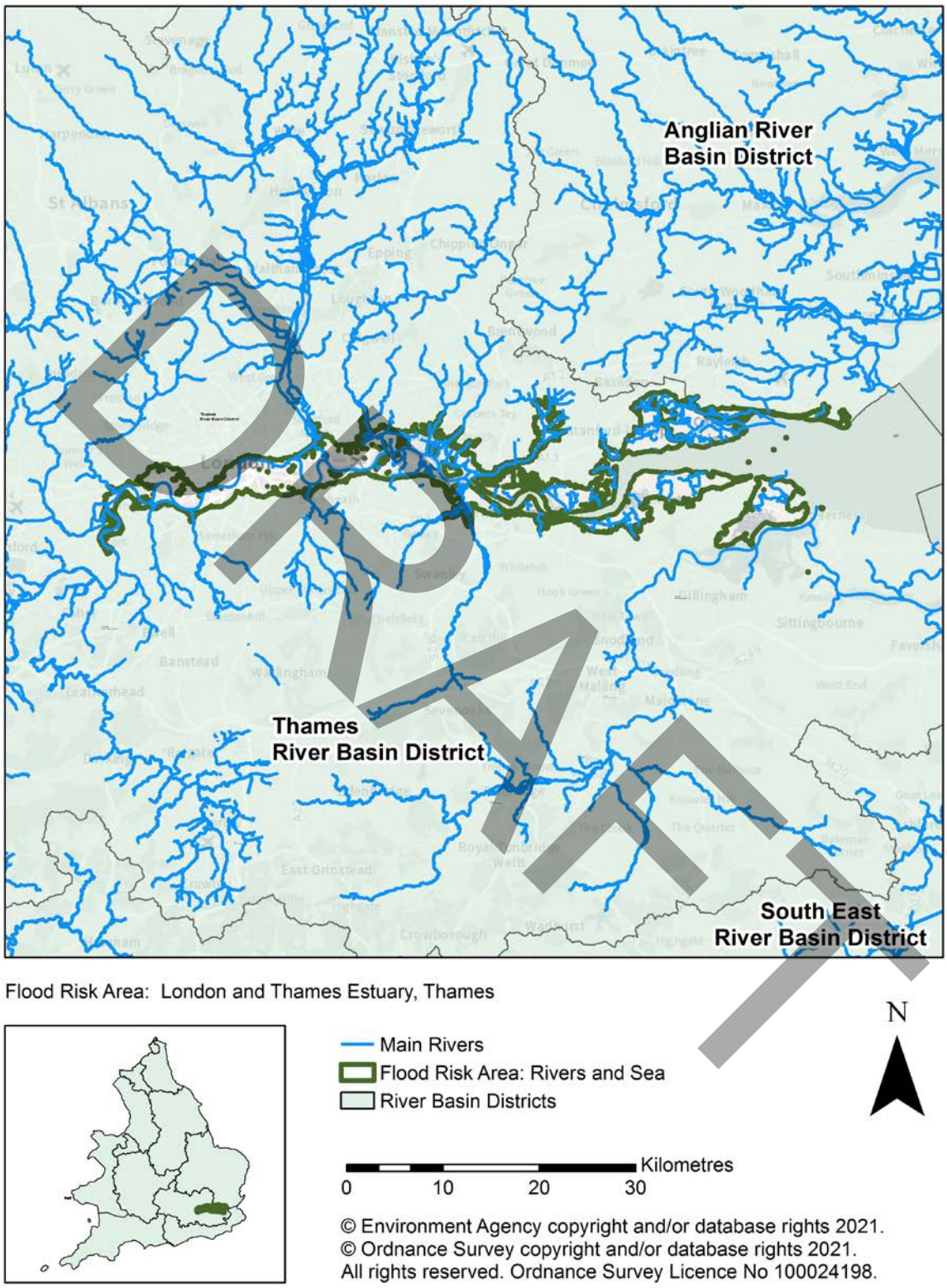

Figure 24: Map showing the London and Thames Estuary Flood Risk Area Boundary and its location in England

The London and Thames Estuary Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England and to the east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Environment Agency leads on the development and delivery of the Flood Risk Management Plans (FRMPs) for this FRA as the responsible authority for managing flood risk from main rivers and the sea. The London and Thames Estuary FRA was not identified in 2011 for the first cycle of FRMPs.

The main sources of flood risk within the London and Thames Estuary RS FRA are from rivers and seas. Please refer to the Greater London, Thurrock and Canvey Island SW FRAs for more information on surface water flood risk in this area.

There are Risk Management Authorities (RMAs) operating in London and Thames Estuary RS FRA, including:

- Environment Agency
- 22 LLFAs: Bexley, Greenwich, Lambeth, Lewisham, Richmond, Southwark, Wandsworth, Hammersmith and Fulham, Kensington and Chelsea, City of Westminster, City of London, Tower Hamlets, Newham, Barking and Dagenham, Havering, Hounslow, Ealing, Kent County, Medway, Southend on Sea, Thurrock, Essex County
- Five Unitary District/ Borough Council: Essex County Council, Southend-on-Sea Borough Council, Medway Borough Council, Kent County Council, Thurrock Council
- Three Regional Flood and Coastal Committees (RFCCs): Thames RFCC, Southern RFCC and Anglian Eastern RFCC
- 26 Highways Authority: 22 London Boroughs, Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980), Highways England manage major motorways, Thurrock Highways Agency and Southend-on-Sea Highways Agency.
- Two Water and Sewerage Company: Thames Water and Anglian Water
- Department for Communities and Local Government through local planning authorities

Environmental designations

The Thames Estuary has traditionally been, according to Historic England, an international shipping route and maritime entrance to London. The FRA is mainly urban with dispersed green space. The existing urban areas within this FRA are densifying and new

developments are mainly taking place on formerly developed sites (sometimes called brownfield sites).

The Thames Estuary 2050 Vision highlights aspirations for future growth, the creation of nearly 900 hectares of new habitat by 2100 to replace the 1,200 hectares lost to tidal flooding and the completion of the Thames Path to improve access to the natural environment.

There are several sites in London, Essex and along the Thames Estuary that have special environmental designations. These are clustered particularly in the Lee Valley, Swanscombe, Thames Estuary and Marshes, along the Essex stretch of outer estuary and south-west London. The full detail of these designations can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The areas alongside the river Thames in London is a dense urban environment with dispersed green space. Development mainly takes place on formerly developed sites. In the London and Thames Estuary RS FRA is where you will find the central government district of Whitehall, including the Houses of Parliament and City Hall, travelling east the London financial district all sit within the Thames floodplain.

There are also sites with environmental designations further downstream into the estuary such as Shorne and Higham Marshes, Swanscombe. Over 1.4 million people living within the Thames floodplain and this FRA are vulnerable if current tidal defences were to fail. 700 healthcare centres and 68 emergency service stations are also at risk. This means response and recovery could be unavailable to those affected during a flood event. Within this FRA there are also multiple sites of critical energy, transport and water infrastructure. These support the needs of communities and businesses in London and the south-east. This includes 2400 km of roads, almost 4000 electricity substations, 2 airports, Network Rail lines and London Underground lines.

The Thames Estuary sees the convergence of the freshwater River Thames, its many tributaries, and the North Sea. The Thames floodplain could flood from tidal and fluvial sources if the flood defences were not present. Every day, twice a day, the freshwater Thames which flows across Teddington Weir in west London is met by the incoming tide from the North Sea. The Thames estuary has an average daily rise and fall in water levels of 7 m.

In addition to the daily tides, the Thames estuary is predisposed to an increase in water levels caused by a North Sea surge. Surge tides occur when a band of low pressure or ‘depression’ moves across the Atlantic towards the British Isles, the sea under it rises above the normal level creating a rise in water levels. This moves with the depression, passing the north of Scotland and moves south into the North Sea.

A surge tide happens when this mass of water moves down the east coast of England, growing higher as it gets squeezed as it travels southwards due to the reducing distance between our coastline and mainland Europe's, and funnels up the Thames Estuary. Strong northerly winds can then further increase the height of the surge. A surge tide entering the Thames Estuary can increase water levels by 1 to 3m and can be a major flood threat especially if this happens during a 'spring' tide cycle when normal peak tide levels are higher.

Watercourses

In addition to the River Thames, other principal watercourses within the London and Thames Estuary RS FRA include:

- the Colne
- Crane
- Brent
- Lee
- Roding
- Ingrebourne
- Beam
- Ravensbourne
- Marshdykes
- Wandle
- Beverley Brook
- Darent,
- Cray
- Mardyke
- Stanford Brook

This list does not include all culverts and 'lost' rivers within London. One of the aims of this FRMP cycle is to try and uncover and re-naturalise waterbodies which have been heavily modified. The Environment Agency will also continue to work collaboratively with partners and communities to improve the water environment.

Without the current river walls many areas of London alongside the Thames and along the tidal stretches of the tributaries would be inundated twice a day through the normal tidal

cycle. River walls have been steadily built up since Roman times to give increasing levels of flood protection and to enable urban development.

Records of incidents of this type of flood risk date back to at least 1236. More recently, in 1928, 14 people were drowned in Westminster; this was the last time that central London suffered tidal flooding. In 1953 London was largely spared the impacts of a devastating tidal flood that cost the lives of over 300 people in the East of England. The most recent tidal surge in 2013/14 reached 4.10m AOD at Southend and no properties where flooded. This same event saw over 300 residential properties flooded in Norfolk & Suffolk, but not within the Thames Estuary.

Communities in London and elsewhere in the Thames Estuary benefit from an integrated system of world class flood defences, warning systems, and local flood plans. The last serious loss of life was in 1953. Partly because of this disaster, the entire Thames flood plain, 1.25 million people, and £320 billion worth of property are now protected by an integrated system of warnings, defences, and locally formulated flood plans.

The Thames Barrier has been closed 195 times since it became operational in 1982 (correct as of January 2021). Of these closures, 107 were to protect against tidal flooding and 88 were to protect against combined tidal/fluvial flooding.

Thames Estuary 2100 Plan

The Thames Estuary 2100 Plan sets out how the Environment Agency and key partners can work together to manage tidal flood risk in the Thames Estuary. Climate change, ageing flood defences and population growth mean tidal flood risk will increase over time, unless this risk is carefully managed. The Thames Estuary 2100 Plan will ensure the Environment Agency continue to protect 1.4 million people and £320 billion worth of property and critical infrastructure from increasing tidal flood risk.

The Thames Estuary 2100 Plan aims to do more than manage flood risk. The flood walls and embankments are an intrinsic part of the Thames landscape. As flood defence works are carried out there will be opportunities for creating better access for communities to the river; to create additional habitat; and enhance the social, economic and commercial benefits the river provides.

The plan aims to:

- manage the risk of flooding to people, property and the environment
- adapt to the challenges of climate change
- ensure sustainable and resilient development in the floodplain
- protect the social, cultural and commercial value of the tidal Thames, tributaries and floodplain

- enhance and restore ecosystems and maximise benefits of natural floods

The Thames Estuary 2100 Plan was the first adaptive flood risk management strategy developed in England. It is a trailblazer of the adaptive pathways approach advocated by the new National FCERM Strategy published in 2020. By taking an adaptive approach, the Environment Agency can better anticipate and respond to a range of future climate scenarios. This ensures investment into the right flood risk management actions at the right time, creating a resilient estuary.

Current flood risk

The main source of flood risk within this FRA is from main rivers.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the RS FRA.

Residential streets which would also be at risk of flooding are not included in the assessment which could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted.

The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the London and Thames Estuary FRA 1,038,191 (88.1%) people live in areas at risk of flooding from main rivers.

Also at risk of fluvial and tidal flooding within the London and Thames Estuary RS FRA include:

- 2,739 services including schools, hospitals, nursing homes, etc. (42.7%)
- 47,631 non-residential properties (87.1%)
- Critical infrastructure: 2 airports (100% in the area), 82.4 kilometres of motorways, primary and trunk routes, as classified by Highways England
- (79.7%) and 227.1 km of railway (81.6%). Disruption to transport routes as a result of flood risk can have an impact at both local and larger scales. The lengths of road or

railway at risk only provide part of the picture of transport network flood risk, as the duration of possible flooding has wider implications due to closure or restriction of routes or services

- 4,512.1 hectares of agricultural land (86.5%)
- Natural environment: 6 EU designated bathing waters within 50m (100%), 77 Environmental Permitting Regulation installations (97.5%), 0.09 hectares of Special Area of Conservation (2.3%), 3296.3 hectares of Special Protection Area (92%), 4,053.5 hectares of Ramsar site (93.4%), 337.5 hectares of World
- Heritage Site within area (86.8%) 5,102.7 hectares of Sites of Special Scientific Interest (92.2%) and 444.7 hectares of parks and gardens within area (85.7% of the total area). Historic environment: 211.4 hectares of Scheduled Ancient Monument (92.3%) and 2,804 listed buildings (84%)
- 271 licensed water abstraction sites (94.1%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Communities in London and elsewhere in the Thames Estuary benefit from an integrated system of world class flood defences, warnings systems and local flood plans. The last serious loss of life as a result of flooding was in 1953. Partly because of this disaster, the entire Thames floodplain 1.25 million people and £320 billion worth of property, are now protected by an integrated system of warnings, defences, and locally formulated flood plans.

The climate is changing however, so the Environment Agency has funded major new research on how the River Thames functions and how it may change in the future. This research included changes to fluvial flows, sea storm surges, sea level rise, functionality of flood defence structures, and the consequences of more people living and working in the floodplain.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex

nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk. In central and inner London, many natural drainage systems, including tributary streams and ditches, have been largely removed or built over. This has led to a dispersion of surface water risk over many small, localised areas with lower elevations than surrounding land.

Sewer flood risk

The sewer network in London is Victorian and was engineered and designed by Sir Joseph Bazalgette to serve a much less populous area. This sewer network today, in many cases, is affected by groundwater ingress, blockages often referred to as “fatbergs”, as well as excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewerage system, the insufficient capacity within the surface water network, and blockages. This is further exacerbated by loss of natural flood plain.

It is hard to predict this type of flooding because it often happens in localised areas, over a short period of time as a result of intense storm events. In the outer London boroughs, added complexity arise from issues within the dual manhole network, which can allow foul to cross into the surface water network and vice versa, causing trunk sewers to surcharge above ground in storm conditions.

However, impacts from sewer flooding within the London Boroughs should be reduced due to the construction of the Thames Tideway Tunnel. The Thames Tideway Tunnel is a 25 km super sewer currently under construction underneath the River Thames. This new sewerage system will prevent the tens of millions of tonnes of pollution that currently pollute the River Thames every year. This necessary expansion of London’s sewer network is due for completion in 2025 and is happening across 24 construction sites in London. These span from Acton in West London to Beckton in the East, and many are located on the river edge in the centre of the city.

Canal flood risk

It is rare that a canal can be the cause of flooding, but flooding may cause an impact to the canal infrastructure. The Canals and Rivers Trust (CRT) do not encourage discharging surface water sources from heavy rainfall events into a canal system because these flows usually occur when the canal system is already susceptible to high flows. Canal water levels can vary, with the range and level of variation dependent on proximity to controlled and uncontrolled inflows, upstream and downstream locks, navigable depth, and canal freeboard. Canals pose a lower flood risk than rivers as the water flow within them is controlled via reservoirs rather than them being fed by rivers and streams.

There are several canals located within this FRA, including the Grand Union Canal, Regent's Canal, the Lee Navigation, London Docklands, and Limehouse Cut. There is limited additional risk of surface water flooding as a result of the canal system within London. However, many of the areas adjacent to canals drain to them, providing a significant storage function, before many of these canals overflow into watercourses. Therefore, the management of canals should be considered in terms of the impact on storage capacity within the wider network.

Groundwater flood risk

There are two main types of groundwater flood risk within this RS FRA:

- flooding from the main aquifers
- flooding from the formation and stratification of the underlying geology

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer, or from water flowing from springs at times of surplus that inundate the surrounding area. This tends to occur after long periods of sustained and high levels of rainfall, and the areas most at risk are often low-lying, where the water table is more likely to be at shallow depth.

Groundwater flooding is known to occur in areas underlain by major aquifers, although it is increasingly associated with more localised floodplain sands and gravels. The London Basin is complex, where flooding can occur due to a build-up of water within the permeable superficial deposits (sands and gravel or river terrace deposits from the River Thames) overlying the impermeable London Clays.

How the risk is currently managed

Fluvial flood risk within the London and Thames Estuary RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a incident response team open 24 hours a day, ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses and the tidal Thames which informs the Environment Agency incident response team on when to issue flood alerts and warnings. There are multiple tidal Flood Alerts and Flood Warnings to cover the entire stretch of the London and Thames Estuary too. There are alerts in

place to help inform our partners responsible for ensuring flood gates are operational during a high tide and/or storm surge event.

Flood defences

Flood defences within the Thames Estuary have been built up over hundreds of years and the Environment Agency have tended to respond to flood events by successively raising the heights of these flood defences walls and embankments. The current system of defences was last upgraded based on the knowledge of sea-level rise in the 1970s and 1980s and in response to the tidal surge of 1953, which includes the construction of the Thames Barrier.

A world-class system of flood defences (or structures) currently reduces the risk of tidal flooding in the Thames Estuary. This system includes:

- the Thames Barrier and 8 other flood barriers
- over 330km of walls and embankments
- over 400 other structures such as flood gates, outfalls and pumps

These structures work together to protect London, Essex and Kent from regular flooding from the sea.

To understand what is being done as part of TE2100 plan and to review and improve flood risk assets across the Thames Estuary, please visit TEAM2100 website.

Modelling

There are various flood models covering the London and Thames Estuary RS FRA designated area, which have been recently updated or have planned future updates.

Table 17: Model updated in the London and Thames Estuary FRA

Model name	Update
Canvey Island Integrated Urban Drainage Model 2015 by Black & Veatch	Joint partnership project between Anglian Water, the Environment Agency, Essex County Council, Essex Highways, Castle Point Borough Council and the RSPB) - pluvial / fluvial
Tilbury Integrated Urban Drainage Model 2015 by JBA	Partnership with Thurrock Council, EA and Anglian Water to develop a pluvial / reservoir / fluvial model
Benfleet Brook 2015 by JBA	Fluvial Model

Model name	Update
Stanford Brook, Stanford-Le-Hope 2016 by CH2M Hill	Fluvial Model
Thames Tidal Upriver Breach Inundation Modelling May 2017 and the Thames Tidal Downriver Breach Inundation Modelling May 2018 completed by Atkins Ltd.	A modelling approach where all upriver and downriver breach locations along the Thames are equitably modelled, to ensure a consistent approach across London. This modelling simulates 5,679 continuous tidal breaches along the entire extent of the Thames from Teddington to the Thames Barrier (Upriver) and 3,149 continuous tidal breaches from the Thames Barrier to east of Gravesend on the south bank and east of Tilbury on the north bank (Downriver). For hard and composite defences breaches are set at 20 m wide; for soft defences, breaches are 50 m wide.
East Anglia Coastal Modelling 2018 by JBA	Tidal update
River Darent and Cray completed in March 2019 by JBA	Fluvial model - Hydrology was converted to continuous simulation and includes hydraulic updates
Dartford and Crayford Creeks in 2020, by JBA.	Tidal model of to produce joint probability levels in the creeks
Beam and Ingrebourne Modelling Study 2019 by JBA	Updated for new CC scenarios (5 total, formerly just 100yr +20%), as well as increasing the model extent further upstream on the River Rom.
Mardyke 2019 by Mott McDonald	Fluvial Model
Marsh Dykes 2020 by JBA	Combined model - the integrated model outputs show the flood extents from multiple sources, flood risk from fluvial, pluvial runoff (surface water), and sewers)

Future modelling plans to include new climate change events

- River Crane model update
- Thames Tidal Upriver and Downriver Breach Inundation Model update
- River Wandle model update
- River Ravensbourne model update

For the second cycle of the FRMPs, the Environment Agency have created measures in line with the implementation of the TE2100 plan.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the London and Thames Estuary RS FRA

Measures have been developed which apply specifically to the London and Thames Estuary FRA. The measures created as part of the FRMPs are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the London and Thames Estuary FRA.

You can find information about all the measures that apply to the London and Thames Estuary FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Luton and Dunstable Surface Water Flood Risk Area

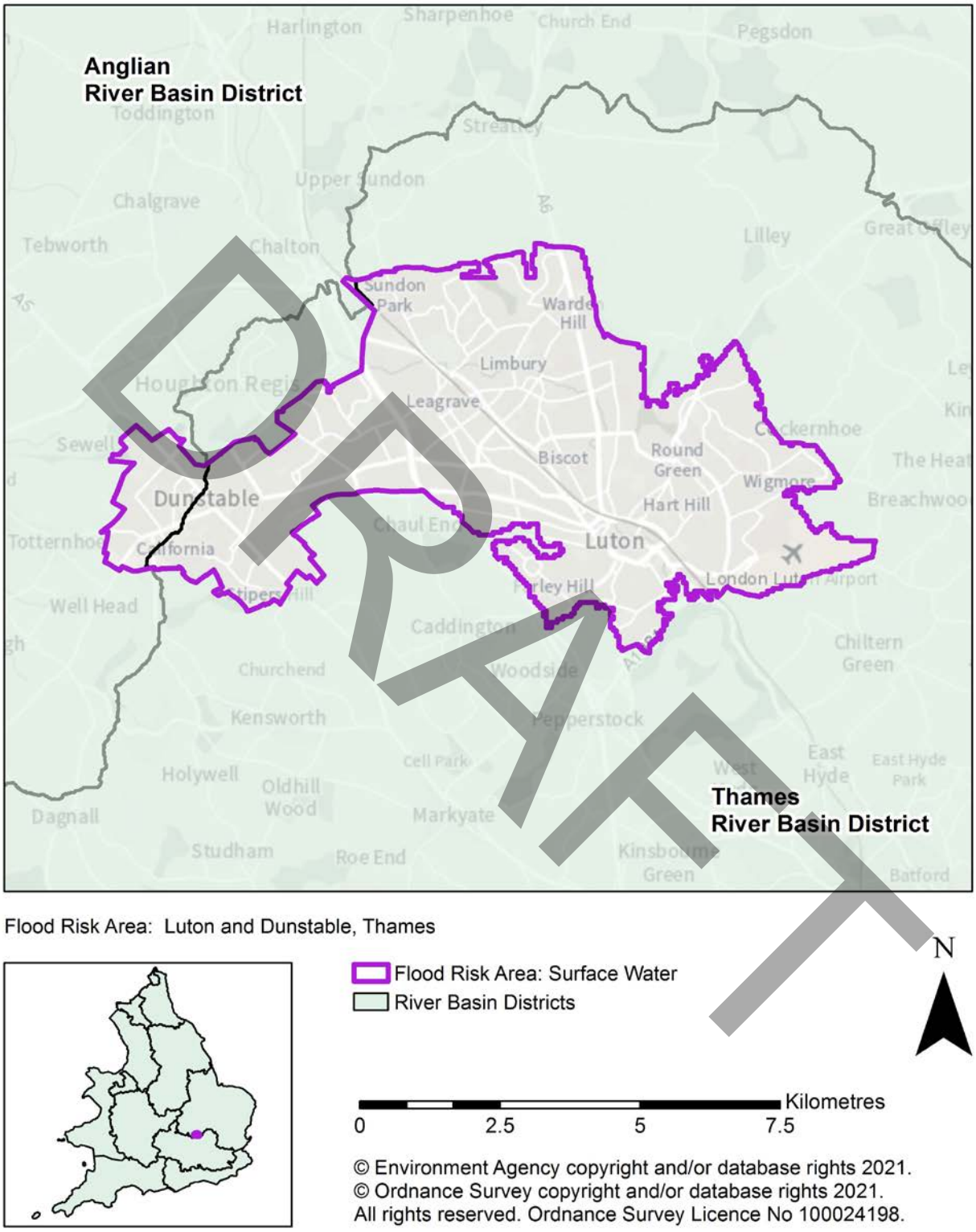

Figure 25: Map showing the Luton and Dunstable Flood Risk Area Boundary and its location in England

The Luton and Dunstable Surface Water (SW) Flood Risk Area (FRA) is in the south east of England and to the north west of the Thames Rover basin District (RBD). This FRA is located on the boundary between the Thames RBD and Anglian RBD FRMP areas. It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The main source of flooding in this FRA is from surface water sources. The Luton and Dunstable SW FRA covers parts of both Luton Borough Council and Central Bedfordshire Council. Luton Borough Council and Central Bedfordshire Council leads on the development and delivery of the Flood Risk Management Plan (FRMP) for this FRA as the responsible authority for managing flood risk from surface water. The Luton and Dunstable FRA was not identified in 2011 for the first cycle of FRMPs.

The councils work collaboratively with partners, other flood Risk Management Authorities (RMAs), as well as the communities at risk in order to improve the water environment.

There are Risk Management Authorities operating in the Luton and Dunstable SW FRA, including:

- Environment Agency Area
- Two Lead Local Flood Authority (LLFA): Luton Borough Council and Central Bedfordshire Council
- Regional Flood and Coastal Committees (RFCC): Thames RFCC
- Two Highways Authorities: Luton Borough Council and Central Bedfordshire Council Highways.
- Two Water and Sewerage Companies: Thames Water and Anglian Water
- The Department of Communities and Local Government through local planning authorities

Environmental designations

There are two Sites of Special Scientific Interest (SSSI) partially located within the south-west of this FRA: Dunstable and Whipsnade Downs and Blow's Down. Cowslip Meadow is another SSSI located in the North of Luton. Details of these designations can be found on the Defra MAGIC Database.

The Luton and Dunstable SW FRA falls within the Luton Lea Catchment Partnership area, which contributes to improving the understanding of the catchment, and the development of joint plans to improve the health of the local water environment.

Topography, geology, hydrogeology, land use

This FRA is mainly urban, with a low proportion of public parks, playing fields, and arable land, located within a valley of the Chiltern Hills. Key urban areas include Luton and Dunstable. Luton is a large town located 30 miles north of London, and Dunstable is situated in the south of Central Bedfordshire, and is one of the two largest urbanised areas within Central Bedfordshire, located immediately to the west of Luton, on the eastern edge of the Chiltern Hills.

The main land use is residential, interspersed with industrial and commercial estates, including the Luton town centre commercial area, Dunstable high Street and the London Luton Airport, which has grown into a major transport hub since it opened in 1938. Most of the FRA is heavily urbanised or suburban, with open spaces typically limited to parks and school playing fields. The key areas of forecast strategic growth are located within the north and south-east of this FRA.

Across the FRA, the watercourses are predominantly modified concrete channels that are straightened and canalised and/or culverted. Surface drains and sewer networks are vulnerable to overflow and inundation, with the network designed to National Highway and Sewerage standards. However, the surface water flood risk within these networks has increased due to the lack of catchment conveyance and storage and a reliance on the urban drainage to drain whole catchment.

The topography of the FRA is strongly influenced by the River Lea, which runs in a south-easterly direction through the centre of Luton. The topography of the surrounding area generally slopes towards the River Lea. The areas with the lowest elevations are in the south-east, and the areas with the highest elevations are located in the north-west.

The underlying geology in the FRA is chalk. Within chalk aquifers, water can infiltrate quickly, and move within and through the rock. The groundwater in chalk areas flows slowly through the aquifers and is released at a slower rate, compared to overland flows into the rivers. This can create a delayed flood response after a storm event and exacerbate flooding.

Current flood risk

The main source of flood risk within this Luton and Dunstable SW FRA is surface water, but the area can also be impacted by fluvial, groundwater, and sewer flooding. This section will focus on the surface water flood risk within the FRA but will also give a high-level overview of the other flood risk sources for context.

Surface water flood risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The flood risk in Luton and Dunstable is partly due to the rapid expansion of Luton to the north from the 1950s through to the 1980s, without a simultaneous upgrade of the downstream sewer system. The issues of surface water flooding are further compounded by the local topography, which is now shaped to funnel surface water toward the centre of Luton. The area has become somewhat reliant on pumped or piped drainage, which can become overwhelmed during heavy rain.

Details of significant flow routes

The areas within this SW FRA that are particularly susceptible to overland flow and surface water ponding include river valleys, low-lying areas, railway cuttings and embankments. Roads can convey water, acting as a secondary channel within a flood event, with flooding tending to occur in areas where sewer and fluvial flood risk are also likely.

The Luton Borough Council Surface Water Management Plan (ROFSW 2019) identifies 14 Critical Drainage Areas (CDAs) where the risk of surface water flooding is particularly high. These are scattered throughout the SW FRA.

The Local Flood Risk Management Strategy (LFRMS) includes an assessment of properties expected to be at risk of surface water flooding identified by parish. Dunstable, located within this FRA, is split between two parishes: Dunstable and Houghton Regis, both of which are classified as ‘Higher Risk’ areas, which is defined as areas of greater than 501 properties at risk. The assessment was based on the draft updated Flood Map for Surface Water (uFMfSW) and the preceding Flood Map for Surface Water (FMfSW) for higher risk areas. The assessment of risk was enhanced by Central Bedfordshire Council considering flooding history and local knowledge which subsequently classified both parishes as ‘Medium Risk’. The Dunstable Flood Study identifies 8 Critical Drainage Areas (A-H) across Dunstable and provides an in-depth review of flood mechanisms in the area.

Surface water flood risk — description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA.

Residential streets which would also be at risk of flooding are not included in the assessment which could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the

length of time during which routes or services could be expected to be closed or restricted.

The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazards and risk maps show an estimated 236,815 people living within the Luton and Dunstable SW FRA. Of those in the area, 30,849 (13%) live at risk of flooding from surface water.

Also at risk of surface water flooding within the Luton and Dunstable SW FRA include:

- 67 services (5.7% of the total in the area), including: Luton Fire Station and some schools (Beechwood Primary School, Challney High School for Boys/Girls and Luton Sixth form College all affected by SW flow paths)
- 1,533 non-residential properties (19.5% of the total in the area)
- 1 airport (100% of the total in the area).

  Airports tend to create a large impermeable area used for runways and terminal buildings. Ponding of surface water can create disruptions, and run-off from chemical de-icers used on the planes can cause environmental harm to surrounding watercourses. Surface Water flooding impacts on access routes to Luton Airport and Luton Airport Parkway Rail Station. London Luton Airport has developed a surface water drainage strategy and is currently embarking on a systematic programme of facilities and service development. This is to ensure the airport is able to comply with all current and anticipated future environmental regulations, and prevents surface water and groundwater pollution in accordance with the objectives of the Luton Local Plan and the National Planning Policy Framework.

  - 8 kilometres of motorways, primary and trunk routes, as classified by Highways England (45.5%), including major infrastructure links, such as the A5, A6 and the new linking road between the M1 and A6, and 3.4 kilometres of railway (28.3%) Disruption to transport routes as a result of flood risk can have an impact at both local and larger scales. The lengths of road or railway at risk only provides part of the picture the impact flooding can have on the transport network, as the duration of possible flooding can have wider implications due to the closure or restriction of routes or services.

  - 77.7 kilometres of agricultural land (13.7%)

  - 6 hectares of parks and gardens (27.6%)

- 1.5 hectares of Scheduled Ancient Monument (9.5%) and 11 listed buildings (8.2%)
- 2 licensed water abstraction sites (16.7%)

Conclusions based on risk statistics

Flooding within the Luton and Dunstable SW FRA is a complex system with multiple factors impacting the flood risk. The Flood Risk and Hazards map shows 30,849 people living in the Luton and Dunstable SW FRA are at risk from surface water flooding.

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Fluvial flood risk

Fluvial flood risk within this SW FRA is mainly managed by transferring the water in concrete channels and conveying it through Luton. Most of the river channels within this SW FRA have been modified, with significant lengths of the River Lea through Luton having been canalised and/or culverted. Watercourses are typically straight concrete-lined channels with many culverts and structures. The culverted and canalised sections fulfil an important flood risk management role to Luton Town Centre and surrounding properties. It is also worth noting that there are no open watercourses located within Dunstable.

Groundwater flood risk

Groundwater flooding occurs as a result of either water overflowing from the underlying aquifer or from water flowing from abnormal springs. It often occurs after periods of long, sustained, or high levels of rainfall, and in low-lying areas where the water table is more likely to be at shallow depth.

Many of the watercourses in this FRA are spring fed, where the water table is very close to the surface in locations throughout the borough. Despite this, groundwater flooding is not a frequently occurring source of flooding within this FRA. Areas of potential groundwater flood risk mostly align with the path of the River Lea.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network, usually as a result of the inadequate capacity of the sewage system, as well as blockages within the system.

Historically, areas of Luton and Dunstable have experienced flooding as a result of surcharged sewers. This is thought to be associated with rapid urban expansion in the north, without a subsequent upgrade of the sewer system.

The Integrated Catchment Model (ICM) found the surface water drainage network is operating close to capacity across most of Dunstable, and that a significant proportion of the network will surcharge during smaller, more frequent floods.

Historic flood events (2015 – 2020)

In June 2016, the Luton and Dunstable area were impacted by major surface water flooding to properties and critical infrastructure. A flood event is considered by this FRMP as an event which impacts more than 20 properties internally. There have also been other flood events which have impacted the area since 2016, but this has not impacted more than 20 properties, for more information, please review the local strategies.

How the risk is currently managed

Surface water flood risk within the Luton and Dunstable SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

Flood defences

The main flood defence within this FRA are the Icknield Way Flood Storage Area and the Pastures Way Flood Storage Area. There is also a deep pumping well near the underpass managed by Anglian Water.

Hydraulic modelling

Several hydraulic models have been produced in recent years, with some still in progress, assessing flood risk from a variety of sources in and around the FRA catchment.

Table 18: shows current modelling within the FRA

Model & Date	Owner	Flood Risk Assessed	Coverage
Houghton Brook Model 2020	EA	TBC	TBC – this work is still ongoing and full information will be released within this FRMP period

Model & Date	Owner	Flood Risk Assessed	Coverage
Dunstable FAS, 2019	CBC	Surface Water	Dunstable topographic catchment, partially extends into Luton
RoFSW Update, 2019	LBC	Surface Water	All of Luton area to the Lea via four individual models
Integrated Sewerage Model, TBC	Thames Water	Surface Water	TBC – this work is still ongoing and full information will be released within this FRMP period
Upper Lea 2015	EA	Fluvial	Upper Lea, Houghton Brook and Lewsey Brook

Future development – Luton

LBC aim to encourage development within the local authority area to reduce overall flood risk, where possible, through the design and layout of schemes that restore flood plain areas and enhance natural forms of drainage (include, but not limited to, floodplain creation, incorporation of green roofs, creation of surface water storage, and the removal of culverts and barriers to flow).

LBC also work with the Environment Agency in the management of flood risk to ensure any risk of flooding is appropriately mitigated and the natural environment is protected by all new development.

Local Plan Policies (LLP) 36 and 38 were created to consider the water environment, whilst LLP36 focusing on Flood Risk issues and LLP38 focusing on Pollution and Contamination. These policies were developed to stipulate LBC requirements of developers in planning applications. More information can also be found in the Luton Strategic Flood Risk Assessment (SFRA).

Future Development – Dunstable

CBCs Local Plan to 2035 (currently draft at time of writing) includes specific policy objectives for repositioning and re-development within Dunstable (policy R3), as well as specific local policies for Climate Change and Sustainability, including flood risk management and sustainable drainage. The Local Plan is supported by the SFRA and Water Cycle Strategy (WCS) for Central Bedfordshire.

Weighting should be given to the FRA designation in the development control process, ensuring both new and redevelopments contribute to the FRMP objectives and measures, where applicable, and the sustainable management of existing and future flood risk.

Property flood resilience

There are plans to develop a business case for Property Flood Resilience (PRF) through the Resilient and Adaptive Communities project. [At the time of writing further information on this funding was not available.]

The thresholds for properties are typically low across parts of Dunstable, putting these properties at increased risk of surface water flooding. However, these properties were not identified as at risk by the RoSWM due to assumptions in the mapping. Therefore, the ICM has accounted for this in the Dunstable Flood Study and is expected to be progressed within this FRMP cycle.

Flood warning and community preparedness

There are fluvial flood warnings available for the River Lea, but there are currently no national provisions for surface water flood warnings or long-term forecasting for future flood warnings. Surface water flooding is hard to forecast, with different events seeing flood flows following different routes and seeing different areas. It is the aim of the RMAs within this FRA to develop a more integrated flood warning system for multiple sources.

Investment strategies

As part of their local strategy, Central Bedfordshire Council has developed an investment strategy, which will focus investment and prioritise works for surface water flood resilience. The council is also creating an Outline Investment Strategy to enable Strategic Investment Planning. This will be used to outline a collaborative approach, working more effectively as an authority and with partners, to reduce multisource flood risk and seeking opportunities for efficiently packaging work. The Outline Investment Strategy will aim to use all available resources and funds in an integrated way to support priority projects and achieve efficiency savings.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Luton and Dunstable Surface Water FRA

Measures have been developed which apply specifically to the Luton and Dunstable FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Luton and Dunstable FRA.

You can find information about all the measures that apply to the Luton and Dunstable FRA in the interactive mapping tool - Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Maidenhead Rivers and Sea Flood Risk Area

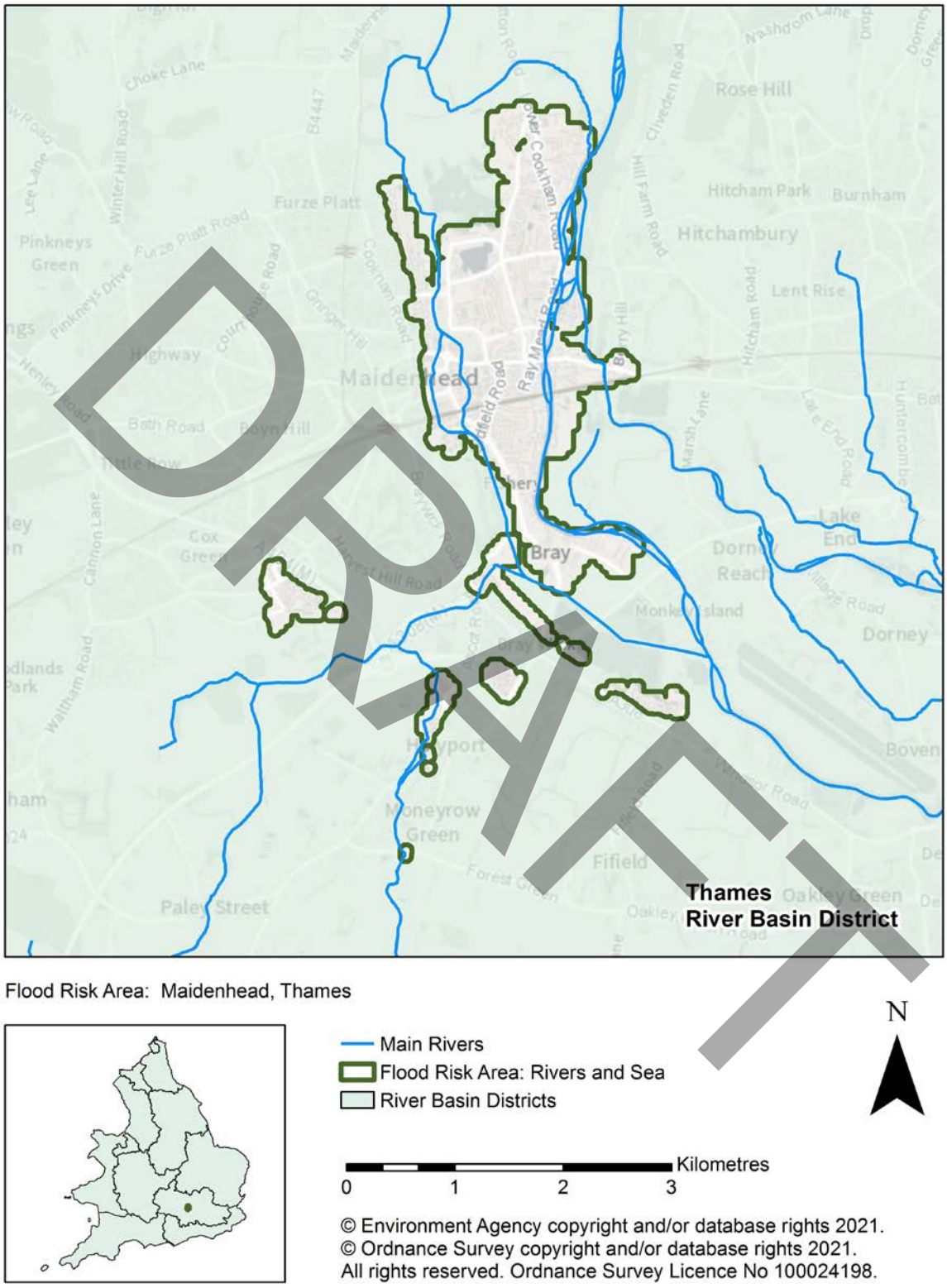

Figure 26: Map showing the Maidenhead Flood Risk Area Boundary and its location in England

The Maidenhead Rivers and Sea (RS) Flood Risk Area (FRA) is in the south east of England, to the north west of the Thames River Basin District (RBD). This FRA will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Maidenhead RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Maidenhead Rivers and Sea (RS) Flood Risk Area covers part of the Royal Borough of Windsor and Maidenhead and a small part of Buckinghamshire Council, west of the River Thames. Large parts of the FRA are located north of M4, east of the A404M and west of the Jubilee River (part of the Maidenhead, Windsor and Eton Flood Alleviation Scheme). The Maidenhead FRA spreads over key urban areas including Maidenhead, Ockwells Road and Cox Green Road area as well as parts of Holyport. It is estimated that 12,589 people are at risk of flooding from main rivers (84.9%) within the FRA, in addition to 419 non-residential properties.

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground. Parts of the Maidenhead Rivers and Sea FRA overlap with the Maidenhead FRA from surface water. This means that large parts of Maidenhead have been identified at being at significant risk of flooding from watercourses and surface water run-off. Refer to the Maidenhead Surface Water (SW) FRA for more information on the flood risk from surface water.

There are several Risk Management Authorities (RMA) operating in the Maidenhead FRA including:

- Environment Agency Areas
- Two Lead Local Flood Authorities (LLFAs): Royal Borough of Windsor and Maidenhead (predominantly) and Buckinghamshire Council
- Thames Regional Flood and Coastal Committee
- Two Highways Authorities: Royal Borough of Windsor and Maidenhead (predominantly) and Buckinghamshire Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the Maidenhead RS FRA is strongly influenced by the lower lying floodplains of the River Thames. The town centre of Maidenhead is relatively flat at

approximately 30 metres above ordnance datum, with more elevated areas to the north-west, at approximately 60-70m above ordnance datum.

Most of the superficial geology of the FRA is alluvium and Shepperton gravel member which is often associated with susceptibility to groundwater flooding. The predominant underlying geology is chalk to the north of the FRA. Within chalk and limestone areas (termed aquifers) water can infiltrate quickly and move within and through these rocks. These areas become part of the major groundwater resources of the Thames River Basin. The groundwater from the chalk and limestone areas provides a significant baseflow component to the rivers in Thames River Basin. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The impact of rainfall on main rivers such as the River Thames will be spread out over a relatively long period of time. The Maidenhead FRA is mainly urban with dispersed green space.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a Catchment Based Approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that the Environment Agency can be confident that together we can resolve the identified issues.

Current flood risk

The main source of flood risk within this FRA is from main rivers.

The River Thames is the predominant watercourse in the Maidenhead Rivers and Sea FRA which flows in a southerly direction to the east of Maidenhead. The River Thames is a major river that rises in the Cotswold hills near Cirencester and flows for 215 miles from its source to the sea. The River Thames is intensely used and controlled by a series of weirs, sluices and locks for navigational purposes. This section of the River Thames is not influenced by the tide which stops near Teddington weir. During times of normal flow, the Thames acts like a series of ponds that are fed via upstream locks, with water levels controlled by downstream structures. For bankfull flows, the sluice gates on the Thames are fully open and the water surface slope becomes closer to the natural channel bed slope. At times of high flow, the Thames floods its large floodplain and the water surface is determined by the floodplain flow.

Tributaries of the River Thames which fall within the FRA include the Whitebrook at the confluence, Maidenhead ditch, also referred to as the York Stream and Moor Cut through

Maidenhead town centre, the Cut and Chawridge Bourne. There are a number of gravel pit lakes within the FRA including Summerleaze lake to the north of the FRA and parts of Bray lake to the south.

Maidenhead area has experienced flooding several times in past years including in 1894, 1947, 1954, 1959, 1974, 1981, 1990, 2000 ,2003, 2007, 2012 and 2013/14. The impact of recent floods has reduced due to the operation of the Maidenhead, Windsor and Eton Flood Alleviation Scheme which opened in 2002.

Fluvial flood risk — description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment which could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Maidenhead FRA 12,589 (84.9%) people live in areas at risk of flooding from main rivers. Of these, 10.4% are in areas of high risk. The majority of people are at low risk. As well as people living within the floodplain, there are also services that have been built within FRAs. 41 (30.9%) services are in areas at risk of flooding. The majority are at low risk. Schools and sewage treatment works are examples of services.

Also shown to be at risk of fluvial flooding in the Maidenhead RS FRA include:

- 419 non-residential properties out of 477. Most non-residential properties are at low risk
- 2.83km of the railway
- Less than half a kilometre of motorways, primary and trunk routes, as classified by Highways England is shown to be at risk of flooding
- A large proportion (83.87ha) of agricultural land
- All (7) licensed water abstractions
- A large proportion (86.5%) of listed buildings with the majority (75.5%) being shown at low risk of flooding

- Approximately three quarters (3.01ha) of the Parks/Garden
- There are over four hectares of Sites of Special Scientific Interest (SSSI) which is all at medium risk of flooding

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Maidenhead RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Environment Agency is managing existing flood risk effectively in large parts of the FRA mainly along the river Thames.

Parts of Maidenhead RS FRA benefits from the Maidenhead, Windsor and Eton Flood Alleviation Scheme. The Scheme was built by the Environment Agency and completed in 2001. The scheme reduces the risk of flooding from the River Thames to approximately 3,200 homes in Maidenhead, Windsor and Eton. The main component of the flood alleviation scheme is the Jubilee River. It conveys water from Taplow near Maidenhead and runs parallel to the north of the main course of the Thames, re-joining the main Thames downstream of Windsor. It is 11.6km long and acts as a flood relief channel for the River Thames, allowing water levels to be controlled by diverting flows from the Thames during times of high flow. It is designed to appear natural with the channel varying in appearance. It provides an outdoor resource for the local community with accessible paths, bridleways and canoe portage points along its length. The scheme also incorporates flood embankments and flood gates to the north of Maidenhead and the west and north of Cookham.

The Environment Agency has been working with the Royal Borough of Windsor and Maidenhead as part of the Local Plan process to guide development across the borough. The emerging Borough Local Plan 2013-2033 was submitted to the Secretary of State for

Housing, Communities and Local Government for independent examination in January 2018.

The Environment Agency is part of the Thames Valley Local Resilience Forum. There is a Multi-Agency Flood Plan (MAFP) which comprises the seven unitary local authorities of Berkshire and Milton Keynes, as well as the county and district local authorities of Buckinghamshire and Oxfordshire. This area includes the River Thames catchment and associated tributaries plus part of the Great Ouse catchment which falls in the Milton Keynes area.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Due to the relatively long catchment response times associated with flooding from the River Thames, timely forewarning should be possible. This enables the Council, emergency services, residents and businesses to prepare to reduce the impact of a flood.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Maidenhead RS FRA

Measures have been developed which apply specifically to the Maidenhead FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Maidenhead Flood Risk Area.

You can find information about all the measures that apply to the Maidenhead FFRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Maidenhead Surface Water Flood Risk Area

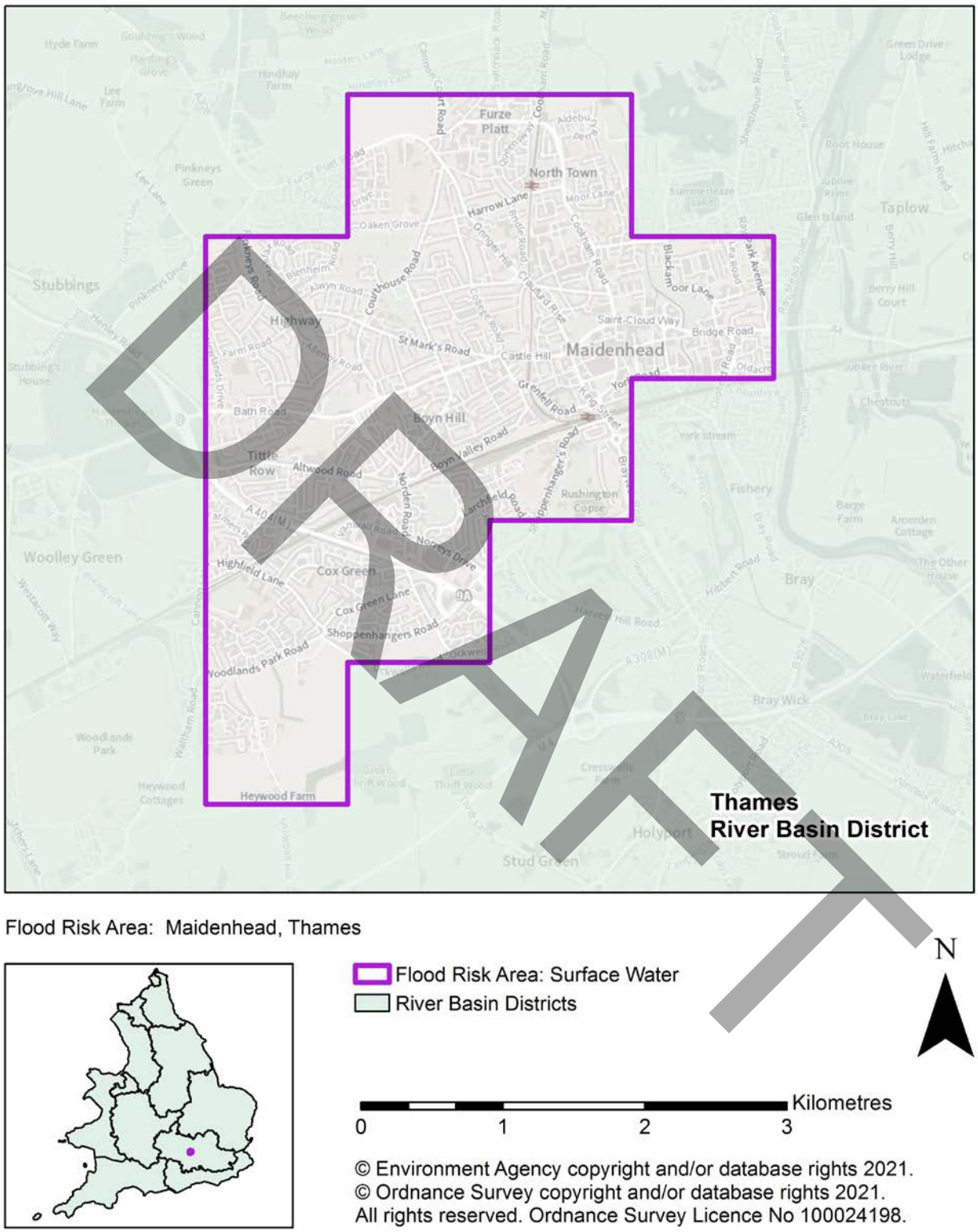

Figure 27: Map showing the Maidenhead Flood Risk Area Boundary and its location in England

The Maidenhead Surface Water (SW) Flood Risk Area (FRA) is in the south east of England, to the north-west of the Thames River Basin District (RBD). It wil be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Maidenhead SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs). The Maidenhead SW FRA is located wholly within the administrative boundary of the Royal Borough of Windsor and Maidenhead. The FRA is in a mostly urban environment, with a relatively low proportion of park. The FRA is bounded to the north, east, west and south by green belt land.

The main sources of flood risk within the Maidenhead SW FRA are surface water, groundwater and fluvial. Parts of the Maidenhead SW FRA overlap with the Maidenhead Rivers and Sea (RS) Flood Risk Area. This means that large parts of Maidenhead have also been identified at being at significant risk of flooding from main rivers. Refer to the Maidenhead Rivers and Sea FRA for more information on the flood risk from main rivers.

The Royal Borough of Windsor and Maidenhead leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water. In this role they partner with other Risk Management Authorities (RMA), including the Environment Agency, Thames Water, and other stakeholders, to manage surface water, groundwater, and ordinary watercourse flood risk.

Duties include:

- identifying flood risks within their borough
- determining potential interventions for managing the flood risk
- applying for funding to implement the identified interventions
- preparing and maintaining strategy for local flood risk
- maintaining a register of flood risk assets, among others

There are Risk Management Authorities operating in Maidenhead SWFRA, including:

- Environment Agency Area: Thames
- Lead Local Flood Authority (LLFA): Royal Borough of Windsor and Maidenhead
- Regional Flood and Coastal Committee (TRFCC): Thames
- Two Highway Authorities: Highways England and the Royal Borough of Windsor and Maidenhead as
- Thames Water is the only water and sewerage company

Topography, geology, hydrogeology, land use

The topography of the Maidenhead SWFRA is strongly influenced by the lower lying floodplains of the River Thames. The town centre of Maidenhead is relatively flat at approximately 30m above ordnance datum, with more elevated areas to the north-west, at approximately 60-70m above ordnance datum.

The geology of Maidenhead is generally conducive to infiltration, and much of the impermeable area also drains via soakaway.

The underlying geology is Seaford Chalk Formation, Newhaven Chalk Formation and Lambeth Group (Clay, Silt and Sand).

Within chalk areas, water can infiltrate quickly, and move within and through these rocks. These areas become part of the major groundwater resources of the Thames River. The groundwater from the chalk areas provides a significant baseflow component to the rivers in Maidenhead. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The impact of rainfall on groundwater flood risk will be spread out over a relatively long period of time, relative to the surface water flood risk in the FRA which has a much quicker response time.

Due to the underlying geomorphology, there is some risk of groundwater flooding within the Maidenhead SW FRA.

The FRA is mainly urban with dispersed green space. The centre of Maidenhead within the FRA is currently going through significant urban renewal, but the areas surrounding the FRA are designated green belt so are unlikely to be developed in the immediate future. The Boroughs Local Plan guides development across the borough. There is a supplementary planning document for Maidenhead Town Centre, the Maidenhead Town Centre Area Action Plan.

Environmental designations

The entirety of the Maidenhead SW FRA is located within Source Protection Zones (SPZ) 1, 2 or 3. SPZs are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.

The full detail of all designations within the FRA can be found on the Defra MAGIC map database.

Current flood risk

Surface water flood risk - overview of risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Maidenhead SW FRA has been identified as being at significant risk of flooding due to a combination of factors including widespread impermeable urban land cover, low-lying areas that are conducive to surface water ponding, interaction with the downstream watercourses, and ageing drainage infrastructure that is often overwhelmed. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the risk.

The principal drainage system serving the Maidenhead SW FRA is the surface water public sewer, owned and maintained by Thames Water. This system serves the residential and commercial properties within the FRA, and the public highway largely drains to it. Discharge from the surface water sewer system is to York stream and The Strand which flow through central Maidenhead.

These rivers discharge to The Cut, and then the River Thames and therefore the Surface Water FRA is impacted by the interaction of the water levels in these downstream rivers.

Since 2015 to time of writing, three incidents of flooding due to surface water have been recorded within the Maidenhead SW FRA.

In August 2015 one property on Haddon Road suffered flooding of a garage. Two independent incidents occurred in September 2016 as a result of a high intensity rainfall event. This impacted both Maidenhead High Street, where commercial properties were affected, and residential and commercial properties in the Cox Green Road, Brill Close and Norreys Drive area of the FRA.

Surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRA. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazards and risk maps show that in the Maidenhead FRA 7,842 (16.2%) live in areas at risk of flooding from surface water. Of those, 2.4% are in areas of high risk.

Also shown to be at risk of surface water flooding:

- 21 services (8.7%)
- 367 Non-residential properties at risk (23.3%). There are a significant number of historic and older buildings within this FRA, which can, in some cases, contribute to a lower level of resilience to surface water flooding if these buildings do not have measures in place that help to drain away water. There are also many recently developed buildings, which, due to local regulations and policies, often employ sustainable drainage systems and other measures to be resilient to flood risk
- Critical Infrastructure: 1.08 kilometres of motorways, primary and trunk routes, as classified by Highways England (33.8%), and 2.8 kilometres of railway (35.4%). 40.35 hectares of agricultural land (23.8%)
- Protected areas: 0.99 hectares of Sites of Special Scientific Interest (SSSI) (35.0%)
- Historical landmarks: 2 listed buildings (3.2%)
- 2 licensed water abstraction sites

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Despite the entirety of the Maidenhead SW FRA being located within an area of separated sewers (dedicated surface water and foul systems), surface water may still enter the foul sewers via misconnections.

Most foul sewer flooding is a result of the inadequate capacity of the sewage system and blockages.

How the risk is currently managed

Surface water flood risk within the Maidenhead SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

For more detail, refer to the boroughs' Local Flood Risk Management Strategy which details the objectives and actions proposed to manage flood risk, as well as the FRMP measures (link available at the bottom of this section).

Modelling

Reliable and accurate surface water modelling is difficult. This is due to the multiple flow routes and flood sources. Surface water flooding can be difficult to predict and carrying out modelling can be resource intensive. The most accurate surface water modelling exercise undertaken covering the entirety of Maidenhead SW FRA has been undertaken by the Environment Agency.

In addition to this, the Royal Borough of Windsor and Maidenhead has commissioned an enhanced hydraulic modelling assessment of the Cox Green Road, Brill Close and Norreys Drive area of the FRA. This modelling has been developed to better understand the flood mechanism which saw this area of the borough impacted by surface water flooding in 2016. The modelling exercise also assessed several flood mitigations options to tangibly quantify the benefits they would provide.

Delivery of the preferred modelled option is included within the Maidenhead SW FRA measures for the second cycle FRMP.

Development

New construction and significant redevelopment projects are required to consider flood risk from multiple sources and identify mitigation and sustainable drainage options that are appropriate for the development. This regulation is important to ensure high standards of resilience.

Flood risk asset management

The Royal Borough of Windsor and Maidenhead in its capacity as highway authority undertakes routine maintenance of the highway drainage infrastructure within the Maidenhead SW FRA to ensure that water drains efficiently from the highway.

Thames Water and the Environment Agency also undertake maintenance of their assets to ensure all drainage infrastructure works effectively.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Maidenhead SW FRA

Measures have been developed that apply specifically to the Maidenhead SW FRAThe measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Maidenhead SW FRA.

You can find information about all the measures that apply to the Maidenhead FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Marlow Rivers and Sea Flood Risk Area

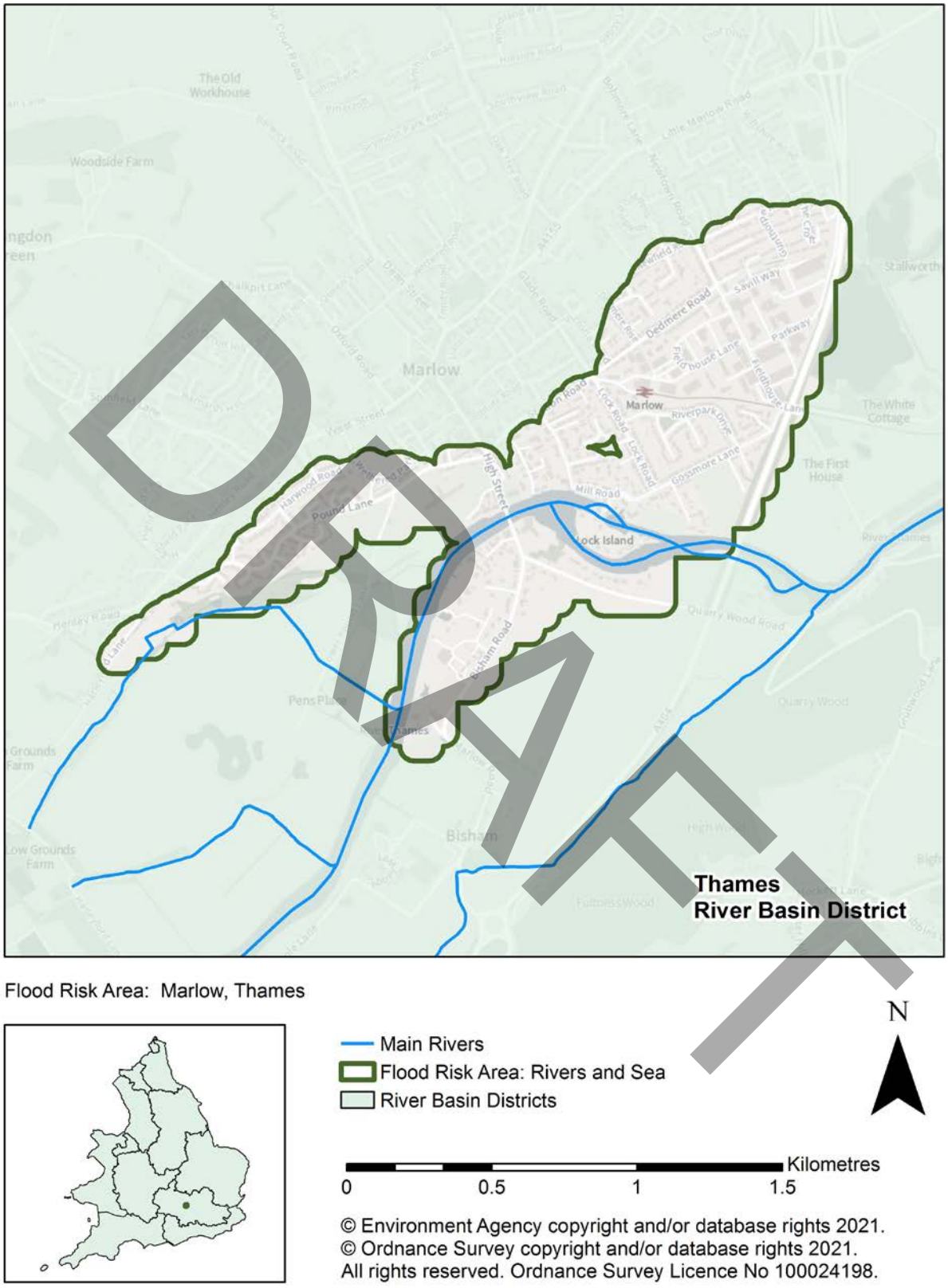

Figure 28: Map showing the Marlow Flood Risk Area Boundary and its location in England

The Marlow Rivers and Seas (RS) Flood Risk Area (FRA) is in the south-east of England and to the north-west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Marlow Rivers and Sea FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Marlow FRA covers parts of Buckinghamshire Council on the left bank of the River Thames including Lower Pound, Firview close and Gossmore playing fields. It also covers parts of Royal Borough of Windsor and Maidenhead on the right bank of the River Thames from Bisham Abbey National Sports Center to the A404 bridge over the river Thames.

There are Risk Management Authorities (RMA) operating in the Marlow RS FRA including:

- Environment Agency
- Two Lead Local Flood Authorities (LLFAs): Buckinghamshire Council and Royal Borough of Windsor and Maidenhead
- Thames Regional Flood and Coastal Committee
- Three Highways Authorities: Highways England, Buckinghamshire Council and Royal Borough of Windsor and Maidenhead
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the RS FRA is strongly influenced by the Chiltern Hills which run in a south-west to north-easterly direction across the district, to the north of Marlow.

The underlying geology is Cretaceous Chalk with the lowland floodplain of the River Thames (including Marlow to the south of the A4155) characterised by River Terrace Deposits such as sands and gravels.

Within chalk areas (termed aquifers), water can infiltrate quickly, and move within and through these rocks. These areas become part of the major groundwater resources of the Thames River Basin. The groundwater from the chalk and limestone areas provides a significant baseflow component to the rivers in the Thames River Basin. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The impact of rainfall on main rivers such as the River Thames will be spread out over a relatively long period of time.

The development of Pound Lane estate dates to the 1960s and at its closest point, the River Thames lies approximately 300m south of the estate. The development of Gossmore Lane dates back to the 1930s. During the early 1950s, a new housing estate was developed along the north side of Gossmore Lane. Firview Close was built in 1979 and is situated about 200m north of the River Thames.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities and partners through the South Chilterns Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a Catchment Based Approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

Current flood risk

The primary source flood risk in the Marlow RS FRA is from main rivers, however some areas within the RS FRA are also at risk from other sources, including surface water and groundwater.

The predominant watercourse in the Marlow RS FRA is the River Thames which flows in a west to east direction through the middle of the RS FRA. The River Thames is a major river that rises in the Cotswold hills near Cirencester and flows for 215 miles from its source to the sea. The Thames is intensely used and controlled by a series of weirs, sluices and locks. This section of the River Thames is not influenced by the tide which stops near Teddington weir. During times of normal flow, the Thames acts like a series of ponds that are fed via upstream locks, with water levels controlled by downstream structures. For bankfull flows, the sluice gates on the Thames are fully open and the water surface slope becomes closer to the natural channel bed slope. At times of high flow, the Thames floods its large floodplain and the water surface is determined by the floodplain flow.

The Harveyford Ditch flows to the west of the RS FRA and is a tributary of the River Thames.

Bisham is located on the floodplain between the River Thames and the Bisham Brook and has a history of fluvial and groundwater flooding

The River Thames tends to react slowly to rainfall because the baseflow is largely dependent upon groundwater levels.

During January 2003 the area suffered flooding from a combination of floodwater inundation from the River Thames and rising groundwater. The floods lasted for approximately one week, from 3 to 9 January 2003.There have also been other flood events in 1947, 2006, 2007, 2009, 2012 and 2013/2014. In Bisham areas around Quarry Wood Road and Bisham Green have particularly been affected. Several properties were also affected from internal flooding during 2013/2014 events.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the RS FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Marlow RS FRAs 2,574 people live in areas at risk of flooding from main rivers. As well as people living within the floodplain, there are also services that have been built within RS FRAs. There are 12 services in areas at risk of flooding from main river.

Also shown to be at risk of flooding from main rivers in the Marlow RS FRA:

- 3 (1.64%) non-residential properties out of 182 are at high risk, 64 (35.2%) are at medium risk and 83 (45.6%) are at low risk
- 0.24 km (21%) of motorways, primary and trunk routes, as classified by Highways England located is at high risk, 0.53 (46.5%) is at medium risk and 0.33 (28.9%) is at low risk
- 0.53 km of railway
- 10.22 ha of agricultural land2 listed buildings (4.5%) are at high risk, 13 (29.5%) are at medium risk and 4 (9.1%) are at low risk.

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the

FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water and groundwater flood risk

The River Thames catchment can take a long time to rise and fall which can lead to long duration flooding. However, the Newt Ditch and drainage system in Marlow can respond quickly after rainfall with little advanced warning. Groundwater flow in the gravels beneath Pound Lane and Firview Close is derived primarily from the natural discharge of water from a chalk groundwater catchment, flowing from the north towards the valley floor of the River Thames. Under normal conditions, this groundwater drains southward, underground through the gravels to discharge into the Thames and associated surface water channels and ditches.

The Pound Lane area suffered from a series of surface water drainage problems in the 1970s, 1980s and 1990s. In September 2002, Buckinghamshire County Council installed a pumped road drainage system to alleviate the surface water flooding issues in the Pound Lane area.

However, there is a history of groundwater flooding in the area, when the water rises above ground level leading to an elevated groundwater level in the Chalk. The gravel also provides hydraulic continuity. This rise of groundwater levels was compounded by the high levels of the Thames, which reduced the ability of the gravels to drain and caused groundwater to back up, raising levels yet further within the gravels. During these extremes of river level, there may be recharge from the Thames (and associated surface water) back into the gravel aquifer and it is believed that the groundwater hydraulic gradient is locally reversed causing the groundwater to rise above ground level.

Sewer flood risk

Reports indicate that both the Pound Lane and Firview Close areas have suffered foul sewage flooding problems in the past. It is understood that Thames Water has upgraded the sewage systems in these areas with sealed systems of larger capacity to help address this issue.

The Marlow Flood Alleviation scheme also helps to alleviate problems of sewer flooding by reducing the risk of foul and combined sewers filling with surface or groundwater.

The sewerage systems will still need to operate correctly during flood events, for instance with foul water pump stations continuing to operate, to ensure system capacity is maintained and backing up/surcharging does not occur.

How the risk is currently managed

Fluvial flood risk within Marlow RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling. The Environment Agency is managing the flood risk effectively as showed by the operational Marlow Flood Alleviation Scheme.

The Marlow Flood Alleviation Scheme reduces flood risk from both fluvial, surface and groundwater flooding to 287 properties. The scheme consists of a series of walls and embankments at Pound Lane area, Gossmore Playing Fields and Pergola Playing Fields, drainage systems, storage areas at Marlow Sports Club and Lower Pound Lane and a groundwater pumping system. The pumping system is used during times of higher groundwater levels, normally occurring at approximately the same time as river flood events. The combined sources scheme reduces the risk of flooding to homes and businesses for areas which have a chance of flooding of less than 1% each year on the River Thames.

Buckinghamshire County Council are currently appraising options on further reducing the risk of flooding from surface water flooding.

The Marlow Flood Alleviation scheme also helps to alleviate problems of sewer flooding by reducing the risk of foul and combined sewers filling with surface or groundwater.

The sewerage systems will still need to operate correctly during flood events, for instance with foul water pump stations continuing to operate, to ensure system capacity is maintained and backing up/surcharging does not occur.

To the South of the RS FRA, in Bisham, relevant risk management authorities have explored ways to manage flood risk including the installation of a flood relief pipe south of Marlow bridge. To date, studies have not identified a lead option which would significantly

reduce peak flood levels in the area upstream of Bisham road. We are not carrying out any active investigations at present. This is part of the process that ensures the taxpayers' money is invested in those projects that will deliver the greatest benefits for society.

The Environment Agency is part of the Thames Valley Local Resilience Forum. There is a Multi-Agency Flood Plan (MAFP) which comprises the seven unitary local authorities of Berkshire and Milton Keynes, as well as the county and district local authorities of Buckinghamshire and Oxfordshire. This area includes the River Thames catchment and associated tributaries plus part of the Great Ouse catchment which falls in the Milton Keynes area.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the RS FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Due to the relatively long catchment response times associated with flooding from the River Thames, timely forewarning should be possible. This enables the Council, emergency services, residents and businesses to prepare to reduce the impact of a flood.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Marlow RS FRA

Measures have been developed which apply specifically to the Marlow RS FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Marlow FRA.

You can find information about all the measures that apply to the Marlow FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Newbury Surface Water Flood Risk Area

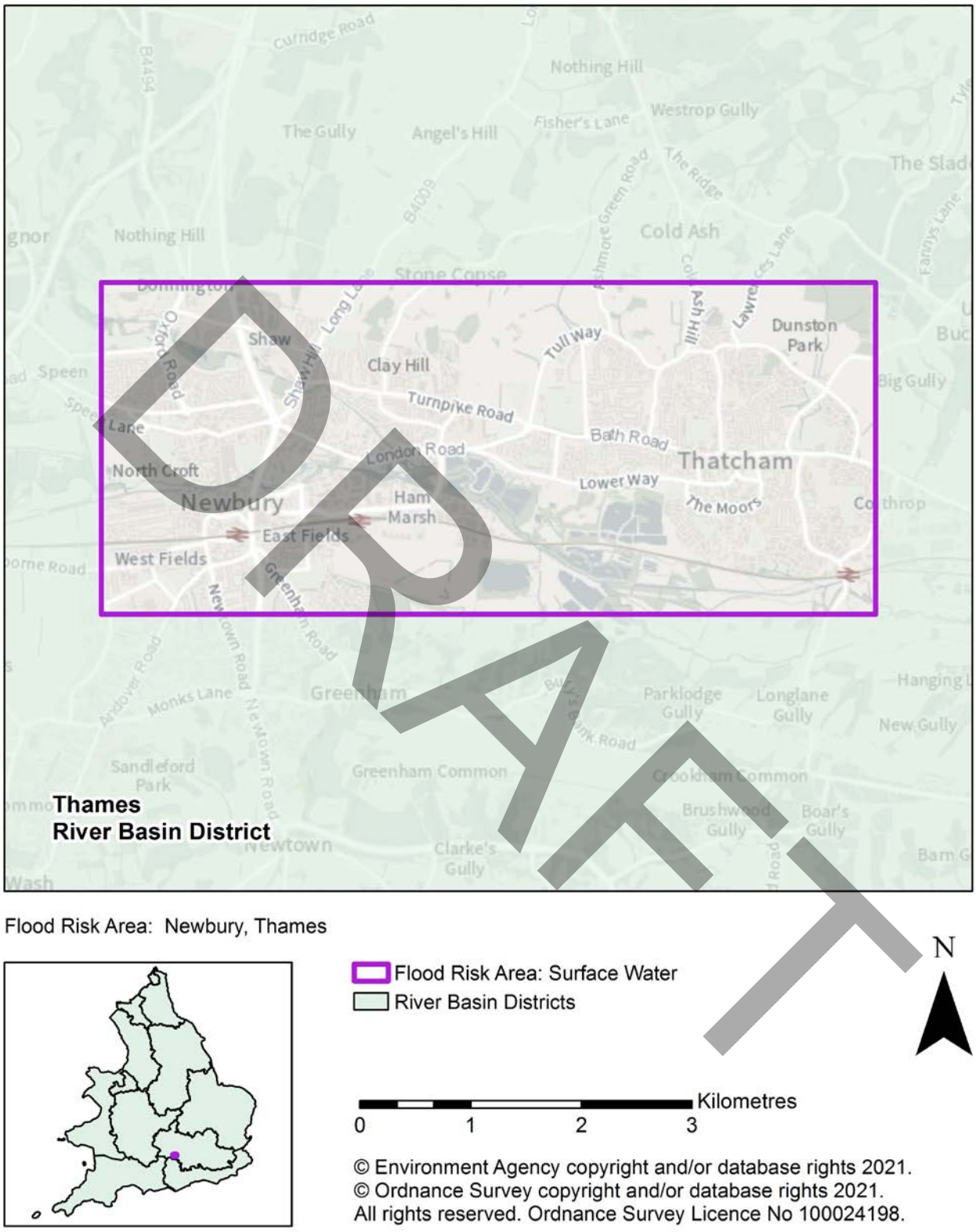

Figure 29: Map showing the Newbury Flood Risk Area Boundary and its location in England

The Newbury Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage). The Newbury FRA was not identified in 2011 for the first cycle of Flood Risk Management Plan (FRMP).

The Newbury FRA covers parts of West Berkshire Council. The Newbury FRA is mainly urban and covers most of the towns of Newbury and Thatcham, with some of the surrounding rural area.

The primary sources of flood risk in the Newbury FRA are from surface water and groundwater, however some areas in the River Lambourn and River Kennet valleys are also at risk from rivers, particularly through Newbury town centre.

West Berkshire Council leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water.

There are several risk management authorities (RMA) operating in Newbury FRA including:

- Environment Agency
- Lead Local Flood Authority (LLFA): West Berkshire Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: West Berkshire Council and Highways England
- Water and sewerage company: Thames Water Utilities Ltd
- Department of Communities and Local Government through local planning authorities

Principal land use and significant environmental designations

Newbury and Thatcham are located at the foot of the North Wessex Downs in the River Kennet and Lambourn valley, which runs from west to east through the area. The land slopes towards the valley bottom from the north and south. Elevations vary from around 65 to 130 metres above ordnance datum (mAOD).

Much of Newbury is underlain by Chalk, a Principal Aquifer and part of the major groundwater resources of the Thames River Basin. The groundwater from the chalk and limestone areas provides a significant baseflow component to the rivers in Thames River Basin. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The impact of rainfall will be spread out over a relatively long period of time.

Thatcham and south Newbury are underlain by the Thames and Lambeth Groups, sedimentary bedrock made up of clay, silt, sand and gravel. Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In these areas, this can exacerbate the potential issues for surface water flooding. The river valleys contain clay, silt, sand and gravel associated with floodplain and river terrace deposits.

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) forms the catchment of the FRA to the north, west and south. Designated for the quality of its scenic beauty and chalk landscape, it is a nationally important and legally protected landscape.

The Rivers Kennet and Lambourn are groundwater-fed chalk streams of national importance. There are three Special Area of Conservation (SAC) within the FRA including River Lambourn, the Kennet and Lambourn Floodplains and the Kennet Valley Alderwoods. The Rivers Kennet and Lambourn are also designated Sites of Special Scientific Interest (SSSI), along with Thatcham Reed Beds, providing vital habitat to wetland birds, aquatic wildlife, and vegetation. The rivers are also UK Biodiversity Action Plan (BAP) designated chalk river priority habitats. The River Kennet and Lambourn both have ‘moderate’ overall status throughout the FRA under the Water Framework Directive.

Historic or future development of the area relevant to flood risk

The SW FRA mainly consist of urban areas of adjacent towns Newbury and Thatcham, which are surrounded by mixed rural land use of pasture, arable and woodland. The two towns have a current population of around 70,000 people and existing residential areas were mostly built since the 1960s at relatively low density. Both towns are under significant pressure to accommodate large areas of new development through the emerging West Berkshire Local Plan, particularly large greenfield sites around the northern edges of both Newbury and Thatcham.

Partnership working

West Berkshire Council works with partners and communities to improve the water environment. Please refer to the Thames River Basin section of this report for more information on this.

West Berkshire Council works closely to manage flood risk with other Risk Management Authorities including the Environment Agency, Thames Water Utilities Ltd and the Highways Agency. It works with the Canal and Rivers Trust, which manages the Kennet and Avon Canal, a significant part of the water management system within Newbury FRA. It also works with riparian owners and Parish Councils to help to prepare communities for flood events.

The Newbury FRA falls within the Kennet Catchment Partnership area, which is hosted by Action for the River Kennet (ARK). The priorities in this FRA include an aim to bring the whole of the River Kennet catchment to good condition by 2027. West Berkshire Council is working with other risk management authorities and partners through its involvement in the Kennet Catchment Partnership to better understand the catchment and to develop joint plans to improve the health of the local water environment. Better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

West Berkshire Council are one of several partners who have recently been successful in securing funding though Defra's Flood and Coastal Resilience Innovation Programme for a Groundwater Resilience and Community Engagement project (GRACE). The project, led by Buckinghamshire Council, will trial new approaches for managing groundwater flooding in the Chilterns and Berkshire Downs, including understanding community perceptions, increasing community resilience, property flood resilience measures in 10-12 communities, innovative groundwater monitoring, modelling and mapping techniques, and a Groundwater Flood Alert App for householders and businesses. The project includes 17 communities in West Berkshire.

There are several local flood risk management plans which set out how flood risk will be managed in West Berkshire:

- West Berkshire Local Flood Risk Management Strategy (2020-2025)
- Thatcham Surface Water Management Plan (2010)
- Newbury Flood Management Plan (2013)

Current flood risk

Newbury is a SW FRA due to the significantly high risk of pluvial flooding and flooding in ordinary watercourses from intense rainfall events. There are several significant surface water flow routes from the rural land to the north of Newbury and Thatcham towards the River Kennet. The flow paths follow roads and the paths of culverted ordinary watercourses. These watercourses have been integrated into the Thames Water surface water drainage network, which conveys flows through the town. The surface water sewer system can be overwhelmed in heavy rainfall events causing flooding from manholes. Surface water also commonly enters the foul system causing localised foul sewer flooding, for example at Newbury railway station.

There is a risk of groundwater flood risk (water at or near the ground surface in a medium risk event) in both Newbury and Thatcham. High groundwater happens in the chalk and in the superficial sand and gravel deposits alongside the River Kennet.

The River Kennet and its tributary, the River Lambourn, flow from the west and north-west into Newbury, converging just downstream of Newbury town centre before flowing along the southern edge of Thatcham. Areas in the River Lambourn and River Kennet floodplains are at risk of flooding from rivers, particularly through Newbury town centre.

The River Kennet also interacts with the Kennet and Avon Canal through Newbury, which is perched above ground level at this location. If the canal overflows, water cannot drain back into it easily and may flood nearby areas for a long time.

A full flood history for Newbury and Thatcham can be found in West Berkshire Preliminary Flood Risk Assessment PFRA (2011, updated 2017) and West Berkshire Strategic Flood Risk Assessment SFRA (2019). The most significant event was the July 2007 surface water flood event, which severely affected the SW FRA, with over 1250 properties and significant non-residential and critical infrastructure (schools, railway station) flooded in Newbury and Thatcham.

Since 2015, there has been one flood event in Newbury SW FRA. On 15 and 16 September 2016, a very intense storm caused surface water flooding in the Newbury area. The flooding affected 16 residential properties in Bartlemy Road, Bartholomew Street, Pound Street, Church Road, Mill Lane, Essex Street, Groombridge Close. Newbury railway station and parts of the railway track were flooded. Many parts of the highway network around the Newbury area were affected.

Surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazards and risk maps estimate that 54,619 people are living within the Newbury FRA. Of those, 8,577 (15%) live at risk of flooding from surface water.

Also shown to be at risk of surface water flooding in the Newbury FRA include:

- 19 services (4%). This includes one primary school and one secondary school
- 366 non-residential properties at risk (16%)

- Critical infrastructure: 0.42 kilometres of road (9%), and1.61 kilometres of railway (19%. Newbury Railway Station is also at risk
- 145 hectares of agricultural land (13)
- Protected areas: 17 hectares of Special Areas of Conservation (SAC) (45%), 33.7 hectares of Sites of Special Scientific Interest (SSSI) (39%), and 3.2 hectares of parks and gardens (10%)
- Historical landmarks: 0.01 hectares (9%) of Scheduled Ancient Monument area and 13 (5%a) listed buildings
- 2 (15%) licensed water abstraction sites

Conclusions based on risk statistics

Based on this information it is concluded that further steps should be taken to reduce the likelihood of flooding and the impact it can have on people, the economy and the environment both now and in the future. Taking further action to reduce risk will require additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Surface water flood risk within the Newbury SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness.

West Berkshire Council works closely with Thatcham Flood Forum and Parish Flood Wardens to promote community preparedness and communicate surface water flood risk data and information. Groundwater monitoring data and groundwater flood alerts provided by the Environment Agency are shared with community partners. West Berkshire Council attend Flood Forum meetings to provide updates on flood risk and ongoing projects; runs twice yearly ‘Meet the Experts’ training sessions for the public, parish planning groups and parish councils; and holds a twice-yearly Parish Council conference.

Development control

West Berkshire Lead Local Flood Authority works closely with the Local Planning Authority to ensure that new development does not increase flood risk and meets the requirements of national and local policy and guidance. To assist with this role, and informing developers of expectations, West Berkshire Council has developed a Supplementary Planning Guidance (SPG) which provides guidance on designing sustainable drainage for new developments which deliver multiple benefits.

Flood risk modelling and maps

An integrated 1D/2D model of surface water and the sewer system was developed originally for the Thatcham Surface Water Management Plan in 2010 and most recently updated in 2020 in InfoWorks-ICM through the Environment Agency's Boosting Action for Surface Water funding. The model covers a large area of Thatcham. There is currently no local surface water model for Newbury.

Flood risk assets and recent flood risk improvements

There are several important surface water flood risk management assets located within Newbury FRA. Following the July 2007 floods, the Thatcham Surface Water Management Plan (2010) was completed, setting out an Action Plan for managing surface water flood risk in Thatcham. As a result of this strategy, several surface water flood storage schemes have now been constructed. These schemes have provided some mitigation of the major flow routes from the north and east and reduced flood risk to many of the homes at risk in Thatcham.

They include:

- the Cold Ash Hill Flood Alleviation Scheme (2014) – four cascading detention basins, at Little Copse, north of Heath Land and west of Cold Ash Hill. The scheme manages surface water flood risk to 131 properties in north-central Thatcham, particularly around Northfield Road and Heath Lane
- the Tull Way Flood Alleviation Scheme (2018) – a surface water retaining bund, which reduces flood risk to over 250 properties south of Tull Way
- the Dunstan Park Flood Alleviation Scheme (2020) – an attenuation basin and retaining embankment will be constructed to the north of Floral Way, North Thatcham, reducing flood risk to over 500 properties
- the South East Thatcham Flood Alleviation Scheme (2020) – a series of earth bunds and swales in Dunstan Green Park and the Kennet School playing fields, and basins located in the Siege Cross public park area. This scheme reduces flood risk to 62 properties

Current investment plans and work programmes

There are several flow routes identified in the Thatcham Surface Water Management Plan Action Plan which have not yet been mitigated, leaving smaller pockets of unprotected properties which remain at risk.

There are several smaller flood storage schemes planned, including:

- North Thatcham – two flood storage areas at Bowling Green and Health Lane (construction 2022)
- East Thatcham – flood storage area and swale at Floral Way/Siege Cross (construction 2021)
- Memorial Fields – flood storage area in Memorial Fields park (construction 2023)
- West Thatcham – flood storage area at Henwick Field (pipeline project/2023 onwards)
- Pipers Lane – flood storage area at Pipers Lane (pipeline project/2023 onwards)
- Lower Way – improvements to highway drainage (pipeline project/2023 onwards)

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Climate change modelling of Thatcham using the 1D/2D integrated model shows that in the medium risk event, surface water flooding will be more extensive. This is shown throughout Thatcham but particularly the residential areas to the north of Bath Road, including Memorial Fields and Harts Hill Road area, The Moors and Beancroft Road and Colthrop industrial estate.

Flooding is predicted to be deeper (generally 0.05-0.2m deeper) and more hazardous. The level of protection provided by flood defences will likely decrease, although most of the Thatcham Surface Water Management Plan Schemes have been designed for a medium risk event plus 20% climate change event. There will also likely be additional maintenance needs and stresses on assets that function with a higher frequency than were designed.

Objectives and measures for the Newbury SW FRA

Measures have been developed which apply specifically to the Newbury SW FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. This includes information on which national objectives each measure helps to achieve.

These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Newbury SW FRA.

You can find information about all the measures that apply to the Newbury FRAin the interactive mapping tool - Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Oxford Rivers and Sea Flood Risk Area

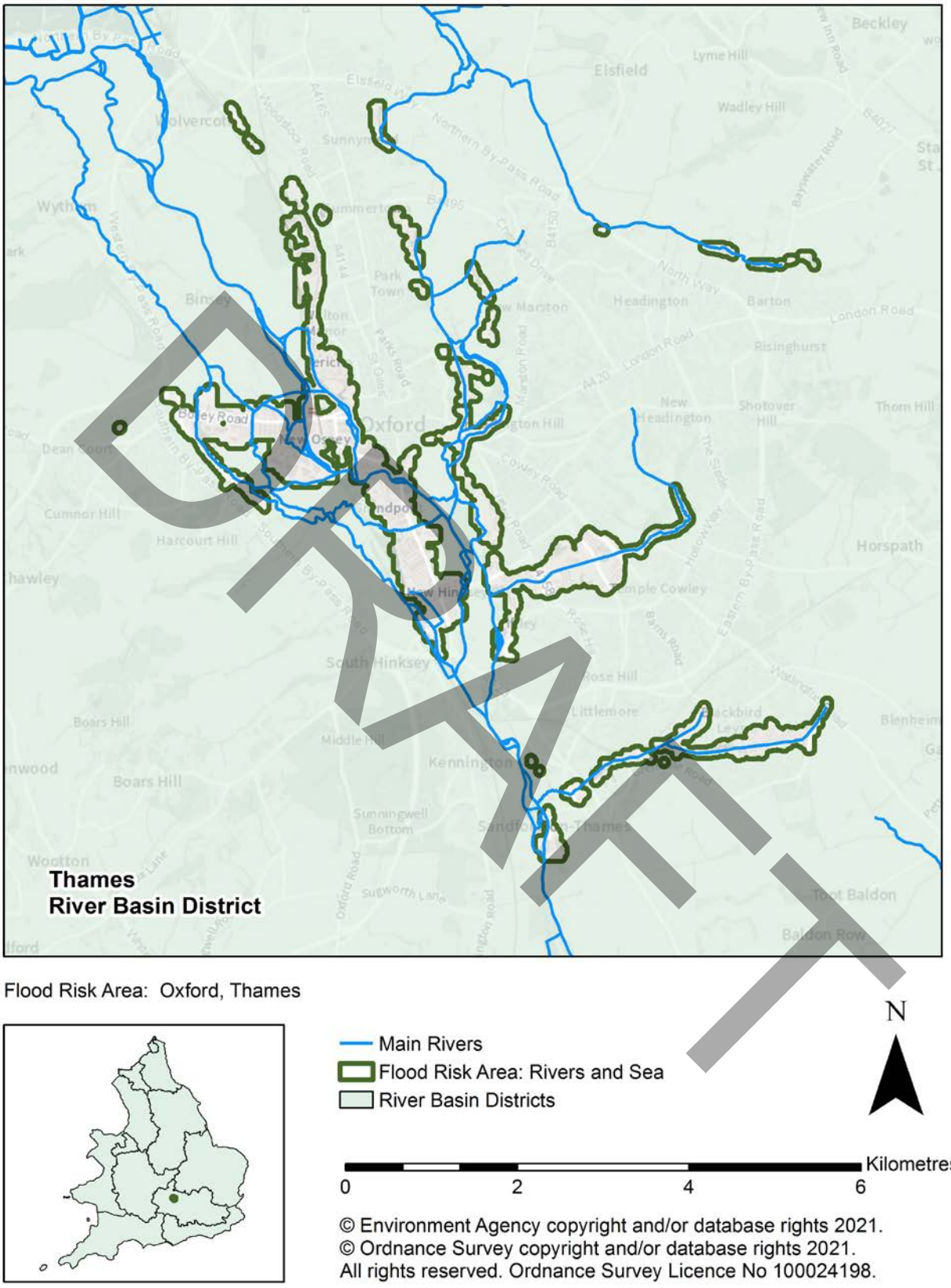

Figure 30: Map showing the Oxford Flood Risk Area Boundary and its location in England

The Oxford Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England and to the north-west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Oxford RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Oxford Rivers and Sea (RS) FRA spans across large parts of Oxford along the River Thames to the west and along the River Cherwell to the east. Settlement areas exist along Thames tributaries including Boundary Brook, Littlemore Brook and Northfield Brook also form part of the Oxford FRA.

There are several Risk Management Authorities (RMA) operating in the Oxford RS FRA including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Oxfordshire County Council
- District councils: Oxford City Council, Vale of White Horse District, South Oxfordshire District
- Regional Flood and Coastal Committee: Thames Regional Flood and Coastal Committee
- Highways Authorities: Oxfordshire County Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

Oxford sits at the confluence of seven rivers draining a catchment area of approximately 3,000 km2. The floodplain narrows significantly immediately downstream of Oxford to only 300 m wide which constrains flow and effectively acts as a throttle, holding back water within Oxford during times of high flows.

The Oxford Clay Formation and West Walton Formation, also known as mudstone, make up a large part of the FRA. Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. Alluvium is present alongside the Rivers Thames and its tributaries. Beckley sand is present in the south of the FRA.

The flooding within the Oxford FRA has been exacerbated by historic development within the floodplain, which includes road and railway embankments that further restrict flow.

Partnership working

The Environment Agency also works collaboratively with partners and communities to improve the water environment through several Catchment Partnerships to better understand the catchment and to develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

Current flood risk

The primary flood risk in the Oxford RS FRA is from main rivers including the River Cherwell and River Thames and associated tributaries. This can be referred to as 'fluvial' flooding. Oxford also has an extensive network of braided watercourses that leave and re-join the River Thames. All these constraints result in flood water flowing out of the river channels and causing damage to property and infrastructure during periods of high flow.

Some parts of the FRA are also susceptible to groundwater flooding including along the River Thames where the underlying geological conditions are more permeable.

The River Thames flows into the city from the North-West, passing through Wolvercote before entering the western side of the city centre. The River Cherwell flows into the city from the North-East, passing through Marston before entering the eastern side of the city centre. The flood plains of both watercourses consist of farmland and recreational area with few properties at risk. However, the city of Oxford, located at the confluence of the River Cherwell and Thames is vulnerable from both watercourses independently and, in wider flood events, concurrently. Flooding in Oxford is long lasting, typically seven to nine days. This duration of flooding to key roads brings Oxford to a standstill, disrupts Oxford’s residents, businesses and visitors reducing investor confidence and limiting Oxford’s future growth opportunities.

Oxford has experienced flooding numerous times in past years, including:

- September 1947
- summer 1977
- winter 1979
- autumn 1992/93
- easter 1998

- winter 2000
- New Year 2003
- summer 2007
- winter 2012
- winter 2013
- winter 2014
- winter 2019
- winter 2020

The floods experienced in recent years have been relatively small with only the properties at highest risk of flooding affected. However, the potential impact on properties with a lesser flooding risk also needs to be considered, as they will be affected in a larger flood.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Oxford FRA some 10,141 people live in areas at risk of flooding from main rivers. Of these, 49% are in areas of high risk. Much of this is concentrated along the River Thames. As well as people living within the floodplain, there are also services that have been built within FRAs. An estimated 15% (29) of services are in areas at risk of flooding from main rivers. Schools and sewage treatment works are examples of services. The majority is shown to be at high risk of flooding.

Also shown to be at risk of flooding from main rivers in the Oxford RS FRA:

- 25% (273) of non-residential properties with a large proportion (12.4%) shown to be at high risk of flooding
- 23% (0.94 km) of railways

- 0.27km (53%) of motorways, primary and trunk routes, as classified by Highways England
- 37% (17.47 ha) of agricultural land
- All three of the licensed water abstractions
- 68% (0.77 ha) of the Special Areas of Conservation
- A large proportion (83%) of Sites of Special Scientific Interest
- 46% (11.96 ha) of the parks/gardens with the majority shown to be at high risk.
- Historic environment: 28% of Scheduled Ancient Monuments; 38 out of 123 listed buildings with the majority being at high risk of flooding

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Oxford RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

Through regular channel maintenance and the deployment of temporary defences, the Environment Agency can reduce the risk of flooding to a large proportion of the properties at highest risk of flooding. The Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Oxford FRA, Osney Island, Vicarage Lane, Hinskey and in the village of South Hinskey are three locations where temporary flood barriers can be deployed. Temporary flood barriers offer a practical method of reducing the impact of flooding during smaller/more frequent floods. Our ability to forecast flooding and/or the availability of such barriers at National level may hinder our ability to deploy the defences. However in those areas they are not a cost effective or reliable long term solution.

The Environment Agency also operates and maintain a sluice gate and overflow pipes at Hythe Bridge Street.

To provide a more robust solution to reduce flood risk to a greater number of properties within the FRA, the Environment Agency is working with local partners on a major new scheme for the City. The Oxford Flood Alleviation Scheme will cost around £150 million and is one of the biggest flood schemes in the country. It will reduce flood risk to homes, businesses, services and major transport routes into the city.

Oxford has the second fastest growing economy of all UK cities. The scheme will keep Oxford open for business and keep the economy thriving. It will also bring environmental benefits to the area in addition to reduced flood risk.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in most parts of the RS FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Oxford FRA

Measures have been developed which apply specifically to the Oxford FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Oxford FRA.

You can find information about all the measures that apply to the Oxford FRA in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Rainham Surface Water Flood Risk Area

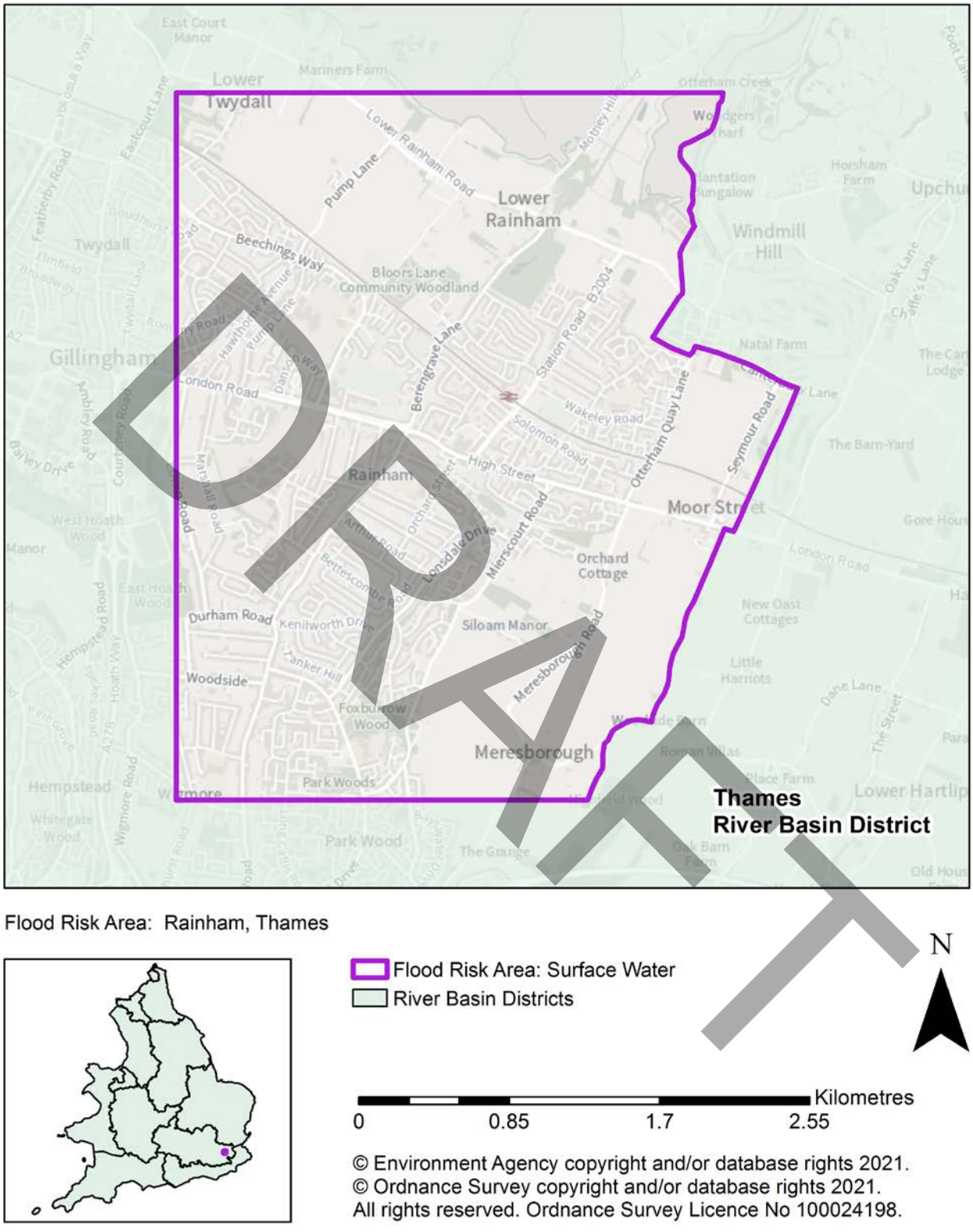

Figure 31: Map showing the Rainham Flood Risk Area Boundary and its location in England

The Rainham Surface Water (SW) Flood Risk Area (FRA) is in the south east England and to the south-east of the Thames River Basin District (RBD). This FRA will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The Rainham SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

This chapter focuses on describing how the Environment Agency, in partnership with relevant Risk Management Authorities, is working with communities to manage flood risk in the Rainham FRA.

There are Risk Management Authorities (RMAs) operating in Rainham SW FRA, including:

- Environment AgencyLead Local Flood Authority: Medway Unitary Authority
- Unitary District/Borough Council: Medway Unitary Authority
- Regional Flood and Coastal Committee: Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Kent County Council
- Water and sewerage company: Southern Water
- Department of Communities and Local Government through local planning authorities

Environmental designations

In the Rainham SW FRA, there is one site with a special environment designation. Part of the Medway Estuary and Marshes which sits on the north-east side of the FRA and is a Site of Special Scientific Interest (SSSI). There are also many designated local wildlife sites and ancient woodlands within the Rainham FRA and within its vicinity.

The full detail of the designated sites can be found in the Defra Magic map database.

Topography, geology, hydrogeology, land use

Rainham is an urbanised area with dispersed green space. The existing Medway Unitary Authority Local Plan (2003) and the emerging Medway Unitary Authority Local Plan characterises the area as important to the prosperity of the Medway District.

Policies within the Medway Unitary Authority Local Plan restrict inappropriate development and ensure that properties or areas of brownfield land that are vacant or deteriorating are redeveloped overusing the limited greenfield sites within Rainham.

Medway Unitary Authority is required to significantly boost its supply of housing it is important for the area to preserve its greenspace and areas which are included within developments to promote landscaping, ecology and sustainable drainage to ensure that there are suitable measures to minimise and mitigate surface water flooding within the region.

The underlying geology of the catchment is Lewes Nodular Chalk and Seaford Chalk.

Watercourses

The principal watercourse in the Chatham FRA is the river Medway.

There have been flood events attributed to surface water flooding and highway flooding within the Rainham FRA. The Lead Local Flood Authority (LLFA), Medway Unitary Authority, keep records of all flood events which occur within the Medway Region. Large events have occurred at Cherry Tree Lane and Maidstone Road.

Current flood risk

The main source of flood risk within this SW FRA is from surface water.

Description of Risk Statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Rainham FRA some 6,247 people live in areas at risk of flooding from surface water. Of these, 18.7% are in areas of high risk.

Also at risk of surface water flooding within this SW FRA include:

- 10 services (7%)
- 161 non-residential properties (26%)

- Critical Infrastructure: 1.21 km of railway (31.7%). 81.57 hectares of agricultural land (15.7%)
- Natural environment: 18.96 hectares of Sites of Special Scientific Interest (SSSI) (29%), 18.96 hectares of Ramsar site area (29%), 18.96 hectares of Special Protection Area (SPA) (29%)
- Historic environment: 2 listed buildings (5.7%)
- 1 licensed water abstraction site (100%)

Conclusions

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the SW FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface Water Flood Risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of the local drainage network and water flows over the ground. The Rainham FRA has been identified as being at risk of flooding due to a combination of factors including impermeable urban land cover, low lying areas that re conducive to surface water ponding, culverted watercourses, kerb and boundary wall heights, and ageing drainage infrastructure that is often overwhelmed. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the risk.

Medway Unitary Authority have recently carried out a Surface Water Management Plan for this area which assesses the overall risk for the area. At this stage no options have been undertaken however this is being monitored. Over recent months many of the systems within the area have been cleaned to ensure that the system is able to deal with heavy rain and high-water levels

Groundwater Flood Risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from springs at times of surplus that inundate the surrounding area. This tends to occur after long periods of sustained and high levels of rainfall, and the areas most at risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although it is increasingly associated with more localised floodplain sands and gravels. The DEFRA

Magic map highlights that this area ranges from medium to high groundwater flooding within this area.

How the risk is currently managed

Surface water flood risk within the Rainham SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Rainham FRA

You can find information about all the measures which apply to the Rainham FRA in the flood plan explorer. This includes information on which national objectives each measure helps to achieve.

The Reading Rivers and Sea Flood Risk Area

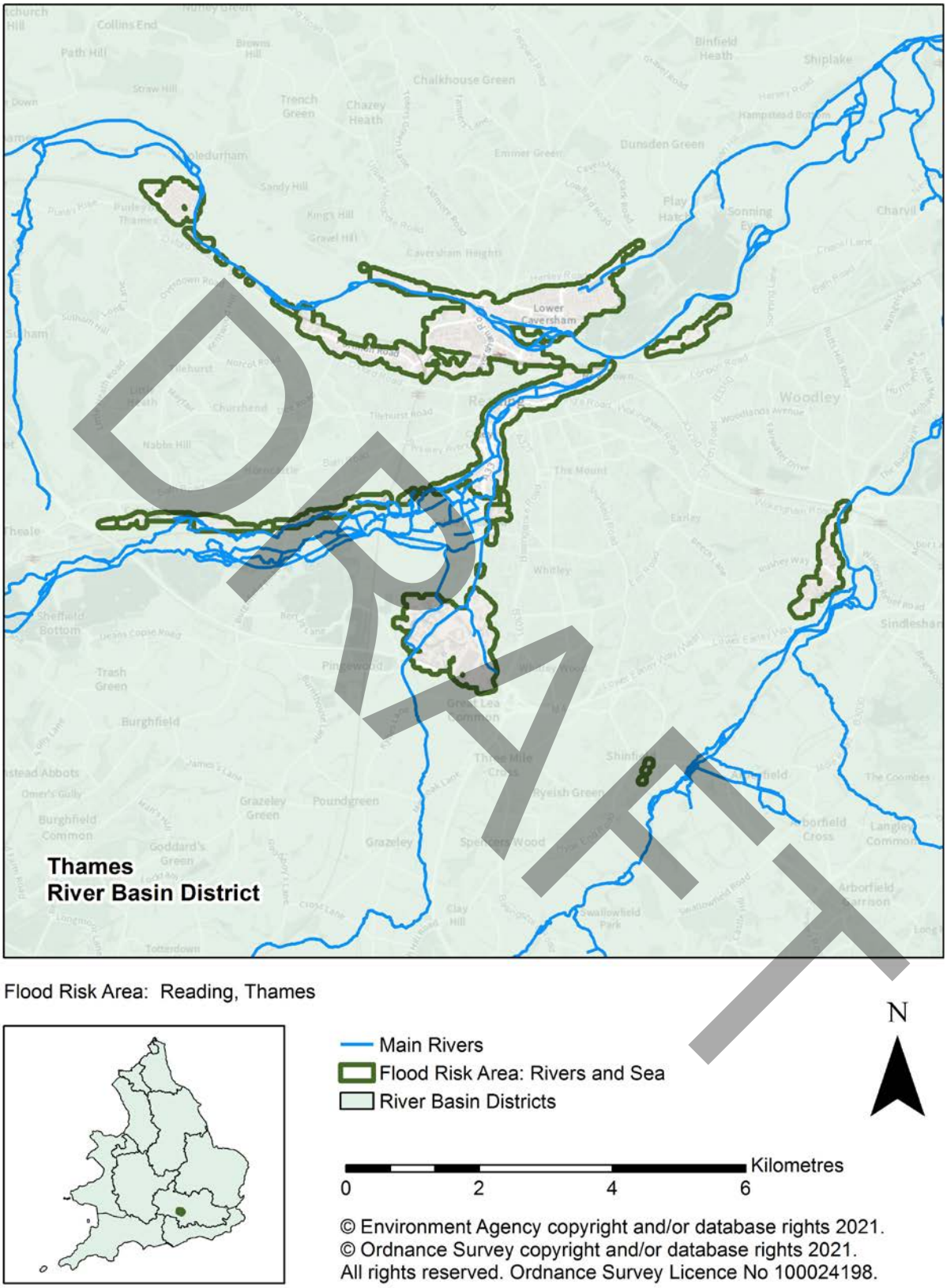

Figure 32: Map showing the Reading Flood Risk Area Boundary and its location in England

The Reading Rivers and Seas (RS) Flood Risk Area (FRA) is in the south-east of England and to the west of the Thames River Basin District (RBD). This FRA will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Reading Rivers and Sea FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Reading RS FRA is primarily located in Reading Borough Council with parts falling in West Berkshire Council and Wokingham Borough Council. It is centred on Caversham and located entirely north of the M4. Areas at risk include Purley on Thames and Calcot (to the west), Thames Valley Business Park and Lower Earley (to the east) and Shinfield and Green Park (to the south).

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground. Parts of the Reading RS FRA overlap with the Reading Flood Risk Area from Surface Water. This means that large part of Reading has been identified at being at significant risk of flooding associated with existing watercourses and road networks.

There are Risk Management Authorities (RMA) operating in the Reading FRA, including:

- Environment Agency
- Three Lead Local Flood Authorities (LLFA): Reading Borough Council (predominantly), West Berkshire Council and Wokingham Borough Council
- Regional Flood and Coastal Committee: Thames
- Four Highways Authorities: Highways England, Reading Borough Council, West Berkshire Council and Wokingham Borough Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the RS FRA is strongly influenced by the River Thames. The course of the River Thames delineates part of West Berkshire's north-eastern boundary, and the settlement of Purley-on-Thames is bounded by the river. The River Thames flows in a west to east direction through the area with Caversham Weir, located immediately downstream of Reading Bridge, controlling upstream water levels for navigation. Christchurch Ditch (a much smaller, surface water fed watercourse) runs parallel less than 100m to the north and joins the River Thames downstream of the Caversham Weir

complex near Heron Island. Berry Brook also flows through the FRA. Parts of three other main rivers fall within the FRA. The River Kennet is tributary of the River Thames and includes the secondary channels of the Holy Brook and the Kennet and Avon Canal, which is a navigable channel. The River Kennet has its confluence with the River Thames at Kennetmouth to the north-east of the town centre. The Foudry Brook runs in a northerly direction through the south of Reading close to the A33 until it joins the Kennet and Avon Canal near Rose Kiln Lane. The River Loddon also flows through a small part of the FRA to the east. The River Loddon mostly flows in an easterly direction in areas of open undeveloped floodplain with villages and market towns to its confluence within the River Thames at Wargrave.

The Seaford Chalk and Newhaven Chalk Formations (undifferentiated) make up a large part of the FRA along the River Thames and River Kennet Valley. The London and Lambeth Clay formations are present in other parts of the FRA. Alluvium is present alongside the Rivers Thames and Kennet and their tributaries. Within chalk and limestone areas (termed aquifers), water can infiltrate quickly, and move within and through these rocks. These areas become part of the major groundwater resources of the Thames River Basin. The groundwater from the chalk and limestone areas provides a significant baseflow component to the rivers in the Thames River Basin. Water flows slowly through the aquifers and is released at a slow rate into the rivers. The impact of rainfall on main rivers such as the River Thames will be spread out over a relatively long period of time. Within clay areas, because the porosity of clay is fairly low, this can result in slow infiltration rates and increased surface water run-off.

The Reading FRA is highly urbanised, with the notable exception being the water meadows centred around the network of link channels and tributaries of the River Kennet in the south-western part. The historic centre of Reading lies on a nominal ridge of high ground between the River Thames and the River Kennet, reflecting the town’s history as a river port.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities, partners, and communities through, for example, the Berkshire Strategic Flood Risk Management Partnership and the South Chilterns, Kennet and Loddon Catchment Partnership to better understand the wider Berkshire area and to develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

For information on how risk from other sources will be managed, this chapter should be read in conjunction with the other sections of this plan as well as other documentation listed below:

- The Reading Climate Emergency Strategy 2020-2025
- Reading and Caversham Flood Alleviation Scheme policy paper

Current flood risk

The main sources of flood risk within the Reading FRA are from main rivers and surface water flooding. This section will discuss the fluvial risk within this FRA. For more information on surface water risk in this area, please refer to the section about the Reading Surface Water (SW) FRA.

The primary source of flood risk in the FRA is associated with the River Thames, caused primarily by overtopping of the banks. The River Thames is the longest river in England, draining a considerable catchment area, and flooding is typically associated with long duration, regional rainfall events.

The River Kennet drains a considerable catchment area and flooding is typically a result of long duration, regional rainfall events and due to the relatively long catchment response times, substantial forewarning of a pending flood event can generally be provided.

There is a long history of flooding in the Reading FRA. While detailed records are not available to confirm properties affected, the most extensive flooding to occur in Reading was in 1947. Reading Borough Council records show flood events occurred in 2000, 2003, 2007 and 2014. In January 2003, following prolonged and heavy rainfall, over 200 properties in Purley-on-Thames, to the north of the railway lane, were affected by flood waters. In July 2007 people and properties across most of the country were affected by flooding. While much of the flooding was due to surface runoff, Lower Earley Way was also impacted. Data from the Royal Berkshire Fire and Rescue Service shows significant confirmed property flooding in 2007 and 2015. In 2014, flooding affected over 100 properties (32 of which experienced internal flooding) and multiple roads were closed due to flooding. Most of these properties were on Queens Road, Mill Green and Send Road. Amersham Road has also been significantly affected in past flood events.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static,

with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Reading RS FRA some 13,023 people live in areas at risk of flooding from main rivers. Much of this is concentrated in Caversham. As well as people living within the floodplain, there are also services that have been built within the RS FRA; 22 (11%) services are at risk of flooding from main river. Schools and sewage treatment works are example of services.

Also shown to be at risk of flooding from main rivers in the Reading RS FRA:

- 579 (44%) non-residential properties
- A small proportion (7% or 1.1 km) of the railway. The town's recently upgraded railway station provides a frequent train service to London, the West Country and Wales as well as trains to Birmingham, the North and the South Coast
- 1.22 km (31%) of motorways, primary and trunk routes, as classified by Highways England. Reading is well served by wider transport links, with the M4 Motorway providing a direct link east and west, to London (and Heathrow Airport) and Bristol/Wales respectively
- 54% (109.93 ha) of agricultural land with a large proportion indicated at low risk
- 2 out of 7 licensed water abstractions
- 48% (0.70 ha) of the parks/gardens with almost all being at medium risk.
- Historic environment: 35 out of 116 listed buildings are at risk of flooding with the majority being at medium risk of flooding; a small proportion (5%) of Scheduled Ancient Monuments

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the RS FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Reading RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

To the west of the RS FRA, the Environment Agency is maintaining a raised defence (bund) and is deploying pumps at the crossroads between Wintringham Way and Chestnut Grove in Purley on Thames. These actions help reduce the impact of small and frequent floods.

The Green Park Floodplain Management Scheme made up of flood storage area and conveyance channel (Longwater Flood Relief Channel) was built to enable development of the Green Park area. This ensures that the development is safe for its lifetime and does not increase flood risk elsewhere. It also helps to alleviate flooding in South Reading.

The Environment Agency currently operate and maintain Caversham Weir, undertake routine maintenance of the associated navigable watercourse through shoal removal, and monitor the condition of assets, however these are primarily for a navigation requirement.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Due to the relatively long catchment response times associated with flooding from the River Thames, timely forewarning should be possible. This enables the Council, emergency services, residents and businesses to prepare to reduce the impact of a flood.

Despite a history of flooding there are currently no formal flood defences in a large part of the FRA, leaving significant numbers of properties at risk of flooding. Reading is the most densely populated area in the River Thames catchment with no formal flood alleviation scheme implemented. The Environment Agency is working in partnership looking at options to reduce flood risk in the wards of Kentwood, Caversham and Abbey in the town of Reading.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Reading RS FRA

Measures have been developed which apply specifically to the Reading RS FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Reading FRA.

You can find information about all the measures that apply to the Reading FRAin the interactive mapping tool - Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Reading Surface Water Flood Risk Area

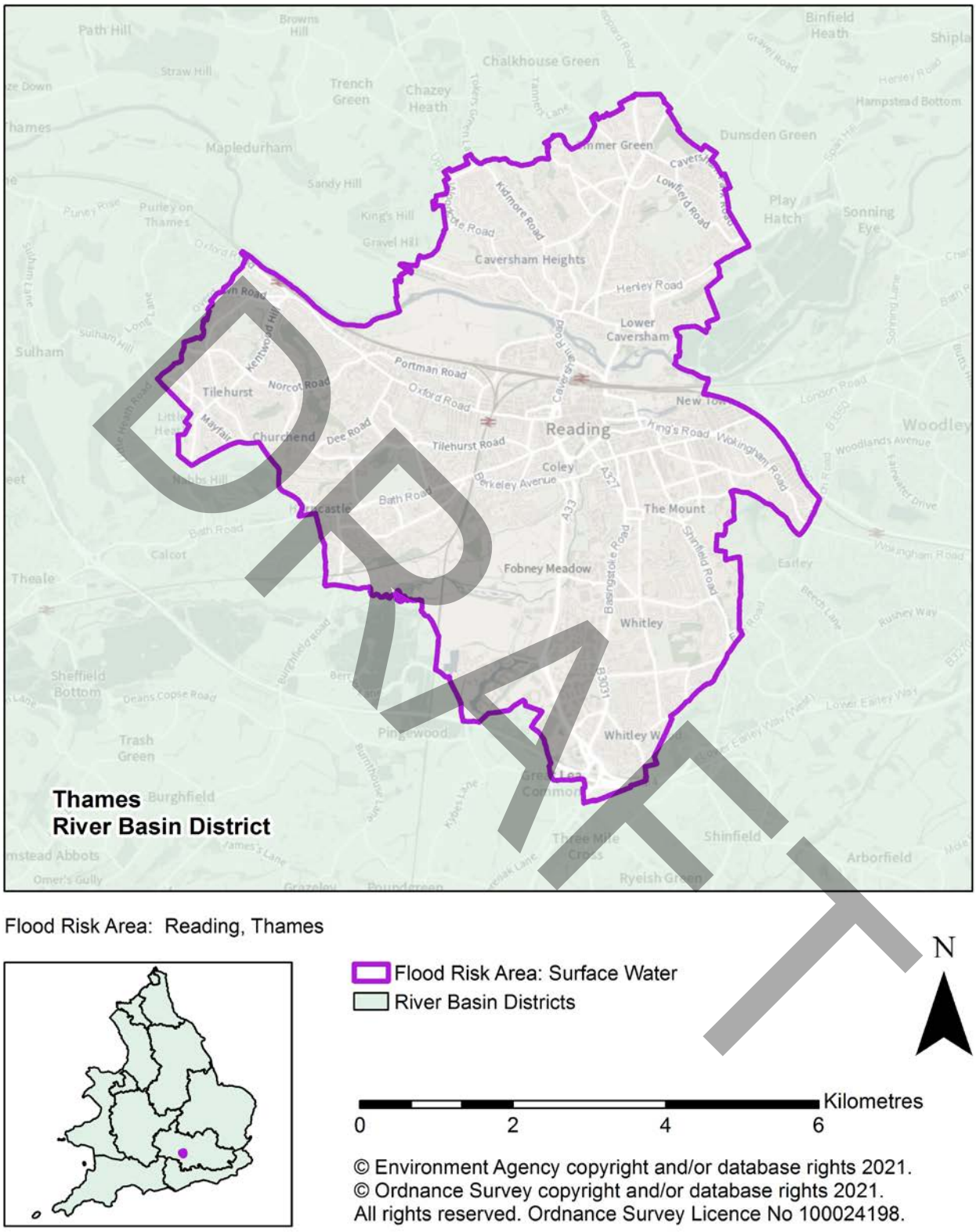

Figure 33: Map showing the Reading Flood Risk Area Boundary and its location in England

The Reading Surface Water (SW) Flood Risk Area (FRA) is in the south east of England and to the west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD.

It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage). The Reading Surface Water (SW) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Reading SW FRA covers the entire of Reading Borough. The SW FRA is primarily urban with a very low proportion of arable land.

The Reading SW FRA overlaps with a Reading Rivers and Sea (RS) FRA associated with the River Thames and Kennet which flow through the centre of Reading. For information on how risk from other sources (mainly fluvial) is managed refer to Reading RS FRA.

Reading Borough Council leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMA) operating in the Reading SW FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Reading Borough Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Reading Borough Council and Highways England
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the Reading Surface Water (SW) FRA is strongly influenced by the River Thames which divides the FRA. The River Thames flows west to east through the middle of the FRA. The area to the north of the River Thames slopes to the south and the area to the south of the Thames slopes to the north. The River Kennet joins the River Thames from the south-west forming a topographical valley through the southern part of the Reading SW FRA. Surface water flows towards the River Kennet and River Thames.

Land rises more steeply to the south of the River Thames towards the centre of Reading and West Reading. Land rises from a level of approximately 37 metres above ordnance datum (mAOD) to a level of approximately 80 mAOD. Land rises more gradually to the north towards Caversham and Emmer Green to a level of approximately 92 mAOD.

The underlying geology is variable. There is chalk in the north of the Reading SW FRA and clay and sandy, gravelly clay (Lambeth Group) in the south. Within northern areas, the porosity of the chalk is low, which can result in fast infiltration rates and reduced surface water run-off. However, infiltration is heavily reduced by the urban extent across the SW FRA.

The vast majority of the Reading SW FRA is urban with a minority of green spaces made up of arable land and grassland. Immediately next to the River Thames there are some areas of arable floodplain. There are also some areas of arable and grassland floodplain associated with the River Kennet in the south of the SW FRA.

Partnership working

Reading Borough Council is working collaboratively with other risk management authorities and partners through the Berkshire Strategic Flood Risk Management Partnership. The aim is to better understand the wider Berkshire area and to develop joint plans to improve the health of the local water environment. Better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

Reading Borough Council, as the Lead Local Flood Authority, has a responsibility to manage surface water flood risk across the Reading SW FRAs. Reading Borough Council work collaboratively with Thames Water and the Environment Agency to determine how surface water flood risk can best be managed.

Reading Borough Council also works collaboratively with partners and communities to improve the water environment. Please refer to the Thames River Basin section of this report for more information on this.

The Reading SW FRAs falls within the South Chilterns Catchment Partnership area, which is hosted by Thames 21.

This section should be read in conjunction with the following local documents:

- Reading Local Flood Risk Management Strategy (2015)
- The Reading Climate Emergency Strategy 2020-2025
- Reading Surface Water Management Plan (2013)
- Reading Preliminary Flood Risk Assessment (2011)

Current flood risk

Surface water flood risk - overview of risk

The main source of flood risk within this FRA is surface water. This section will discuss the surface water risk within this FRA. For more information on fluvial risk in this area, please refer to the Reading Rivers and Sea (RS) Flood Risk Area section.

The surface water flood risk across the Reading SW FRA follows flow paths. These flow paths are created by topography and is influenced by urban features such as the road network within Reading.

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Reading SW FRA has been identified as being at significant risk of flooding due to the dense urban areas and associated impermeable surfacing.

Within the Reading SW FRA, the River Kennet and Thames run in man-made channels but are open throughout. However, there are short sections for culverted highway crossings. The River Kennet is more naturalised in its upstream sections in the south-west of the FRA and is constrained through the city centre. The River Thames follows a more natural path but with man-made banks on either side as it passes through the Reading Surface Water FRA. The River Thames is used for navigation and forms a focal point for recreation within the city.

The urban areas are served by a drainage system which is primarily the responsibility of Thames Water.

Surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazards and risk maps estimate that 27,009 people are living within the Reading Surface Water FRA. Of those, 13,023 (48.2%) live at risk of flooding from surface water.

Also shown to be at risk of surface water flooding:

- 24 services (12.1%)
- 579 Non-residential properties at risk (43.7%)
- Critical Infrastructure: 1.22 kilometres of road (31.4%), and 1.12 kilometres of railway (7.0%).
- 109.92 hectares of agricultural land (53.9%)
- Protected areas: 0.69 hectares of parks and gardens (47.6%)
- Historical landmarks: 0.07 (5.1%) hectares of Scheduled Ancient Monument area and 35 (30.2%) listed buildings
- 2 (28.6%) licensed water abstraction sites

Conclusions based on risk statistics

Based on this information it is concluded that further steps should be taken to reduce the likelihood of flooding and the impact it can have on people, the economy and the environment both for now and in the future. Taking further action to reduce risk will require additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Surface water flood risk within the Reading SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness. Reading Borough Council are managing existing flood risk effectively in parts of the FRA. However, Reading Borough Council keeps its approach under review, looking for improvements and responding to new challenges or information as they emerge. Surface Water flood risk within the Reading SW FRA is currently managed through the drainage network which is the responsibility of Thames Water. Reading Borough Council monitor critical assets to ensure these are maintained.

Flood defences

Reading Borough Council have installed several important flood defences within this SW FRA for specific localities. This includes an underground storage tank in the vicinity of Vernon Crescent and Kingsley Close. Furthermore, a surface water overflow system at Harness Close has been constructed to improve the capacity of the sewer network. Small scale flood alleviation schemes have also been implemented at Merrival Gardens, Lousehill Copse, in the form of an enhanced network of existing ponds, and a large open

storage area in Stockton Road/the Cowsey. Property Flood Resilience measures have been installed at residential properties at Circuit Lane and Kingsley Close.

Hydraulic modelling

The best available hydraulic modelling for surface water flood risk within the Reading SW FRA is the Environment Agency Risk of Flooding from Surface Water mapping.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

It is possible that areas within the Surface Water Flood Risk AreaW FRA could experience flooding in the future. As a result of larger flood extents and deeper depths of flood water due to the impacts of climate change, the level of protection provided by flood defences will likely decrease. There will also likely be additional maintenance needs and stresses on assets that function with a higher frequency than were designed.

There is currently no up to date hydraulic modelling for the SW Flood Risk AreFRAa to show how the impact of climate change will affect future flood risk. However, it is expected that the increase in rainfall intensity would increase flood extents and depths across the Flood Risk AreaFRA putting a greater number of people, properties and infrastructure at risk.

Objectives and measures for the Reading SW FRA

Measures have been developed which apply specifically to the Reading FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Reading FRA.

You can find information about all the measures that apply to the Reading FRA in the interactive mapping tool, Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Reigate Surface Water Flood Risk Area

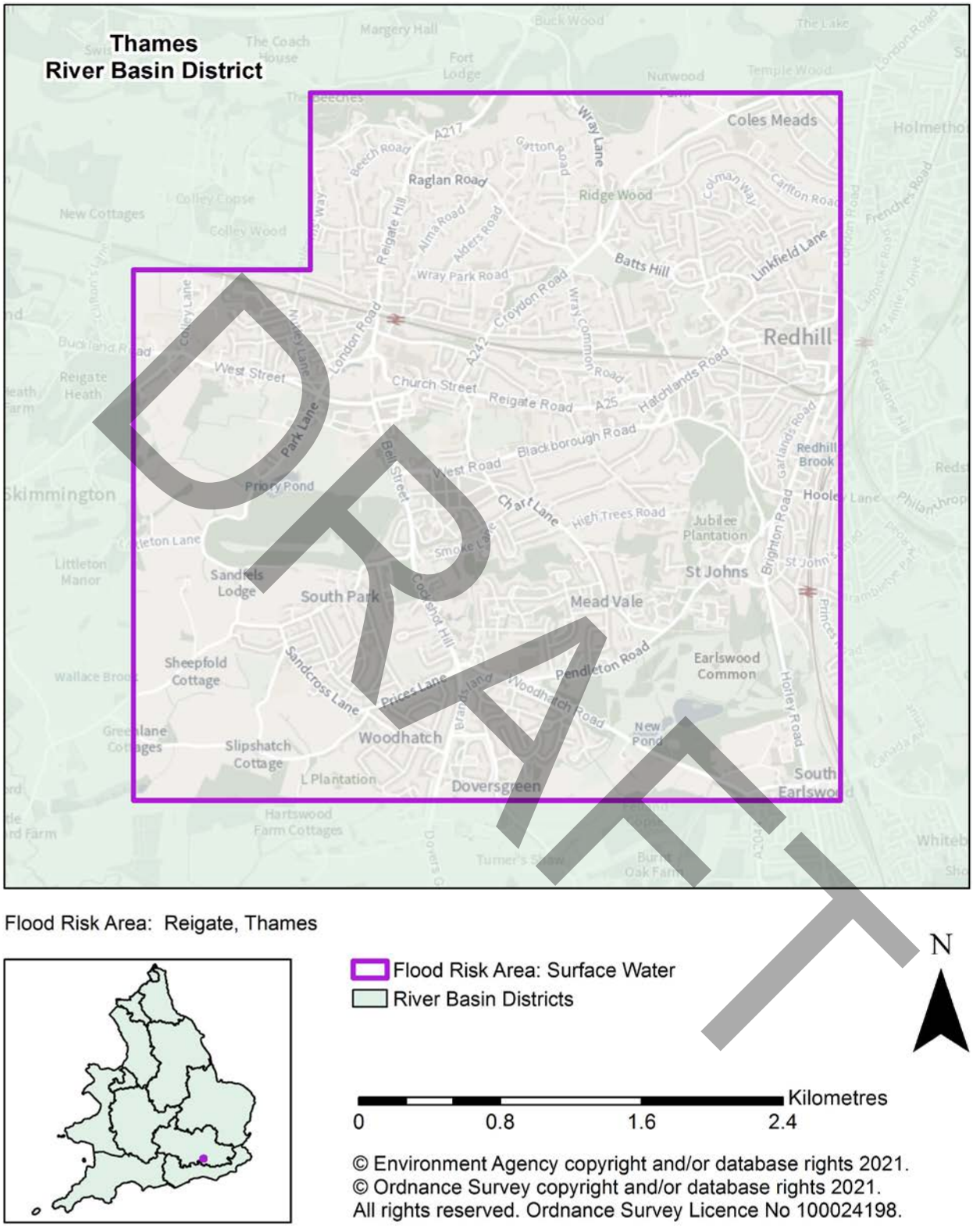

Figure 34: Map showing the Reigate Flood Risk Area Boundary and its location in England

The Reigate Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and to the south of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).The Reigate Surface Water SW FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

This chapter focuses on describing how the Environment Agency, in partnership with relevant Risk Management Authorities (RMAs), is working with communities to manage flood risk in the Reigate FRA.

The Reigate SW FRA covers part of Reigate and Banstead Council and Surrey County Council. The Reigate SW FRA is urban with a low proportion of arable land and open greenspaces. Key urban areas include Reigate, Redhill, Woodhatch, South Park, Mead Vale and Coles Meads.

There are several risk management authorities operating in the Reigate SW FRA including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Surrey County Council
- District council: Reigate and Banstead Borough Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Surrey County Council and Highways England
- Water and sewerage company: Thames Water Utilities Limited
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the SW FRA is strongly influenced by the Chalk – Greensand ridge that extends west to east in the foothills of the Surrey North Downs.

The topography generally decreases from the north of the FRA to low points of the Reigate and Redhill urban centres. The topography then increases to the south of Reigate along a west-east sandstone ridge. The topography then generally decreases in elevation to the south of the SW FRA and further south to the floodplain of the river Mole.

The FRA is located on the foothills of the north downs on the north flank of the Weald fold structure. The underlying Cretaceous geology of this SW FRA changes from chalk / Greensand ridge in the north to a mixture of sands and clays to the south. Within clay areas, the porosity of clay is low, which can result in slow infiltration rates and increased surface water run-off.

The central parts of the SW FRA are mainly urban with a minority of grassland and some dispersed arable land and woodland. The Reigate and Redhill centres have expansive areas of urban land and impermeable surfaces.

Environmental designations

There are several protected area designations within the SW FRA. The full detail of these designations can be found on the Defra MAGIC map database.

Partnership working

Surrey County Council is working collaboratively with other risk management authorities and partners through Surrey Flood Risk Partnership.

The Reigate FRA falls within the River Mole Catchment Partnership which is jointly hosted by Surrey Wildlife Trust and South East Rivers Trust (as of December 2021). Partners are working together to better understand the catchment and to develop joint plans to improve the health of the local water environment. Better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

This section should be read in conjunction with the following local documents:

- Surrey Local Flood Risk Management Strategy
- Reigate and Banstead Strategic Flood Risk Assessment

Current flood risk

The main source of flood risk within the Reigate Surface Water SW FRA is from surface water.

Surface water flooding happens when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground.

The SW FRA has been identified as being at significant risk of flooding due to steep terrain to the north of the relatively low elevation urban centres. This is conducive to surface water ponding, impact to road networks and surface water run-off from impermeable surfaces.

Across the SW FRA, the character of the drainage system and flow routes varies considerably. In urban areas like Reigate and Redhill, rivers typically run in man-made channels and culverts and only make an appearance as they flow through parks and green spaces.

We do not hold a record of significant flooding in the FRA. A significant event is when 20 or more properties were affected by flooding.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Reigate SW FRA 645 (1.6%) people live in areas at risk of flooding from surface water.

Also shown to be at risk of surface water flooding:

- 31 services (10.2%)
- 379 non-residential properties at risk (27.1%)
- Critical Infrastructure: 9.6 kilometres of motorways, primary and trunk routes, as classified by Highways England (53.3%), 2.43 kilometres of railway (38.4%)
- 11.27 Ha of agricultural land are at risk (10.2%)
- Protected areas: 0.14 hectares of Special Areas of Conservation (SAC) (1.1%), 4.3 hectares of Sites of Special Scientific Interest (SSSI) (13.1%), and 8.41 hectares of parks and gardens (9.46%)
- Historic landmarks: 0.34 hectares of Scheduled Ancient Monument area is at risk (9.5%), and 6 listed buildings are at risk (4.2%)

Conclusions

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Groundwater flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

It is often difficult to identify groundwater emergence at surface, because the result is overland surface water flow. The British Geological Survey “Susceptibility” information gives an indication on the potential for groundwater emergence at surface. There is potential for groundwater emergence at surface in the north of the FRA from the Greensands and in the middle (West-East) of the FRA related to the Folkstone and Sandgate formations. This West-East trend is primarily located in the low elevation and linked to the classified main river sections in Reigate and Redhill.

Sewer flood risk

Thames Water Utilities Limited is carrying out a Drainage and Wastewater Management Plan (DWMP) across its operational area which includes the Reigate SW FRA. This project is assessing current and future flooding issues and capacity of the sewer network. Surrey County Council and other RMAs are included in this assessment of the sewer network capacity review in order to look at opportunities for carrying out flood reduction activities.

How the risk is currently managed

Surface water flood risk within the Reigate SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

Local flood risk management strategy

Surrey County Council as Lead Local Flood Authority (LLFA) has a duty to prepare and publish a Local Flood Risk Management (LFRM) strategy under the Flood and Water Management Act 2010. The local strategy is being developed to manage flood risk through a catchment based collaborative multi-agency approach. The local flood risk Management

strategy 2021 update will include catchment action plans that will be used to monitor, prioritise and coordinate RMA flood risk work.

Flood warning and alerts

While there is no Flood Warning Service associated with surface water flooding, there is classified main river sections in Reigate and Redhill town centres.

The Flood Warning Area “Redhill Brook at Redhill” covers the low topography area in Redhill town centre. There is also a Flood Alert Area for this area.

The Flood Alert Area “River Mole and its tributaries from Kinnersley Manor to South Hersham” covers the low elevation in Reigate town centre. The same alert area also covers the southern boundary of the FRA in South Earlswood.

Sustainable drainage

Surrey County Council has a statutory duty to consult on major developments regarding local flood risk. Objective 6 of the local flood strategy aims to reduce flooding to and from development through planning policy and processes. More information about sustainable drainage is available on the Surrey County Council website.

Current work programmes

There are two Flood Defence Grant in Aid (FDGIA) flood alleviation schemes (FAS).

The Reigate FAS is led by Surrey County Council and is focussed on managing surface water flood risk through a series of interventions through-out the local Reigate drainage catchment.

The Redhill FAS was led by the Environment Agency and focussed on assessing options for flood risk management in the local Redhill catchment. The assessment included the construction of an integrated catchment model. The recommendation from the assessment was not to progress through the FDGiA process. There is an opportunity to use the updated modelling for assessing new development applications and their local impact on flood risk.

These flood alleviation schemes and parallel catchment focussed flood reduction work is being monitored as part of the wider LFRM Strategy and the measures associated to this SW FRA.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Reigate SW FRA

Measures have been developed which apply specifically to the Reigate SW FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Reigate FRA.

You can find information about all the measures that apply to the Reigate FRA in the interactive mapping tool, Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Rochester Rivers and Sea Flood Risk Area

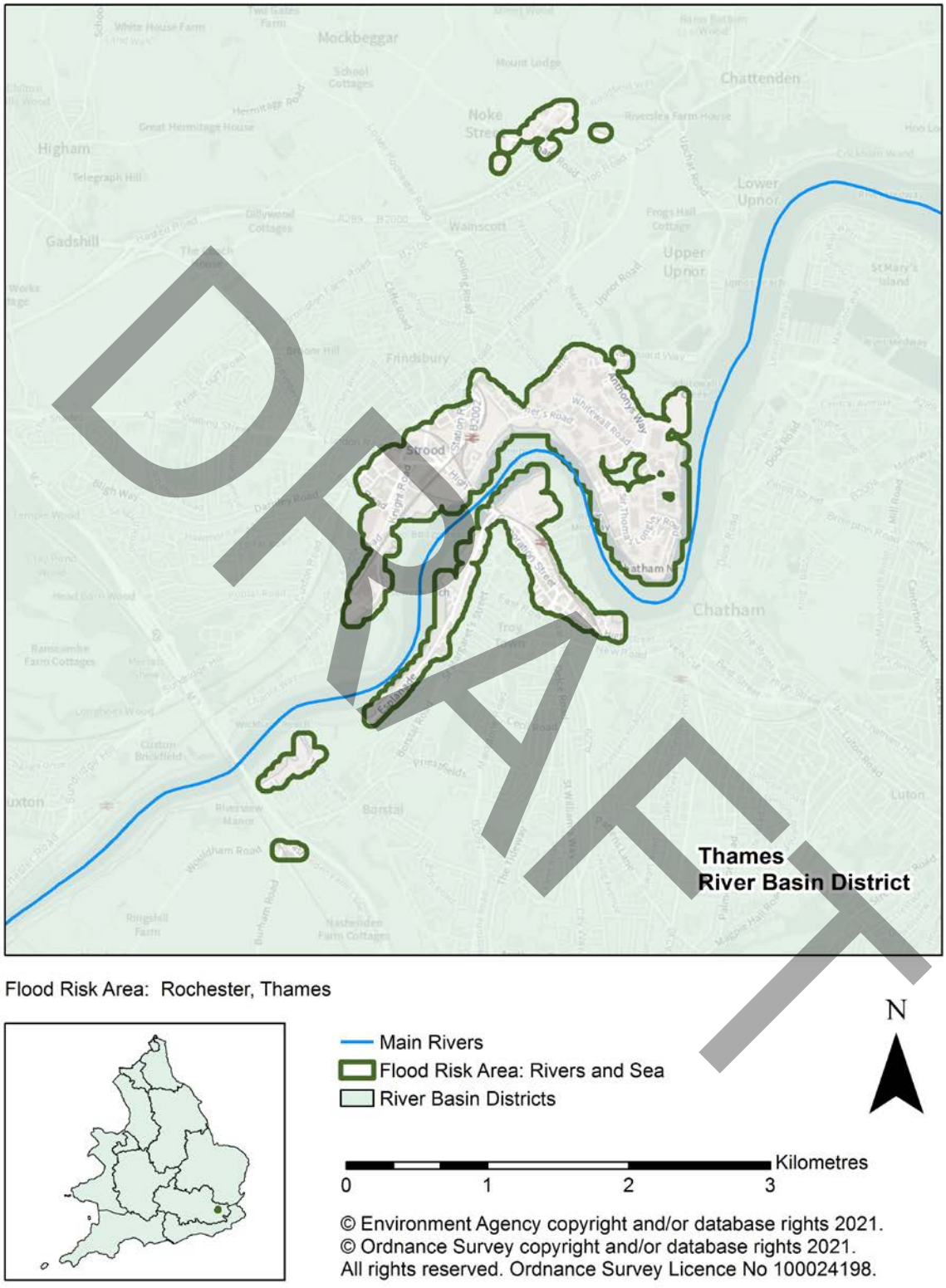

Figure 35: Map showing the Rochester Flood Risk Area Boundary and its location in England

The Rochester Rivers and Rea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the south-east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Rochester Rivers and Sea RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea. See the Chatham Surface Water (SW) FRA for the pluvial/surface water flood risk.

There are Risk Management Authorities (RMAs) operating in Rochester RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Medway Council
- Unitary District/Borough Council: Medway Council
- Regional Flood and Coastal Committees (RFCCs): Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Medway Council
- Water and Sewerage Company: Southern Water
- Department for Communities and Local Government through local planning authorities

Environmental designations

The Rochester RS FRA covers the towns of Strood and Rochester. It is a large, urbanised area nowadays with a long history due to its position near the confluence of the Medway and the Thames. The River Medway is the primary watercourse which flows through the middle of the FRA, with Strood on the north bank and Rochester on the south bank. Rochester a large town with a population of approximately 62,980 people and Strood is a smaller town with a population of approximately 33,180 people. Rochester and Strood are two of the five Medway towns, the remaining three being Chatham, Gillingham and Rainham. There is a history of pluvial and sewer flooding in the Rochester RS FRA and little history of fluvial and tidal flooding due to the extensive line of flood defences along the River Medway that create flood storage within the River Medway channel.

In the Rochester RS FRA, there are no sites with a special environment designation but on its boundary there are some designated sites and local wildlife areas. The full details for the other designated sites can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

Rochester and Strood are both low-lying towns on the southern and northern banks of the River Medway. In the area there is little topographic variation.

The underlying geology of this RS FRA changes from the Thanet Formation (sand, silt and clay) and Seaford Chalk Formation to the Lewes Nodular Chalk Formation in the south. Strood is underlain by the Seaford Chalk Formation and Rochester is underlain by the Lewes Nodular Chalk Formation.

Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

Watercourses

The Rochester RS FRA sits near the confluence of the river Thames and river Medway. The principal water course that runs through the middle of the FRA with the towns of Strood and Rochester on either side of the river.

The primary flood risk to Rochester FRA is fluvial and tidal due to its proximity to the River Medway and the River Medway Estuary and the River Thames Estuary. The River Medway has tributaries, but these merge into the river Medway upstream of Rochester, in Yalding.

There are no historic records of fluvial or tidal flooding in this FRA. However, there are records of surface water and sewer flooding, recorded by Medway Council and Southern Water.

Current flood risk

The main source of flood risk within this RS FRA is from main rivers.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on

a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Rochester RS FRA some 2,830 (48%) people live in areas at risk of flooding from main rivers.

Also at risk of fluvial flooding within this RS FRA are:

- 11 services (14.4%)
- 933 non-residential properties (58%)
- Critical Infrastructure: 1.09 km of railway (17.5%).10.72 hectares of agricultural land (43.5%)
- Natural environment: 1 Environmental Permitting Regulation installation (100%a), 0.47 hectares of parks and gardens within area (0.64% of the total area)
- Historic environment: 0.04 hectares of Scheduled Ancient Monument (4.3%) and 29 listed buildings (27%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk.

For more information on surface water flood risk, see the Chatham Surface Water (SW) FRA section. The boundary for that FRA overlaps with the Rochester RS FRA.

Groundwater flood risk

Groundwater flooding happens as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

The southern half of the Medway's administrative area, which includes Rochester and Strood, has a degree of susceptibility to groundwater flooding due to the presence of the Chalk and Thanet Sands formations.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. The majority of this flooding is a result of the inadequate capacity of the sewage system and blockages.

How the risk is currently managed

Fluvial flood risk within the Rochester RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings. There are multiple Flood Alerts and Flood Warnings to cover the entire Rochester FRA too. Please visit the flood warning information service to view the monitoring sites close to your area.

Fluvial and tidal flood risk within the Rochester RS FRA is currently managed through flood defences creating a flood storage area around the River Medway.

Flood defences

There are several important flood defences located within this RS FRA, including walls, high ground and raised embankments located all along the northern and southern banks of the River Medway. Significant flood defences which reduce flood risk in areas with a 0.1% chance of flooding each year are located:

- On the south bank of the River Medway, stretching Rochester Bridge south-west towards Chatham
- On the south bank of the River Medway, adjacent to Esplanade
- On the north bank of the River Medway by Sir Thomas Longley Road

Hydraulic modelling

Rochester RS FRA is included in the North Kent Coast model, which was most recently updated in 2018. The North Kent Coast Model can be used to model the flood map, defended and undefended flood extents (including in climate change and wave overtopping scenarios), defended and undefended flood levels (again, including climate change and wave overtopping scenarios) and historic flood extents in Rochester RS FRA and neighbouring FRAs.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Rochester RS FRA

Measures have been developed which apply specifically to the Rochester FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Rochester RS FRA.

You can find information about all the measures that apply to the Rochester RS FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Slough Rivers and Sea Flood Risk Area

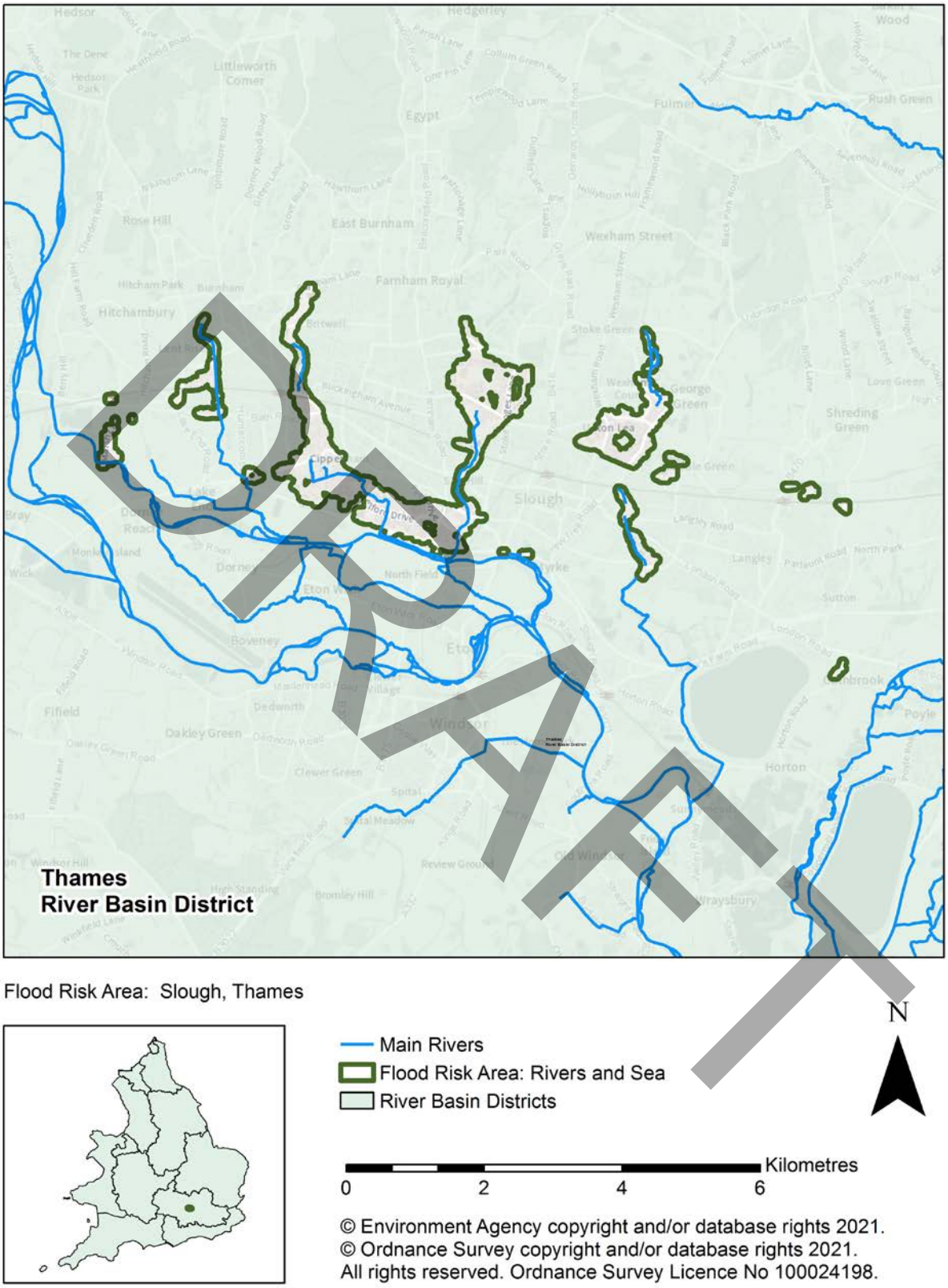

Figure 36: Map showing the Slough Flood Risk Area Boundary and its location in England

The Slough Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England and in the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Slough Rivers and Sea (RS) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Slough Rivers and Sea (RS) FRA is located north of the River Thames and is confined along watercourse valleys. Surface water flooding happens when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground. Parts of the Slough RS FRA overlap with the Slough Surface Water (SW) Flood Risk Area. This means that large parts of Slough have been identified at being at significant risk of flooding associated with existing watercourses and road networks.

There are Risk Management Authorities (RMAs) operating in the Slough FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Slough Borough Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Highways England, Slough Borough Council
- One Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The Slough RS FRA is mainly confined to a few watercourse valleys and defined by the Chiltern Hills to the North and the River Thames to the South. The land slopes from north to south, and west to east.

The predominant underlying geology is silt, sand and clay from the Lambeth Group.

Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

The RS FRA is highly urbanised with several culverted watercourses and their floodplains.

Partnership working

The Environment Agency is working collaboratively with other RMAs and partners through, for example, the Berkshire Strategic Flood Risk Management Partnership and the Maidenhead to Teddington Catchment Partnership hosted by Thames21 to better understand the wider Berkshire are and to develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

The Water Framework Directive (WFD) improvements works on the Salt Hill Stream are an example of this. Partners are working together to help the stream meet the 2027 WFD requirements.

Current flood risk

The Slough RS FRA is at risk of multiple sources of flooding. The primary flood risk is from main rivers.

These rivers include, but are not limited to:

- the River Thames
- Huntercoombe Lane Stream
- the Chalvey Ditches
- Salt Hill Stream
- Datchet Common Brook

The River Thames is the longest river in England, draining a considerable catchment area, and flooding is typically associated with long duration, regional rainfall events. The Huntercombe Lane Stream is culverted for most of its length within the Slough Borough and joins the Roundmoor Ditch. The Chalvey Ditches are also culverted for most of their lengths. In high flows the water ponds behind a structure and dam (Haymill Dam) at the junction of Buckingham Avenue and Burnham Lane discharging into the River Thames. The Salt Hill Stream originates in two tributaries in wooded or rural parts of Farnham Common and Stoke Poges. It is also culverted in parts and discharges into the River Thames. Datchet Common Brook originates as an open channel Ordinary Watercourse in Slough Borough flowing south. It has been culverted in several areas.

In recent years, Slough has experienced flooding from rivers (fluvial), surface water, groundwater and sewers. There is a recorded history of fluvial flooding in 1947, 1969, 1989, 2000, 2001, 2003 and 2007.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the RS FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the RS FRA. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Slough RS FRA 14,260 people (54%) live at risk of flooding from main rivers. A large proportion of people is at medium risk. As well as people living within the floodplain, there are also services that have been built within FRAs. 27 (22%) services are in areas at risk of flooding from main river. Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from main rivers in the Slough RS FRA:

- 190 out of 405 non-residential properties
- A small proportion (7%) of the railway
- Less than 0.1 kilometre of motorways, primary and trunk routes, as classified by Highways England is shown to be at very low risk of flooding. Critical transport links within the area include parts of the M4 motorway
- 58% (47.24 ha) of agricultural land with the majority indicated at low risk
- One (100%) licensed water abstraction which is shown to be at high risk of flooding
- 9 listed buildings
- 31% (0.71 ha) of parks/garden
- 43% (0.6 ha) of Scheduled Ancient Monuments

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale

across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Slough RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

Haymills Flood Storage Area is maintained by Slough Borough Council and operated by the Environment Agency. It reduces flood risk from the Chalvey Ditches to part of the Slough FRA.

The Environment Agency has explored options to further reduce the risk of fluvial flooding from the Chalvey Ditches, Salt Hill Stream and the Datchet Common Brook in Slough as well as to reduce the risk of surface water flooding through working in partnership with Slough Borough Council and Thames Water.

Available evidence suggests a reduction of fluvial flood risk in the area compared to previously available evidence. As a result, Slough Borough Council has taken the lead role in the partnership for the appraisal stage to investigate options to reduce flood risk from various sources in addition to seeking environmental enhancements in line with the Water Framework Directive objectives. Slough Borough Council in partnership with the Environment Agency is updating the flood risk model for Slough to provide up-to-date baseline flood risk for the area upon which any future investigations may be based on.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the RS FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Slough RS FRA

Measures have been developed which apply specifically to the Slough FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Slough RS FRA.

You can find information about all the measures that apply to the Slough RS FRA in the interactive mapping tool, Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Slough Surface Water Flood Risk Area

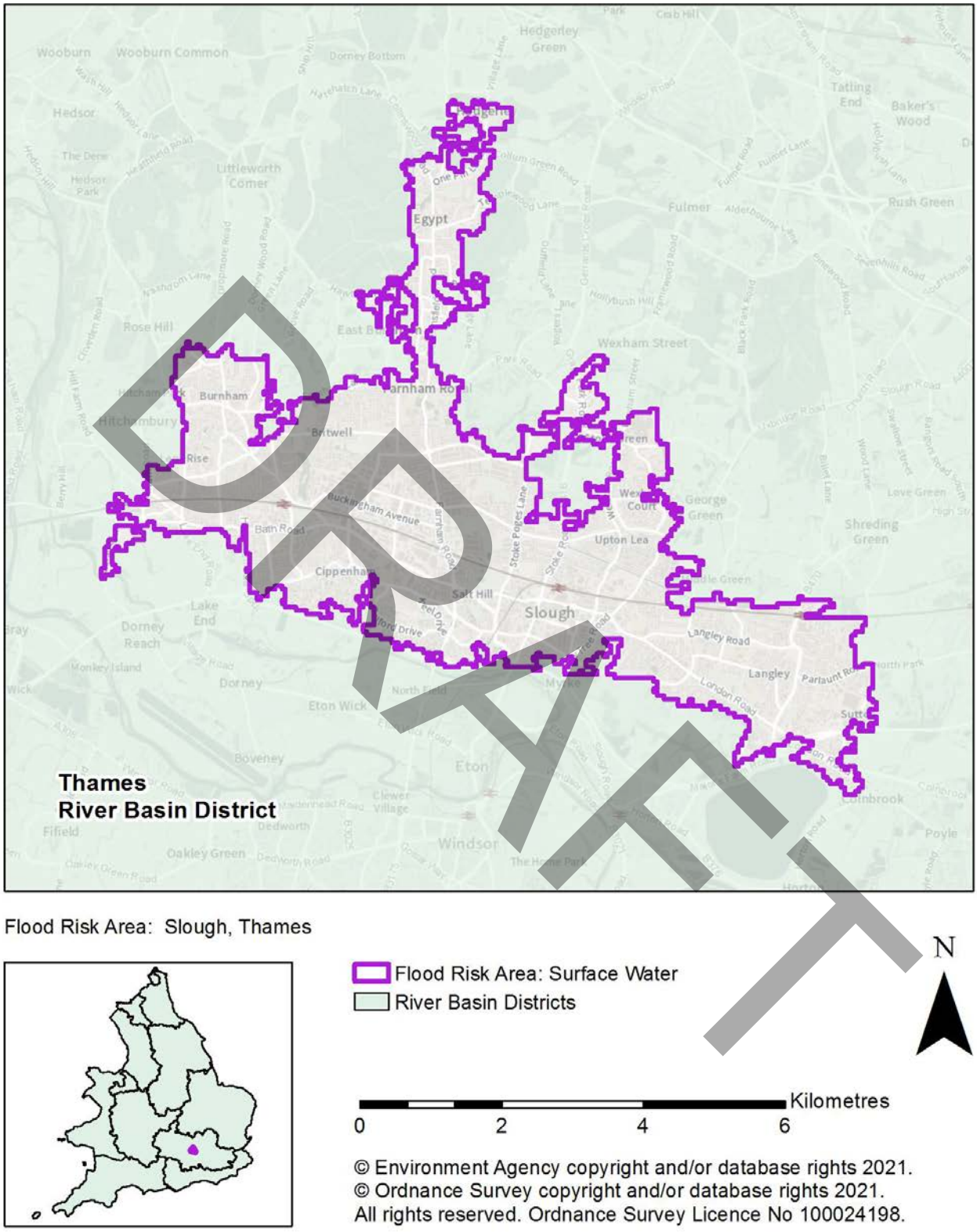

Figure 37: Map showing the Slough Flood Risk Area Boundary and its location in England

The Slough Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England and in the centre of the Thames River Basin District (RBD). It will be reported by the Thames RBD. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage). The Slough FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs). The Slough Surface Water FRA is located North of the River Thames and is defined by topography. The Slough Surface Water (SW) FRA covers parts of Slough Borough Council, Buckinghamshire Council and the Royal Borough of Windsor and Maidenhead.

The Slough SW FRA is primarily urban with a low proportion of arable land. There are some communities at risk of flooding from Surface Water, due to the urban nature of the area and the underlying geology. Key urban areas include Slough, Burnham, Cippenham, Salt Hill, Farnham Royal, Chalvey, Upton and Langley.

The primary source of flood risk varies across this SW FRA. Parts of the Slough SW FRA overlap with the Slough Rivers and Sea FRA. See the Slough Rivers and Sea (RS) FRA for more information on the flood risk from main rivers.

The relevant Lead Local Flood Authorities (LLFAs) within this FRA leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMA) operating in the Slough SW FRA, including:

- Environment Agency
- Two Lead Local Flood Authorities (LLFAs): Slough Borough Council and Royal Borough of Windsor and Maidenhead
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Highways England, Slough Borough Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The FRA is mainly confined to watercourse valleys and is strongly influenced by two terraces, the upper terrace and the river terrace. The FRA is defined by the Chiltern Hills to the North and the River Thames to the South. The land slopes from north to south, and west to east.

The lower areas include Cippenham, Chalvey and Upton (less than 25 m above ordnance datum). Elsewhere, the land rises to 51 m above ordnance datum, for example in Britwell.

The predominant underlying geology is silt, sand and clay from the London Clay formation in the East and the Lambeth Group in the West.

Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

The Slough SW FRA is highly urbanised with several culverted watercourses and their floodplains.

Due to the urban nature of the SW FRA, the building density reduces the permeability in the area.

Environmental designations

There are the following environmental designations within the Slough SW FRA:

- Three local nature reserves: Cocksherd Wood, Haymill Valley and Herschel Park
- One Nitrate Vulnerable Zone (NVZ): To the south-west of the Slough SW FRA
- Two scheduled monuments: Montem Mound and the Moated site at Cippenham Court
- One drinking water protection zone: Thames (Cookham to Egham)
- One drinking water safeguard zone (Surface Water): Thames_SWSGZ4015, 4016_Cookham Teddington & Wey
- Source protection zones:
- Zone I: Britwell, Salt Hill
- Zone II: Britwell, Cippenham, Salt Hill, Chalvey and Upton
- Zone III: majority of the Slough SW FRA

The following Water Framework Directive (WFD) management catchments are located within the Slough FRA:

- Chalvey Ditches
- Salthill Stream
- Datchet Common Brook
- Grand Union Canal, Uxbridge to Hanwell Locks, Slough Arm, Paddington Arm
- Horton Brook

- Colne Brook

All WFD management catchments, apart from the section of the Grand Union Canal and the Horton Brook, have hydromorphological designations of heavily modified. The section of the Grand Union Canal is artificial, while the Horton Brook is not designated artificial or heavily modified.

Across the SW FRA, the character of the rivers, drainage system and flow routes vary. In urban areas like Slough, rivers typically run in man-made channels and culverts and only make an appearance as they flow through parks and green spaces.

Partnership working

Slough Borough Council is working collaboratively with other Risk Management Authorities (RMAs) risk management authorities and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a Catchment Based Approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. Better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues. The WFD improvements works on the Salt Hill Stream are an example of this. Partners are working together to help the stream meet the 2027 WFD requirements.

Slough Borough Council, Buckinghamshire Council and West Berkshire Council are Risk Management Authorities which have recently been successful in securing funding though Defra's Flood and Coastal Resilience Innovation Programme for two projects, 'Smarter flood resilience – sponge catchments for people and nature' and 'Groundwater Resilience and Community Engagement project (GRACE)'.

The Smarter flood resilience – sponge catchments for people and nature' project is led by Slough Borough Council. It will address the challenges of surface water and river flooding in a heavily urbanised environment. The Chinese 'sponge city' concept, as well as new collaborative approaches to catchment management and local community involvement, will champion innovative flood resilience in south Buckinghamshire and northern Slough.

GRACE led by Buckinghamshire Council, will trial new approaches for managing groundwater flooding in the Chilterns and Berkshire Downs.

These include:

- understanding community perceptions
- increasing community resilience

- property flood resilience measures in 10-12 communities
- innovative groundwater monitoring
- modelling and mapping techniques
- Groundwater Flood Alert App for householders and businesses

The project includes 17 communities in West Berkshire / 150 communities in Buckinghamshire / Colnbrook in Slough

This chapter should be read in conjunction with the other sections of this plan for information on how risk from other sources will be managed as well as other documentation listed below:

- Local Flood Risk Management Strategy (LFRMS) for Slough
- Slough Borough Council Strategic Flood Risk Assessment
- Slough Borough Council Surface Water Management Plan

Current flood risk

Slough FRA is at risk of multiple sources of flooding. The primary flood risk in the Slough FRA is from surface water. This section will discuss the surface water flood risk within this FRA. For more information on other sources of flood risk in this area, see to the Slough Rivers and Sea (RS) section as well as the River Basin section of this document.

Surface water flood risk - overview of risk

The surface water flood risk follows the topography of the Slough SW FRA. The area is predominantly urban, therefore is particularly susceptible to flash flooding as a result of localised intense rainfall. There are areas of low, medium and high surface water flood risk across the Slough SW FRA.

The areas of higher risk are mostly located in areas to the East of Burnham, including:

- Farnham Common
- Britwell and Manor Park
- the Slough Trading Estate
- Wexham
- Areas of Upton
- Langley

For more information, see to the Environment Agency flood risk maps.

In recent years, Slough has experienced flooding form surface water, rivers (fluvial), groundwater and sewers. This is a recorded history of surface water flooding in 2007, 2008, 2012, 2014, 2015 and 2016.

These events were located across the Slough FRA; Burnham, Manor Park, Slough Trading Estate, Slough Centre, Cippenham and Upton. Most of these events occurred within the Chalvey Ditches and Salt Hill Stream river catchments.

Surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the SW FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Slough SW FRA some 27,994 people (20%) live in areas at risk of flooding from surface water source. A small proportion are at high and medium risk (5%) and a large proportion of people are at low risk (15%). As well as people living at risk, there are also services that have been built within FRAs. 51 (6%) services are in areas at risk of flooding from surface water. Schools and sewage treatment works are examples of these services.

Also shown to be at risk of flooding from surface water in the Slough SW FRA:

- 635 out of 3,685 non-residential properties
- A third (31%) of the railway
- 0.3 kilometres of motorways, primary and trunk routes, as classified by Highways England is shown to be at very low risk of flooding. Critical transport links within the area include parts of the M4 motorway
- 20% (94.36 ha) of agricultural land with the majority indicated at low risk
- Two (11%) licensed abstraction which is shown to be at high risk of flooding
- 13 out of 160 listed buildings with a third (4) at high risk of flooding
- 26% (4.06 ha) of parks/garden

- 20% (0.04 ha) of Scheduled Ancient Monuments

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Groundwater flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

There are large areas of the Slough SW FRAs susceptible to groundwater flooding, with almost half of the Slough Borough identified with potential for groundwater flooding to occur.

In the south of the Slough SW FRA, the lower terrace, the groundwater level is influenced by the permeability of the bedrock in conjunction with the River Thames, and is therefore relatively high, between one to two metres below the surface.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages.

The Slough SW FRA is at risk of sewer flooding, but this is limited in geographical area and is generally associated with storm events when the sewer system is surcharged with surface water run-off.

How the risk is currently managed

Surface water flood risk within the Slough SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness and close collaboration within council departments and with the Environment Agency and Thames Water

Slough Borough Council's project in the Defra's Flood and Coastal Resilience Innovation Programme, The Smarter flood resilience – sponge catchments for people and nature, will help to manage surface water flood risk in the Salt Hill Stream and Chalvey Ditches catchments.

Hydraulic modelling

Slough Borough Council are working to develop the existing Integrated Catchment Modelling of the Slough Borough, this will be used to further understand the flood risk mechanisms and inform the management of the flood risk within the Slough SW FRA.

Development

Slough Borough Council are currently developing a sustainable drainage systems (SuDS) Policy to inform planning and development control.

To date, no property-level protection/property resilience projects have been instituted.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces. For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Slough are working to further understand the impacts of climate change in the catchment through the development of the existing Integrated Catchment Modelling of the Slough Borough.

Objectives and measures for the Slough SW FRA

Measures have been developed which apply specifically to the Slough FRA.The measures created as part of the Flood Risk Management Plans are part of a strategic 6-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed as well as measures covering a wider geographic area (Thames River Basin) but which also apply to the Slough SW FRA.

You can find information about all the measures that apply to the Slough SW FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Smallfield Rivers and Sea Flood Risk Area

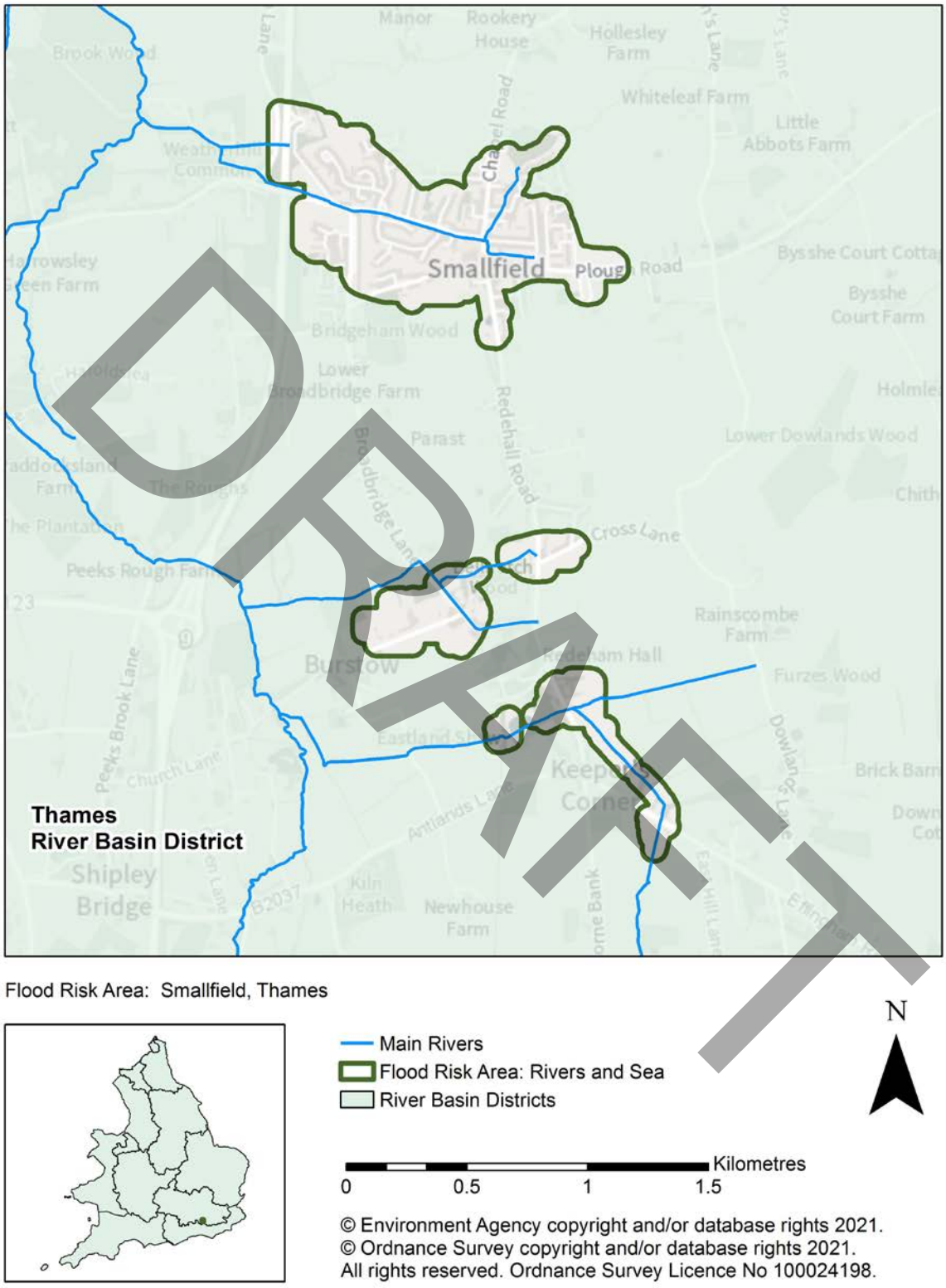

Figure 38: Map showing the Smallfield Flood Risk Area Boundary and its location in England

The Smallfield Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the south of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Smallfield Rivers and Sea RS) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

There are Risk Management Authorities (RMAs) operating in Smallfield RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Surrey County Council
- Unitary District/Borough Council: Tandridge Borough Council
- Regional Flood and Coastal Committees (RFCCs): Thames RFCC
- Two Highways Authorities: Highways England (manage major motorways), Surrey Highways
- Water and Sewerage Company: Thames Water
- Department for Communities and Local Government through local planning authorities

Environment designations

The Smallfield RS FRA is predominantly a small rural area, covering the village of Smallfield. The population of Smallfield is approximately 4,000 people as of 2019. The area is subject to development pressure for more housing due to its proximity to Gatwick Airport and the M23 Motorway.

In the Smallfield RS FRA, there are no sites with a special environment designation, but just outside its boundary there are some designated sites and local wildlife areas. The full details for the other designated sites can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The central part of the RS FRA is the village characterised by many residential properties surrounded by grassland, some dispersed arable land and woodlands.

The topography is strongly influenced by the geology and the geological area this FRA sits in is known as the Weald basin.

The topography decreases from the north and south of the FRA to the low central points of Smallfield village. This means drainage is channelled through the floodplain of the Weatherhill Stream towards the confluence with the Burstow Stream and subsequently the River Mole at Horley.

The underlying bedrock geology is the Weald Clay Formation. The porosity and permeability of clays are generally low. This commonly results in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

There are mapped Quaternary river terrace superficial deposits covering the low point of the terrain including the village urban area. Localised groundwater can occur in these gravel deposits located on top of the impermeable clay.

Watercourses

The main sources of flood risk are from fluvial (river) and surface water. The fluvial risk and principal watercourse is from the Weatherhill Stream, a tributary of the Burstow Stream. The watercourse is culverted throughout most of Smallfield. There are other watercourses on the main river line that are tributaries of the Burstow Stream such as the Broadbridge Brook, Redehamhall Brook, and the Copthorne Common Ditch.

Across Smallfield, the character of the drainage system and flow routes vary considerably. In the more urban village centre the watercourses run in man-made channels and culverts. The majority of the Weatherhill Stream throughout Smallfield is culverted. Some of the inflows are surface water sewers and man-made drains. The only open channel sections are all upstream of the village centre.

There is a history of flooding within this FRA, a few recent ones that impacted Smallfield were in 2013/14, 2019, and 2020. In the December 2019 event there were 19 reported affected properties. In the February 2020 event there were 14 reported affected properties.

Current flood risk

The main source of flood risk within this RS FRA is from main rivers.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the RS FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have

an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Smallfield RS FRA some 1,564 (66%) people live in areas at risk of flooding from main rivers. The flood hazards and risk maps show an estimated 2356 people living within the Smallfield RS FRA. Of those in the area, are at risk of flooding from fluvial sources.

Also at risk of fluvial flooding within the Smallfield RS FRA include:

- 5 services (42%)
- 45 non-residential properties (68.2%)
- Critical Infrastructure: 0.29 km of motorways, primary and trunk routes, as classified by Highways England (85%)
- Historic environment: 2 listed buildings (100%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the RS FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk.

Ground water flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

It is often difficult to identify groundwater emergence at surface as the end result is overland surface water flow. The British Geological Survey "Susceptibility to Groundwater Flooding" information gives an indication on the potential for groundwater emergence at surface. There is potential for groundwater emergence at surface in the low points of the terrain related to the superficial river terrace deposits.

Sewer water flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages.

Thames Water Utilities Limited is carrying out a Drainage and Waste Water Management Plan (DWMP) across its operational area which includes the Smallfield RS FRA. This project is assessing current and future flooding issues and capacity of the sewer network. The Environment Agency and other RMAs are included in this regional assessment of their sewer network capacity review in order to look at opportunities for carrying out flood reduction activities.

How the risk is currently managed

Fluvial flood risk within the Smallfield RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

In Surrey, the Environment Agency are part of the Surrey Flood Risk Partnership Board; a working group which aims to implement a joined-up approach to flood risk reduction.

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings. The data from these monitoring sites feeds into the decision on when to issue the Flood Alert for the “Upper River Mole and Burstow Stream” which covers the area upstream of M23 for all Smallfield.

Please visit the flood warning information service to view the monitoring sites close to your area.

Flood defences

There is one flood defence Grant in Aid Flood Alleviation Scheme (FAS) within this FRA. The Smallfield FAS is led by Surrey County Council and is focussed on managing surface water flood risk through a series of interventions throughout the local Smallfield drainage area and the wider Weatherhill Stream catchment. It is anticipated that the Outline Business Case which will highlight the preferred option will be produced in 2021.

Hydraulic modelling

The existing Burstow Stream hydraulic model (2012) covers the Weatherhill stream which flows through Smallfield. Some inconsistencies and known issues have led to the EA commissioning an updated hydraulic 1D-2D model which is due for completion at in Winter 2021. Sections of the Weatherhill stream have been resurveyed so that the most up-to-date topographic data can be included in this model. Following delivery, the new modelling will inform flood map updates and be used to appraise new schemes to reduce fluvial flood risk in the Smallfield RS FRA.

In conjunction to the Environment Agency work underway to remodel the Burstow catchment, Surrey County Council, the LLFA, have developed an Integrated Catchment Model to better understand the combined surface and sewer flood risk in the area. Surrey is currently writing an Outline Business Case which will appraise options to reduce surface water and sewer flood risk in the Smallfield FRA.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Smallfield Surface Water FRA

Measures have been developed which apply specifically to the Smallfield FRA. The measures created as part of the FRMPs are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all of the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Smallfield FRA.

You can find information about all the measures that apply to the Smallfield RS FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Staines Rivers and Sea Flood Risk Area

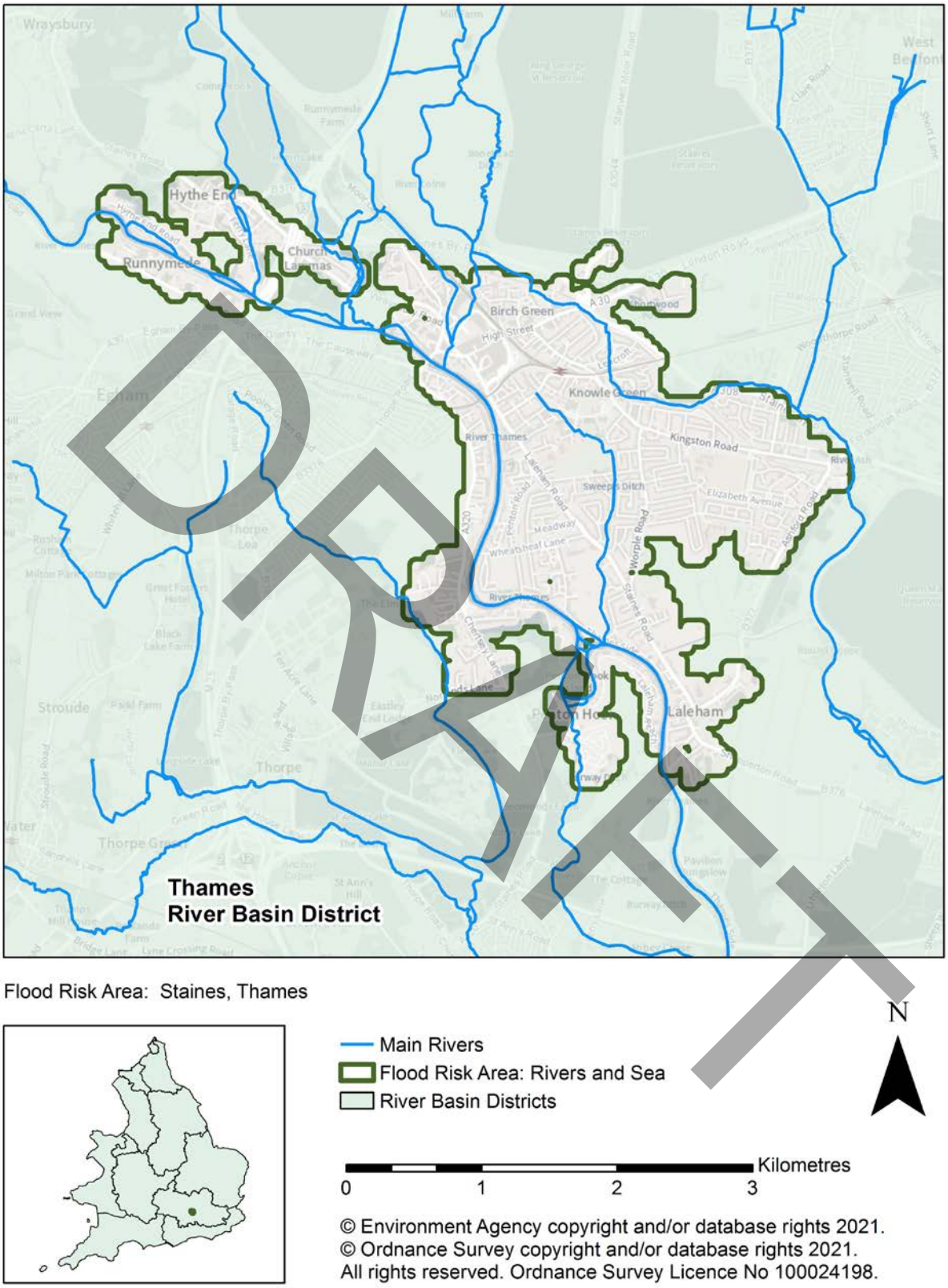

Figure 39: Map showing the Staines Flood Risk Area Boundary and its location in England

The Staines Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Staines Rivers and Sea FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Staines RS FRA includes Staines Upon Thames, Laleham and Penton Hook. Staines FRA is located near the M25 and the A308. It is close to major transport links such as Heathrow airport. The River Thames flows from north to south in the east of the FRA.

There are Risk Management Authorities (RMA) operating in the Slough RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Surrey County Council
- Two District councils: Runnymede Borough Council and Spelthorne Borough Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Surrey County Council and Highways England
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The land in the Staines FRA is mainly flat at around 20 to 25 metres above ordnance datum (mAOD). The underlying geology is silt, sand and clay. Because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding. The sand provides a well-drained coarse loamy sandy soils type which are commonly found over gravel.

Groundwater flow in the gravels beneath most of the RS FRA is derived primarily from the natural discharge of water from a chalk groundwater catchment, flowing from the north towards the valley floor of the River Thames. Under normal conditions, this groundwater drains southward, underground through the gravels to discharge into the Thames and associated surface water channels and ditches. The FRA is urban and densely populated.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities (RMAs) and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of a group of organisations who are working together through a Catchment Based Approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

This chapter should be read in conjunction with other sections of this plan for information on how risk from other sources as well as the Surrey Local Flood Risk Management (LFRM) Strategy 2017.

Current flood risk

The main source of flood risk within this RS FRA is from main rivers. The River Thames is the primary river in the area and tends to react slowly to rainfall with prolonged periods of flooding when it occurs. The Sweeps Ditch, the Ash and the Colne rivers are also situated within the RS FRA. The River Colne flows south into the Thames at Staines upon Thames. There are no formal flood defences in the area.

There have been several historic flood events however no significant events have occurred since 2015 within the area. A significant event is when 20 or more properties were affected by flooding.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impact of flooding in the FRA. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Staines RS FRA 25,762 (95.5%) people live at risk of flooding from main rivers. As well as people living within the floodplain, there are also services that have been built within FRAs. 71 services (36.9%) are in areas at risk

of flooding from main rivers. Schools and sewage treatment works are examples of services.

Also shown to be at risk of fluvial flooding in the Staines RS FRA include:

- 956 non-residential properties at risk (97.5%)
- Critical Infrastructure: 4.92 kilometres of motorways, primary and trunk routes, as classified by Highways England (95.5%), and 2.72 kilometres of railway (93.4%)
- 25.87 hectares of agricultural land (99.3%)
- Protected areas: 0.02 hectares of Special Protection Areas (SPA) and Ramsar site area (1.8%) and 5.95 hectares of Sites of Special Scientific Interest (SSSI) (84.8%)
- Historical landmarks: 2.42 ha (100%) of Scheduled Ancient Monument area and 61 (81.3%) listed buildings
- 4 (100%) licensed water abstraction sites

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Staines RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

In Surrey, the Environment Agency are part of the Surrey Flood Risk Partnership Board; a working group which aims to implement a joined-up approach to flood risk reduction.

The Environment Agency is working with Thames Water to ensure appropriate management and operation of the Thames Water Staines Reservoir Aqueduct to manage flood risk to people and properties in part of the RS FRA.

The Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency, we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified an area within the FRA which is suitable for deployment of a temporary flood barrier. This is in east Staines, to reduce the impact of flooding from the River Thames for riverside areas near Penton Hook Lock. Temporary flood barriers offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. Part of the deployment plan include pumping the Sweep's Ditch and deploying stop logs. Our ability to forecast flooding, the availability of barriers at National level, and the availability of people may influence our ability to deploy the defences.

The Environment Agency carries out maintenance to a proportion of the main rivers within the FRA. Future funding will help guide investment where it is most needed. The Environment Agency also maintains monitoring equipment for both flood risk and other purposes in the area. In 2021, we are progressing work to the Moor Lane embankment to ensure that our assets continue to operate as intended. Whilst the embankment is located outside of the FRA, it helps manage the flood risk to people and properties within the FRA mainly in the Church Lammas area.

To reduce flood risk from the River Thames, the Environment Agency are committed to working closely with partners and stakeholders to design a scheme, the River Thames Scheme, that provides the most benefit to communities. The River Thames Scheme is expected to reduce flood risk to communities including 11,000 homes and 1,600 businesses in Surrey and south-west London. Road, rail, power and water networks are also expected to be more resilient throughout the scheme footprint.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Staines RS FRA

Measures have been developed which apply specifically to the Staines FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Staines FRA.

You can find information about all the measures that apply to the Staines FRA in the interactive mapping tool, Flood Plan Explorer. This includes information on which national objectives each measure helps to achieve.

The Thurrock Surface Water Flood Risk Area

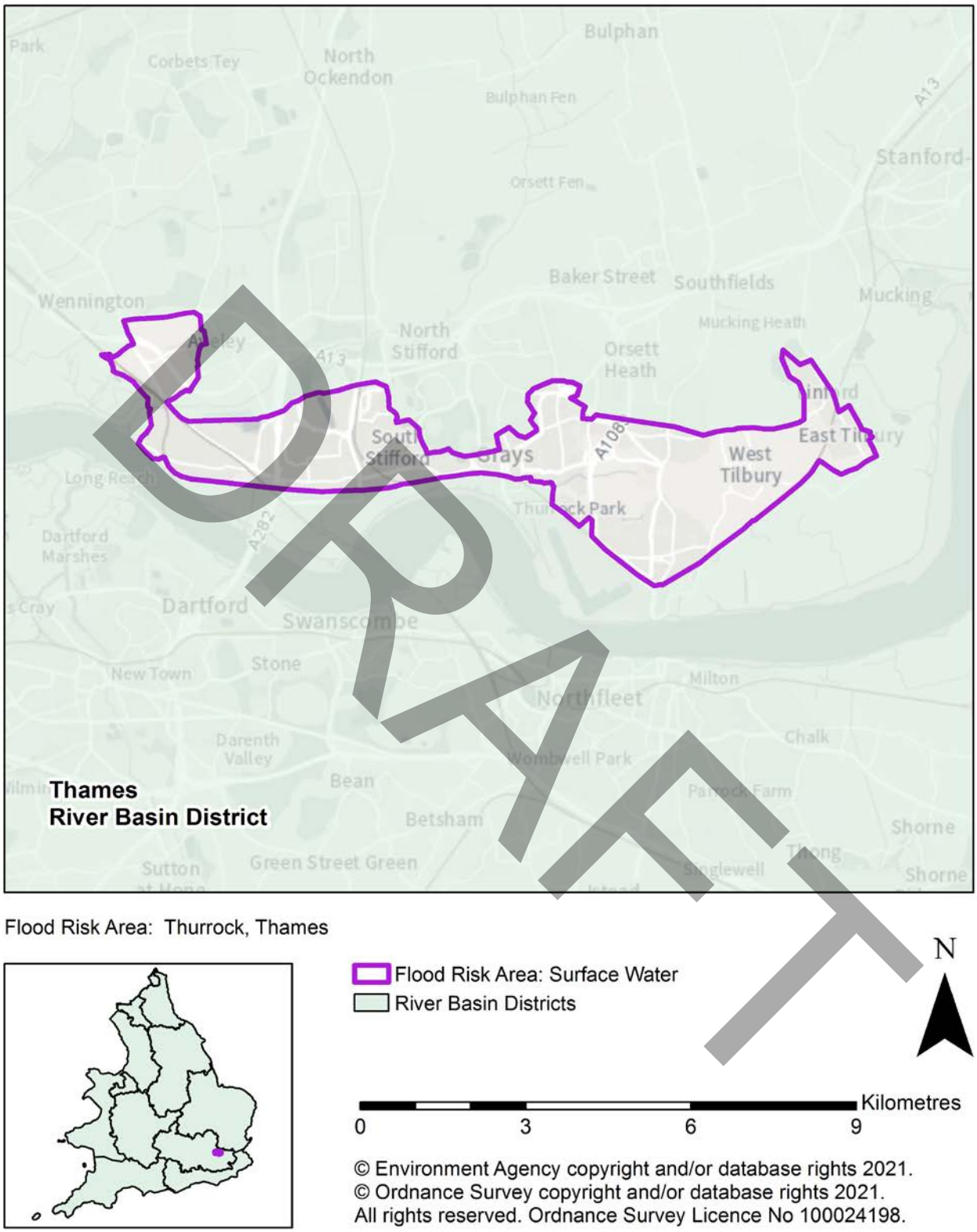

Figure 40: Map showing the Thurrock Flood Risk Area Boundary and its location in England

The Thurrock Surface Water (SW) Flood Risk Area (FRA) Flood Risk Area (FRA) is in the south-east of England, and to the eastern edge of the Thames River Basin District (RBD) It sits just north of the river Thames. This SW FRA falls across the Thames and Anglian RBDs and can therefore be found in both plans. It has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage).

The main source of flooding within thse FRA is from surface water. Surface water flooding here can result from overflow of surface drains, inundated sewers, or rapid runoff from urban expansion and the surrounding steep topography. There are overland surface water flow paths across Thurrock, mostly associated with run-off following local topography, influenced by catchment antecedent conditions and hardstanding areas (this is main reason in large towns), and capacity of the urban drainage network. Blockages and constrictions in and around channels and culverts can influence the scale and location of flooding. Often these types of flooding occur simultaneously, which can make it difficult to determine the cause. The Thurrock was not identified in 2011 for the first cycle of Flood Risk Management Plans.

Thurrock Borough Council leads on the development and delivery of the Flood Risk Management Plan (FRMP) for this SW FRA as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMA) running in this FRA, including:

- Environment Agency
- Two Lead Local Flood Authorities (LLFAs): Essex County Council and Thurrock Borough Council
- District Council: Thurrock Borough Council
- Two Regional Flood and Coastal Committees (RFCCs): Thames RFCC and East Anglia RFCC
- Three Highways Authority: Essex Highways, Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980) and Highways England manage major motorways
- Water and Sewerage Company: Anglian Water
- Department of Communities and Local Government through local planning authorities

Environmental designations

There are four Site of Special Scientific Interest (SSSI) that hold environmental conservation designations located within Thurrock SW FRA:

- Purfleet Chalk Pits

- Lion Pit
- Globe Pit
- Hangman’s Wood and Deneholes

Topography, geology, hydrogeology, land use

The FRA covers an area of approximately 22km2. The FRA Stretches from Aveley in the west to East Tilbury in the east. The main settlements include Aveley, Chadwell St Mary, Grays, Purfleet, Tilbury and West Thurrock, Linford and East Tilbury.

The area largely consists of both residential and commercial uses. Marshland forms on the east of Thurrock along the Thames Estuary. The built environment of Thurrock is very varied, with redevelopment and renewal of the area creating mainly residential developments along the banks of the Thames. Old industrial sites have also been developed into new housing areas and the Lakeside retail development. Historically, the main urban centres have grown up around the riverbank industries including oil, aggregate, cement works, scrapyards, power stations and docks. The main infrastructure consists of World’s End pumping station and flood storage reservoir in Tilbury. Also, there are 2 major outfalls and the Mardyke Sluice.

The Purfleet-Grays ridge rises from the Thames, forming a central belt of sands and gravels across the borough, where short acidic grassland can develop.

Thurrock Local Plan (TLP) will determine the amount and distribution of new development providing a comprehensive and long-term planning framework for the period up to 2035. Essex Thames Gateway including the London to Southend on Sea corridor has been identified as a transport investment priority.

Thurrock is the dynamic heart of the Thames Gateway, a place of ambition, enterprise and opportunity, where communities and businesses flourish and the quality of life for local people is continually improving.

Master planning initiatives are underway under the Thames Gateway and Local Plan development.

Chalk underlies the whole of Thurrock and is near to ground surface in the south-west of the borough. This chalk dips southward beneath the Thames and northward beneath deep deposits of London Clay. The bedrock consists of essentially Thanet Sand Formation and White chalk subgroup.

The soils along the coastal zone are predominantly alluvial with a significant clay content and are periodically or permanently waterlogged, whereas the soils inland are

predominantly clay but also exhibit a loamy characteristic making them more suitable for cultivation.

Thurrock is in the process of creating a new Flood Risk Asset Register which would encapsulate all the details pertaining to those flood risk assets including location and condition and ownership.

Current flood risk

The main source of flood risk within this FRA is from surface water. Flooding events have occurred in Thurrock, with the most significant being in 1953. A Flood Investigation was produced for Quebec Road in Tilbury in 2013 following flooding in January 2012, April 2012, June 2012 and September 2012 and this area was subsequently identified as an Area of Critical Drainage (AoCD) in Thurrock's Surface Water Management Plan. The most recent flooding occurred in January and February 2021 due to wet antecedent conditions and persistent rain, although less than 4 properties were reported to have suffered from internal flooding.

Surface water flood risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Thurrock SW FRA has been identified as being at significant risk of flooding due to the relatively flat topography of the area and location within a river valley. This topography, in addition to impermeable urban land cover, can cause surface water ponding and run-off. Roads can convey water as a secondary channel within a flood event and flood tends to be centred in areas where sewer and fluvial flood risk are also likely.

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SW FRA.

Residential streets which would also be at risk of flooding are not included in the assessment which could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted.

The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that, of the 51,320 people in the Thurrock FRA, some 15,654 people live in areas at risk of flooding from surface water. Of these, 41% are in areas of high risk.

Also shown to be at risk of flooding from surface water are:

- 1093 non-residential properties
- 58 out of 474 services
- 5.50ha of railways
- 2.17ha of motorways, primary and trunk routes, as classified by Highways England
- 256ha of agricultural land, of which around 119ha is at high risk
- 3 sites regulated under the EPR
- 5 licensed water abstraction sites
- 3 listed buildings
- 0.17ha of Scheduled Ancient Monument
- 4.96ha of SSSI

Conclusions based on risk statistics

It is clear from the above that flooding within the Thurrock SW FRA is a complex system with many differing factors impacting the flood risk. 51,320 people living in the Thurrock SW FRA are at risk from surface water flooding.

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network, especially as a result of the inadequate capacity of the sewage system and blockages. Sewer flooding is a problem that could occur in many locations across the Thurrock FRA.

How the risk is currently managed

Surface water flood risk within the Thurrock SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness.

The management of surface water flood risk is led by Thurrock Council in the role of LLFA in collaboration with other Risk Management Authorities (RMAs) and other stakeholders, including:

- Anglian Water
- Highways Authority

In the absence of Flood Risk Management team until recently, the Thurrock Highway Authority, as the RMA, has been carrying out the flood risk management activities, including the clearance of ditches. Also, active maintenance and cyclic maintenance are being carried out routinely by the Highways Authority in areas within their remit to ensure the structures are kept free of obstruction.

There are very limited active schemes being implemented. The Quebec Road drainage improvement project is being developed and other schemes have been identified. Future projects to be developed and implemented to cover surface water management schemes will help to manage surface water within the FRA. There is also an aspiration to introduce catchment and localised surface water monitoring in the SW FRA.

During the recent flooding event in January and February 2021, issues have come to light which are being investigated. Most of the ditches within the authority are being managed either by the Highways Authority or by riparian landowners.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Thurrock SW FRA

Measures have been developed which apply specifically to the Thurrock SW FRA.The measures created as part of the Flood Risk Management Plans are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all of the flood risk management work that is being carried out

in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Thurrock FRA.

You can find information about all the measures that apply to the Thurrock FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve

The Tonbridge Rivers and Sea Flood Risk Area

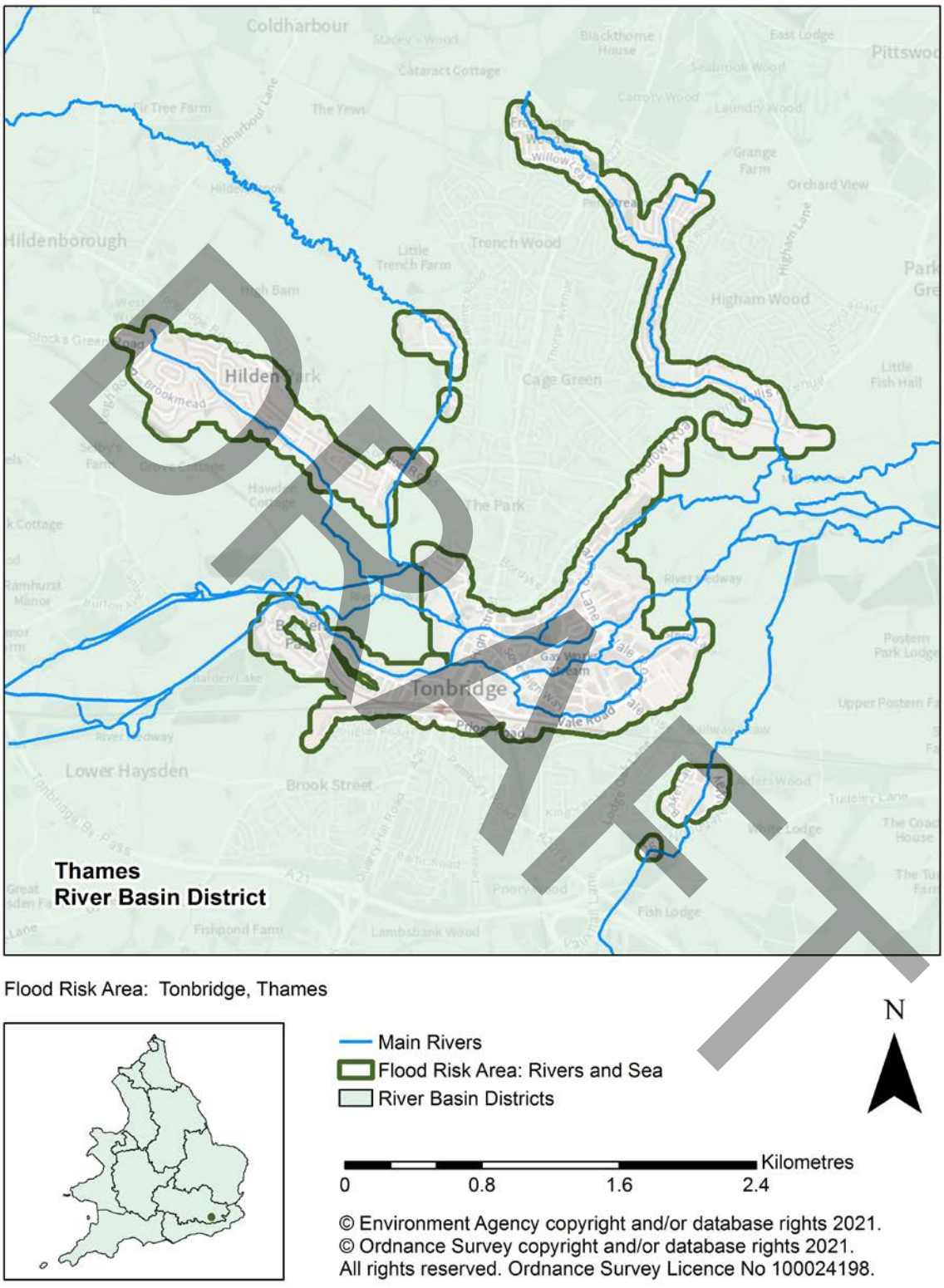

Figure 41: Map showing the Tonbridge Flood Risk Area Boundary and its location in England

The Tonbridge Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the south of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Tonbridge RS FRA was not identified in 2011 for the first cycle of FRMPs.

This chapter focuses on describing how the Environment Agency, in partnership with relevant Risk Management Authorities (RMAs), is working with communities to manage flood risk in the Tonbridge FRA. If you want to understand the surface water flood risk, this FRA overlaps with the Chatham Surface Water (SW) FRA, please refer to that section for further details on the flood risk from surface water.

There are RMAs running in Tonbridge RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Kent County Council
- Unitary District/Borough Council: Tonbridge and Malling Borough Council
- Regional Flood and Coastal Committees (RFCCs): Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Kent County Council
- Water and Sewerage Company: Southern Water
- Department for Communities and Local Government through local planning authorities

Environment designations

The Tonbridge RS FRA covers parts of Tonbridge and Malling Borough Council. Tonbridge is a large town in Kent with a population of approximately 41,290 people. The population of Tonbridge has grown more than thirty-fold in two hundred and fifty-years, with twice as many people living in the town compared to 1945. It has a long history of flooding due to the River Medway running through the centre of Tonbridge.

There are also many tributaries that flow into the River Medway, including the Hawden Stream, Hilden Brook, the Tonbridge Mill Stream and the Pen Stream. The town's proximity to the river lent to its long navigation history with the Medway Navigation Company to transport various goods across Kent and towards the Thames. The navigation ended with the industry becoming dependent on the railways; the main Tonbridge railway station helps keep the town connected to nearby towns and cities.

In the Tonbridge RS FRA, there are no sites with a special environment designation but

on its boundary it is near some designated sites and local wildlife areas. The full details for the other designated sites can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The underlying geology of this RS FRA changes from Weald Clay Formation (Mudstone) at Tonbridge and locations north of Tonbridge, such as Hildenborough and Higham Wood, to Wadhurst Clay Formation and Ashdown Formation south of Tonbridge. The Ashdown Formation is composed of sandstone and siltstone, while the Wadhurst Clay Formation is made of mudstone.

Within clay areas, because the porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

The central part of Tonbridge is mainly urban with a small section of land to the north of Tonbridge designated as grassland and used as parks and greenspaces. The main land use in Tonbridge is for both residential and commercial properties. Further east of the town, the land use changes to more rural farmland.

The primary fluvial flood risk to Tonbridge originates from the River Medway. The River Medway runs directly through the centre of Tonbridge in a west to east direction. The River Medway has tributaries that merge within the Tonbridge FRA. These include:

- The Hawden Stream (originating near Hildenborough and later converging with the Hilden Brook to the west of Tonbridge)
- The Hilden Brook (Flowing in south-east direction towards Tonbridge, converging with the River Medway at Tonbridge Recreation Ground)
- the Tonbridge Mill Stream (Flowing in north-easterly direction through Tonbridge Golf Course, later re-joining The River Medway at the confluence of Pen Stream near Hadlow Stair Farm) and finally
- the Pen Stream (flowing in south-easterly direction through Higham Wood, until it re-joins the River Medway
- the Tonbridge Mill Stream near Hadlow Stair Farm

The River Medway enters Tonbridge from the west via channels. The River Medway splits into two channels as it makes its way through the centre of Tonbridge. The northern channel of the River Medway passes south of Tonbridge School, runs next to the Tonbridge Swimming Pool, where it continues through the Town Lock and leaves Tonbridge to the north-east.

The southern channel of the River Medway from the west, runs south from Barden Park, around the Racecourse and then flows next to Avebury Avenue to just pass the Bowling Green where it continues north to join the northern section of the River Medway. At the Weir near River Lawn Road, the River Medway separates to form the Botany Stream. The Botany Stream running east, flows under the High Street, pass The Angel Centre where it becomes culverted to flow south under Avenue Le Puy and then remerging as an open channel south of the Industrial Estate. This later converges with the Gas Works Stream which originates from the footbridge just to the east of the Angel Centre. The Gas Works Stream continues north of the industrial estate. Just before meeting the Botany Stream and continuing north-east of Tonbridge, the stream is culverted under the Trading Estate and re-opens near to the Fire Station, where it joins the main channel of the River Medway.

Watercourses

The River Medway is the dominant watercourse within this RS FRA as it runs directly through the centre of Tonbridge, however, some of its tributaries also increase the fluvial risk to this area, such as the Pen Stream, Hilden Brook and Hawden Stream.

The Botany Stream and Gas Work Stream are watercourses south of the industrial estate that has in the past flooded the town centre (upstream of the weir) as well as Avenue du Puy before spreading to Sainsbury's Car Park.

Due to its proximity to the River Medway and its tributaries, the Tonbridge RS FRA has an extensive history of flooding. It is well documented the flood events that affected Tonbridge such as in 1960, 1963, 1967, 1968, 2000, 2013, 2014 and more recently the 2019/2020 winter period.

The flood event of December 2013 caused significant widespread flooding across the Medway Catchment, in particular Tonbridge. It was reported that 102 homes and 19 businesses were flooded in Tonbridge, 157 homes flooded in Hildenborough, and 80 homes flooded in Barden Road and Danvers Road in the Avebury Avenue area.

Current flood risk

The main source of flood risk within the Tonbridge RS FRA is from main rivers.

Description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which

would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impact of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Tonbridge FRA some 6,025 (56%) people live in areas at risk of flooding from main rivers/. The flood hazards and risk maps show an estimated 10824 people living within the Tonbridge RS FRA. Of those in the area, 6025 (56%) are at risk of flooding from fluvial sources.

Also at risk of fluvial flooding within the Tonbridge RS FRA are:

- 28 services (34.5%)
- 559 non-residential properties (86%)
- Critical Infrastructure: 1.4 km of motorways, primary and trunk routes, as classified by Highways England (55%) and 2.63 km of railway (67%). 73.44 hectares of agricultural land (69%)Natural environment: 0.47 hectares of parks and gardens within area (0.64%)
- Historic environment: 0.94 hectares of Scheduled Ancient Monument (44%) and 8 listed buildings (47%)
- 9 licensed water abstraction sites (100%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the Tonbridge RS FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex

nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk.

Tonbridge frequently experiences surface water flood events, and historically these events have been dependent on the rate of runoff and the condition of the surface water drainage system.

Ground water flood risk

Groundwater flooding occurs as a result of water overflowing from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained and high levels of rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. Groundwater flooding is known to occur in areas underlain by major aquifers, although increasingly it is also being associated with more localised floodplain sands and gravels.

Sewer water flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Most of this flooding is a result of the inadequate capacity of the sewage system and blockages.

Southern water is responsible for most sewers in this area and there have been some sewer flood incidents recorded in Tonbridge Town.

How the risk is currently managed

Fluvial flood risk within the Tonbridge RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings.

Please visit the flood warning information service to view the monitoring sites close to your area.

A keyway flood risk is managed is through local flood defences and the Leigh Flood Storage Area. The flood storage area reduced the risk of flooding to around 1,200 homes and businesses in Tonbridge and Hildenborough. The Leigh Flood Storage Area when full, covers approximately 278 hectares and is formed of a 1.3km long, 5m high earth embankment across the Medway valley. To reduce the flood risk further, there are planned improvements to expand the capacity of the Leigh Flood Storage Area from 28.05 metres AOD to 28.60 metres AOD and also to construct a new embankment in Hildenborough.

Flood defences

As well as the Leigh Flood Storage Area, there are several important flood defences within this RS FRA, including walls in Tonbridge Town Centre. Flood walls are present along parts of the River Medway particularly at the following locations: next to Avebury Avenue, Burleys Weir to Wharf Road and Tonbridge Town Walls and Town Lock defences between Wharf Road and Town Lock.

Hydraulic modelling

The Medway Model is a 2-D hydrodynamic model completed in 2015. It includes scenarios whereby peak flows during the 100Yr return period event are increased by 35% and 70%, which are two more likely scenarios estimated for the Thames River Basin area.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Tonbridge RS FRA

Measures have been developed which apply specifically to the Tonbridge RS FRA.The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to

measures covering a wider geographic area (Thames River Basin) but which also apply to the Tonbridge FRA.

You can find information about all the measures that apply to the Tonbridge FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Walton on Thames Rivers and Sea Flood Risk Area

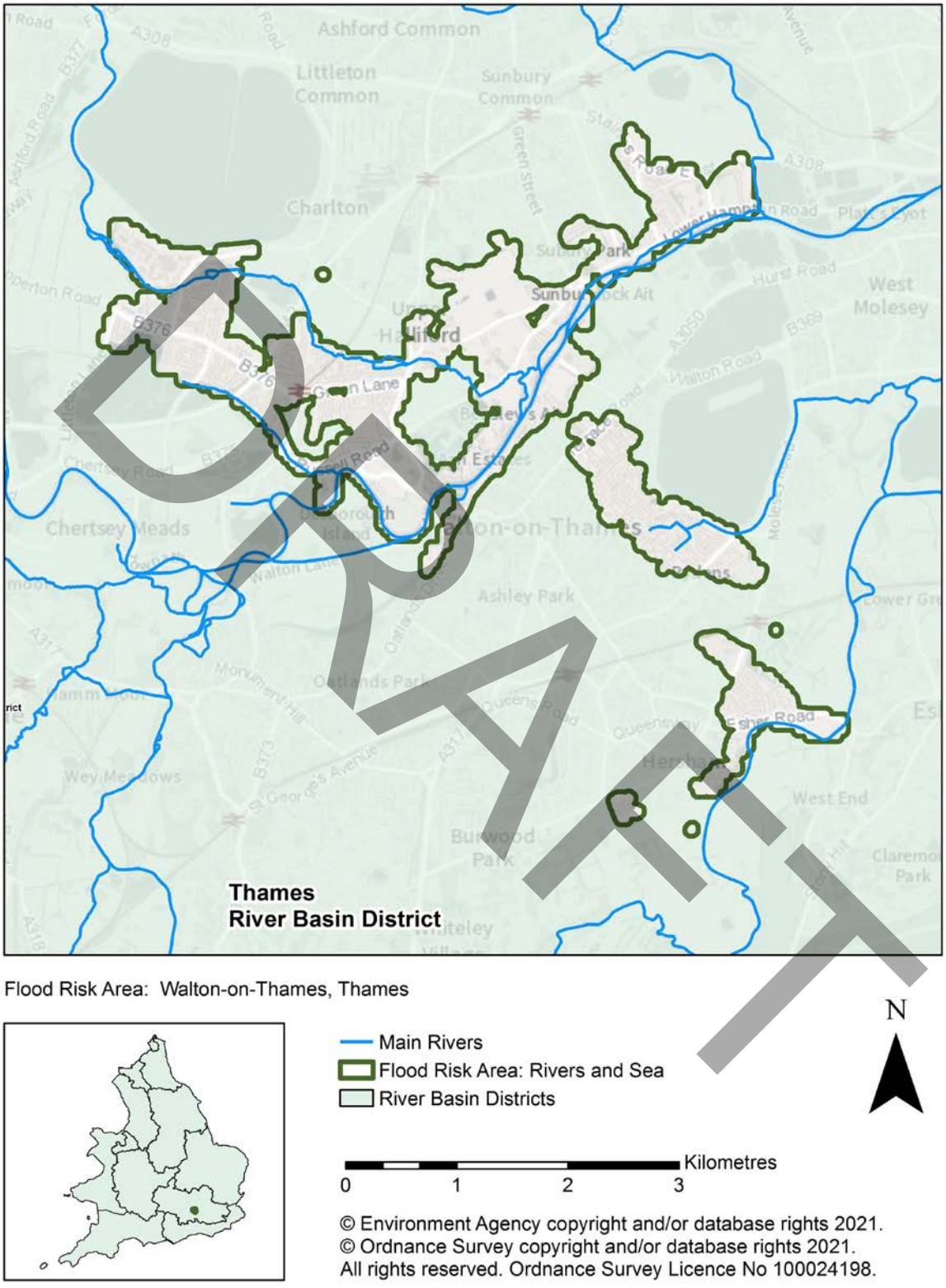

Figure 42: Map showing the Walton on Thames Flood Risk Area Boundary and its location in England

The Walton on Thames Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England and in the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Walton on Thames RS FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Walton on Thames RS FRA covers parts of Spelthorne and Elmbridge Council(s). The Walton on Thames RS FRA is a popular urban area with key urban areas include Shepperton, Sunbury, Hersham and Walton on Thames. The FRA extends north of the River Thames towards Shepperton and Littleton and south of the Thames towards Esher.

The Risk Management Authorities (RMA) in the Walton on Thames RS FRA include:

- Environment Agency
- Lead Local Flood Authority (LLFA): Surrey County council
- Two District councils: Spelthorne and Elmbridge Borough Councils
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Highways England and Surrey County Council
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The majority of the FRA is low lying and flat, as fitting with its location close to both the Rivers Mole and Thames.

The area rises towards Hersham and Esher. The underlying geology is sand and clay. The west of Shepperton is made up from sand, whereas east Shepperton, Sunbury and Walton on Thames is mostly clay and silt. The porosity of clay is low, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding. The porosity of sand is high, which can result in fast infiltration rates and water flowing slowly through the aquifers and released at a slow rate into the river Pool End Ditch.

The River Thames waterbody flows in an easterly direction through Walton on Thames. The channel is open and is described as heavily modified to allow for navigational purposes. Its floodplain is vast and includes the key urban areas above.

Partnership working

The Environment Agency is working collaboratively with other Risk Management Authorities (RMAs) and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21 and the River Mole Catchment Partnership hosted by Surrey Nature Partnership to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

The Environment Agency also works collaboratively with partners and communities to improve the water environment.

This chapter should be read in conjunction with other sections of this plan for information on how risk from other sources will be managed as well as the Surrey Local Flood Risk Management (LFRM) Strategy 2017.

Current flood risk

The primary flood risk in the Walton on Thames RS FRA is from rivers, mainly the River Thames. However, some areas are at risk from other sources, including surface water.

Several rivers including the River Thames and its tributaries flow through the Walton on Thames FRA. The River Ash, Pool End Ditch and the Dead River flow into the Thames at various locations within the area.

The Dead River is also located in Walton-on-Thames and outfalls into the lower reaches of the River Mole, not far upstream from the River Mole's confluence with the River Thames. The Dead River flows through a predominately urban area, with some pockets of green space and recreational areas.

There have been several historic flooding events that have affected the FRA but no significant flooding events have occurred since 2015. A significant event is when 20 or more properties were affected by flooding.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could

be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Walton on Thames RS FRAs some 17,301 (67.7%) people live in areas at risk of flooding from main rivers. As well as people living within the floodplain, there are also services that have been built within FRAs. There are 117 services within the FRA. 34 (29%) services are in areas at a risk of flooding. Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from main rivers in the Walton on Thames RS FRA include:

- 428 out of 590 (72.5%) non-residential properties
- 1km (60%) of motorways, primary and trunk routes, as classified by Highways England
- 0.39km (46%) of railway
- 77.24ha (78.8%) of agricultural land
- 0.03ha of parks and gardens
- Nine out of 11 licensed water abstraction sites
- 1.77ha (100%) of scheduled ancient monuments
- 57 (82%) listed buildings

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Walton on Thames RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

In Surrey, the Environment Agency are part of the Surrey Flood Risk Partnership Board; a working group which aims to implement a joined-up approach to flood risk reduction.

The Environment Agency is managing existing flood risk effectively in parts of the RS FRA. There are several important flood defences and structures located with this FRA, including outfalls and raised embankments. The structures and embankments are maintained by the Environment Agency.

Parts of the Walton on Thames RS FRA benefit from a reduction in flood risk from the Lower Mole Flood Alleviation Scheme which became operational in 1989. The Lower Mole Flood Alleviation Scheme is composed of a range of asset types, including an engineered flood relief channel, embankments, flood walls, sheet piling with capping and several river level control structures. Not all of the river level structures are owned and operated by the Environment Agency. Works on elements of the Flood Alleviation Scheme are required to ensure that the current standard of protection can be maintained into the future. This presents opportunities to provide environmental outcomes in line with the River Basin Management Plan's ambitions. These opportunities include removal of in-channel structures, channel enhancements including softening of banks, restoration of natural processes and improvements to fish passage. The Environment Agency is committed to working closely with partners and stakeholders to update the Scheme to ensure it is the best scheme for the environment, people and wildlife.

Furthermore, the Environment Agency are committed to working closely with partners and stakeholders to design a scheme, the River Thames Scheme, that provides the most benefit to communities. The River Thames Scheme is expected to reduce flood risk to communities including 11,000 homes and 1,600 businesses in Surrey and south-west London. Road, rail, power and water networks are also expected to be more resilient throughout the scheme footprint.

In addition, the Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified an area within the Walton on Thames FRA which is suitable for deployment of a temporary flood barrier. The alignment of this temporary barrier to reduce flood risk from the Thames runs behind properties on Chertsey Road, Shepperton. The temporary flood barrier will offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. This could help reduce the impact of flood risk to parts of the RS FRA. Our ability to forecast flooding and/or the availability of such barriers at National level may hinder our ability to deploy the defences.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to

ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Walton on Thames FRA is covered by the Environment Agency flood warning service, for both alerts and warnings. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Walton on Thames RS FRA

Measures have been developed which apply specifically to the Walton on Thames FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Walton on Thames FRA.

You can find information about all the measures that apply to the Walton on Thames FRA in the interactive mapping tool, Flood Plan Explorer This includes information about which national objectives each measure helps to achieve.

The Windsor Surface Water Flood Risk Area

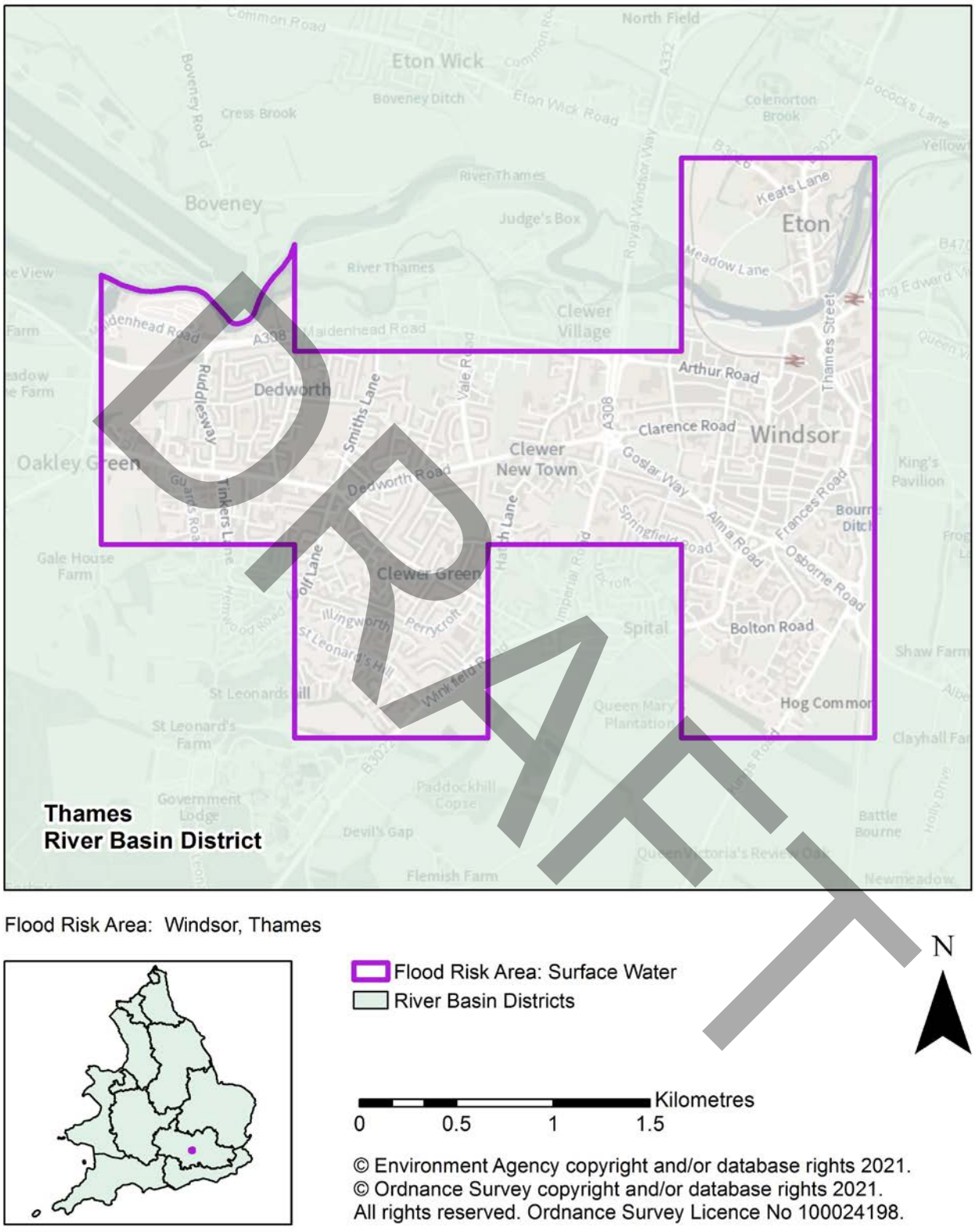

Figure 43: Map showing the Windsor Flood Risk Area Boundary and its location in England

The Windsor Surface Water (SW) Flood Risk Area (FRA) is in the south-east of England, and in the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. has been identified as a FRA because the risk of flooding from surface water is significant nationally for people, the economy or the environment (including cultural heritage). The Windsor Surface Water (SW) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

All the Windsor SW FRA is in the administrative boundary of the Royal Borough of Windsor and Maidenhead. This is a mostly urban environment, with a low proportion of parks. The FRA is bounded to the north, east, west and south by green belt land.

The main sources of flood risk within the Windsor SW FRA are surface water, and groundwater. The Royal Borough of Windsor and Maidenhead leads on the development and delivery of the FRMP for this SW FRA as the responsible authority for managing flood risk from surface water.

There are Risk Management Authorities (RMA) operating in Windsor SW FRA including:

- Environment Agency
- Lead Local Flood Authority (LLFA): the Royal Borough of Windsor and Maidenhead
- Regional Flood and Coastal Committee (TRFCC): Thames
- Two Highway Authorities: The Royal Borough of Windsor and Maidenhead and Highways England
- Thames Water is the only water and sewerage company

Environmental designations

Most of Windsor is not located within a Source Protection Zone (SPZ), but the southern and eastern areas of the Windsor SW FRA are located within SPZ 3. SPZs are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide more protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.

The full detail of all designations within the SW FRA can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The topography of the Windsor SW FRA Area is strongly influenced by the lower lying floodplains of the River Thames. The town centre of Windsor is relatively flat at about 20-30m above ordnance datum (mAOD), with more elevated areas to the south, at about 60-70 mAOD.

The underlying geology in the Windsor SW FRA is London Clay, which significantly impacts permeability in the area.

Closer to the River Thames the geology changes to Thames Gravels, which are highly permeable soils beneath the historical floodplain of the River Thames. During periods of high water levels in the river, the local water table within this gravel layer rises, often resulting in localised groundwater flooding to properties situated away from direct influence of the river.

The FRA is mainly urban with some dispersed green space. The centre of Windsor within the FRA is a significant tourist hotspot, as well as being a significant shopping area. The areas surrounding the FRA are designated green belt so are unlikely to be developed in the immediate future. The Boroughs Local Plan guides development across the borough.

Current flood risk

Surface water flood risk - overview of risk

Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The Windsor SW FRA has been identified as being at significant risk of flooding due to a combination of factors including widespread impermeable urban land cover, low-lying areas that are conducive to surface water ponding, interaction with the downstream watercourses, and ageing drainage infrastructure that is often overwhelmed. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the risk.

The principal drainage system serving the Windsor SW FRA is the surface water public sewer, owned and maintained by Thames Water. This system serves the residential and commercial properties within the FRA, and the public highway largely drains to it. Discharge from the surface water sewer system is to the River Thames to the north of Windsor.

Within the older areas of Windsor, the sewer system is combined (i.e. one pipe serving both foul and surface water). The culverted main river The Bourne Ditch flows through the southern area of the Windsor FRA and impacts the performance of the surface water sewers in that area. Since 2015 to time of writing, two incidents of flooding as a consequence of surface water have been recorded within the Windsor SW FRA.

In June 2016 one property on Kings Road suffered internal flooding, and a second surface water flooding incident resulted in a road closure on Park Street.

Surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SW FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Windsor SWFRA some 7,484 (24.8%) live in areas at risk of flooding from surface water.

Also shown to be at risk of surface water flooding in the Windsor SW FRA include:

- 25 services (10.5%)
- 294 non-residential properties at risk (21.0%).
  There are a significant number of historic and older buildings within this FRA, which can, in some cases, contribute to a lower level of resilience to surface water flooding if these buildings do not have measures in place that help to drain away water. There are also many recently developed buildings, which, due to local regulations and policies, often employ sustainable drainage systems and other measures to be resilient to flood risk
- Critical Infrastructure: 0.04 kilometres of railway (2.2%). Disruption to transport routes as a result of flood risk can have an impact at both local and larger scales. The lengths of road or railway at risk only provide part of the picture of transport network flood risk as the duration of possible flooding has implications on wider impacts due to closure or restriction of routes or services.
- 32.35 hectares of agricultural land (33.6%a)
- Protected areas: 1.17 hectares of Special Areas of Conservation (SAC) (12.0%), 1.17 hectares of Sites of Special Scientific Interest (SSSI) (12.0%), and 6.90 hectares of parks and gardens (15.0%)
- Historical landmarks: 0.15 hectares of Scheduled Ancient Monument area and 5 (1.7%) listed buildings
- 1 licensed water abstraction sites (of the 3 total within the FRA)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the SW FRA. Taking further action to reduce risk will require another appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Groundwater flood risk

Within the Windsor SW FRA there is a known risk of groundwater emergence along the River Thames due to the presence of ‘Thames Gravels’. This is a term commonly used to describe the highly permeable soils beneath the historical floodplain of the River Thames. During periods of high-water levels in the river, the local water table within this gravel layer rises, often resulting in localised groundwater flooding to properties situated away from the direct influence of the river.

Equally, where flood defences have been constructed to mitigate the risk of fluvial flooding, a residual risk of groundwater emergence may remain. Groundwater can move through the Thames Gravels, driven by high water levels in the river, leading to flooding of land behind the river defences.

Sewer flood risk

Sewer flooding is often caused by excess surface water entering the drainage network. Even in areas of the Windsor SW FRA which are located within an area of separated sewers (dedicated surface water and foul systems), surface water may still enter the foul sewers via misconnections.

Within the older areas of Windsor, the sewer system is combined: foul waste from homes joins rainwater that runs off from gullies and roads. During heavy rainstorms, these combined sewerage systems can be overwhelmed by rainwater run-off. This is especially true in urban areas with impermeable land cover, which prevents rainwater from filtering into the ground. Blockages or reductions in capacity within the sewer network can exacerbate the flooding in these situations. It is hard to predict this type of flooding because it often happens in localised areas over a short period of time during intense storm events.

How the risk is currently managed

Surface water flood risk within the Windsor SW FRA is currently managed through a series of approaches, including development planning and adaptation, sustainable drainage systems, maintenance and flood awareness

The Royal Borough of Windsor and Maidenhead acts as a Lead Local Flood Authority (LLFA). In this role they partner with other risk management authorities, including the Environment Agency, Thames Water, and other stakeholders, to manage surface water, groundwater, and ordinary watercourse flood risk.

Duties include:

- identifying flood risks within their borough
- determining potential interventions for managing the flood risk
- applying for funding to implement the identified interventions
- preparing and maintaining strategy for local flood risk
- maintaining a register of flood risk assets

Surface water flood risk within the Windsor SW FRA is currently managed through a series of approaches, including drainage maintenance, installation of sustainable drainage systems (swales, rain gardens, permeable paving, etc.), community engagement, property-level resilience and protection, among many others.

For more detail, refer to the boroughs' Local Flood Risk Management (LFRM) strategy which details the aims and actions proposed to manage flood risk, as well as the FRMP measures (link available at the bottom of this section).

Modelling

Reliable and accurate surface water modelling is difficult. This is due to the multiple flow routes and flood sources. Surface water flooding can be difficult to predict and carrying out modelling can be resource intensive. The most accurate surface water modelling exercise undertaken covering the Windsor FRA has been undertaken by the Environment Agency.

Development

New construction and significant redevelopment projects are required to consider flood risk from multiple sources and identify mitigation and sustainable drainage options that are appropriate for the development. This regulation is important to ensure high standards of resilience.

Flood risk asset management

The Royal Borough of Windsor and Maidenhead in its capacity as highway authority undertakes routine maintenance of the highway drainage infrastructure within the Windsor FRA to ensure that water drains efficiently from the highway.

Thames Water and the Environment Agency also undertake maintenance of their assets to ensure all drainage infrastructure works effectively.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will increase the load on sewerage capacity and increase run off on impermeable surfaces.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Windsor SW FRA

Measures have been developed which apply specifically to the Windsor FRA. The measures created as part of the FRMPs are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Windsor FRA.

You can find information about all the measures that apply to the Windsor FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Wokingham Rivers and Sea Flood Risk Area

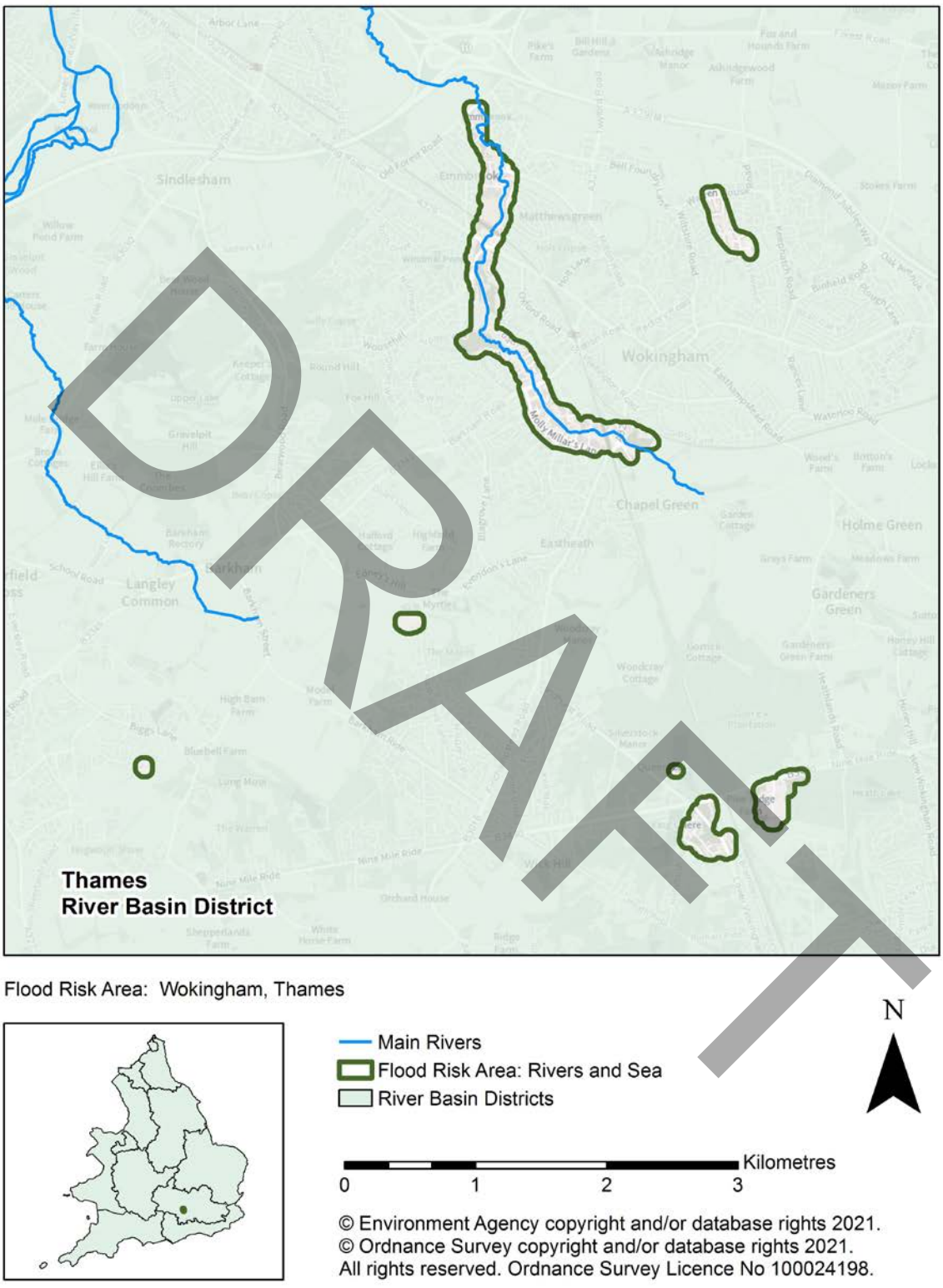

Figure 44: Map showing the Wokingham Flood Risk Area Boundary and its location in England

The Wokingham Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Wokingham Rivers and Sea FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea

The Wokingham Rivers and Sea (RS) FRA covers parts of Wokingham Borough Council and is centred on the south of Wokingham. It also covers small areas in Shinfield, Arborfield Garrison, Lower Earley, Dowlesgreen, Finchamsptead and locations along the B3430 (Nine Mile Ride).

There are Risk Management Authorities (RMAs) operating in Wokingham RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Wokingham Borough Council
- Regional Flood and Coastal Committee: Thames
- Two Highways Authorities: Wokingham Borough Council and Highways England
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The Wokingham RS FRA is urban with a low proportion of arable land. The key urban area is Wokingham town.

The underlying geology is alluvium (clay, silt, sand and gravel) underlain by bedrock geology of London Clay formation. Because the porosity of clay is fairly low, in clay areas, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

Partnership working

The Environment Agency is working collaboratively with other RMAs and partners through the Loddon Catchment partnership. This is hosted by the South East Rivers Trust to better understand the catchment and to develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and

commitment of our partners means that we can be confident that together we can resolve the identified issues.

The priorities in this FRA include creating a healthy, functioning and wildlife rich aquatic environment within the River Loddon Catchment, valued and cared for by everyone now and in the future.

Current flood risk

The primary source of flood risk in the Wokingham RS FRA is from the Emm Brook which flows through Wokingham. Wokingham town is located within the floodplain of the Emm Brook. Some areas within the FRA are at risk of flooding from the ordinary watercourse tributaries of the Emm Brook and the Barkham Brook and surface water. Barkham Brook is a tributary of the River Loddon.

The Emm Brook is mostly open channel through the FRA. The Emm Brook has its source south of the Nine Mile Road junction with Old Wokingham Road, then flowing in a north-westerly direction towards Wokingham through mostly agricultural land uses. The Emm Brook flows through the villages of Chapel Green before flowing in a northerly direction to the west of Wokingham town centre. It continues to flow in a northerly direction under the M4 and A329(M) and has its confluence with the River Loddon north of Winnesh and Dinton Pastures Country Park.

Historically, the Wokingham RS FRA has been impacted several times by fluvial flood events from Emm Brook. Just since 2015 there have been three notable flood events within the Wokingham RS FRA. Significant rainfall during the 2015/2016 winter caused flooding from the Emm Brook and the River Loddon in Wokingham. Some key roads within Wokingham including the A329 Reading Road were also impacted by the flooding causing severe travel disruption

Significant rainfall and hail during September 2016 caused high volumes of surface water runoff. Roadside gullies and highway drains were blocked with vegetation dislodged by the intensity of the rainfall.

A high intensity, short duration rainfall event in July 2017 caused flooding to 50 properties within Wokingham Borough.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at

a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Wokingham RS FRA some 1,524 people live in areas at risk of flooding from main rivers. Of those, 744 (25%) are in areas of high risk. As well as people living within the floodplain, there are also services that have been built within FRAs. 4 (10.5%) services are in areas at risk of flooding from main river. Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from main rivers in Wokingham RS FRA include:

- 66 of non-residential properties
- 21% (0.14km) of railway
- 11.91 ha (41%) of agricultural land

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk. Taking further action to reduce risk will require further appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Wokingham RSFRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Environment Agency maintain an annual programme of bank and in-channel weed clearance and the removal of obstructions. We also maintain four outfalls into the Emm Brook in the north-western part of the FRA. Future funding will help guide investment where it is most needed. We will also continue to promote good riparian ownership.

The Environment Agency are working with Wokingham Borough Council to achieve long-term adaptation of urban floodplain. The planned growth within Wokingham FRA has the potential to increase the number of social and economic receptors if it takes place in the floodplain. The Environment Agency ensures that Wokingham Borough Council has the relevant evidence to inform future decision making and land use planning. National planning policy has also an important role to play in helping to reduce these impacts and in controlling the source of surface water flooding.

The Environment Agency is part of the Thames Valley Local Resilience Forum. There is a Multi-Agency Flood Plan (MAFP) which comprises the seven unitary local authorities of Berkshire and Milton Keynes, as well as the county and district local authorities of Buckinghamshire and Oxfordshire. This area includes the River Thames catchment and associated tributaries plus part of the Great Ouse catchment which falls in the Milton Keynes area.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Due to the relatively long catchment response times associated with flooding from the River Thames, timely forewarning should be possible. This enables the Council, emergency services, residents and businesses to prepare to reduce the impact of a flood.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Wokingham RS FRA

Measures have been developed which apply specifically to the Wokingham RS FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and

schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Wokingham FRA.

You can find information about all the measures that apply to the Wokingham FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Wraysbury Rivers and Sea Flood Risk Area

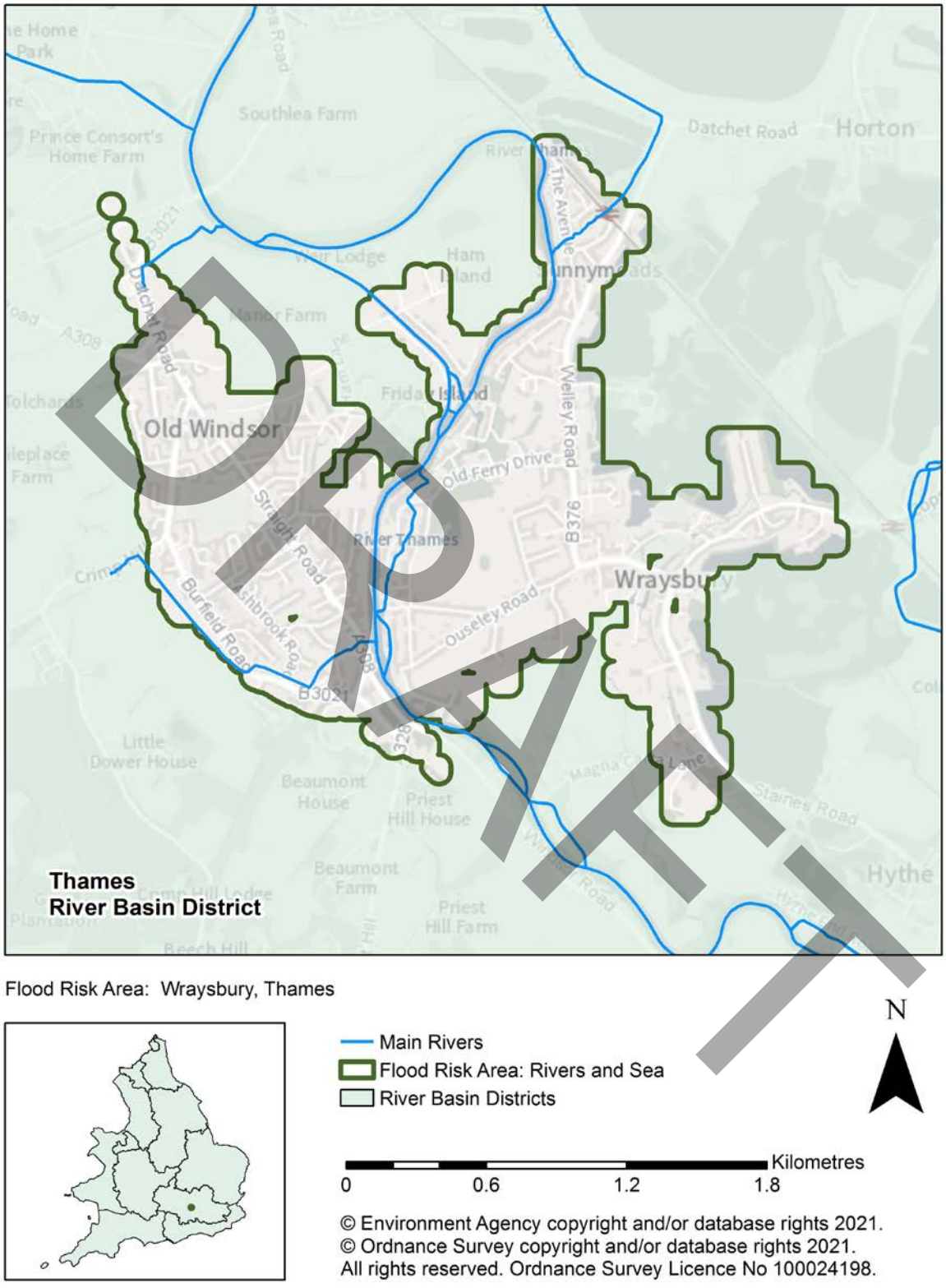

Figure 45: Map showing the Wraysbury Flood Risk Area Boundary and its location in England

The Wraysbury Rivers and Sea (RS) Flood Risk Area (FRA) Flood Risk Area (FRA) is in the south-east of England, and in the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Wraysbury Rivers and Sea (RS) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

The Wraysbury RS FRA is located primarily within the Royal Borough of Windsor and Maidenhead. It spans across Old Windsor and large parts of Wraysbury. The River Thames divides the FRA and flows west to east. It is estimated that 6,840 people (90%) are at risk of flooding from a fluvial source, in addition to 187 non-residential properties.

There are Risk Management Authorities (RMA) operating in the Wraysbury RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Royal Borough of Windsor and Maidenhead
- Thames Regional Flood and Coastal Committee
- Two Highways Authorities: Highways England and Royal Borough of Windsor and Maidenhead (predominantly)
- Water and sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the FRA is strongly influenced by the River Thames. The River Thames flows in an easterly direction and divides the FRA through the middle.

The underlying geology is London Clay formation with the lowland floodplain of the River Thames characterised by a layer of Shepperton gravel. Because the porosity of clay is fairly low, within clay areas, this can result in slow infiltration rates and increased surface water run-off. Alluvium is present alongside the River Thames.

The FRA is mainly urban and surrounded by low lying open space.

Partnership working

The Environment Agency is working collaboratively with other RMAs and partners through the Maidenhead to Teddington Catchment Partnership hosted by Thames21. It is made of

a group of organisations who are working together through a Catchment Based Approach (CaBA) to better understand the catchment and develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

Current flood risk

The main flood risk in the Wraysbury FRA is from rivers including the River Thames, Datchet Common Brook and Burfield Road Ditch.

The River Thames is a major river that rises in the Cotswold hills near Cirencester and flows for 215 miles from its source to the sea. Datchet Common Brook originates as an open channel Ordinary Watercourse in Slough Borough flowing south. Whilst some parts of the brook have been culverted, it remains an open channel throughout the FRA where it discharges into the River Thames. Burfield Road Ditch is a tributary of the River Thames. It is partially culverted and discharges into the River Thames south of the FRA.

Many of the communities in the Wraysbury FRA have been affected by several major floods through the first half of the twentieth century, with a notably extreme event in 1947. A further large flood occurred in 1968 and more recently in 2003. In January and February 2014, the FRA experienced further prolonged and widespread flooding affecting many people, homes and businesses.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded is only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Wraysbury RS FRA 6,840 people (90%) live in areas at risk of flooding from main rivers. As well as people living within the floodplain, there are also services that have been built within FRAs. 25 (40%) services are in areas at risk of flooding from main river. Schools and sewage treatment works are examples of services.

Also shown to be at risk of flooding from main rivers in Wraysbury RS FRA:

- 187 out of 199 non-residential properties. A large proportion (40%) of non-residential properties are at medium risk
- All the railways with the majority (0.62 km) being at medium risk
- 96% of agricultural land
- One (100%) licensed abstraction which is shown to be at high risk of flooding
- The majority (91%) of listed buildings with them being shown at medium and low risk of flooding
- a large proportion (57%) of parks/garden is shown to be at low risk of flooding.
- All Ramsar (22.37 ha), Scheduled Ancient Monuments (19.7 ha), Special Protection Areas (22.37 ha) and Sites of Special Scientific interest (22.37 ha)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Wraysbury RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

Our priority is to maintain the existing conveyance of the rivers. This will be done through an annual programme of bank and in-channel weed clearance and the removal of obstructions. The Environment Agency maintains the Battlebourne raised embankment helps reduce the impact of flooding to parts of the FRA (Old Windsor). Future funding will help guide investment where it is most needed. We will also continue to promote good riparian ownership.

The Environment Agency has been working with the Royal Borough of Windsor and Maidenhead as part of the Local Plan process to guide development across the borough.

The emerging Borough Local Plan 2013-2033 was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination in January 2018.

The Environment Agency is part of the Thames Valley Local Resilience Forum. There is a Multi-Agency Flood Plan which comprises the seven unitary local authorities of Berkshire and Milton Keynes, as well as the county and district local authorities of Buckinghamshire and Oxfordshire. This area includes the River Thames catchment and associated tributaries plus part of the Great Ouse catchment which falls in the Milton Keynes area.

In addition, the Environment Agency has temporary flood barrier plans in place at over 150 locations nationwide. In the Thames Area of the Environment Agency we are considering over 20 locations where a temporary flood barrier could be deployed. We have identified a location within the FRA which may be suitable for deployment of a temporary flood barrier. Investigations of the exact placement are ongoing. Temporary flood barrier offer a practical method of reducing the impact of flooding during smaller/more frequent floods, for instance in areas with a chance of flooding of up to 3.3% each year. The temporary flood barrier is economically viable. This could help reduce the impact of flood risk to part of the FRA. Our ability to forecast flooding and/or the availability of such barriers at national level may hinder our ability to deploy the defences.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Due to the relatively long catchment response times associated with flooding from the River Thames, timely forewarning should be possible. This enables the Council, emergency services, residents and businesses to prepare to reduce the impact of a flood.

Whilst that is the case, large parts of the RS FRA currently do not have formal defences.

The River Thames Scheme Channel that was proposed for reducing flood risk within Royal Borough of Windsor and Maidenhead, is not goingforward. This follows a decision by the Sponsorship Group to not include it, as the Royal Borough of Windsor and Maidenhead was not able to commit to its contribution at this time.

Working together, the Royal Borough and the Environment Agency are looking into different options to try and reduce the flood risk to Wraysbury.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Wraysbury RS FRA

Measures have been developed which apply specifically to the Wraysbury RS FRA. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Wraysbury FRA.

You can find information about all the measures that apply to the Wraysbury FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Yalding Rivers and Sea Flood Risk Area

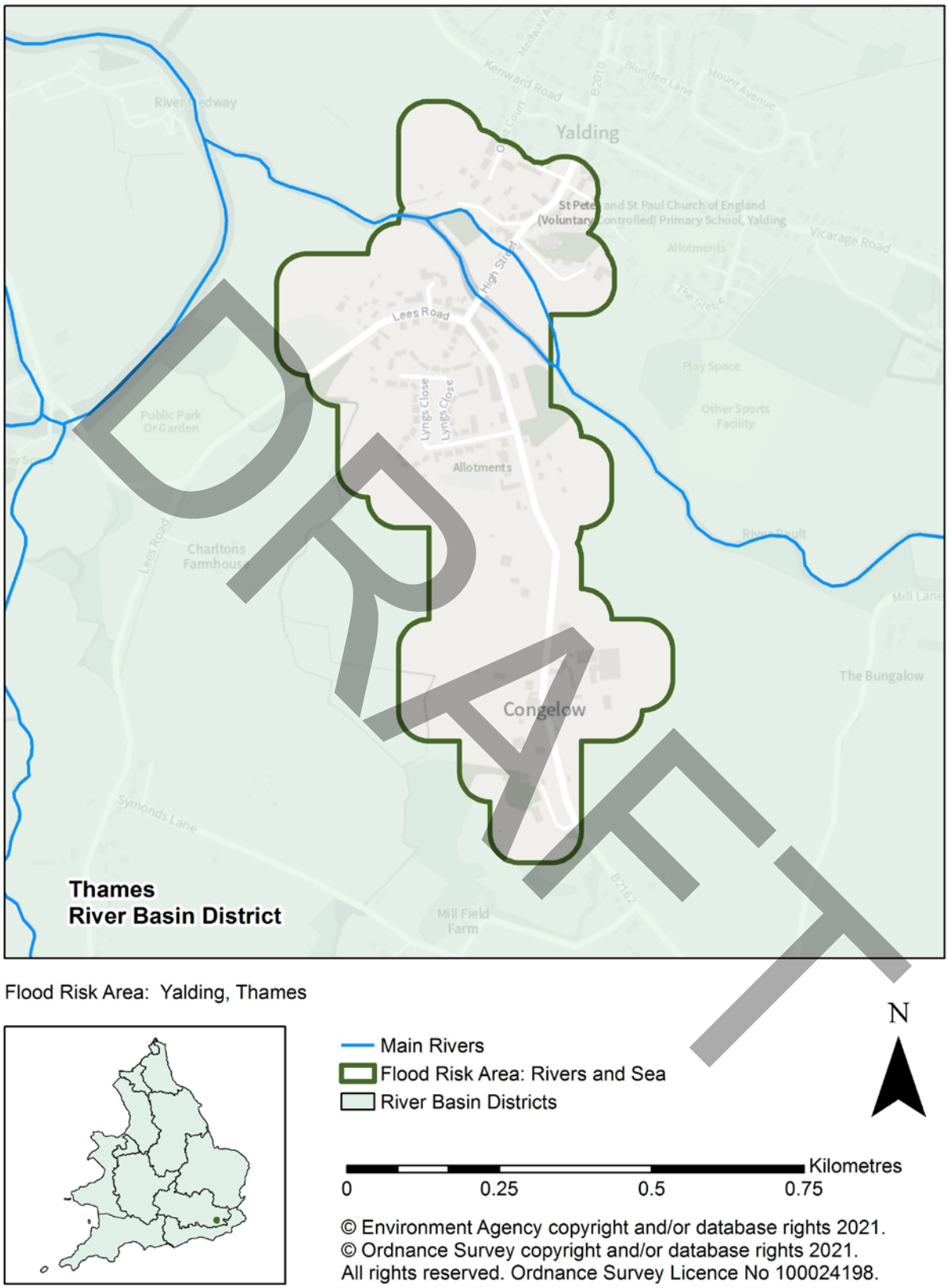

Figure 46: Map showing the Yalding Flood Risk Area Boundary and its location in England

The Yalding Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and in the centre of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage).

The Yalding Rivers and Sea (RS) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea.

There are Risk Management Authorities (RMAs) operating in Yalding RS FRA, including:

- Environment Agency
- Lead Local Flood Authority (LLFA): Kent County Council
- Unitary District/Borough Council: Maidstone Borough Council
- Regional Flood and Coastal Committees (RFCCs): Southern RFCC
- Two Highways Authorities: Highways England (manage major motorways), Kent County Council
- Water and Sewerage Company: Southern Water
- Department for Communities and Local Government through local planning authorities

Environment designations

The Yalding RS FRA covers the small village of Yalding, in Kent and includes the communities of Laddingford, Hunton, and Benover. Yalding was originally a Saxon village. It is a rural environment due to its fruit farming industry with a mix of orchards, fruit production using polytunnels as well as some improved pastures. It was a good location for the farming industry due to its proximity to the river Medway for transporting fruit, providing easy shipping access to the sea. Historically, the area also had a strong iron industry due to being close to navigable channels for shipping goods to nearby villages such as cannons. A key characteristic of the village is the old Town Bridge which is the main crossing point over the river Beult.

In the Yalding RS FRA, there is one site with a special environment designation. The River Beult is of particular significance as, despite heavy modifications to its channel, 30km of its channel is designated as a SSSI. It is habitat to nationally scarce insects. It is at risk of pollution from agricultural runoff and is in poor ecological condition. Restoration of the channel to one of natural geomorphology will improve the ecological status as well as “slowing the flow” and delaying the peak of the flood from reaching the Yalding FRA.

The full details for this designation can be found on the Defra MAGIC map database.

Topography, geology, hydrogeology, land use

The topography of the RS FRA is characterised by the Low Weald. This is an extensive, low lying area which historically has been used for hop growing. Hops were favoured in this area due to the regular flooding that maintained soil fertility and were not seriously impacted by flooding if it occurred during the growing season. Downstream of Yalding and the confluence of the three rivers, the Medway valley becomes narrow and steep sided, causing a bottleneck to flood flow.

The Medway rises in the Ashdown Forest area of Sussex. It flows west to east as far as Yalding, before turning north towards Maidstone and then into the estuary, joining the Thames estuary at Sheerness.

The Beult rises from the Lower Greensand aquifer south of Ashford, flowing east to west, joining the Medway at Yalding.

The Teise is the smallest of the three rivers and rises to the south in an area known as the High Weald.

Most of the properties at risk are in areas of 10 to 12metres above ordnance datum (mAOD). Parts of the Medway catchment boundary rise to approximately 120 mAOD.

The underlying geology at Yalding, the Low Weald and most of the Beult catchment is Weald Clay. The northern flank of the Beult catchment is known as the Greensand Ridge and is underlain by iron rich limestone of the Hythe Beds formation. Parts of the Upper Medway and Teise catchment are low permeability sandstones of the Ashdown Formation.

Both the Hythe and Ashdown Beds are low permeability aquifers which provide springflow to the catchment. Neither provide significant risk of groundwater flooding. In the catchment.

The Weald Clay which occupies much of the catchment has a high runoff potential, particularly during winter when soil moisture is high.

Watercourses

The Yalding RS FRA sits at the confluence of three principal watercourses: the Medway, Beult, and Teise.

All three watercourses are heavily modified across the Low Weald. Channels have been straightened and historically were subject to dredging which has led to steep sided incised channels. The FRA is at a confluence of these three rivers and occupies a wide floodplain.

The Medway is navigable downstream from Tonbridge and so levels are maintained artificially by a series of locks.

The Teise also has weirs and sluice gates that were installed to manage river levels for agricultural purposes. Changing agricultural practises means most of these structures are now redundant.

- A few properties within Yalding village are also at risk from overland flow and surface water flooding.
- All three rivers respond at different rates and flood events can last several days. As the community is at the lower end of the Middle Medway flood risk management area, a considerable period of flood warning is normally available.

The Medway catchment, including the Beult and Teise, covers an area of 1,386km2, most of which drains through Yalding. The main flood management structure is the Leigh Flood Storage area located upstream from Tonbridge. This was primarily designed to reduce flood risk from the Medway to Tonbridge Town Centre and due to inflows from other tributaries downstream from Tonbridge, the benefit of the Leigh Flood Storage Area reduces with distance downstream.

Flows in the Medway increase downstream from Tonbridge due to inflows from other tributaries such as the River Bourne, Somerhill Stream and Alder Stream.

Records of flood incidents in the Yalding area go back many decades with flood events occurring in the 1920s, 1933, 1947, 1958, 1960s (1960, 1963, 1968), 1970s (1974, 1979), 1999, 2000, 2002/03, 2013, 2019/20.

Current flood risk

The main source of flood risk within the Yalding RS FRA is from main rivers.

Description of Risk Statistics

The information below has been calculated using Flood Risk and Hazard maps.

These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment which could have an impact at local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRAs. This data is static, with the information derived using existing data and risk assessment

information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood hazard and risk maps show that in the Yalding RS FRA some 483 (88.3%) people live in areas at risk of flooding from main rivers. The flood hazards and risk maps show an estimated 547 people living within the Yalding RS FRA. Of those in the area, 483 (88.3%) are at risk of flooding from fluvial sources.

Also at risk of fluvial flooding within the Yalding RS FRA include:

- 1 service (25%)
- 11 non-residential properties (92%)
- 39.37 hectares of agricultural land (93%)
- Natural environment: 0.52 hectares of Sites of Special Scientific Interest (100%)
- Historic environment: 0.013 hectares of Scheduled Ancient Monument (100%) and 33 listed buildings (66%)
- 1 licensed water abstraction sites (100%)

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA.

Taking further action to reduce risk will require an additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

Surface water flood risk

Surface water flooding occurs when heavy rainfall cannot soak into the ground or exceed the capacity of local drainage networks and water flows over ground. Due to the complex nature of these factors, surface water flooding can be very difficult to predict and gauge precise locations for the flood risk. A small area is at risk from surface water, which runs off the Greensand Ridge on the northern boundary of the area. This is an arable area and so can also deposit large amounts of silt onto roads and into properties.

The flow routes are normally aligned to very minor spring fed watercourses that stem from the Greensand Ridge.

Groundwater flood risk

Both the Hythe and Ashdown Beds are low permeability aquifers which provide spring flow to the catchment. Neither provide significant risk of groundwater flooding. In the catchment.

How the risk is currently managed

Fluvial flood risk within the Yalding RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Flood and Water Management Act 2010 requires risk management authorities to work together to manage flood risk. The Environment Agency lead on the management of risks of flooding from fluvial and tidal sources and have a 24/7 incident response team ready to proactively monitor, prepare for, and inform the public of main river and tidal flooding. The Environment Agency work in partnership with the Met Office to provide flood forecasts and flood alerts and warnings.

There are multiple hydrometric monitoring sites across the fluvial watercourses which informs the Environment Agency incident response team on when to issue flood alerts and warnings. There are multiple Flood Alerts and Flood Warnings to cover the entire Yalding FRA too. Please visit the flood warning information service to view the monitoring sites close to your area.

The community has a Flood Plan and some residents can help with deploying sandbags and Property Flood Resilience (PFR) to residents in need of assistance.

The Parish Council lead a Community Flood Group to implement the community flood plan when required, with support from the Environment Agency and partners.

Fluvial flood risk is currently managed through the Medway Flood Plan. There are three themes:

- Capital Investment & Maintenance.
- Natural Flood Management.
- Community Resilience.

All properties at very significant risk or that could provide evidence of previous flooding were eligible to receive property flood resilience measures. The Environment Agency delivered measures to over 90 properties in the area. Residents who accepted the measures are now able to use them on receipt of a Flood Warning message.

Natural flood management (NFM) is led by Natural England and the South-east Rivers Trust. The greatest benefit is considered to be derived by concentrating efforts in the headwaters of the smaller, rapidly responding tributaries. NFM work has been completed on the Alder Stream upstream of Five Oak Green and the Hoggs Stream upstream of Headcorn. It is recognised the benefit to the Yalding FRA is small given its location at the confluence of three large catchments.

Community Resilience is led by Kent County Council. They have engaged with the local communities, and as part of community flood plans, have measures in place to enable the Parish to implement road closures. This restricts vehicles entering flood water and creating bow waves into properties. The Environment Agency also delivers sandbags to the community when the likelihood of flooding is high as part of the Medway Flood Operational Plan. The cost of the deployment is met by partners.

The Environment Agency also works collaboratively with Kent County Council, Maidstone Borough Council and local communities under the Medway Flood Partnership. The focus is to improve flood management from all sources within the Middle Medway area.

Further information can be found in the Medway Flood Action Plan and the Medway Catchment Flood Management Plan.

Flood defences

There are no formal flood defences for this area. The main flood management structure on the Medway is the Leigh Flood Storage Area (LFSA) located upstream from Tonbridge. This was designed to reduce flood risk to Tonbridge and the level of benefit reduces with distance downstream. Other options specific to Yalding were investigated but none proved to be technically feasible, apart from the Property Flood Resilience (PFR) option which was delivered to eligible properties in 2019/20.

An area of meadow named The Lees is situated between Yalding village and the River Medway. This area floods during most winters and is an important area of floodplain storage that provides the community with time to prepare for the onset of flooding.

Hydraulic modelling

The Medway Model incorporating the Beult and Teise is a 2-D hydrodynamic model completed in 2015. It includes scenarios whereby peak flows during the 100Yr return period event are increased by 35% and 70%, which are two more likely scenarios estimated for the Thames River Basin area.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Yalding RS FRA

Measures have been developed which apply specifically to the Yalding RS FRA. The measures created as part of the Flood Risk Management Plans are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Yalding FRA.

You can find information about all the measures that apply to the Yalding FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Yateley Rivers and Sea Flood Risk Area

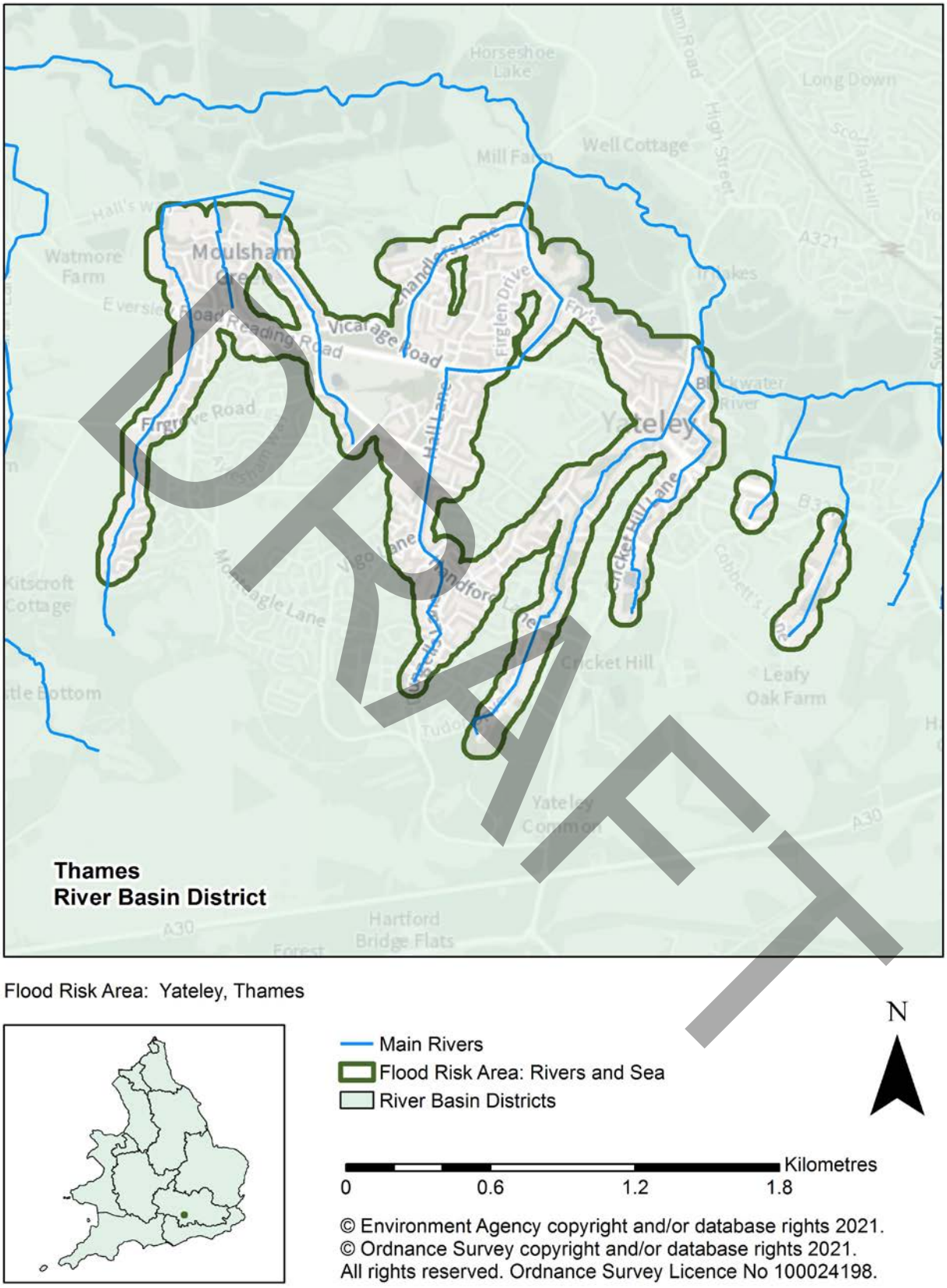

Figure 47: Map showing the Yateley Flood Risk Area Boundary and its location in England

The Yateley Rivers and Sea (RS) Flood Risk Area (FRA) is in the south-east of England, and to the west of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It has been identified as a FRA because the risk of flooding from main rivers is significant nationally for people, the economy or the environment (including cultural heritage). The Yateley Rivers and Sea (RS) FRA was not identified in 2011 for the first cycle of Flood Risk Management Plans (FRMPs).

The Environment Agency leads on the development and delivery of the FRMP for this FRA as the responsible authority for managing flood risk from main rivers and the sea. The Yateley RS FRA covers parts of Hampshire County Council.

There are Risk Management Authorities (RMAs) operating in Yateley RS FRA, including:

- Environment Agency
- LLFA: Hampshire County Council
- District councils: Hart District Council
- Regional Flood and Coastal Committee: Thames
- Highways Authorities: Highways England, Hampshire County Council
- Water and sewerage company: South East Water (water), Thames Water (sewerage)
- Department of Communities and Local Government through local planning authorities

Topography, geology, hydrogeology, land use

The topography of the Yateley RS FRA is relatively flat; most of the area lies 60 metres above ordnance datum (mAOD) and 70m AOD. The topography of the area slopes upwards to the south-west of Yateley.

The underlying geology is sedimentary bedrock from the Windlesham Formation (sand, silt and clay) with superficial River Terrace Deposits (sand and gravel) in localised areas.

Because the porosity of clay is low, within clay area, this can result in slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

The Yateley RS FRA is located within the Blackwater (Hawley to Whitewater confluence at Bramshill) Water Framework Directive catchment.

The upstream Water Framework Directive catchments are Cove Brook and Blackwater (Aldershot to Cove Brook confluence at Hawley). The downstream Water Framework Directive catchment is Blackwater (Bramshill to River Loddon at Swallowfield).

The Yateley RS FRA is urban with a low proportion of arable land. The key urban area is Yateley town.

Partnership working

The Environment Agency is working collaboratively with other RMAs and partners through the Loddon Catchment partnership, hosted by the South East Rivers Trust, to better understand the catchment and to develop joint plans to improve the health of the local water environment. A better understanding of the catchment and the ideas and commitment of our partners means that we can be confident that together we can resolve the identified issues.

The priorities in this RS FRA include creating a ‘healthy, functioning and wildlife rich aquatic environment within the River Loddon Catchment, valued and cared for by everyone now and in the future’.

Current flood risk

The primary source of flood risk in the Yateley RS FRA is from Blackwater River which flows to the north of Yateley. Yateley town is located within the floodplain of Blackwater River and its tributaries, the largest being Castle Bottom Stream. This is a small and fast responding catchment with likely surface water and fluvial interaction. Some areas within the Yateley RS FRA are also at risk from other sources, including surface water.

The Blackwater River has its source to the west of Aldershot in Hampshire. The Blackwater River initially flows in an easterly direction towards the A331 before turning to flow in a northerly direction through Farnborough, Frimley, Blackwater and into Yateley. It then flows in a north-westerly direction through a mostly rural setting towards Swallowfield where it has its confluence with the River Loddon. The Blackwater River is mostly open channel through the FRA and is not designated as artificial or heavily modified.

Blackwater River has several tributaries which flow through the FRA. Most of the tributaries have their source in the Thames Basin Heaths flowing in a northerly direction through Yateley and have their confluence with Blackwater River north of Yateley.

Historically the Yateley RS FRA has been impacted aseveral times by fluvial flood events from the River Blackwater and its tributaries. Most recently, it was impacted by flooding in 2015.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below

only highlights features that are present within the FRA. Residential streets which would also be at risk of flooding are not included in the assessment. This could have an impact at a local and wider level. The length of the road or railway that is flooded provides only part of the consideration of flood risk to transport networks. The duration of flooding also needs to be considered as this will determine the length of time during which routes or services could be expected to be closed or restricted. The flood risks can be viewed on a mapping tool which shows the potential risk and impacts of flooding in the FRA. This data is static, with the information derived using existing data and risk assessment information compiled within the preliminary flood risk assessments (PFRAs) and published in December 2019.

The flood risk maps show that in the Yateley RS FRA 1,996 people (30.8%) live in areas at risk of flooding from main rivers. One service (2.4%) is in an area at risk of flooding from main rivers.

Also shown to be at risk of flooding from main rivers in the Yately RS FRA are:

- 70 (52.7%) non-residential properties
- 3.77ha (25.8%) of agricultural land
- 3 out of 10 listed buildings

Conclusions based on risk statistics

Based on this information, RMAs have concluded that further steps should be taken to reduce the likelihood of flooding and the current and future impact it could have on the FRA. An example of this is the Thames Valley Flood Scheme. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Taking further action to reduce risk will require additional appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified options.

How the risk is currently managed

Fluvial flood risk within the Yateley RS FRA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

The Environment Agency is working in partnership including with Hampshire County Council to commission an update to the hydraulic model in Blackwater catchment (Aldershot to Swallowfield) to refine our understanding of how the area flood to inform

future flood alleviation measures and spatial planning in Yateley. This modelling would include a consideration of the updated climate change allowances.

The Environment Agency is also working in partnership including with Hampshire County Council to progress appraisal of preferred options of North Yateley flood alleviation scheme.

The Environment Agency is part of the Hampshire and Isle of Wight Local Resilience Forum. There is a Multi-Agency Flood Plan (MAFP) which covers the FRA.

The Environment Agency uses flood modelling to understand the risk of flooding at a local and a national level. We are constantly reviewing our local modelling programme to ensure our flood models use a range of information including various climate change scenarios to help make them as reliable as possible.

The Environment Agency's flood warning and alert service is available in all parts of the FRA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Yateley RS FRA

Measures have been developed which apply specifically to the Yateley FRA. The measures created as part of the FRMPs are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all of the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc. These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Yateley FRAs.

You can find information about all the measures that apply to the Yateley FRA in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

River Basin District level objectives and measures

There are also 8 measures applicable to managing flood risk in the Thames River Basin District (RBD) or apply to areas within the RBD. This is 1.4% of the total number of measures in this draft FRMP. These measures have been developed in addition specific FRA measures. You can find information about all the measures which apply to the wider Thames RBD in the interactive mapping tool - Flood Plan Explorer.

Northamptonshire-wide measures that apply to the area of Northamptonshire that is in the Severn RBD have been included in the draft Anglian RBD FRMP.

Gloucestershire-wide measures that apply to the area of Gloucestershire that is in the Thames RBD have been included in the draft Severn RBD FRMP.

Strategic Area level objectives and measures

There are also 25 measures applicable to managing flood risk in the Strategic Areas in the Thames RBD. This is 4.6% of the total numbers of measures in this draft FRMP.

The Colne Valley Rivers and Seas Strategic Area

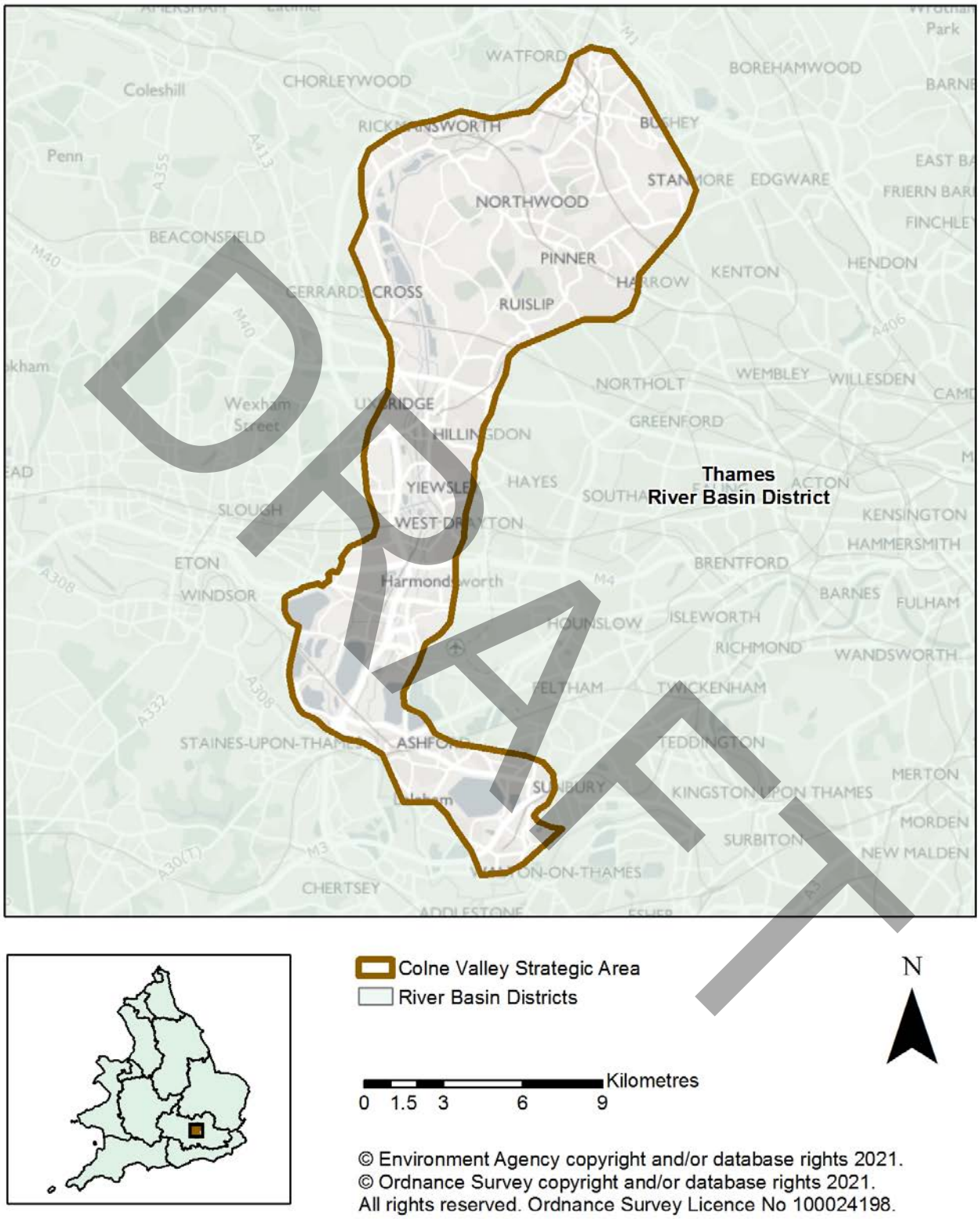

Figure 48: Map showing the Colne Valley Strategic Area Boundary and its location in England

The Colne Valley Rivers and Sea (RS) Strategic Area (SA) is in the south-east of England, and to the east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It was identified based on a method created by the Hertfordshire and North London (HNL) Environment Agency area team.

This is a different approach than what was used during the first cycle of the Flood Risk Management Plans (FRMPs). The Colne Valley Strategic Area was defined using a spatial analysis buffer on the main rivers.

Stretches of river were included based on the locations of the following data sets:

- flood zones, urban areas
- EA communities at risk
- development pressure (based on planning and permitting applications)
- capital projects pipeline
- natural flood management opportunities
- neighbourhood flood vulnerability
- social flood risk indexes

The Colne Valley Rivers and Sea Strategic Area covers sections of the River Colne and its tributaries from Watford in the north to Spelthorne in the south. This is an area of significant fluvial flood risk, especially in the urban areas along the river network. Factors that contribute to the strategic importance of this area include the high rates of development occurring along the river system, planned large infrastructure projects, flood alleviation projects along the River Pinn, and the importance of managing risk along the River Colne and tributaries to alleviate and avoid exacerbating flood risk issues in the River Thames catchment.

The Colne Valley RS SA sits within council areas which the Environment Agency are working with. The Environment Agency is the responsible Risk Management Authority (RMA) for this SA and will take the lead on the development and delivery of the FRMP measures for this SA.

The Environment Agency works collaboratively with partners and communities to improve the water environment as RMAs. Please refer to the Thames River Basin section of this FRMP for more information.

There are Risk Management Authorities running in Colne Valley RS SA, including:

- Environment Agency

- Seven Lead Local Flood Authorities: Hertfordshire County, London Borough, Harrow, London Borough Hillingdon, Surrey County Council, Windsor and Maidenhead Borough Council, Slough Borough Council, Buckinghamshire County Council
- Seven District Councils/Boroughs: Hertsmere District Council, Watford District Council, Three Rivers District council, Spelthorne District Council, London Borough Hillingdon, London Borough Harrow and Windsor and Maidenhead Borough Council
- Regional Flood and Coastal Committee (RFCC): Thames RFCC
- Five Highways Authorities: Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980) alongside Hertfordshire, Surrey and Buckinghamshire Highways Agencies for the surrounding areas within the SA. Highways England manage major motor ways, like the M40 and M25.
- Water and Sewerage Company: Thames Water
- Department of Communities and Local Government through local planning authorities

Growth and development

Growth and development within the Colne Valley RS SA is expected to be high, which if not planned carefully could place more pressures on water management and flood risk. However, development could also create opportunities to reduce flood risk and minimise vulnerability to climate change. Population growth is one of the drivers for housing need. The London Boroughs of Harrow and Hillingdon and Spellthorne District Council cover most of the geographic area for this SA. Collectively the Office of National Statistics estimated the mid-2019 population in these three districts as 657,874, and the projected population by 2035 is estimated to be 676,030, an increase of 18,156. These figures are an under-estimate for the SA, as there are small areas of Three Rivers District Council, Watford, and Hertsmere to the north and Windsor and Maidenhead to the south-west of the SA.

The London Plan (2021) sets ambitious housing targets for all the London Boroughs. Hillingdon and Harrow boroughs collective housing target for the 10 years up to 2028/29 is 18,850. Boroughs are required to incorporate these housing targets when preparing Local Plans. Spellthorne District are preparing a draft Local Plan which currently seeks to deliver 9,057 new homes up to 2035. There are major development schemes within this SA including strategic infrastructure, such as High Speed 2 (HS2) Rail Link and the Heathrow Airport Expansion. These will impact the nature of the area and how flood events behave and there are opportunities to improve flood risk through these schemes.

Environmental designations

Across the Colne Valley RS SA, there are special environmental designation areas, which include about 14 Sites of Special Scientific Interest (SSSI) and a handful of Special Areas of Conservation (SAC) and Local Nature Reserves (LNR). The full detail of these designations can be found on the Defra MAGIC Database.

Topography, geology, hydrogeology, land use

The Colne Valley RS SA has a mixture of both rural and urban areas; a medley of farmland, woodland and water with 200 km of rivers, canals and lakes as well as a mix of bustling towns, green spaces and waterways immediately west of London. It has a unique collection of watercourses, ranging from internationally rare chalk streams in the north, to canals, rivers and lakes, which have been heavily influenced by gravel extraction and urban development in the south. The north of the SA is much more rural and extends south via a significant green corridor, including the Colne Valley Park, where rivers connect to the urban populations of north-west London. The Park covers 40 square miles. However, as the River Colne travels south towards its confluence with the River Thames, the area becomes built up and urban. Key urban areas include Watford, Rickmansworth, Pinner, Ruislip, Uxbridge, Hillingdon, West Drayton, and the M25 corridor to the west of Heathrow Airport.

As well as the River Colne, this SA includes:

- the Grand Union Canal
- a series of Lakes and two main tributaries
- the River Ash in Staines, which connects the lower reaches of the River Colne with the River Thames in Shepperton
- the River Pinn, which flows through the urban areas of Harrow and Hillingdon before joining the River Fray - a larger tributary of the River Colne in Yiewsley

The topography of the SA is strongly influenced by its location in the river valley. The River Colne rises in the Vale of St Albans, is fed by tributaries flowing from the Chilterns, and is a major tributary of the River Thames.

The floodplain area is mostly wide and flat and upstream tributaries are groundwater fed. At its highest point, the elevation within the SA is about 400ft above ordnance datum (AoD) at Oxhey Woods Nature Reserve. However, in the north of the SA there are some fluctuations in height: Rickmansworth, Watford, and Ruislip all sit around 150-200ft AoD. As the River Colne travels south towards the River Thames, the gradient of the land descends to about 40ft AoD. The topography of the land is one constraint to flow as the river travels from north to south, however in more urban and built-up areas, the river is

constrained heavily by modifications and this can impact the velocity of flows through the watercourse.

The underlying geology changes as you travel from north to south in the Colne Valley RS SA. In the northern region, in areas like Watford, the underlying geology is chalk. As you travel south, the underlying geology becomes clay. The clay formation begins at Rickmansworth; therefore, most of the SA has clay bedrock. However, as you travel south towards the River Thames, gravels can impact the behaviour of how water flows through the underlying geology.

Due to the low porosity of clay, infiltration rates are slow, which can result in increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding. Within chalk, sands, and gravels, water can infiltrate quickly and move within and through these rocks. These areas become part of the major groundwater resources of the Thames River Basin. Water flows more slowly through the aquifers and is released at a slow rate into the rivers. Therefore, the impact of a heavy rainfall event can be delayed.

Partnership working

Across the SA, the characteristics of the river vary considerably. The northern section of this SA is a mixture of rural and urban areas as the river flows through Watford and towards north-west London. The way the river is perceived by local people, and the value they place in it, varies widely across the catchment. This is highlighted through local groups like the Colne Catchment Action Network, which is working to design and deliver the Watford Rediscovering the River Colne Plan.

The priorities of this action group are to develop plans to improve the health of the local water environment and gain Water Framework Directive status improvement through using the catchment approach to enhance and expand the floodplain.

This chapter specifically focuses on a section of the River Colne and its tributaries as it travels south towards the River Thames. It is worth noting that it may be beneficial to read this chapter in conjunction with other sections of this FRMP including the London and Thames Estuary Rivers and Sea Flood Risk Area and the Greater London Surface Water Flood Risk Area, for information on risk from other sources.

Current flood risk

The main source of flood risk within this SA is from Rivers and Sea (RS). This can be referred to as 'fluvial' and tidal flooding. However, the Colne Valley is also impacted by surface water, groundwater and sewer flood risk. Therefore, this section will mainly focus on the fluvial risk within the SA but will also consider other sources of flooding.

Fluvial flood risk

The Colne Valley RS SA consists of the River Colne and its tributaries, focusing mainly on the River Ash and the River Pinn. Gradient is an important factor in determining the hydrological response and in steeper catchments water levels can rise quickly after rainfall, with little advanced warning. The River Colne and a lot of its tributaries behave in the same way, due to the heavily modified channels and urban locations.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SA.

The risk is presented in flood risk likelihood categories. They indicate the chance of flooding in any given year. Risk levels are defined below:

- 'High risk' means that each year an area has a chance of flooding of greater than 3.3%
- 'Medium risk' means that each year an area has a chance of flooding between 1% and 3.3%
- 'Low risk' means that each year an area has a chance of flooding of between 0.1% and 1%
- 'Very low risk' means that each year an area has a chance of flooding of less than 0.1%

Table 19: summary of river and sea flood risk to people in the Colne Valley SA

Risk to people	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of people in SA	338,422	2,479	14,173	24,511	2,816
Number of services	2,728	27	144	206	35

Table 20: summary of river and sea flood risk to economic activity in the Colne Valley SA

Risk to economic activity	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of non-residential properties	13,687	359	982	947	229
Number of airports	1.0	1.0	0.0	0.0	0.0
Length of road (kilometres (km))	68.0	1.5	4.9	6.0	0.0
Length of railway (km)	72.0	1.8	3.5	3.7	0.6
Agricultural land (hectares (ha))	5071.6	404.0	326.8	190.4	39.4

One of the aims of this FRMP is to monitor large infrastructure schemes as a part of the measures the Environment Agency have created to ensure no deterioration is created by the changing land uses.

Table 21: summary of river and sea flood risk to the natural and historic environment in the Colne Valley SA

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of EU designated bathing waters within 50 metres (m)	0	0	0	0	0
Number of Environmental Permitting Regulations (EPR) installations within 50m	12	2	1	1	1
Area of Special Area of Conservation (SAC) within area (ha)	0	0	0	0	0

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Area of Special Protection Area (SPA) within area (ha)	525.1	113.0	4.0	0.9	0.1
Area of Ramsar site within area (ha)	525.1	113.0	4.0	0.9	0.1
Area of World Heritage Site within area (ha)	0.0	0.0	0.0	0.0	0.0
Area of Site of Special Scientific Interest (SSSI) within area (ha)	1275.3	331.1	85.2	42.5	5.1
Area of parks and gardens within area (ha)	199.1	0.5	0.5	0.6	0.0
Area of scheduled ancient monument within area (ha)	24.8	0.5	2.9	2.2	0.3
Number of listed buildings within area	805.0	18.0	37.0	22.0	13.0
Number of licensed water abstractions within the area	110.0	25.0	4.0	15.0	3.0

Flooding within the Colne Valley SA is a complex system with many differing factors impacting the flood risk. There are 43,979 people living in the Colne Valley SA at risk from flooding from rivers and seas. Based on this information it is concluded that the Environment Agency should take further action to reduce the likelihood of flooding and the impact it can have on people, the economy and the environment both now and in the future. The measures the Environment Agency have created within this FRMP aim to mitigate and alleviate this risk.

How the risk is currently managed

Fluvial flood risk within the Colne Valley RS SA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

In general, options to reduce the probability of flooding to these areas are constrained by previous channel alterations and lack of open space within the urban floodplain. Long-term planning actions are intended to restore some opportunities to reduce the probability of flooding as well as reducing the consequences by increasing the resilience of the urban environment.

Development

Redevelopment rates in some areas are very high and offer the opportunity to reduce the risk and the current reliance on flood defences. This includes making the urban environment more resilient and with a layout that offers more options for managing future flood risk and the impacts of climate change.

Under the National Planning Policy Framework Local Planning Authorities are required to take a proactive approach to flood risk and climate change when planning strategically for their development needs. Prioritising the allocation of land in areas of lowest flood risk first before considering areas with higher levels of risk is one of the requirements of national policy. This can reduce the future risk of flooding and vulnerability to climate change and also minimise the potential future costs of flood alleviation and flood defence maintenance. Where, by exception, some development in areas of higher flood risk is necessary, Local Planning Authorities should outline in planning policies the standards expected to fully mitigate the risks. They should aim to achieve a reduction in flood risk ensuring that developments will be safe and there is no increase in flood risk elsewhere. In addition, policies should make provision for the possible future relocation of vulnerable development and infrastructure out of areas of increasing flood risk.

Flood defences

There are several important flood defences located with this SA, including managed river channels, river walls and raised embankments, and culverted sections of main river. During a detailed assessment of assets along the Colne Valley, it was agreed that hard engineering flood defences can only be used as a part of the solution to mitigate flood risk. The Environment Agency is working in partnership to investigate options to reduce flood risk at a catchment scale across the Thames Valley. This approach will help to manage the increasing impacts of climate change, as well as protect communities and business that remain at risk.

Flood warning and community preparedness

The Environment Agency's flood warning and alert service is available for all parts of the SA. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater. Some of these areas are susceptible to rapid flooding from storm events. Emergency response and flood awareness are particularly important within this SA.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Colne Valley Rivers and Sea Strategic Area

Measures have been developed which apply specifically to the Colne Valley Strategic Area. The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc.

These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Colne Valley Strategic Area.

You can find information about all the measures that apply to the Colne Valley Strategic Area in the interactive mapping tool - Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Middle Lee Rivers and seas Strategic Area

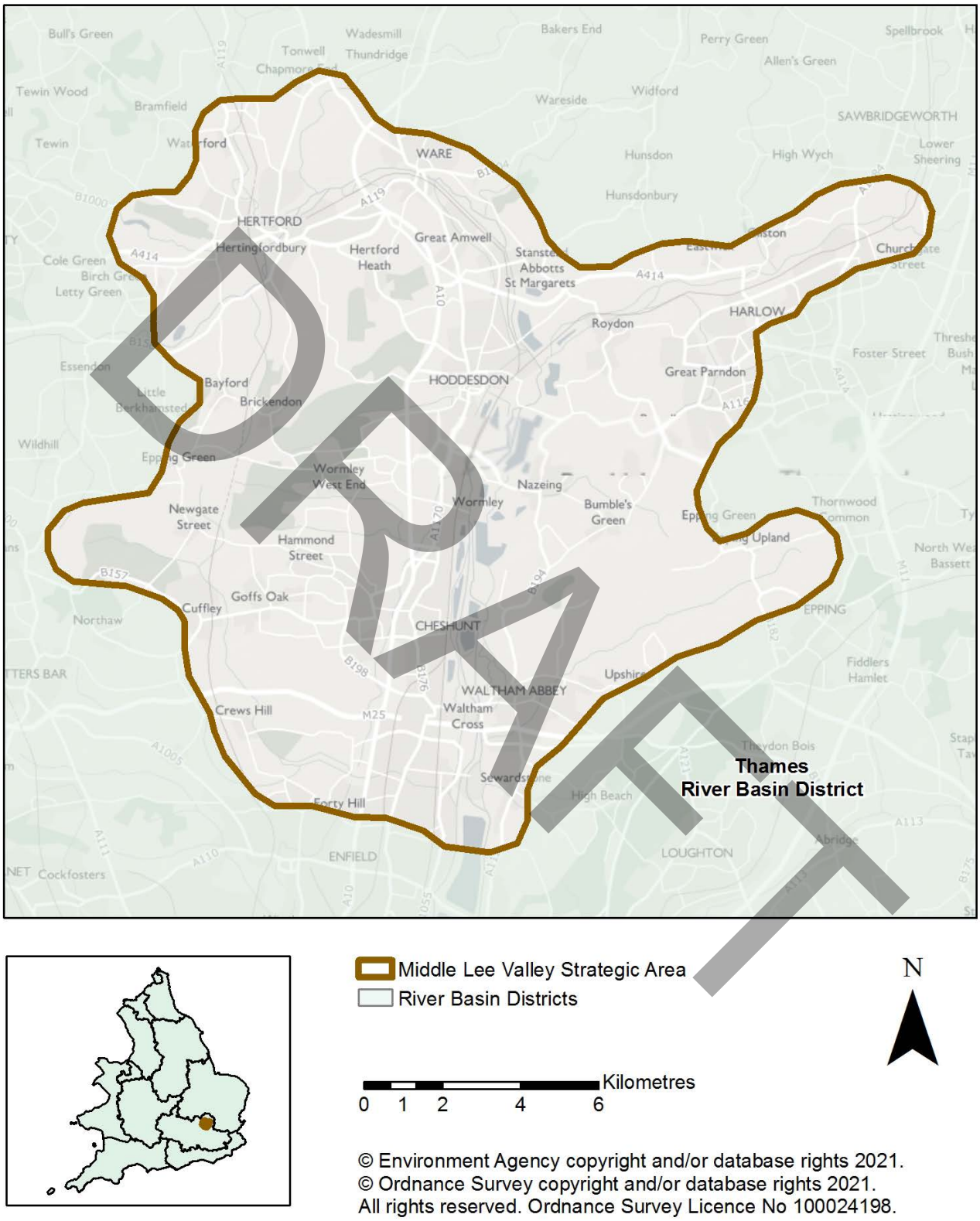

Figure 49: Map showing the Middle Lee Strategic Area Boundary and its location in England

The Middle Lee Valley Rivers and Sea (RS) Strategic Area (SA) is in the south-east of England, and to the east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It falls within the Hertfordshire and North London Environment Agency area.

This is a different approach than what was used during the first cycle of the Flood Risk Management Plans (FRMPs). The Middle Lee Valley Strategic Area was defined using a spatial analysis buffer on the main rivers. Stretches of river were included based on the locations of the following data sets:

- flood zones, urban areas
- EA communities at risk
- development pressure (based on planning and permitting applications)
- capital projects pipeline
- natural flood management opportunities
- neighbourhood flood vulnerability
- social flood risk indexes

The Middle Lee Valley Rivers and Sea Strategic Area covers sections of the Upper Lee and Lower Lee Navigation Channel, and the Lee tributaries, including the Stort, Mimram, Beane. This is an area of significant fluvial flood risk, especially in the urban areas along the river network. Factors that contribute to the strategic importance of this area include the high rates of development occurring along the river system, high number of people living at risk within the area, potential for national flood management and flood storage areas within the upper reaches of the catchment, and the importance of managing flood risk and water along the River Lee tributaries to alleviate and avoid exacerbating flood risk in the main channels and more urban Lower Lee. Interventions in the Middle Lee and Stort will have an impact on flood risk downstream and need to be considered alongside managing the risk locally.

The Environment Agency is the lead risk management authority (RMA) responsible for this SA. The Middle Lee Valley RS SA is mostly agricultural land and protected green belt with some dispersed urban areas, including Hertford, Ware, Bishops Stortford, and Harlow.

Despite heavy modifications to the Lee channels in the southern part of this SA, some of the Lee floodplain and the floodplains of its tributaries in the northern part of this SA include areas of national environmental importance.

The Environment Agency works collaboratively with partners and communities to improve the water environment as RMAs. Please refer to the Thames River Basin section of this FRMP for more information.

There are Risk Management Authorities operating in the Middle Lee Valley RS SA, including:

- Environment Agency Three Lead Local Flood Authorities: Hertfordshire County Council, Essex County Council, London Borough of Enfield
- Six District Councils/ Boroughs: East Hertfordshire District, Harlow District, Epping Forest District, Broxbourne District, Welwyn Hatfield District and London Borough of Enfield
- Regional Flood and Coastal Committee (RFCC): Thames RFCC
- Three Highways Authorities: Transport for London manages the TfL Road Network (or 'red routes') Hertfordshire County Council and Highways England manage major motor ways, like the M25
- Water and Sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Growth and development

Growth and development within this SA is expected to be high, which if not planned carefully could place additional pressures on water management and flood risk. However, development could also create opportunities to reduce flood risk and minimise vulnerability to climate change. With the exception of Broxbourne only a proportion of the geographical area of these district councils overlap with the FRA area so this needs to be borne in mind when considering population and growth statistics below.

Population growth is one of the drivers for housing need. The mid-2019 population estimate for the five district councils (East Hertfordshire District, Harlow District, Epping Forest District, Broxbourne District and Welwyn Hatfield District) was 588, 826. By 2035 the population is projected to be 618,542, an increase of 29,716 people.

Looking at recently adopted or soon to be adopted Local Plans, collectively these six district councils are planning to deliver approximately 71,236 new homes and provide 120,300 sq. m of new retail/commercial leisure floorspace up to 2033. Gilston Park Estate Garden Village within East Hertfordshire District (which lies adjacent to this SA) is one of the major schemes in this area and is set to deliver 10,000 new homes in a series of interlinking villages close to the Stort Valley. The Environment Agency are working with the Council and developers to achieve a safe, sustainable development and maximising opportunities for environmental betterment.

Environmental designations

There are several areas that hold environmental conservation designations located within this SA, including:

- Wormley-Hoddesdonpark Woods Special Area of conservation (SAC) -- made up of Wormley-Hoddesdon Park Woods North Site of Special Scientific Interest (SSSI) and Wormley-Hoddesdon Park Woods South SSSI
- Lee Valley Special Protection Area and Ramsar Site -- made up of SSSIs including Turnford and Cheshunt Pits, Waltham Abbey, Cornmill Stream and Old River Lea, Amwell Quarry
- Hunsdon Mead SSSI
- Rye Meads SSSI
- Chingford Reservoirs SSSI
- Northaw Great Wood SSSI

Topography, geology, hydrogeology, land use

Land use within this SA is mostly agricultural and protected green belt with some dispersed urban areas, including Hertford, Ware, Bishops Stortford, and Harlow. The urban areas are mostly comprised of residential, commercial, business parks, and industrial uses. The green spaces are made up of important wetland, grassland, and woodland habitats.

Across the SA, the character of the river and drainage systems varies considerably. The upper reaches of the SA are characterised by mostly natural floodplains with dispersed market towns and villages. There are wide and extensive floodplains, particularly along the Rivers Lee and Stort, which provide natural storage that help reduce risks to local urban areas. The lower reaches of the SA are characterised by generally urban areas with some river flood defences.

The River Lee basin covers an area of approximately 1,420 square kilometres in the north of London and Hertfordshire. The source of the River Lee is in Central Bedfordshire, north-west of this SA, and the river joins the tidal River Thames downstream of Stratford in East London, south of this SA. The river catchment becomes smaller and more urban as it moves downstream. The Lee basin is a complex system with many controls on flow and a greater interaction between channels. Flow routes change depending on the scale of the flood event and preceding catchment conditions can affect the response of the tributaries. Therefore, it is difficult to predict the timing and volume of flows that will arrive downstream.

The Lower Lee Flood Relief Channel (FRC) is the most significant defence in the Lee catchment, comprising of over 45km of channel (excluding canals). The FRC, completed in the 1970s, extends from Ware to Walthamstow and was designed to safeguard against a '1947-scale' flood event, estimated to be a 1.4% annual probability.

The topography of the SA is strongly influenced by the River Lee basin. Lower areas include the river valleys along the Lee, its tributaries, and the Stort. The land rises higher between the river channels, particularly in the east and west of the SA.

The underlying geology of the south and north-east of the SA is clay. Within clay areas, the porosity is fairly low, which can result in slow infiltration rates and increased surface water run-off. In urban areas, this can exacerbate the potential issues of surface water flooding. In the north-west of the SA, the underlying geology is chalk. Within chalk aquifers, water can infiltrate quickly and move within and through the rock. The groundwater in chalk areas flows slowly through the aquifers and is released at a slower rate, compared to overland and into the rivers. This can create a delayed response after a storm event and exacerbate flooding. The rivers in this section of the SA are chalk stream habitats, which are rare, both in the context of the country and internationally.

Partnership working

The Middle Lee Valley RS SA falls within the River Lea Catchment Partnership, which contributes to increasing understanding of the catchment and developing joint plans with the aim of improving the health of the local water environment.

Lee 2100 Programme

The Lee 2100 programme aims to develop and produce a new Flood Risk Management Strategy for the River Lee catchment for the short, medium and long-term. This will include both the Upper Lee and Lower Lee and their tributaries. The Strategy will be based on an integrated approach that considers the whole Lee catchment in terms of climate change, resilience and adaptation.

The Lee programme's vision is to integrate different types of projects and collaborate with key stakeholders in the catchment to ensure that the flood and water environment are managed efficiently. It is anticipated that this integrated approach will help to attract funding from a wide range of partners by delivering additional benefits to flood risk reduction including economic growth and green space provisions.

The Lee Valley is also particularly valuable for its aquatic and wetland habitats and associated birds. Most of these are dependent on maintaining existing water management levels. It is expected that flood risk reduction schemes should look to incorporate and deliver environmental outcomes wherever possible. Therefore, there is a need to develop

a Strategy that puts environmental enhancements at its core, alongside reducing flood risk.

Current flood risk

The main sources of flood risk within the Middle Lee Valley RS SA are fluvial and surface water. This section will focus on the fluvial flood risk within the SA, but it will also give a high-level overview of the other flood risk sources for context.

Fluvial flood risk

The SA is an area of significant fluvial flood risk, especially in the urban areas along the river network. Factors that contribute to the strategic importance of this area include the high rates of development occurring along the river system, the high number of people living at risk within the area, and the potential for natural flood management and flood storage areas within the upper reaches of the catchment. Additionally, this area's strategic significance owes to the importance of managing flood risk and water along the River Lee tributaries to alleviate and avoid exacerbating flood risk in the main channels and more urban lower River Lee. Interventions in the upper reaches of the River Lee and along the Stort will have an impact on flood risk downstream and need to be considered alongside local risk management.

The river system within this SA is quite complex. The northern portion of the SA is characterized by two main rivers: the Stort flowing in from the north-east, fed by its tributaries; and the Lee flowing in from the north-west, fed by larger tributaries. The two rivers meet in the middle of the SA, join into a broad series of channels (primarily the Old River Lee, the Flood Relief Channel, and the Lee Navigation), and then flow south, forming a ‘Y’ shape. Significantly, the southern-flowing portion of the river system features many tributaries, including the Turkey Brook and the Nazeing Brook, which contribute to a robust network of waterways.

In the upper portion of the Lee, before it meets the Stort, there are several important tributaries that flow into it: the Mimram, the Beane, the Rib, and the Ash. Hertford sits at the confluence of all these rivers except for the Ash, forming a complicated system for flood risk management.

The Flood Relief Channel (FRC) and its associated structures (sluice gates, radial gates, and weirs) are critical to the management of flood risk along the middle and lower River Lee. From Ware to the confluence with the River Stort at Feildes Weir, the FRC and Lee Navigation share the same channel with reinforced banks and a natural bed. From Feildes Weir to the M25, the FRC is a separate channel with reinforced banks and flows through several lakes that were formed through historic mineral extraction. To the south of the M25 the FRC is a concrete-lined channel that is designed to efficiently convey water and

reduce the probability of flooding in the Lower Lee Valley. Eighteen important structures (weirs, sluices, and gates) also operate within the FRC system with the purpose of conveying flood flows and maintaining appropriate water levels for navigation, recreation, conservation, and water abstraction.

Catchment response

The combination of concrete channel surfaces, steep catchments, and clay soils cause the watercourses within this SA to respond rapidly to rainfall and flood suddenly after storms. This is particularly evident at the confluences of the River Lee and its tributaries. If the downstream tributaries all reach peak flow levels simultaneously, it can result in large volumes of water quickly arriving further downstream, where the Navigation Channel and FRC meet, causing flooding.

The urban nature of the catchment leads to rapid run-off of rainwater, which can exacerbate the risks. Blockages in the watercourses, particularly in or near culverts and structures, can also increase the risk. Severe flooding is particularly likely in the summer months due to intense thunderstorm rainfall and in the winter months due to prolonged rainfall.

There is also a significant flood risk on the Lee tributaries, which are underlain by impermeable clay, with steep and small catchments, highly developed urban floodplains, and heavily modified channels, leading them to respond rapidly to rainfall. The tributaries on the east of the basin discharge directly into the FRC. Those on the west of the basin discharge directly into the Old River Lee or the Navigation Channel, from which flows are distributed to the FRC.

Fluvial flooding --risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SA.

The risk is presented in flood risk likelihood categories. These indicate the chance of flooding in any given year. Risk levels are defined as follows:

- ‘High risk’ means that each year an area has a chance of flooding of greater than 3.3%
- ‘Medium 'means that each year an area has a chance of flooding between 1% and 3.3%
- ‘Low 'means that each year an area has a chance of flooding of between 0.1% and 1%
- ‘Very low risk’ means that each year an area has a chance of flooding of less than 0.1%

Table 22: summary of river and sea flood risk to people in the Middle Lee SA

Risk to people	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of people in SA	276,951	1,616	8,352	20,534	5,264
Number of services	1,880	19	75	169	54

Table 23: summary of river and sea flood risk to economic activity in the Middle Lee SA

Risk to economic activity	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of non-residential properties	9,750	117	599	1,150	311
Number of airports	0.0	0.0	0.0	0.0	0.0
Length of road (kilometres (km))	67.2	0.6	4.0	2.4	1.0
Length of railway (km)	59.6	2.8	5.6	4.6	2.4
Agricultural land (hectares (ha))	15,750.9	635.9	472.2	440.3	80.6

Table 24: summary of river and sea flood risk to the natural and historic environment in Middle Lee SA

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of EU designated bathing waters within 50 metres (m)	0.0	0.0	0.0	0.0	0.0

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of Environmental Permitting Regulations (EPR) installations within 50m	20.0	2.0	1.0	5.0	0.0
Area of Special Area of Conservation (SAC) within area (ha)	336.0	0.3	0.6	0.0	0.0
Area of Special Protection Area (SPA) within area (ha)	271.8	206.7	24.6	11.4	28.8
Area of Ramsar site within area (ha)	271.8	206.7	24.6	11.4	28.8
Area of World Heritage Site within area (ha)	0.0	0.0	0.0	0.0	0.0
Area of Site of Special Scientific Interest (SSSI) within area (ha)	994.5	240.5	30.3	73.4	31.6
Area of parks and gardens within area (ha)	811.5	61.0	38.1	17.2	7.9
Area of scheduled ancient monument within area (ha)	103.7	6.9	8.3	37.0	2.6
Number of listed buildings within area	1505.0	35.0	123.0	106.0	13.0
Number of licensed water abstractions within the area	147.0	16.0	11.0	14.0	6.0

The Middle Lee Valley RS SA is a complex system with many differing factors impacting the flood risk. 35,766 people living in the Middle Lee Valley RS SA are at risk of fluvial flooding. Based on this information it is concluded that the Environment Agency should take further action to reduce the likelihood of flooding and the impact it can have on

people, the economy and the environment, both now and in the future. The measures the Environment Agency have created within this FRMP aim to mitigate and alleviate this risk.

Canal flood risk

The Lee Navigation Channel is managed by the Canal and River Trust. It runs vertically through this SA. Several sections of the Lee Navigation carry flood flows as part of the Lee Flood Relief Channel system, including at Ware and Tottenham.

A portion of the River Stort is managed by the Canal and River Trust. For more information refer to the Canal and River Trust website for the River Stort.

How the risk is currently managed

Fluvial flood risk within the Middle Lee RS SA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

Flood defences

There are many important flood defences located within this SA, as discussed in the section above. Together, the Lee Flood Relief Channel and the associated sluice gates, radial gates and weirs, form an integrated flood alleviation scheme that reduces the risk of flooding in the area. Flood Storage Areas hold flood waters in the upstream catchment, including in the Rags Brook, Theobolds Brook, Cobbins Brook and Turkey Brook in this SA. There are only a few stretches of raised defences within this system, as the underlying gravels prevent this type of structure. Instead, most defences provide additional storage or conveyance of water to efficiently move it through the lower River Lee basin and reduce the probability of flooding.

Along the tributaries, long-term adaptation through redevelopment is a main strategy. This includes re-creation of river corridors to ensure space for natural river flow and water attenuation as well as defences that are sustainable as part of an overall catchment plan. The impacts of climate change will require adaptation of the existing defences over time. Rather than replacing them like-for-like, it will be necessary to seek a different combination of flood storage, river defences, and floodplain attenuation.

Flood storage and natural flood management

Within the upper reaches of the SA, the existing undeveloped floodplain is the most important asset in managing flood risk. Therefore, it will be crucial to maintain the capacity of the existing natural floodplain to retain water and maintain the conveyance of watercourses in towns and villages. In the lower area of the SA, one of the best options to

reduce the probability of flooding is to increase attenuation through the addition of flood storage capacity, especially along the tributaries. Large flood storage areas may not be feasible in this region due to land and economic constraints, so focus has shifted from reliance on large flood storage areas to the cumulative benefits of many smaller storage areas within the catchment. As part of the process of increasing attenuation, re-establishing river corridors through restoration of parts of river channels and removal of artificial bank lining and culvert sections are options that could benefit the overall health and resilience of the watercourses.

Hydraulic modelling

Most rivers in the Middle Lee have detailed flood modelling and associated flood mapping. Improvements to these models are being carried out in 2021 [At time of writing, this have not been finalised].

Development

Redevelopment rates in some areas of this SA are very high, but this can be positive as it provides opportunities to reduce current levels of risk and reliance on flood defences. Redevelopment can include measures that increase resilience and provide options for managing not just current risk but also the impacts of climate change. Existing undeveloped river corridors provide room for water, which is important for enabling climate change adaptation, along with corridors and undeveloped floodplains being safeguarded from inappropriate development.

Under the National Planning Policy Framework Local Planning Authorities are required to take a proactive approach to flood risk and climate change when planning strategically for their development needs. Prioritising the allocation of land in areas of lowest flood risk first before considering areas with higher levels of risk is one of the requirements of national policy. This can reduce the future risk of flooding and vulnerability to climate change and minimise the potential future costs of flood alleviation and flood defence maintenance. Where some development in areas of higher flood risk is necessary, Local Planning Authorities should outline in planning policies the standards expected to fully mitigate the risks. They should aim to achieve a reduction in flood risk ensuring that developments will be safe and there is no increase in flood risk elsewhere. In addition, policies should make provision for the possible future relocation of vulnerable development and infrastructure out of areas of increasing flood risk.

Property flood resilience

Property Flood Resilience (PFR) is being offered to properties at risk of fluvial flooding in Lower Nazeing in 2021 as part of a joint Environment Agency / Essex County Council project. [At time of writing, this has not been finalised].

Flood warning and community preparedness

The Environment Agency's flood warning and alert service is available along the majority of the rivers within this SA. The service aims to provide advance warning to people of the risk of flooding from rivers and the sea. There are flood warning areas within this SA. Emergency response and flood awareness are particularly important within this SA because the catchments react very quickly to rainfall.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Middle Lee Valley Rivers and Sea Strategic Area

Measures have been developed which apply specifically to the Middle Lee Strategic Area.

The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc.

These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Middle Lee Strategic Area.

You can find information about all the measures which apply to the Middle Lee Strategic Area in the interactive mapping tool Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

The Oxford to Cambridge Arc Strategic Area

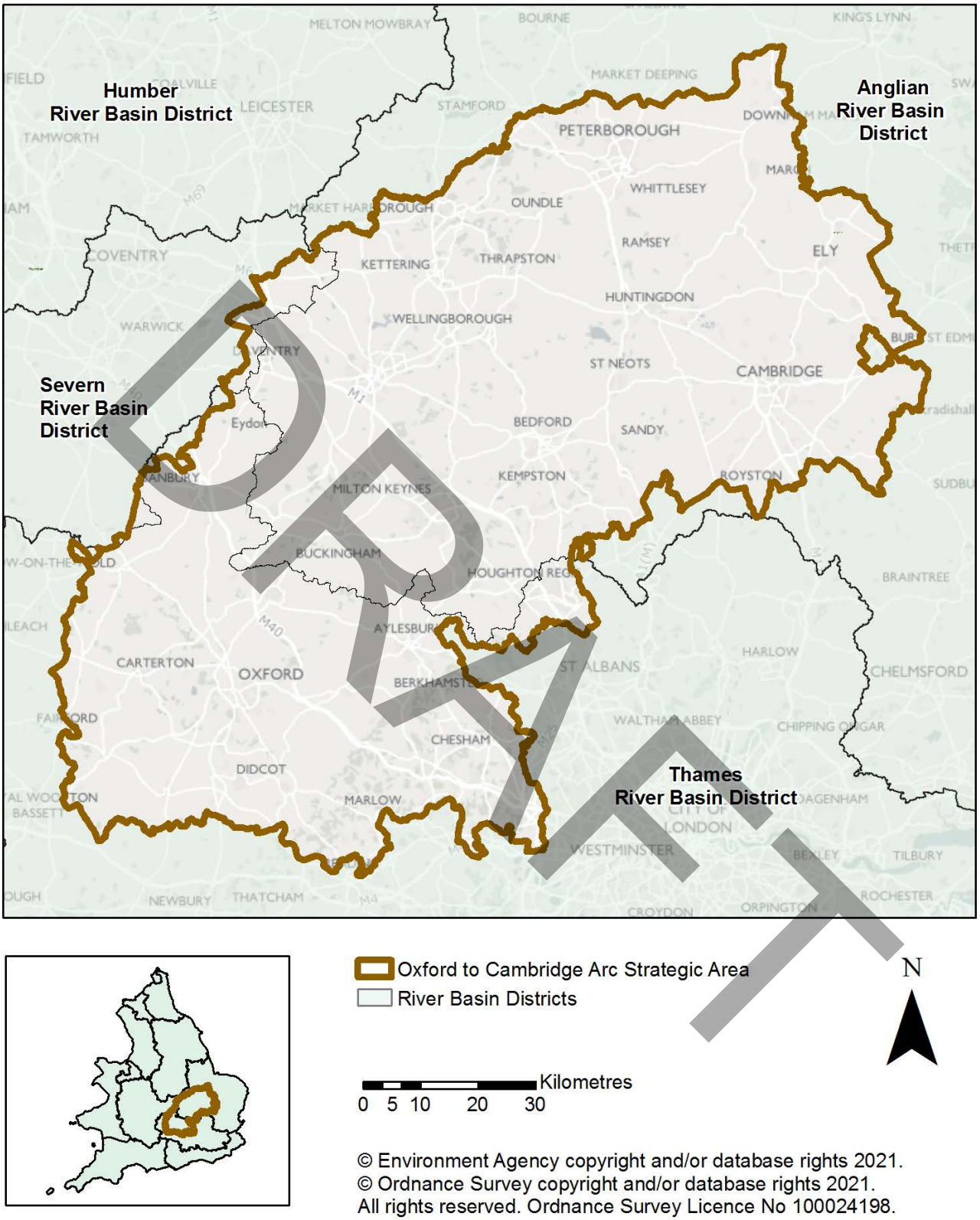

Figure 50: Map showing the Oxford to Cambridge Arc Strategic Area Boundary and its location in England

The Oxford to Cambridge Arc strategic area (the Arc) is in the south-east of England. It falls within part of the Thames and Anglian RBD and can be found in both plans. It is a globally significant area between Oxford, Milton Keynes and Cambridge.

It is formed of five ceremonial counties:

- Oxfordshire
- Bedfordshire
- Buckinghamshire
- Northamptonshire
- Cambridgeshire

The Oxford to Cambridge (OxCam) Arc is the name given to a cross-government initiative that supports planning for the future up until 2050 and represents a unique opportunity to put the Government's 25 Year Environment Plan into action. The Strategic Area was not identified using the standard Flood Risk Area method identified by Defra, it was recommended for inclusion given its nationally important significance.

This chapter focuses on describing how the Environment Agency, in partnership with relevant Risk Management Authorities (RMAs) is working with communities to manage flood risk in the Oxford to Cambridge Arc SA.

There are several risk management authorities operating in Oxford to Cambridge Arc strategic area including:

- Environment Agency
- Nine Lead Local Flood Authorities: Oxfordshire, Buckinghamshire, Bedford, Central Bedfordshire, Luton, Norh Northamptonshire, West Northamptonshire, Cambridgeshire and Peterborough.
- 18 Local Planning Authorities: Buckinghamshire Council, Bedford, Cambridge City, Central Bedfordshire, Cherwell District, City of Peterborough, East Cambridgeshire District, Fenland District, Huntingdonshire District, Luton, Milton Keynes, North Northamptonshire, Oxford City, South Cambridgeshire District, District, South Oxfordshire District, Vale of White Horse District, West Oxfordshire District, and West Northamptonshire.
- Internal drainage boards: Alconbury and Ellington IDB, Bedfordshire & River Ivel IDB, Benwick IDB, Bluntisham IDB, Botany Bay IDB, Buckingham and River Ouzel IDB, Burnt Fen IDB, Bury Brook IDB, Cawdle Fen IDB, Conington & Holme IDB, Creek Farms IDB, Curf & Wimblington IDB, Euximoor IDB, Farm Care Ltd IDB, Feldale IDB, Haddenham Level IDB, Hobbs Lot IDB, Holmewood & District IDB, Hundred Foot Washes IDB, Hundred of Wisbech IDB, Kings Lynn IDB, Ladus Fen IDB, Littleport & Downham IDB, Manea & Welney IDB, March & Whittlesey IDB, March 3rd IDB, March

5th IDB, March 6th, March East IDB, Middle Fen & Mere IDB, Needham Burial & Birdbeck IDB, Nightlayers IDB, North Level IDB, Old West IDB, Over & Willingham IDB, Padnal & Waterden IDB, Ramsey IDB, Ramsey 1st IDB, Ramsey 4th IDB, Ramsey Upwood & Gt Raveley IDB, Ransonmoor IDB, Sawtry IDB, Sears Farm IDB, Skeggins Farm IDB, South Holland IDB, Stitches IDB, Sutton & Mepal IDB, Swaffham IDB, Swavesey IDB, Upwell IDB, Waldersey IDB, Warboys Somersham & Pidley IDB, Waterbeach IDB, Welland and Deepings IDB, White Fen IDB, Whittlesey & District IDB and Woodwalton IDB.

- Three Regional Flood and Coastal Committees: Thames, Anglian Great Ouse, Anglian Northern
- Ten Highways Authorities: Lead Local Flood Authorities and Highways England
- Two Water and Sewerage company: Anglian Water and Thames Water

Environmental designations

There is 20,000 Hectares of SSSI designated land across the Arc, with under half of it being in favourable condition.

The OxCam Arc also encompasses the Chilterns, Cotswolds, and North Wessex Downs Areas of Outstanding Natural Beauty (AONB). These AONBs only cover a small part of the land area, however they represent important landscapes that are protected to conserve and enhance their natural beauty.

Topography, geology, hydrogeology, land use

The topography of the Strategic Area is strongly influenced by the Cotswolds to the west, the Chilterns to the south and the lowlands of the Cambridgeshire fens to the East.

The lower areas include the north-east of Cambridgeshire (where land drops below sea level in marts and is wildly below 5m above ordnance datum). Elsewhere, the land rises up to above 200 meters above ordnance datum (mAOD), for example in the Cotswolds and the Chilterns.

The geology tends to run in bands south-west to north-east. Along the south-east of the Arc there is Chalk, which is home to valuable Chalk Streams.

The next band north is the Upper Greensand, following that the geology is dominated by a series of Clays including the Kimmerridge and Oxford. Moving into North Oxfordshire and Northamptonshire there is a less structured pattern, geology includes the Great Oolite, Inferior Oolite, Upper Lias and Middle Lias.

Within chalk and limestone areas, water can infiltrate quickly, and move within and through these rocks forming part of the major groundwater resources. This groundwater provides a significant baseflow component to the rivers. The impact of rainfall on main riverswill be spread out over a relatively long period of time. Within clay areas there is slow infiltration rates and increased surface water run-off. In an urban area, this can exacerbate the potential issues for surface water flooding.

The tributary rivers in the Arc are in mostly rural areas, these tend to be picturesque streams which wind their way through small settlements, including the internationally important chalk streams in the Chilterns. The main rivers run through large urban areas. The River Thames Runs through Oxford and then out of the Arc into Reading, before it returns through, Henley, Marlow and Maidenhead. The River Nene runs through the centre of Northampton and out through Peterborough. The Great Ouse runs through Buckingham, Milton Keynes, Bedford and St Neots.

The Arc is a largely agricultural landscape, with 54% of the Arc being cultivated / disturbed land and 19.6% improved grassland. The Arc's agricultural picture mirrors that of England, Arable to the East and livestock to the West. However as mentioned the Arc has a higher proportion of more productive land – approximately 20% of England's Class 1 Agricultural land is within the Arc. Woodland cover in the Arc is concentrated in the Chilterns. The Chilterns cover the headwaters of both the River Thames and the Great River Ouse.

The primary source of flood risk across the Arc varies. However fluvial flooding is the main risk across most of the Arc. There are 100,000 homes currently at risk of fluvial flooding, and communities across the Strategic Area are also at risk of surface water flooding, this equals around 50,000 homes.

There are three main river catchments that flow within the Arc. These main rivers dominate the landscape, from the wide Thames Valley flowing through historic market towns to the Ouse Washes, which are an internationally important area for wildlife.

The three main river catchments are:

- The River Thames and associated tributaries including the Evenlode, the Cherwell, the Thame and the Ock
- The Great River Ouse and associated tributaries including the River Ouzel, River Ivel and the River Cam
- The River Nene and associated tributaries including the River Ise, Harpers Brook and Willow Brook

Partnership working

The Environment Agency works collaboratively with partners and communities to encourage strategic thinking around climate resilience, water management and biodiversity net gain. There are opportunities to deliver strategic flood alleviation across multiple river catchments whilst providing benefits to people including access and recreation.

Local Enterprise Partnerships have been created to shape the arc's economic plans in support of the vision and the UK's industrial strategy. A new strategic infrastructure board has also been created to build on the work of the Transport Forum to develop arc-wide strategic infrastructure plans covering transport, digital, utilities and flood management.

The OxCam Arc Area covers multiple Catchment Partnership areas.

- River Ock Catchment Partnership
- South Chilterns Catchment
- Evenlode Catchment Partnership
- River Thame Catchment Partnership
- Upper & Bedford Ouse Catchment Partnership
- Nene Valley Catchment Partnership
- Luton Lea Catchment Partnership
- Water Care Partnership
- Cherwell & Ray Catchment Partnership
- CamEO Catchment Partnership

Other relevant plans

This chapter should be read in conjunction with other relevant local plans. There are several relevant regional and local key policies which have been considered within the creation of the second cycle Flood Risk Management Plan (FRMP) and its measures, such as:

- Spatial framework policy paper
- Joint declaration
- Government response to National Infrastructure Commission report
- National Infrastructure Commission report (PDF)
- Government plan to transform Oxford-Cambridge Arc into UK's fastest growing economic region

Current flood risk

The main source(s) of flood risk within this strategic area described in the section below are fluvial and surface water flood risk.

Fluvial and surface water flood risk - overview of risk

Gradient is one factor in determining the hydrological response and in steeper catchments water levels can rise quickly after rainfall, with little advanced warning. The main rivers are generally slow responding rivers. For example, flooding on the River Thames and in the Ouse Washes can last many weeks. Along these rivers are extensive floodplains with important floodplain grazing marsh/ floodplain meadow habitats. The rivers are dominated by wide river valleys, with gently sloping hills to the West of the area and very flat land to the East.

The faster impact river events tend to be focused on smaller villages high up in the catchments on smaller tributaries or from surface water flooding in the major urban centres. When Milton Keynes was set up as a new town they appreciated that building a new city meant far quicker run off of storm water into rivers than would naturally occur. For this reason, a strategic drainage network, comprising linear parks and balancing lakes. The Milton Keynes model is a demonstration of what managing surface water flood risk, and reducing fluvial flood risk could look like.

There have been various large floods across the Arc in recent years. There was a large fluvial flood in Oxford in the winter of 2013/2014 and recently there has been extensive surface water flooding in Northamptonshire and Wellingborough.

Fluvial and surface water flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps. These were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SA.

The risk is presented in flood risk likelihood categories. These indicate the chance of flooding in any given year. The risk levels are defined as follows:

- ‘High risk’ means that each year an area has a chance of flooding of greater than 3.3%
- ‘Medium risk’ means that each year an area has a chance of flooding between 1% and 3.3%
- ‘Low risk’ means that each year an area has a chance of flooding of between 0.1% and 1%

- ‘Very low risk’ means that each year an area has a chance of flooding of less than 0.1%

Table 25: summary of river and sea flood risk to people in the Oxford to Cambridge Arc SA

Risk to people	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of people in SA	3,750,818	16,663	72,583	50,356	15,683
Number of services	29,351	274	1,096	517	150

Table 26: summary of river and sea flood risk to economic activity in the Oxford to Cambridge Arc SA

Risk to economic activity	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of non-residential properties	140,473	1,074	5,390	3,276	1,109
Number of airports	3	0	0	0	0
Length of road (kilometres (km))	1,995.9	13.9	104.1	25.4	12
Length of railway (km)	1035.4	15.4	105.5	31.7	6.4
Agricultural land (hectares (ha))	945,883	21,037.9	103,399.4	22,018.8	4,751

Table 27: summary of river and sea flood risk to the natural and historic environment in Oxford to Cambridge Arc SA

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of EU designated bathing waters within 50 metres (m)	0	0	0	0	0
Number of Environmental Permitting Regulations (EPR) installations within 50m	248	17	23	8	3
Area of Special Area of Conservation (SAC) within area (ha)	2,967.3	683.5	307.3	4.1	2.4
Area of Special Protection Area (SPA) within area (ha)	4,630.4	4,394.7	129.7	17.7	2.7
Area of Ramsar site within area (ha)	5,249.6	4,480.6	346.7	17.7	5.1
Area of World Heritage Site within area (ha)	933.1	53.6	3	0.03	0
Area of Site of Special Scientific Interest (SSSI) within area (ha)	20,246.3	6,121.4	1,237.2	89.7	42.5
Area of parks and gardens within area (ha)	20,731.5	507.6	534.7	60	11.4
Area of scheduled ancient monument within area (ha)	5,550.8	364.3	502.7	153.9	23.2
Number of listed buildings within area	37,315	491	1,324	618	275

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of licensed water abstractions within the area	2,460	632	696	125	21

Table 28: summary of surface water flood risk to people in the Oxford to Cambridge Arc SA

Risk to people	Total in SA	High risk	Medium risk	Low risk
Number of people in SA	3,750,818	38,894	61,814	307,972
Number of services	29,351	274	526	1,768

Table 29: summary of surface water flood risk to economic activity in the Oxford to Cambridge Arc SA

Risk to economic activity	Total in SA	High risk	Medium risk	Low risk
Number of non-residential properties	140,473	2,157	3,936	14,416
Number of airports	3	3	0	0
Length of road (kilometres (km))	1,996	85.2	72.9	237.2
Length of railway (km)	1,035.4	52.1	40.3	106.1
Agricultural land (hectares (ha))	945,883.8	19,860.6	15,004.4	62,645.6

Table 30: summary of surface water flood risk to the natural and historic environment in the Oxford to Cambridge Arc SA

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk
Number of EU designated bathing waters within 50 metres (m)	0	0	0	0
Number of Environmental Permitting Regulations (EPR) installations within 50m	248	83	37	66
Area of Special Area of Conservation (SAC) within area (ha)	2,967.3	35.5	36.3	169.8
Area of Special Protection Area (SPA) within area (ha)	4,630.4	36.3	55.5	316.2
Area of Ramsar site within area (ha)	5,249.6	42.2	70.1	380.6
Area of World Heritage Site within area (ha)	933.1	1.1	2.2	46
Area of Site of Special Scientific Interest (SSSI) within area (ha)	20,246.3	446.1	338.5	1,514.9
Area of parks and gardens within area (ha)	20,731.5	570.6	323.8	1,210.9
Area of scheduled ancient monument within area (ha)	5,550.8	125	93.1	362.7
Number of listed buildings within area	37,315	319	244	1,242
Number of licensed water abstractions within the area	2,460	551	167	390

There are currently studies underway to looking to identify locations to store water or manage run-off in locations that provide overall flood risk reduction or environmental benefits. The area is working in three large river catchments so there is good potential to slow the flow of water in some tributary catchments to reduce flood peaks in smaller

events, however due to the large volume of water that flow through the catchments the partnership also need to consider more engineered solutions.

There are two main pressures that are likely to change our current risk statistics in the future, these being widespread development and climate change. When considering any interventions designed today, the Environment Agency have to ensure their effectiveness with these possible futures. Taking further action to reduce risk will require further appraisal to assess whether there are socially and environmentally sustainable, technically viable and economically justified.

How the risk is currently managed

Fluvial flood risk within the OxCam Arc RS SA is currently managed through a series of approaches, including development planning and adaptation, flood risk assets, flood warning systems, and flood risk modelling.

There are several important flood defences located with this strategic area, including in Aylesbury, Banbury, Bedford, Ely Great Ouse Flood Protection Scheme, Godmanchester, Kings Lynn, Marlow, Newport Pagnell, Ouse Washes, St Ives and the Hemmingfords and St Neots.

The Environment Agency and relevant partners are also working towards reducing the risk of flooding to as many properties as possible with schemes being developed.

These schemes include:

- the Oxford Flood Alleviation scheme
- River Nene storage and conveyancing study
- River Great Ouse Storage and conveyancing study,
- The Bedford to Milton Keynes Waterway Park, and
- Thames Valley Flood Scheme

The Government have committed to developing a Spatial Framework for the Arc; a long-term strategic plan to help coordinate the infrastructure, environment and new developments in the area. They envisage growth of up to a million new homes up to 2050, which is a massive increase from current levels of around 1.6Mil dwellings. They are considering the creation of multiple development corporations to oversee these developments in various locations. MHCLG is creating a spatial framework to decide on these locations, consultation is underway with a draft spatial framework set to be published for consultation in autumn 2022. In the meantime, he Environment Agency is a statutory consultee on planning applications and provide advice on construction of new properties or re-development in at risk areas.

England has non-statutory technical standards produced by Defra for Sustainable Urban Drainage Systems (SuDS) to mitigate against this risk. Although SuDS are not mandatory for planning applications and on new developments, the revised National Planning Policy Framework states that major developments should incorporate SuDS unless it would be inappropriate to do so.

The UK Government provides guidelines and payments to landowners to create natural flood risk management features or farming ‘good practice’, which can involve planting field edges with flora that slows down the flow of water off the land.

The Environment Agency’s flood warning and alert service is available in most parts of the strategic area. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often. Rainfall intensity is expected to increase in future which will cause river flows to increase. As rainfall intensity increases, it means that surface water flooding will become more frequent as higher rainfall totals will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Coastal flooding has a significant impact in Cambridgeshire, eastern part of the Arc. Generally, models forecast a quarter of a metre rise in sea levels in the 21st century, although some forecast up to 2.5 metres. In the Arc, the predicted level increase would mainly impact land between Cambridgeshire and Peterborough with multiple settlements likely to be affected.

Population growth and the development of land for homes and businesses is a common pressure across the UK, however with up to 1 million new homes planned to be built across the Arc by 2050 this pressure is heavily represented across the Arc. To provide this in context, according to Ministry of Housing, Communities & Local Government statistics in 2016 the OxCam Arc Authorities contained 1.5 million dwellings

The Environment Agency have been working with The Infrastructure Transitions Research Consortium (a consortium of seven UK universities led by the University of Oxford) and using their development models to spatially map the future development across the arc. The study is using high level flood modelling to look at which areas will be affected by flood risk now, and in the future, considering several climate change scenarios.

Whilst the Arc is set to be developed over the next 50 years, partners are committed to set a long-term approach to managing flood risk. Similarly, to the Thames Estuary 2100 Plan, the Arc is intended to become a leading example of a climate adaptation strategy which enables practitioners and policy makers to plan, monitor and review how to adapt to flood risk over time.

When looking at flood risk during the development of the Arc, partners will need to ensure that decisions and evidence are based on assessing data at a catchment scale, be it smaller catchments or across river basins. Increased urbanisation, if not managed sustainably, enables the ground to reach saturation point faster, increasing overland flow and peak discharge. It will be even more important for local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development to have regards to the SUDS planning guidance to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

In addition to the way flood risk is currently managed, additional opportunities should be actively sought through the Government's Flood and coastal erosion risk management Policy Statement alongside the EA's National Flood and Coastal Erosion Risk Management Strategy for England and following the inclusion of Green Infrastructure Standards (a 25 YEP commitment) within the National Planning Policy Framework for a soft launch in spring 2021.

The Environmental Land Management Scheme also provides opportunities to build upon earlier initiatives aimed at creating natural flood risk management features or farming 'good practice'. Under this scheme, it is anticipated that farmers will be paid for work that enhances the environment, such as tree or hedge planting, river management to mitigate flooding, or creating or restoring habitats for wildlife. Farmers will therefore be at the forefront of reversing environmental declines and tackling climate change as they reshape the future of farming in the 21st century.

Hydraulic modelling

It is possible that areas within the Strategic Area could experience flooding in the future. As a result of larger flood extents and deeper depths of flood water due to the impacts of climate change, the level of protection provided by flood defences will likely decrease. There will also likely be additional maintenance needs and stresses on assets that function with a higher frequency than were designed.

Local planning authorities, developers, and their agents should use climate change allowances in flood risk assessments to help minimise vulnerability and provide resilience to flooding and coastal change.

Details about impact on environment

There are two draft River Basin Management plans that cover the OxCam Strategic Area, these are the Thames River Basin District (RBMP) and Anglian River Basin District (RBMP).

There are parts of the strategic area which are classified as areas of water stress, Affinity, Anglian and Thames water companies all are classified “Serious” Water Stressed areas, using the 2013 Classification.

Groundwater and rivers supply water for local people. Defra’s consultation on measures to reduce personal water use (2019) states that currently a person in England uses 141 litres of water per day on average. As of 2016 there were 3.8 million people living in the Arc which means that an estimated 535,800 m^3 of water is used per day by the public. This groundwater/river abstraction directly impacts on the amount of water available in the environment. This impacts the chalk streams in the catchment, which depend on an adequate supply of groundwater.

Objectives and measures across the Oxford to Cambridge Arc SA

Measures have been developed which apply specifically to the OxCam Arc Strategic Area.

The measures created as part of the FRMPs are part of a strategic 6 year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc.

These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the OxCam Arc Strategic Area.

You can find information about all the measures which apply to the OxCam Arc Strategic Area in the interactive mapping tool - Flood Plan Explorer This includes information on which national objectives each measure helps to achieve.

The Roding Valley Rivers and Seas Strategic Area

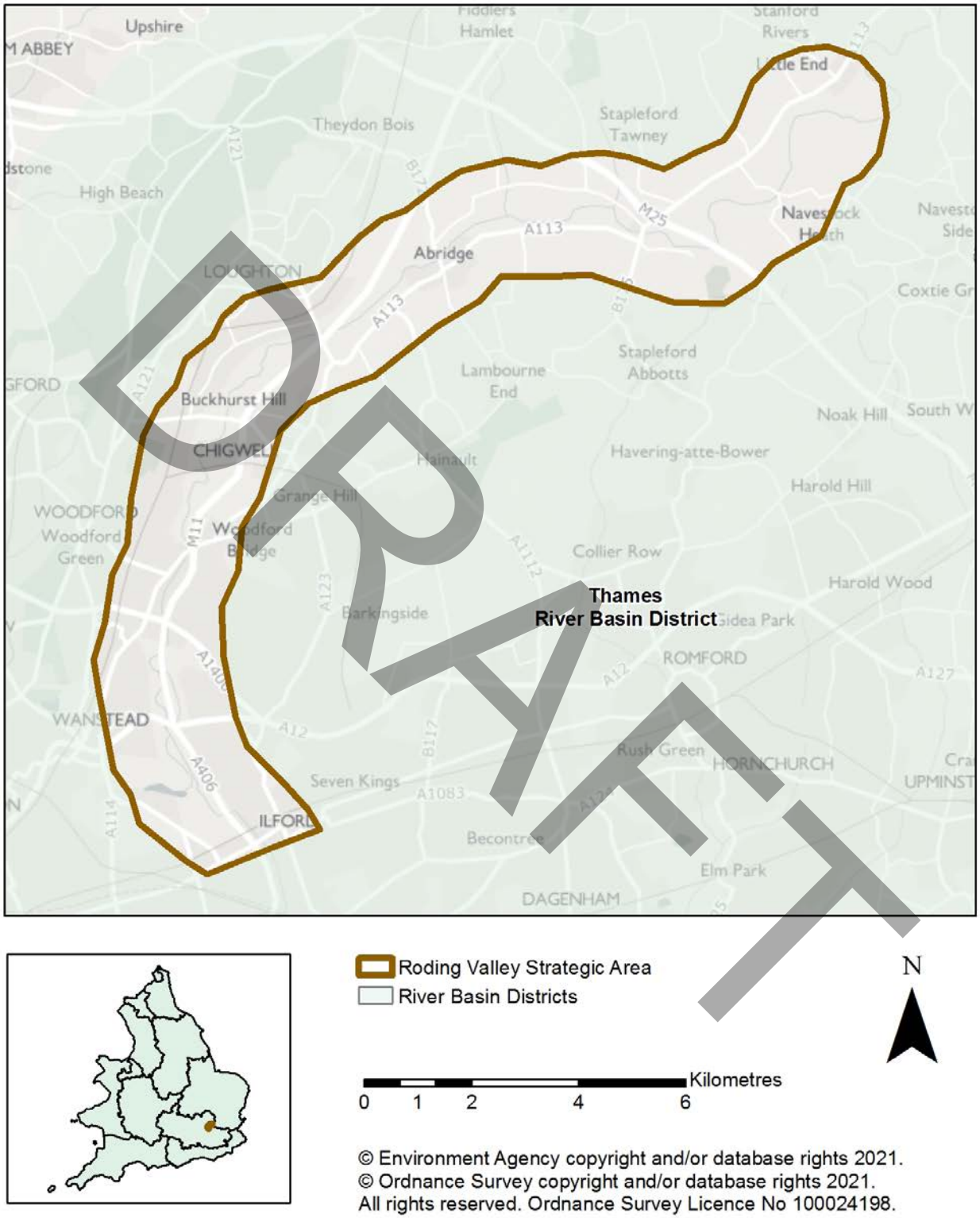

Figure 51: Map showing the Roding Valley Strategic Area Boundary and its location in England

The Roding Valley Rivers and Sea (RS) Strategic Area (SA) is in the south-east of England and to the east of the Thames River Basin District (RBD). It will be reported solely by the Thames RBD. It was identified based on a method created by the Hertfordshire and North London (HNL) Environment Agency area team.

This is a different approach than what was used during the first cycle of the Flood Risk Management Plans (FRMP). The Roding Valley Strategic Area was defined using a spatial analysis buffer on the main rivers. Stretches of river were included based on the locations of the following data sets:

- flood zones, urban areas
- EA communities at risk
- development pressure (based on planning and permitting applications)
- capital projects pipeline
- natural flood management opportunities
- neighbourhood flood vulnerability
- social flood risk indexes

The River Roding Rivers and Sea Strategic Area covers a lower section of the River Roding and its floodplain from Epping Forest District in the north to the London Borough of Redbridge in the south. This is an area of significant fluvial flood risk, especially in the urban areas along the river network. Factors that contribute to the strategic importance of this area include the high number of people living at risk within the area, the opportunities presented by the River Roding Project, and the importance of managing risk along the River Roding to alleviate and avoid exacerbating flood risk issues in the River Thames catchment.

The Environment Agency works collaboratively with partners and communities to improve the water environment as Risk Management Authorities (RMAs).

There are Risk Management Authorities operating in the River Roding RS SA, including:

- Environment Agency Five Lead Local Flood Authorities: Essex County Council, London Borough of Redbridge, London Borough of Newham, London Borough of Havering and London Borough of Barking and Dagenham
- Four District Councils/ Borough: Epping Forest District, Brentwood District, London boroughs of Redbridge and Newham
- Regional Flood and Coastal Committee (RFCC): Thames RFCC
- Two Highways Authorities: Transport for London is the highway authority for all Greater London Authority roads (under the Highways Act 1980) alongside Highways England which manage major motor ways, like the M25.

- Water and Sewerage company: Thames Water
- Department of Communities and Local Government through local planning authorities

Environmental designations

The Roding Meadows Site of Special Scientific Interest (SSSI) is located within this SA. Portions of the following areas that hold environmental conservation designations are located fully within this SA include Epping Forest (Site of Special Scientific Interest and Special Area of Conservation), Curtismill Green (Site of Special Scientific Interest). The River Roding itself is also designated as a Site of Nature Conservation Importance between Chigwell and the River Thames.

Growth and development

Growth and development within this SA is expected to be highest to the southern urbanised section of the Roding Valley. If not planned carefully development will place additional pressures on water management and flood risk. Development also creates opportunities to reduce flood risk and minimise vulnerability to climate change.

Population growth is one of the drivers for housing need, looking at the two district councils with the largest geographical overlap with this SA, Epping Forest has a mid-2019 population estimate of 131,689 and Redbridge London Borough 305,222. The Office of National Statistics estimate the population will increase to 138,983 for Epping Forest and 315,139 for Redbridge by 2035 (an overall increase of 17,211 for both districts).

Epping Forest District Council's emerging Local Plan is seeking to deliver 11,400 new homes up to 2033. Redbridge's adopted Local Plan (2018) has set itself a target to deliver 17,237 new homes by 2030 and Ilford to the south is identified as an Investment and Growth Area with a target to build 5,300 new homes. Brentwood and Newham have much smaller overlap areas with this SA but will also have potentially allocated land for development either within or close to the Roding Valley.

Topography, geology, hydrogeology, land use

The northern area of the SA is mainly comprised of rural land used for arable farming with some dispersed settlements. The middle portion of the SA is comprised of some agricultural land but is increasingly urban moving southward towards densely populated urban centres of Greater London, where land uses are mainly residential, manufacturing, and industrial.

Within the SA, the character of the watercourses, floodplain, and drainage system vary considerably. In the upper reaches of the River Roding, where the land use is more rural,

natural floodplain retains flood water during heavy rainfall. However, in the lower, more urban areas of the SA, significant amounts of the natural floodplain have been developed, leaving little open space for storage of flood water. Additionally, the watercourses are typically modified into man-made channels, into which rainwater flows quickly when there is surface water run-off of through the man-made drains. As a result, the level of the river can rise rapidly and cause flooding in surrounding areas.

The topography of the SA is strongly influenced by the River Roding. The topography is highest towards the edges of the SA and is lowest along the River Roding valley, which runs through the middle of the SA. Towards the south of the SA, the topography becomes flatter, as the River Roding moves into the River Thames floodplain.

The underlying geology is clay. The porosity of clay is fairly low, which can result in slow infiltration rates and increased surface water run-off. In urban areas, this can exacerbate the potential issues for surface water flooding. As such, the River Roding has a flashy response to rainfall, meaning water reaches the rivers quickly as rainfall tends to flow over the ground rather than soaking into it. The River Roding is particularly prone to flooding after large storms or periods of prolonged and heavy rainfall.

Partnership working

The Roding Valley RS SA falls within the Roding, Beam, and Ingreborne Catchment Partnership, which contributes to improving understanding of the catchment and developing joint plans with the aim to improve the health of the local water environment.

Current flood risk

The main sources of flood risk within this Roding Valley RS SA are fluvial and surface water. This section will focus on the fluvial flood risk within the SA, but it will also give a high-level overview of the other flood risk sources for context. For more information on surface water flood risk in this area, please refer to the Greater London Surface Water Flood Risk Area within this report.

Fluvial flood risk

The Roding Valley RS SA consists of the southern half of the River Roding and its tributaries.

Within the very upper reaches of this SA, the River Roding flows through undeveloped countryside as a predominantly natural river system. As the river flows south, through the SA, it encounters highly urbanised areas such as Woodford, Wanstead, and finally Ilford, where the river becomes tidal and the SA boundary meets the boundary of the London and Thames Estuary Rivers and Sea Flood Risk Area. In these more urban areas, the

River Roding and its tributaries have been modified to accommodate major transport infrastructure such as motorways, other major roads, railways, and flood defences.

South of the SA, where the River Roding discharges into the River Thames at Barking Creek, the Barking Barrier protects the Roding catchment from tidal flooding, operating in conjunction with the Thames Barrier. To learn more about this area and the tidal risk along the lower reaches of the River Roding, refer to the Barking and Dagenham Embayment Flood Risk Management Strategy and also to the Thames Estuary 2100 Plan.

Details of the speed of the catchment response

Gradient is an important factor in determining the hydrological response in a SA, as within steeper catchments the water levels can rise quickly after a rainfall event with little advanced warning. The River Roding and many of its tributaries behave in a similar way. Due to the heavily modified channels, the impermeable urban environment, and minimally permeable underlying clay, the Roding catchment has a flashy response to rainfall. Water reaches the rivers quickly and rainfall tends to flow over the surface rather than soak into the ground. The River Roding is prone to flooding after large storms or prolonged heavy rainfall.

Fluvial flood risk - description of risk statistics

The information below has been calculated using Flood Risk and Hazard maps, which were developed and published for England by the Environment Agency. The data below only highlights features that are present within the SA.

The risk is presented in flood risk likelihood categories. These indicate the chance of flooding in any given year. The levels of risk are defined as follows:

- ‘High risk’ means that each year an area has a chance of flooding of greater than 3.3%
- ‘Medium risk’ means that each year an area has a chance of flooding between 1% and 3.3%
- ‘Low risk’ means that each year an area has a chance of flooding of between 0.1% and 1%
- ‘Very low risk’ means that each year an area has a chance of flooding of less than 0.1%

Table 31: summary of river and sea flood risk to people in the Roding Valley SA

Risk to people	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of people in SA	104,508	609	2,342	3,574	1,372
Number of services	522	4	18	19	6

Table 32: summary of river and sea flood risk to economic activity in the Roding Valley SA

Risk to economic activity	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of non-residential properties	3,780	27	111	110	19
Number of airports	0	0	0	0	0
Length of road (kilometres (km))	35.4	0.9	4.4	6.5	0.5
Length of railway (km)	17.0	0.2	0.1	0.0	0.2
Agricultural land (hectares (ha))	2,700.2	228.2	62.6	90.6	0.0

Table 33: summary of river and sea flood risk to the natural and historic environment in Roding Valley SA

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of EU designated bathing waters within 50 metres (m)	0	0	0	0	0

Risk to the natural and historic environment	Total in SA	High risk	Medium risk	Low risk	Very low risk
Number of Environmental Permitting Regulations (EPR) installations within 50m	0	0	0	0	0
Area of Special Area of Conservation (SAC) within area (ha)	39.8	0.0	0.0	0.0	0.0
Area of Special Protection Area (SPA) within area (ha)	0.0	0.0	0.0	0.0	0.0
Area of Ramsar site within area (ha)	0.0	0.0	0.0	0.0	0.0
Area of World Heritage Site within area (ha)	0.0	0.0	0.0	0.0	0.0
Area of Site of Special Scientific Interest (SSSI) within area (ha)	96.3	15.7	1.5	1.2	0.0
Area of parks and gardens within area (ha)	183.8	7.7	15.7	3.5	1.2
Area of scheduled ancient monument within area (ha)	2.3	0.2	0.5	0.1	0.0
Number of listed buildings within area	175.0	1.0	7.0	8.0	0.0
Number of licensed water abstractions within the area	16.0	7.0	1.0	0.0	1.0

Flooding within the Roding Valley SA is a complex system with many differing factors impacting the flood risk. There are 30,849 people living in the Roding Valley SA are at risk of flooding from rivers and seas. Based on this information, it is concluded that the Environment Agency should take further action to reduce the likelihood of flooding and the

impact it can have on people, the economy and the environment, both now and in the future. The measures the Environment Agency have created within this FRMP aim to mitigate and alleviate this risk.

Surface water flood risk

Surface water flooding happens in the Roding catchment when heavy rainfall exceeds the capacity of local drainage networks and water flows over the ground. The relatively flat topography of the SA and the urban land cover can compound surface water flood risk. Due to the capacity of the system and the flashy nature of how watercourses behave, water that flows over the ground during storm events can pond, which can result in surface water flooding. However, there are some areas within the SA, where an installed drainage network such as the Winn Valley Sewer, provides some protection from surface water flooding and discharges into the river. Development of the floodplains has reduced natural surface water drainage systems.

Flood risk in the middle and upper reaches of the Roding Valley RS SA is primarily combined surface water and fluvial risk while the Lower Roding is also susceptible to the potential impacts of climate change due to tidal influence. As sea levels rise, there is a need for the Barking Barrier to be closed more frequently and for longer durations. This can increase the risk of fluvial flooding upstream as the river is prevented from discharging into the Thames due to the high tide levels.

How the risk is currently managed

Fluvial flood risk within the Roding Valley RS SA is currently managed through a series of approaches, including flood defences, development control, a flood warning system and the ongoing River Roding Strategy. Hydraulic modelling is used to help understand the extent and the impact of flood events.

River roding strategy

The River Roding Flood Risk Management Strategy was originally adopted in 2012 and updated in 2015. It was created following major flooding in the Roding catchment in 2000. The strategy covers the River Roding from its source at Molehill Green in Essex to the tidal limit at the A118 at Wanstead and includes the major tributaries of the Cripsey Brook and Loughton Brook. The strategy set out a 100-year plan of recommendations for the catchment, including how to work with other stakeholders to secure funding to carry out flood alleviation project works. Thames Water and Transport for London are key partners in managing the risk.

The main recommendations of the River Roding Flood Risk Management Strategy are to:

- ensure the river is effectively managed and maintained
- improve surface water management in the area
- improve mitigation measures for flood risk in Woodford and reduce flood risk by building a large flood storage area near Shonks Mill, Essex

Shonks Mill Flood Storage Area - the River Roding project

The proposed flood storage area at Shonks Mill, near Navestock, Essex, will mitigate the increasing effects of flood risk due to climate change. It will consist of an earth embankment approximately 500m long, with a height of 4m above ground level, constructed across the floodplain adjacent to Shonks Mill Road. The embankment will include a passive control structure, which will allow the river to flow as normal until it reaches a certain level during times of flood and will then store water behind the embankment until the storm passes. The River Roding Project will also refurbish two stretches of existing flood embankments downstream in Woodford. This will provide an increased standard of protection to almost 600 properties downstream, mainly in the areas of Woodford, Ilford and Loughton. More information on the scheme and its progress as it is designed and then built can be found on the Environment Agency consultation page.

Flood defences

There are currently no formal flood defences on the River Roding north of the M25, but there are some natural raised embankments through Woodford that act as defences, and Ray Park in Woodford provides flood storage. There is also some flood alleviation and storage on the Cripsey and Loughton Brooks, as well as in a field near the Chigwell Road / Broadmead Road junction. Downstream of the tidal limit of the Roding, at the A118, the Barking and Thames Barriers prevent the progression of tidal flood water upstream.

Hydraulic modelling

Climate change is potentially the most significant factor that will increase flood risk in the future. Climate change allowances, which are based on UK climate change projections that are regularly updated, are predictions of the anticipated change to:

- peak river flow
- peak rainfall intensity
- sea level rise
- offshore wind speed
- extreme wave height

There are different allowances for different epochs or time periods over the coming century.

Development

Development in the River Roding catchment has the potential to impact flood risk, either by reducing area of natural floodplain or by increasing surface water run-off. The current strategies and local plans recommend the continued restriction of development in the floodplain and the incorporation of flood resistance and resilience measures through the planning system.

Under the National Planning Policy Framework Local Planning Authorities are also required to take a proactive approach to flood risk and climate change when planning strategically for their development needs. Prioritising the allocation of land in areas of lowest flood risk first before considering areas with higher levels of risk is one of the requirements of national policy. This can reduce the future risk of flooding and vulnerability to climate change and also minimise the potential future costs of flood alleviation and flood defence maintenance. Where, by exception, some development in areas of higher flood risk is necessary, Local Planning Authorities should outline in planning policies the standards expected to fully mitigate the risks. They should aim to achieve a reduction in flood risk ensuring that developments will be safe and there is no increase in flood risk elsewhere. In addition, policies should make provision for the possible future relocation of vulnerable development and infrastructure out of areas of increasing flood risk.

Flood warning and community preparedness

The Environment Agency's flood warning and alert service is available in all parts of the SA. The areas at highest risk of river flooding are Woodford, South Redbridge (Roding Lane), Ilford, and Loughton. These areas are covered by the Environment Agency's flood warning system for river flooding, provided by Flood Warnings Direct. The service aims to provide advance warning to people of the risk of flooding from rivers, the sea and groundwater.

The impact of climate change and future flood risk

Climate change is potentially the most significant factor that will increase flood risk in the future and rainfall intensity is expected to increase. This in turn will cause river flow levels to increase. As sea levels rise, coastal flooding will become more frequent as higher water levels and storms will be seen more often.

For more information about the general impact of climate change on the Thames RBD, see the Thames RBD section of this report.

Objectives and measures for the Roding Valley Rivers and Sea Strategic Area

Measures have been developed which apply specifically to the Roding Valley Strategic Area.

The measures created as part of the FRMPs are part of a strategic six-year plan, which is reviewed annually. These measures describe short-term strategic actions, but do not make up all of the flood risk management work that is being carried out in the area. There is also a programme of works in place to fund specific projects, including physical works and schemes, modelling work, etc.

These measures have been developed in addition to measures covering a wider geographic area (Thames River Basin) but which also apply to the Roding Valley Strategic Area.

You can find information about all the measures which apply to the Roding Valley Strategic Area in the interactive mapping tool, Flood Plan Explorer. This includes information about which national objectives each measure helps to achieve.

Links between the draft FRMP and the draft RBMP

In parallel to flood risk management planning, the Environment Agency works with others to protect and improve the quality of the water environment. It does this through river basin management. The Environment Agency aims to co-ordinate the Flood Risk Management Plans (FRMPs) and the River Basin Management Plans (RBMPs) so that all organisations can do more for the environment. By developing the plans together, ways to achieve objectives for flood risk management and the water environment and biodiversity can be joined together wherever possible.

This is particularly important in order to achieve the main aim of the Water Environment (Water Framework Directive (WFD) England and Wales) Regulations 2017. The main aim of the WFD is to establish a framework for the protection of inland surface waters, estuaries, coastal waters and groundwater. You can find more information about this in the draft Thames RBMP.

In a consultation in 2019/20, the Environment Agency sought views on the:

- challenges that our waters face
- choices and changes we all need to make to help tackle those challenges

Further information on the responses received can be found in the Challenges and Choices consultation summary report.

The Environment Agency has worked with Lead Local Flood Authorities (LLFAs) and other Risk Management Authorities (RMAs) to develop joint measures to reduce flood risk and improve the wider water environment. Aligning measures also helps to simplify the delivery of outcomes and make it more efficient.

By visiting the draft Thames RBMP, you can find out more information on the objectives and measures for the draft Thames RBMP.

How we will monitor implementation of the FRMP

For the duration of the second cycle (2021 to 2027), the Environment Agency will work with LLFAs and other RMAs to monitor progress in achieving all of the measures set out in the FRMP. This is a summary of the steps we will follow:

- The implementation status of each measure in the FRMP will be reviewed and updated every year. This will be done by the authority responsible for implementing the measure.
- This updated information will be collated by the Environment Agency and analysed to identify any trends in the data. This will allow the identification of possible common interventions which may help measure delivery.
- Summary statistics will be produced to show how much progress has been made in that year.
- These statistics and other key messages will be included in the annual report produced under section 18 of the Flood and Water Management Act (2010). This report is published each year and submitted to the relevant regional flood and coastal committee for review. It will also be available online to the public.
- The updated status of each measure will also be viewable in flood plan explorer.
- At the end of the 6-year planning cycle, the FRMP will be reviewed and a summary of implementation progress over the duration of the planning cycle will be included. This is a requirement of the Flood Risk Regulations (2009).

Within the Environment Agency, teams will:

- Seek to embed strategic measures within their day job including in relevant documentation which highlights key goals and aims for each Environment Agency area.
- Aim to embed the annual reviews. This will be carried out via a board review process to ensure the measures we have created are still fit for purpose and fit for the changing pressures and demands in the area.
- Work collaboratively with other key strategic planning documents, integrating workflows, this is including but not limited to, the River Basin Management Plan (RBMP) and the Drainage and Wastewater Management Plan (DWMP)

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Hackney

Title of Report	**MARIAN COURT, E9 6TD - APPROPRIATION OF LAND FOR PLANNING PURPOSES**	
Key Decision No	CHE S158	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Cllr Guy Nicholson, Deputy Mayor for Delivery, Inclusive Economy & Regeneration	
Classification	Open with exempt appendix: By Virtue of Paragraphs using Part 1 of schedule 12A of the Local Government Act 1972 this appendix is exempt because it contains information relating to the financial or business affairs of any particular person including the authority holding the information and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	
Ward(s) Affected	Homerton	
Key Decision & Reason	No	This report is not a key decision as it only affects one ward and does not have a significant impact on spending or saving.
Implementation Date if Not Called In	20 December 2022	
Group Director	Rickardo Hyatt, Group Director Climate, Homes and Economy	

1. Cabinet Member's introduction

1.1. Hackney's Council housing provides a safe, stable and affordable place to live for more than 20,000 families in the borough. As the demand for homes has grown and house prices and private sector rents have increased, the availability of Council homes has become more important than ever.

1.2. That's why Hackney is building. Between May 2018 and May 2022 through our pioneering, not-for-profit house building programme we started, completed or received planning permission for nearly 2,500 homes. More than half the homes we build are for social rent, shared ownership or Hackney Living Rent, with the rest sold outright to help pay for them – a model now followed by other Councils across London and the UK.

1.3. But we're not stopping there. Despite the challenges caused by the coronavirus pandemic and the increasing cost of construction, we're determined to develop plans to deliver more new Council homes in the years ahead.

1.4. As part of this commitment and through the Estate Regeneration Programme, in July 2020 we secured planning permission to build 160 new homes on the former Marian Court site. More than half of these homes will be genuinely affordable Council homes – whether social rent or shared ownership, and will be paid for by building and selling some homes outright. The proposal was subsequently referred to the Greater London Authority (GLA) for review, and written approval was received on 6 July 2020.

1.5. This report seeks authority to appropriate, for planning purposes, vacant land at the Marian Court site, fronting Homerton High Street in Homerton ward. The approval of this proposal will allow the delivery of the scheme to progress, in turn ensuring that the Council delivers on its commitments to local people, building on the detailed work with stakeholders and residents to shape and influence the scheme.

1.6. I commend this report to Cabinet.

2. Group Director's introduction

2.1. The Estate Regeneration Programme is based on the delivery of mixed tenure developments. It is intended that the programme is self-funding.

2.2. This report seeks Cabinet authority to appropriate for planning purposes the land outlined in red on the plan at Appendix 1, at Marian Court, in order to bring forward the development.

2.3. The appropriation is required in order to enable the scheme to come forward in a timely and cost efficient manner, to meet Hackney's affordable housing programme commitments.

3. Recommendations

Cabinet is recommended:

3.1. **To agree that the land at Marian Court, shown edged red on the plan at Appendix 1, which is currently held for housing purposes under the Housing Revenue Account (HRA), is no longer required for those purposes.**

3.2. **To agree to the appropriation of the land set out at 3.1 for planning purposes to facilitate the carrying out of the development pursuant to section 122(1) of the Local Government Act 1972.**

3.3. **To agree that following completion of the development proposals at 3.2 the land shown edged red on the plan at Appendix 1 will no longer be required for planning purposes and approve the appropriation of the land to housing purposes to be transferred to and administered from the Housing Revenue Account and in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.**

3.4. **To authorise the Group Director Climate, Homes and Economy and the Director of Legal, Democratic and Electoral Services to deal with all necessary arrangements to effect the appropriation set out in this report.**

4. Reason(s) for decision

4.1. Appropriation of land for planning purposes under section 122 of the Local Government Act 1972 ('the 1972 Act') provides the Council with a mechanism for helping minimise the delay or uncertainty associated with regeneration projects by ensuring that the proposed developments cannot be held up by injunctions in support of third party rights.

4.2. In order to de-risk the development of the mixed tenure scheme at Marian Court, the appropriation of the land shown within the red line at Appendix 1 is required.

4.3. The land at Marian Court, as shown in Appendix 1, is currently housing land administered under the Housing Revenue Account (HRA). Following appropriation for planning purposes, the land will be transferred to, and administered from, the General Fund account. Once the development has

been completed, the land will be appropriated as housing land and transferred back to the HRA.

4.4. Subsequent to the transfer back to the HRA the Council will lose the benefits of the appropriation for planning purposes. The Council will not, however, lose the protection over whatever was built while the land was appropriated for planning purposes, and as such the newly built development would not be subject to an injunction (i.e. third parties whose rights have been injured as a result of the development will not be able to halt the development). The affected parties may, however, be able to seek compensation. Exempt Appendix 2 provides further background information.

4.5. The demolition of the last remaining block at Marian Court is due to complete in December 2022, with the last of the foundations being removed in January 2023. The site will have no residential properties remaining as of the date of the Cabinet Meeting and, therefore, consent of the Secretary of State (by virtue of section 19 of the Housing Act 1985) is not required.

5. Details of alternative options considered and rejected

5.1. At its meeting in July 2011 the Council's Cabinet agreed to the Estate Regeneration Programme. A further report updating the Programme was approved in March 2014 and subsequently in October 2015 and April 2019. These Cabinet reports outlined the need for regeneration and the Council's approach to the delivery of high quality, new build housing and improved living standards across a number of housing estates in the borough.

5.2. The Marian Court development is identified within this programme. As such, it is accepted that the site needs to be appropriated for planning purposes.

5.3. A 'do nothing' approach has been rejected, as not appropriating the land would put the scheme at risk of delays and increased costs as a result of possible third party injunctions, and would diminish the commercial and market attractiveness of the project to prospective contractors.

6. Background

Policy Context

6.1. The Council's Sustainable Community Strategy 2018-2028 has five priorities, and the Marian Court development assists in meeting those priorities in the following ways.

6.2. The first priority is centred around creating an area where everyone can enjoy a good quality of life and where the whole community can benefit from growth. The Marian Court development will provide a mix of homes with

differing levels of affordability, which caters to all ages and accommodates people's changing needs over time. The new community and retail spaces have been designed for and in agreement with the existing community, so that it meets their needs whilst also being inclusive, welcoming and accessible to incoming residents.

6.3. The construction of the Marian Court development will create jobs, training and apprenticeship opportunities for local people, which will allow residents and businesses to fulfil their potential and enjoy the benefits of increased prosperity, in line with the second priority.

6.4. The architectural, mechanical and electrical and public realm designs for the Marian Court development are centred around creating a greener and more environmentally sustainable community as per the third priority of the Sustainable Community Strategy 2018-2028.

6.5. The fourth priority of creating an open, cohesive, safer and supportive community will be achieved through the provision of improved landscaping and new play areas as part of the development; as well as offering employment and training opportunities during the construction phase, such as local labour, apprenticeship, and Hackney 100 placements. The scheme will also provide new commercial spaces that will be let to businesses to provide local facilities.

6.6. The proposed improvements to the public realm will help create a healthy and safer neighbourhood which is pedestrian, cyclist and child friendly to support the fifth priority relating to promoting healthy and active residents.

Equality impact assessment

6.7. The Council is committed to building new homes that are adaptable to the varying needs of occupiers over time, and that will enable people to live independently in their homes for longer. The Marian Court development contains 16 dwellings which meet Part M4(3) of the Building Regulations – 'wheelchair user dwellings and adaptable dwellings'. All other dwellings are designed to M4(2) standards which refer to accessible and adaptable dwellings.

Sustainability and climate change

6.8. The architectural, mechanical and electrical and public realm designs for Marian Court are driven by the sustainability goals of the project. The development will exceed the minimum building standards, providing a holistic environmental scheme. The project has a broad range of rigorous requirements that go beyond the minimum regulations and practices, achieving high performance facades, quality indoor spaces and a new public realm which has both social and environmental benefits.

6.9. The Marian Court development will provide high quality housing and soft landscaping to enhance the appearance and the ecological value of the

environment. A number of environmental benefits will arise from the main works including open spaces that incorporate a range of play areas for children of different ages, and foster community cohesion through their accessibility to those with mobility issues and the wider community. Cohesion is further enhanced by the provision of an enlarged, replacement community centre and making the development tenure blind.

6.10. Reducing building energy consumption is a key policy consideration. This scheme meets the requirement to reduce CO2 emissions by 35% from Part L of Building Regulations 2016 as per the requirements of London Policy and the Council.

6.11. The new buildings for the Marian Court development will provide high quality, energy efficient homes that meet current regulatory requirements relating to sustainability including Building Regulations, the Mayor's London Plan and the Council's Housing SPG. The original energy strategy approved at planning in July 2020 included a gas-fuelled Combined Heat and Power (CHP) system, with photovoltaic panels (PVs) on the roof. The built scheme will adopt air source heat pump (ASHP) technology and retain PVs on the roof, in order to achieve the required energy levels in accordance with current London Plan energy targets, and to support the transition from fossil fuels to renewable energy.

6.12. Recycling construction waste and the development of a Site Waste Management Plan (SWMP) are mandatory, and a draft SWMP and Construction Logistic Plan (CLP) is included with the planning application. The principal contractor will be required to produce both a full SWMP and CLP and minimise construction-related disruption to residents and other neighbouring buildings during the construction period.

6.13. In line with Hackney's Cycle Parking and Storage Standards, the scheme encourages sustainable transport through the provision of secure cycle spaces and will be car-free, encouraging pedestrian/cycle movement through the development. The location also has good access to public transport.

6.14. The Marian Court development will fall under the Ultra Low Emission Zone (ULEZ) when construction commences. In order to reduce the impact on air quality during the construction phase, development proposals must demonstrate how they plan to comply with the Non-Road Mobile Machinery Low Emission Zone and reduce emissions from the demolition and construction of buildings following best practice guidance.

Consultations

6.15. An extensive consultation programme was undertaken prior to the planning application being submitted, consisting of public drop-ins, meetings and other forms of correspondence. The engagement and consultation targeted local residents, current and former Marian Court residents with a Right to

Return, businesses and key elected and community stakeholders. The aim was to ensure that as many people as possible were engaged and could provide feedback on the proposals.

6.16. The proposals for Marian Court were presented to existing and former residents, the Resident Steering Group, local ward councillors and the local community at a series of meetings, drop-in events, workshops and briefings. There have also been a number of newsletters produced that provided information and updates on the scheme.

6.17. Activities undertaken as part of the consultation process have included:

- The Marian Court (and adjacent Bridge House development) project webpage has been kept updated throughout, so that interested stakeholders could find out more about the proposals and view the materials online
- During the scheme development there has been ongoing communication with former residents, particularly those with the Right to Return
- Various newsletters have been issued, the latest of which was in December 2020, notifying adjacent residents of the impending demolition of Marian Court, and a further communication went out to surrounding residents and businesses in autumn 2021
- Statutory consultation with local residents and businesses took place between January and April 2018
- Between March and September 2017 four public drop-in events were held at the Marian Court Community flat.

6.18. Throughout the design development stages, pre-planning application meetings were held with the Local Planning Authority. Further meetings have been held with the Planning Officer, with responsibility for this development.

6.19. During the design development process the project team met with various stakeholders at Hackney Council to discuss specific aspects of the proposed scheme. Comments made at these meetings have been incorporated into the design where possible. These include:

- Planning
- Highways
- Strategic Property Services
- Refuse and Recycling
- Sales and Marketing
- Housing Services
- Building Safety.

6.20. In addition, the project team presented the proposals to Hackney's Regeneration Design Advisory Group, Hackney's Design Review Panel and local ward councillors, the Resident Steering Group and former residents with a Right to Return.

6.21. The Sales and Marketing team has been involved throughout the design process, providing comments on all aspects of the proposed design which may impact on the sales outcomes.

6.22. As part of the process, Statutory Planning consultation was carried out over a period of four months, commencing in January 2018, with local adjoining owners/occupiers, external stakeholders including the GLA and with internal Council departments.

Risk assessment

6.23. A risk register, scheduling project and technical risks, is maintained, updated and reported on a quarterly basis. Any major risks are escalated as appropriate. One such risk contained within the project risk register is that not appropriating the land could result in an adverse cost and programme impact to the regeneration scheme.

7. Comments of the Group Director of Finance and Corporate Resources.

7.1. The recommendation to appropriate the land at Marian Court is required to reduce the risk of legal action, which could result in delays and increased costs of delivering the project. While the appropriation does not prevent any claims for compensation, it limits claims to six years. Right of Light insurance will be obtained and the cost of this will need to be managed alongside other project expenditure to maintain agreed viability levels.

8. VAT implications on land and property transactions

8.1. In relation to the new dwellings the majority of the costs should not have VAT on them. However, in relation to the commercial element on the ground floor, this part will incur costs with the standard rate of VAT.

9. Comments of the Director of Legal, Democratic and Electoral Services

9.1. Appropriations of land are an executive function under the Local Government Act 2000 and related Regulations. The decision to appropriate land is to be taken by Cabinet as per the Mayoral scheme of delegation and as further provided for by Rule 15.13 of London Borough of Hackney's Financial Procedure Rules, which further requires that the land has been declared surplus to its current use by the relevant Group Director.

9.2. The Council is authorised by Section 122 of the Local Government Act 1972 to appropriate land within its ownership for any purpose for which it is

authorised to acquire land by agreement. Where land has been appropriated for planning purposes, the consequence is that the erection, construction or carrying out of any building or other works or future uses on such land is authorised, if done in accordance with planning permission, notwithstanding that it may involve interference with third party rights. The Council will be in a position to appropriate upon the grant of planning permission.

9.3. In order to appropriate land for planning purposes (as described in s226 of the Town and Country Planning Act 1990) the Council must be satisfied that this will:

(i) facilitate the carrying out of development or improvement on or in relation to the land by being likely to contribute to the achievement of any one or more of the following objectives, namely:

(a) the promotion or improvement of the economic wellbeing of the Borough;

(b) the promotion or improvement of the social wellbeing of the Borough;

(c) the promotion or improvement of the environmental wellbeing of the Borough; or

(ii) the land is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated. The provision of additional residential units which would be the result of the proposed development would satisfy the first limb of the requirement set out in section 226(1)(a) of the Town and Country Land Act 1990.

9.4. The provision of additional residential units which would be the result of the proposed development would satisfy the first limb of the requirement set out in section 226(1)(a) of the Town and Country Land Act 1990.

9.5. Before the land can be appropriated under Section 122, the land must no longer be required for the purpose for which it was held immediately prior to appropriation. It is for the Council to determine whether the land is no longer required for the purposes for which it is held.

9.6. By virtue of appropriating the land in question under Section 122 of the Local Government Act 1972 (“Section 122”), Section 203 of the Housing and Planning Act 2016 provides a statutory power for the Council to override third party easements and other rights. This will apply to building or other works to be constructed or maintained on the land or future uses where these are in accordance with a planning permission for the development of the land.

9.7. The power contained in Section 203 does not remove the rights of those persons having the benefit of easements or other third party rights to compensation arising from the interference with such rights, but it does

remove the potential for such persons to delay the development by obtaining an injunction to prevent interference with such rights.

9.8. Paragraph 4.5 confirms that there will be no dwellings on the land to be appropriated. Therefore Secretary of State consent is not required.

Appendices

Appendix 1 - Red line boundary of Marian Court

Appendix 2 - Exempt

Exempt

By Virtue of Paragraphs using Part 1 of schedule 12A of the Local Government Act 1972 this appendix is exempt because it contains information relating to the financial or business affairs of any particular person including the authority holding the information and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Background documents

None.

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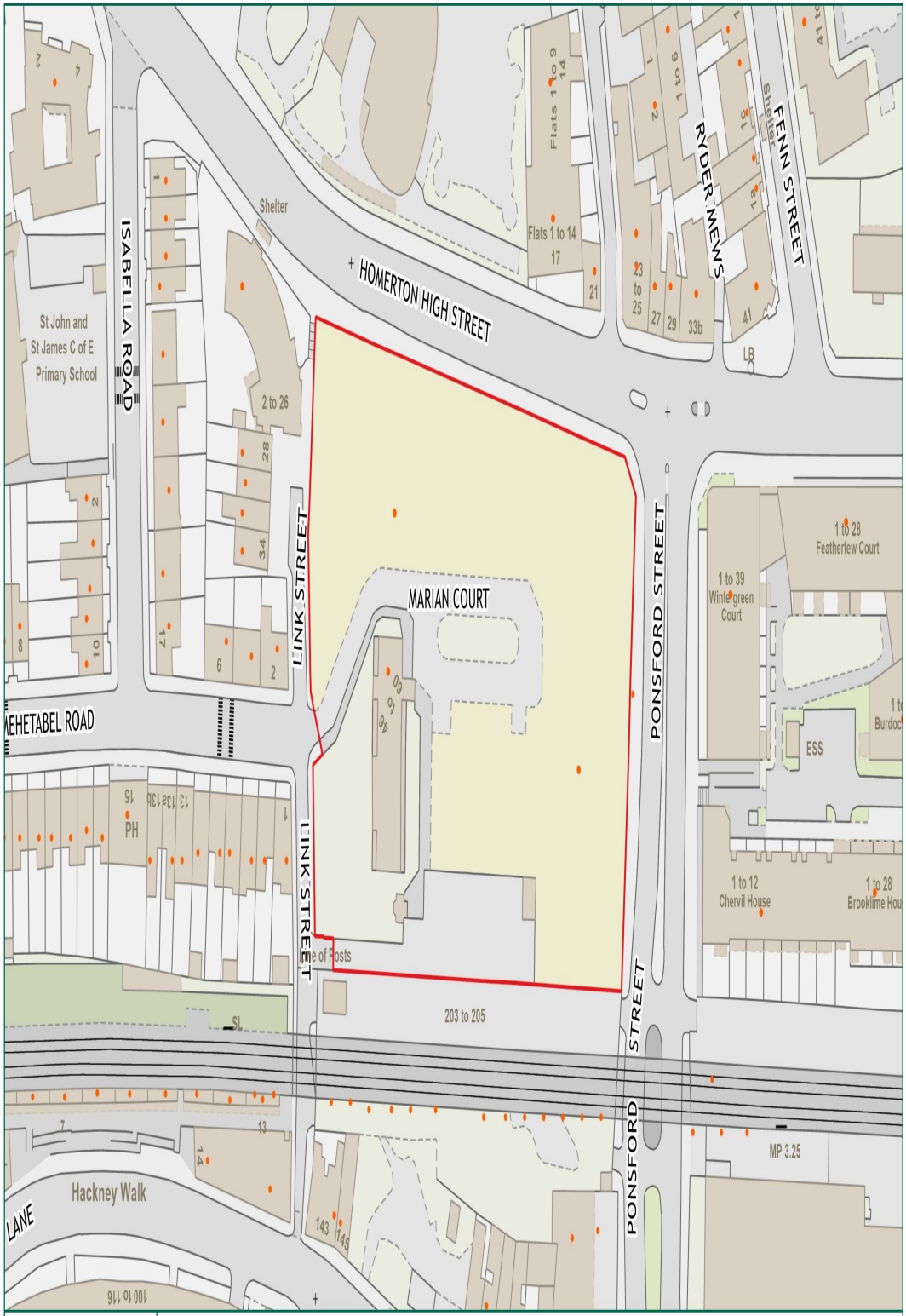

NORTH

Scale: 1:1000 at A4

Marian Court

Hackney

Ref:	Produced by: unspecified
Friday, November 25, 2022	email:

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Hackney

Title of Report	**FRAMPTON PARK E9 7PF - APPROPRIATION OF LAND FOR PLANNING PURPOSES**	
Key Decision No	CHE S159	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Cllr Guy Nicholson, Deputy Mayor for Delivery, Inclusive Economy & Regeneration	
Classification	Open with Exempt Appendix: By Virtue of Paragraphs using Part 1 of schedule 12A of the Local Government Act 1972 this appendix is exempt because it contains information relating to the financial or business affairs of any particular person including the authority holding the information and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	
Ward(s) Affected	Victoria Ward	
Key Decision & Reason	No	This report is not a key decision as it only affects one ward and does not have a significant impact on spending or saving.
Implementation Date if Not Called In	20 December 2022	
Group Director	Rickardo Hyatt, Group Director Climate, Homes and Economy	

1. Cabinet Member's introduction

1.1. Hackney's Council housing provides a safe, stable and affordable place to live for more than 20,000 families in the borough. As the demand for homes has grown and house prices and private sector rents have increased, the availability of Council homes has become more important than ever.

1.2. That's why Hackney is building. Between May 2018 and May 2022 through our pioneering, not-for-profit house building programme we started, completed or received planning permission for nearly 2,500 homes. More than half the homes we build are for social Council rent, shared ownership or Hackney Living Rent, with the rest sold outright to help pay for them – a model now followed by other Councils across London and the UK.

1.3. But we're not stopping there. Despite the challenges caused by the coronavirus pandemic and the increasing cost of construction, we're determined to develop plans to deliver more new Council homes in the years ahead.

1.4. This report seeks authority to appropriate, for planning purposes, land on the Frampton Park estate. The approval of this proposal will allow the delivery of the scheme to progress, in turn ensuring that the Council delivers on its commitments to local people, building on the detailed work with stakeholders and residents to shape and influence the scheme.

1.5. As with all the new developments the Council builds, this will not just benefit local people being prioritised for a new home – it will ensure that wider improvements for the local neighbourhood through investment in better public spaces and re-provided community facilities come forward.

1.6. I commend this report to Cabinet.

2. Group Director's introduction

2.1. The Housing Supply Programme is based on the delivery of mixed tenure developments. It is intended that the programme is self-funding.

2.2. This report seeks Cabinet authority to appropriate for planning purposes the land at Frampton Park, outlined in red on the plan at Appendix 1, in order to bring forward the housing development. The land at Tradescant House, which will be the location for 'hidden homes' within the development, is included within the overall red line boundary for the development, but is excluded from this appropriation and therefore the plan at Appendix 1, as it is housing land currently in use as homes.

2.3. The appropriation is required in order to enable the scheme to come forward in a timely and cost efficient manner, to meet Hackney's affordable housing programme commitments.

3. **Recommendations**

Cabinet is recommended:

3.1. **To agree that the land at Frampton Park, shown edged red on the plan in Appendix 1, which is currently held for housing purposes under the Housing Revenue Account (HRA), is no longer required for those purposes.**

3.2. **To approve the appropriation of the land set out at 3.1 for planning purposes to facilitate the carrying out of the development proposals under section 122(1) of the Local Government Act 1972.**

3.3. **To agree that following completion of the development proposals at paragraph 3.2 the land shown edged red on the plan at Appendix 1 will no longer be required for planning purposes and approve the appropriation of the land for housing purposes to be transferred to and administered from the Housing Revenue Account and in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.**

3.4. **To authorise the Group Director, Climate Homes and Economy and the Director of Legal, Democratic and Electoral Services to deal with all necessary arrangements to effect the appropriation set out in this report.**

4. **Reason(s) for decision**

4.1. Appropriation of land for planning purposes under section 122 of the Local Government Act 1972 ('the 1972 Act') provides the Council with a mechanism for helping minimise the delay or uncertainty associated with regeneration projects by ensuring that the proposed developments cannot be held up by injunctions in support of third party rights.

4.2. In order to de-risk the development of the mixed tenure scheme at Frampton Park, the appropriation of the land shown within the red line at Appendix 1 is required.

4.3. The land at Frampton Park, as shown in Appendix 1, for which authority to appropriate is being sought, is currently housing land administered under the Housing Revenue Account (HRA). The land following appropriation will be transferred to and administered from the General Fund Account. Once the development has been completed, the land will be appropriated as housing land and transferred back to the HRA.

4.4. Subsequent to the transfer back to the HRA the Council will lose the benefits of the appropriation for planning purposes. The Council will not, however,

lose the protection over whatever was built while the land was appropriated for planning purposes, and as such the newly built development would not be subject to an injunction (i.e. third parties whose rights have been injured as a result of the development will not be able to halt the development). The affected parties may, however, be able to seek compensation. Exempt Appendix 2 provides further background information.

5. Details of alternative options considered and rejected

5.1. The Council's Housing Supply Programme was approved by Cabinet in 2016. The Housing Supply Programme will be delivered directly by the Council to provide new council homes for social rent, shared ownership and outright sale, the latter in order to generate cross subsidy for the construction of the former.

5.2. The Frampton Park development is identified within this programme. As such it is accepted that the site needs to be appropriated for planning purposes.

5.3. A 'do nothing' approach has been rejected, as not appropriating the land would put the scheme at risk of delays and increased costs as a result of possible third party injunctions, and would diminish the commercial and market attractiveness of the project to prospective contractors.

6. Background

Policy Context

6.1. The Council's Sustainable Community Strategy 2018-2028 has five priorities, and the Frampton Park development assists in meeting these priorities in the following ways.

6.2. The first priority is centred around creating an area where everyone can enjoy a good quality of life and where the whole community can benefit from growth. The Frampton Park development will provide a mix of homes with differing levels of affordability, which caters to all ages and accommodates people's changing needs over time. The new community places and spaces have been designed for and in agreement with the existing community so that they meet their needs whilst also being inclusive, welcoming and accessible to incoming residents.

6.3. The construction of the Frampton Park development will create jobs, training and apprenticeship opportunities for local people, which will allow local residents and businesses to fulfil their potential and enjoy the benefits of increased prosperity, in line with the second priority.

6.4. The architectural, mechanical and public realm designs for the Frampton Park development are centred around creating a greener and more environmentally sustainable community as per the third priority of the Sustainable Community Strategy 2018-2028.

6.5. The fourth priority of creating an open, cohesive, safer and supportive community will be achieved through the provision of improved landscaping and new play areas as part of the new development, as well as offering employment and training opportunities.

6.6. The proposed improvements to the public realm will help create a healthy and safer neighbourhood which is pedestrian, cyclist and child friendly to support the fifth priority relating to promoting healthy and active residents.

Equality impact assessment

6.7. The Council is committed to building new homes that are adaptable to the varying needs of occupiers over time, and that will enable people to live independently in their homes for longer. The Frampton Park development contains seven dwellings which meet Part M4(3) of the Building Regulations – 'wheelchair user dwellings and adaptable dwellings'. All other dwellings are designed to M4(2) standards which refer to accessible and adaptable dwellings.

Sustainability and climate change

6.8. The architectural, mechanical and electrical and public realm designs for Frampton Park are driven by the sustainability goals of the project. The proposal has been carefully understood in terms of performance and carbon footprint. The resulting proposal exceeds the minimum building standards, providing a holistic environmental scheme. The project has a broad range of rigorous requirements that go beyond the minimum regulations and practices, achieving high performance facades, quality indoor spaces and a new public realm which has both social and environmental benefits.

6.9. The Frampton Park development will redevelop a cleaning depot, community hall, garages and associated car parking spaces, to provide high quality housing and soft landscaping to enhance the appearance and the ecological value of the environment. A number of environmental benefits will arise from the main works at Frampton Park. The development includes introducing a new public realm, improved landscape areas as well as improved access to the existing estate, which will help integrate new and existing buildings. A new play street will provide play in the community.

6.10. Reducing building energy consumption is a key policy consideration. This scheme meets the requirement to reduce CO2 emissions by 35% from Part L of Building Regulations 2016 as per the requirements of London Policy and the Council. In order to achieve the zero carbon target, this scheme will be required to make a carbon offset payment.

6.11. The new buildings for the Frampton Park development will provide high quality energy efficient homes that meet current regulatory requirements relating to sustainability including Building Regulations, the Mayor's London Plan and the Council's Housing SPG. The new homes have been designed with Air Source Heat Pumps (ASHP) to achieve the required energy levels in accordance with current London Plan energy targets, and to support the transition from fossil fuels to renewable energy.

6.12. Recycling construction waste and the development of a Site Waste Management Plan are mandatory. The principal contractor will be required to minimise construction-related disruption to residents and other neighbouring buildings during the construction period.

6.13. The scheme encourages sustainable transport through the provision of 190 secure resident and visitor cycle spaces - in line with Hackney's Cycle Parking and Storage Standards. These will be provided within communal lockable bike stores with on-street stands for visitors.

6.14. The Frampton Park development and others will fall under the Ultra Low Emission Zone (ULEZ) when construction commences. In order to reduce the impact on air quality during the construction phase, development proposals must demonstrate how they plan to comply with the Non-Road Mobile Machinery Low Emission Zone and reduce emissions from the demolition and construction of buildings following best practice guidance.

Consultations

6.15. An extensive consultation programme was undertaken prior to the planning application being submitted consisting of public drop-ins, meetings and other forms of correspondence. The engagement and consultation targeted local residents and key elected and community stakeholders. The aim was to ensure that as many people as possible were engaged and could provide feedback on the proposals.

6.16. The proposals for Frampton Park were presented to the Tenants and Residents Association, local ward councillors and the community at a series of public drop-ins and briefings. There have also been a number of newsletters produced that provided information on the scheme and these have been delivered across the Frampton Park Estate and to surrounding addresses.

6.17. Activities undertaken as part of the consultation process have included:

- September 2018 (3 days) - Walk and Talk Events with local businesses and residents
- March 2019 (2 days) - Consultation Events (19 attendees)
- September 2019 (2 days) - Consultation Events (18 attendees)
- February 2021 (3 days) - Online Consultation Events (9 attendees).

6.18. Throughout the design development stages the following meetings were held with the Hackney Planning department:

- Six pre-application discussions and workshops with LB Hackney Planning and Design Officers
- A presentation to LB Hackney Design Review Panel
- A presentation to Planning Sub-Committee Members at the pre-application sub-committee briefing.

6.19. During RIBA Stage 3 and 3+ the project team met with various stakeholders at Hackney Council to discuss specific aspects of the proposed scheme. Comments made at these meetings have been incorporated into the design where possible. These include:

- Planning
- Highways
- Play team
- Refuse and Recycling
- Sales and Marketing
- Heating team
- Building Maintenance
- Building Control.

6.20. In addition the project team presented the proposals to Hackney's Regeneration Design Advisory Group, Hackney's Design Review Panel and to local ward councillors.

Risk assessment

6.21. A risk register, scheduling project and technical risks, is maintained, updated and reported on a quarterly basis. Any major risks are escalated as appropriate. One risk contained within the project risk register is that failing to appropriate the land could result in an adverse cost and programme impact to the regeneration scheme.

7. Comments of the Group Director of Finance and Corporate Resources.

7.1. The recommendation to appropriate the land at Frampton Park is required to reduce the risk of legal action, which could result in a delay and an increase in cost of the scheme. While the appropriation does not prevent any claims for compensation, it limits these to six years.

7.2. Considering the improvements the regeneration will make to the area, the financial loss of any claims are likely to be minimal, although a decision still needs to be made around whether we obtain external insurance or self insure against these costs.

8. **VAT implications on land and property transactions**

8.1. In relation to the new dwellings, the majority of the costs should not have VAT on them.

9. **Comments of the Director of Legal, Democratic and Electoral Services**

9.1. Appropriations of land are an executive function under the Local Government Act 2000 and related Regulations. The decision to appropriate land is to be taken by Cabinet as per the Mayoral scheme of delegation and as further provided for by Rule 15.13 of London Borough of Hackney's Financial Procedure Rules, which further requires that the land has been declared surplus to its current use by the relevant Group Director.

9.2. The Council is authorised by Section 122 of the Local Government Act 1972 to appropriate land within its ownership for any purpose for which it is authorised to acquire land by agreement. Where land has been appropriated for planning purposes, the consequence is that the erection, construction or carrying out of any building or other works or future uses on such land is authorised, if done in accordance with planning permission, notwithstanding that it may involve interference with third party rights. The Council will be in a position to appropriate upon the grant of planning permission.

9.3. In order to appropriate land for planning purposes (as described in s226 of the Town and Country Planning Act 1990) the Council must be satisfied that this will:

(i) facilitate the carrying out of development or improvement on or in relation to the land by being likely to contribute to the achievement of any one or more of the following objectives, namely:

(a) the promotion or improvement of the economic wellbeing of the Borough;

(b) the promotion or improvement of the social wellbeing of the Borough;

(c) the promotion or improvement of the environmental wellbeing of the Borough; or

(ii) the land is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated.

9.4. The provision of additional residential units which would be the result of the proposed development would satisfy the first limb of the requirement set out in section 226(1)(a) of the Town and Country Land Act 1990.

9.5. Before the land can be appropriated under Section 122, the land must no longer be required for the purpose for which it was held immediately prior to appropriation. It is for the Council to determine whether the land is no longer required for the purposes for which it is held.

9.6. By virtue of appropriating the land in question under Section 122 of the Local Government Act 1972 ("Section 122"), Section 203 of the Housing and Planning Act 2016 provides a statutory power for the Council to override third party easements and other rights. This will apply to building or other works to be constructed or maintained on the land or future uses where these are in accordance with a planning permission for the development of the land.

9.7. The power contained in Section 203 does not remove the rights of those persons having the benefit of easements or other third party rights to compensation arising from the interference with such rights, but it does remove the potential for such persons to delay the development by obtaining an injunction to prevent interference with such rights.

Appendices

Appendix 1 - Red line boundary plan of Frampton Park

Appendix 2 - Exempt

Exempt

By Virtue of Paragraphs using Part 1 of schedule 12A of the Local Government Act 1972 this appendix is exempt because it contains information relating to the financial or business affairs of any particular person including the authority holding the information and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Background documents

None.

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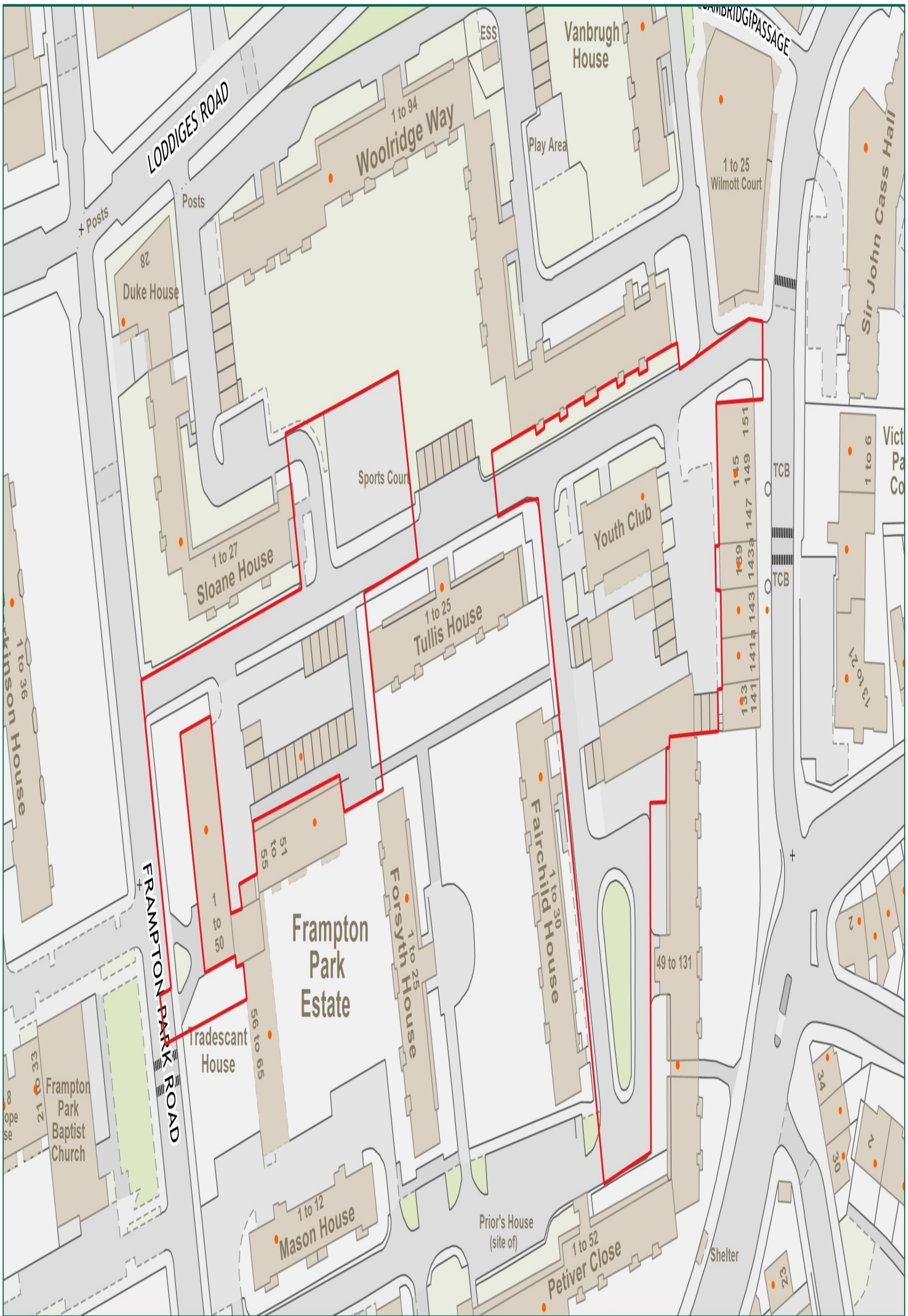

NORTH

Scale: 1:1000 at A4

Frampton Park - Land appropriation red line boundary

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	Thursday, September 8, 2022	email:	

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Hackney

Title of Report	**DE BEAUVOIR ESTATE PHASE 1 - APPROPRIATION OF LAND FOR PLANNING PURPOSES**	
Key Decision No	CHE S160	
For Consideration By	Cabinet	
Meeting Date	12 December 2022	
Cabinet Member	Cllr Guy Nicholson, Deputy Mayor for Delivery, Inclusive Economy & Regeneration	
Classification	Open with exempt appendix: By Virtue of Paragraphs using Part 1 of schedule 12A of the Local Government Act 1972 this appendix is exempt because it contains information relating to the financial or business affairs of any particular person including the authority holding the information and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	
Ward(s) Affected	De Beauvoir	
Key Decision & Reason	No	This report is not a key decision as it only affects one ward and does not have a significant impact on spending or saving.
Implementation Date if Not Called In	20 December 2022	
Group Director	Rickardo Hyatt, Group Director Climate, Homes and Economy	

1. Cabinet Member's introduction

1.1. Hackney's Council housing provides a safe, stable and affordable place to live for more than 20,000 families in the borough. As the demand for homes has grown and house prices and private sector rents have increased, the availability of Council homes has become more important than ever.

1.2. That's why Hackney is building. Between May 2018 and May 2022 through our pioneering, not-for-profit house building programme we started, completed or received planning permission for nearly 2,500 homes. More than half the homes we build are for social rent, shared ownership or Hackney Living Rent, with the rest sold outright to help pay for them – a model now followed by other Councils across London and the UK.

1.3. But we're not stopping there. Despite the challenges caused by the coronavirus pandemic and the increasing cost of construction, we're determined to develop plans to deliver more new Council homes in the years ahead.

1.4. Phase 1 of the De Beauvoir Estate development sits within the Council's current Housing Supply Programme and aims to deliver 189 new mixed tenure homes, non-residential space and associated public realm improvements. 59 of these homes will be new social rent Council homes.

1.5. The project comprises five development sites (outlined in red on the plan at Appendix 1), all located in the south west of the borough, on the De Beauvoir Estate within the De Beauvoir Ward. The De Beauvoir Estate is bounded by Southgate Road to the west, Downham Road to the north, Hertford Road to the east, and the Regent's Canal to the south. Four of five sites are located towards the north of the estate, next to Downham Road, with the fifth site positioned at the south of the estate next to the Regent's Canal. The five sites currently comprise of an underused car park and garages, storage areas, a multi-use games area (MUGA) and a small community facility used by the De Beauvoir Estate Tenants and Residents Association (TRA), both of which will be relocated. No existing homes will be demolished as a result of the redevelopment of these sites.

1.6. This report seeks authority to appropriate, for planning purposes, land at Downham Road West, 81 Downham Road/TRA, Downham Road East, Hertford Road and Balmes Road on the De Beauvoir Estate. The approval of this proposal will allow the delivery of the scheme to progress, in turn ensuring that the Council delivers on its commitments to local people, building on the detailed work with stakeholders and residents to shape and influence the scheme.

1.7. As with all the new developments the Council builds, this will not just prioritise local people for a new home – it will ensure wider improvements for the local neighbourhood through investment in better public spaces and re-provided community facilities.

1.8. I commend this report to Cabinet.

2. Group Director's introduction

2.1. The Housing Supply Programme is based on the delivery of mixed tenure developments. It is intended that the programme is self-funding.

2.2. This report seeks Cabinet authority to appropriate for planning purposes the land outlined in red on the plan at Appendix 1, at Downham Road West, 81 Downham Road/TRA, Downham Road East, Hertford Road and Balmes Road, in order to bring forward the development.

2.3. The appropriation is required in order to enable the scheme to come forward in a timely and cost efficient manner, to meet Hackney's affordable housing programme commitments.

2.4. Cabinet is also requested to record formally that no objections were received to the open space advertisements placed under Sections 122(2A) and 123(2A) of the Local Government Act 1972 in respect of the appropriation of and future disposals of the land at Downham Road West shown outlined in red on the plan at Appendix 2.

3. Recommendations

Cabinet is recommended:

3.1. **To agree that the land at Downham Road West, 81 Downham Road/TRA, Downham Road East, Hertford Road and Balmes Road, shown edged red on the plan at Appendix 1, which is currently held for housing purposes under the Housing Revenue Account (HRA), is no longer required for those purposes.**

3.2. **To approve the appropriation of the land set out at 3.1 for planning purposes to facilitate the carrying out of the development pursuant to section 122(1) of the Local Government Act 1972.**

3.3. **To agree that following completion of the development proposals at 3.2 the land shown edged red on the plan at Appendix 1 will no longer be required for planning purposes and approve the appropriation of the land for housing purposes to be transferred to and administered from the Housing Revenue Account and in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.**

3.4. **To authorise the Group Director Climate, Homes and Economy and the Director of Legal, Democratic and Electoral Services to deal with all**

necessary arrangements to effect the appropriation set out in this report.

4. Reason(s) for decision

4.1. Appropriation of land for planning purposes under section 122 of the Local Government Act 1972 ('the 1972 Act') provides the Council with a mechanism for helping minimise the delay or uncertainty associated with regeneration projects by ensuring that the proposed developments cannot be held up by injunctions in support of third party rights.

4.2. In order to de-risk the development of the mixed tenure/use scheme at De Beauvoir Phase 1, the appropriation of the land shown within the red line at Appendix 1 is required.

4.3. The land at Downham Road West, 81 Downham Road/TRA, Downham Road East, Hertford Road and Balmes Road, as shown in Appendix 1, for which authority to appropriate is being sought, is currently housing land administered under the Housing Revenue Account (HRA). Once the development has been completed, the land will be appropriated as housing land and transferred back to the HRA.

4.4. The land at Downham Road West shown on the Plan at Appendix 2, is currently open space land, as such it is subject to a change of use for mixed tenure housing. Notice of the intended appropriation for planning purposes and future disposals has been advertised in the Hackney Gazette on 22 and 29 September 2022.

4.5. Cabinet is requested to formally record that no objections have been received to the proposed appropriation of the land at Downham Road West shown on the Plan at Appendix 2. Once the development has been completed, the land will be appropriated as land and transferred back to the HRA.

4.6. Subsequent to the transfer back to the HRA, the Council will lose the benefits of the appropriation for planning purposes. The Council will not, however, lose the protection over whatever was built while the land was appropriated for planning purposes, and as such the newly built development would not be subject to an injunction (i.e. third parties whose rights have been injured as a result of the development will not be able to halt the development). The affected parties may, however, be able to seek compensation. Exempt Appendix 3 provides further background information.

5. Details of alternative options considered and rejected

5.1. The Council's Housing Supply Programme was approved by Cabinet in 2016. The Housing Supply Programme will be delivered directly by the

Council to provide new council homes for social rent, shared ownership and outright sale, the latter in order to generate cross subsidy for the construction of the former.

5.2. The De Beauvoir Phase 1 development is identified within this programme. As such it is accepted that the site needs to be appropriated for planning purposes.

5.3. A 'do nothing' approach has been rejected, as not appropriating the land would put the scheme at risk of delays and increased costs as a result of possible third party injunctions, and would diminish the commercial and market attractiveness of the project to prospective contractors.

6. **Background**

Policy Context

6.1. The Council's Sustainable Community Strategy 2018-2028 has five priorities, and the De Beauvoir Phase 1 development assists in meeting these priorities in the following ways.

6.2. The first priority is centred around creating an area where everyone can enjoy a good quality of life and where the whole community can benefit from growth. The De Beauvoir Phase 1 development will provide a mix of homes with differing levels of affordability, which caters to all ages and accommodates people's changing needs over time. The new community spaces have been designed following extensive engagement with the existing community so that they meet their needs while also being inclusive, welcoming and accessible to incoming residents.

6.3. The construction of the De Beauvoir Phase 1 development will create jobs, training and apprenticeship opportunities for local people, which will allow local residents and businesses to fulfil their potential and enjoy the benefits of increased prosperity, in line with the second priority. The scheme will provide a number of new commercial spaces on the ground floors of the sites that will be let to businesses to provide local facilities.

6.4. The architectural, mechanical and electrical and public realm designs for the De Beauvoir Phase 1 development are centred around creating a greener and more environmentally sustainable community as per the third priority of the Sustainable Community Strategy 2018-2028.

6.5. The fourth priority of creating an open, cohesive, safer and supportive community will be achieved through the provision of improved landscaping; increasing communal space across all five sites, providing new play areas that cater to all ages, together with sports facilities which includes redesigning the underused existing Multi-Use Games Area (MUGA) and re-providing as two MUGAs in different areas of the estate as part of the new

development. This is alongside offering employment and training opportunities.

6.6. The proposed improvements to the public realm will help create a healthy and safer neighbourhood which is pedestrian, cyclist and child friendly to support the fifth priority relating to promoting healthy and active residents.

Equality impact assessment

6.7. A full Equality Impact Assessment (EIA) has been completed to assess the equalities impacts of the De Beauvoir Phase 1 development. This assessment identifies opportunities to promote equality or avoid negative equality impacts as a result of the development. On balance, the negative impacts are outweighed by the positive impacts on different equality groups. The EIA action plan reflects that the relationship and ongoing support for De Beauvoir Estate residents is paramount to ensure any emerging issues are promptly addressed particularly in the context of the Covid-19 pandemic.

6.8. The Council is committed to building new homes that are adaptable to the varying needs of occupiers over time, and that will enable people to live independently in their homes for longer. The De Beauvoir Phase 1 development contains 19 dwellings which meet Part M4(3) of the Building Regulations – 'wheelchair user dwellings and adaptable dwellings'. All other dwellings are designed to M4(2) standards which refer to accessible and adaptable dwellings.

Sustainability and climate change

6.9. The architectural, mechanical and electrical and public realm designs for De Beauvoir Phase 1 are driven by the sustainability goals of the project. The development will exceed the minimum building standards, providing a holistic environmental scheme. The project has a broad range of rigorous requirements that go beyond the minimum regulations and practices, achieving high performance facades, quality indoor spaces and a new public realm which has both social and environmental benefits.

6.10. The De Beauvoir Phase 1 development will redevelop garages and associated car parking spaces/podiums, alongside underused depot space, to provide high quality housing and soft landscaping to enhance the appearance and the ecological value of the environment. A number of environmental benefits will arise from the main works at De Beauvoir Phase 1. The development includes the introduction of a new public realm, enhanced landscape areas, as well as improved access to the existing estate through the family of buildings that will be constructed, which will help integrate new and existing buildings. Two new Multi-Use Games Areas will promote play in the community.

6.11. Reducing building energy consumption is a key policy consideration. This scheme meets the requirement to reduce CO2 emissions by 35% from Part

L of Building Regulations 2016, as per the requirements of London Policy and the Council.

6.12. The new buildings for the De Beauvoir Phase 1 development will provide high quality energy efficient homes that meet current regulatory requirements relating to sustainability including Building Regulations, the Mayor's London Plan and the Council's Housing SPG. The new homes have been designed with Air Source Heat Pumps (ASHP) to achieve the required energy levels in accordance with current London Plan energy targets, and to support the transition from fossil fuels to renewable energy.

6.13. Recycling construction waste and the development of a Site Waste Management Plan (SWMP) are mandatory, and a draft SWMP and Construction Logistic Plan (CLP) is included with the planning application. The principal contractor will be required to produce both a full SWMP and CLP, and minimise construction-related disruption to residents and other neighbouring buildings during the construction period.

6.14. In line with Hackney's Cycle Parking and Storage Standards, the scheme encourages sustainable transport through the provision of 440 secure cycle spaces within the entrances to each building and 29 cycle spaces within the landscape boundaries for the new public realm.

6.15. The De Beauvoir Phase 1 development and others will fall under the Ultra Low Emission Zone (ULEZ) when construction commences. An assessment has been undertaken to quantify the potential impacts on local air quality associated with the construction and operation of the proposed development. Based on the results of the assessment, it is considered that redevelopment of the site would not cause a significant impact on local air quality. During the construction phase, the site has the potential to generate dust nuisance beyond the application boundary. However, through the implementation of a Dust Management Plan, the impacts will be effectively minimised and are unlikely to be significant.

6.16. The proposed development will be car-free and therefore the impact of operational traffic on local air quality is anticipated to be negligible. The transport and building-related emissions have both been assessed as Air Quality Neutral. A review of local air quality monitoring data has been undertaken to assess the suitability of the site for residential use. The data indicates a possible exceedance of the long-term air quality objective for NO2 at residential facades on Downham Road. Mechanical Ventilation with Heat Recovery (MVHR) is therefore proposed for all residential units, with NOx filtration where required.

Consultations

6.17. An extensive consultation programme was undertaken prior to the planning application being submitted, consisting of public drop-ins, meetings and other forms of correspondence. The engagement and consultation targeted local residents and key elected and community stakeholders. The aim was to

ensure that as many people as possible were engaged and could provide feedback on the proposals.

6.18. The proposals for De Beauvoir Phase 1 were presented to the Residents Steering Group, Tenants and Residents Association, local ward councillors and the community at a series of public drop-ins and briefings. There have also been a number of newsletters produced that provided information on the scheme, and these have been delivered across the De Beauvoir Estate and to surrounding addresses.

6.19. Activities undertaken as part of the consultation process have included:

- An estate wide consultation exercise was held for all residents of De Beauvoir Estate; the first taking place in April 2019, the second in November 2019 (including block specific events) and the final public consultation taking place in September 2020, with a pre-planning submission public exhibition in March 2021
- The De Beauvoir Estate project webpage has been kept updated throughout, so that interested stakeholders could find out more about the proposals and view the materials online
- Newsletters have been regularly distributed to local residents and businesses since March 2018, with the last one being issued in October 2021 and an update due to go out shortly.

6.20. Throughout the design development stages, eight pre-application discussions and workshops were held with LB Hackney Planning and Design officers, alongside a pre-application meeting with the GLA.

6.21. During the design development process the project team met with various stakeholders at Hackney Council to discuss specific aspects of the proposed scheme. Comments made at these meetings have been incorporated into the design where possible. These include:

- Planning
- Housing Management
- Highways
- Play team
- Refuse and Recycling
- Sales and Marketing
- Heating team
- Building Maintenance
- Building Safety
- Building Control
- Civil Protection Service
- Grounds Maintenance
- Leasehold Services
- Property and Asset Management.

6.22. In addition the project team presented the proposals to Hackney's Regeneration Design Advisory Group, Hackney's Design Review Panel, local ward councillors, the Resident Steering Group, Police Crime Prevention Advice Service, Kingsland Conservation Areas Advisory Committee (KCAAC) and the Hackney Society.

6.23. Appropriation of the open space at Downham Road West as shown in Appendix 2 does not require a formal consultation. The Council is, however, required to formally consider any objections received in response to the advertisements placed in compliance with the open space requirements. No objections were received in response to the advertisements that were placed in editions of the Hackney Gazette dated 22 and 29 September 2022.

Risk assessment

6.24. A risk register, scheduling project and technical risks, is maintained, updated and reported on a quarterly basis. Any major risks are escalated as appropriate. One such risk contained within the project risk register is that not appropriating the land could result in an adverse cost and programme impact to the regeneration scheme.

7. Comments of the Group Director of Finance and Corporate Resources.

7.1. The recommendation to appropriate the land at De Beauvoir Phase 1 is required to reduce the risk of legal action, which could result in delays and increased costs of delivering the project. While the appropriation does not prevent any claims for compensation, it limits claims to six years. Right of Light insurance will be obtained and the cost of this will need to be managed alongside other project expenditure to maintain agreed viability levels.

8. VAT implications on land and property transactions

8.1. In relation to the new dwellings, the majority of the costs should not have VAT on them. However, in relation to the commercial element on the ground floor, this part will incur costs with the standard rate of VAT.

9. Comments of the Director of Legal, Democratic and Electoral Services

9.1. Appropriations of land are an executive function under the Local Government Act 2000 and related Regulations. The decision to appropriate land is to be taken by Cabinet as per the Mayoral scheme of delegation and as further provided for by Rule 15.13 of London Borough of Hackney's

Financial Procedure Rules, which further requires that the land has been declared surplus to its current use by the relevant Group Director.

9.2. The Council is authorised by Section 122 of the Local Government Act 1972 to appropriate land within its ownership for any purpose for which it is authorised to acquire land by agreement. Where land has been appropriated for planning purposes, the consequence is that the erection, construction or carrying out of any building or other works or future uses on such land is authorised, if done in accordance with planning permission, notwithstanding that it may involve interference with third party rights. The Council will be in a position to appropriate upon the grant of planning permission.

9.3. In order to appropriate land for planning purposes (as described in s226 of the Town and Country Planning Act 1990) the Council must be satisfied that this will:

(i) facilitate the carrying out of development or improvement on or in relation to the land by being likely to contribute to the achievement of any one or more of the following objectives, namely:

(a) the promotion or improvement of the economic wellbeing of the Borough;

(b) the promotion or improvement of the social wellbeing of the Borough;

(c) the promotion or improvement of the environmental wellbeing of the Borough; or

(ii) the land is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated.

9.4. The provision of additional residential units which would be the result of the proposed development would satisfy the first limb of the requirement set out in section 226(1)(a) of the Town and Country Land Act 1990.

9.5. Before the land can be appropriated under Section 122, the land must no longer be required for the purpose for which it was held immediately prior to appropriation. It is for the Council to determine whether the land is no longer required for the purposes for which it is held.

9.6. By virtue of appropriating the land in question under Section 122 of the Local Government Act 1972 (“Section 122”), Section 203 of the Housing and Planning Act 2016 provides a statutory power for the Council to override third party easements and other rights. This will apply to building or other works to be constructed or maintained on the land or future uses where these are in accordance with a planning permission for the development of the land.

9.7. The power contained in Section 203 does not remove the rights of those persons having the benefit of easements or other third party rights to compensation arising from the interference with such rights, but it does remove the potential for such persons to delay the development by obtaining an injunction to prevent interference with such rights.

9.8. There is a requirement in Section 122(2A) of the 1972 Act that, before any proposed appropriation which includes such open space takes effect, it is advertised in a local newspaper for two consecutive weeks and that any objections which are received are formally considered.

9.9. As individual units, once constructed, will be disposed of under long leases, there is also the requirement under Section 123(2A) of the 1972 Act that such disposal be similarly advertised in a local newspaper for two consecutive weeks and that any objections which are received are also formally considered. This requirement is also reproduced in identical terms in Section 233 of the 1990 Act which relates to disposals of land that have been appropriated for planning purposes.

The advertisements in respect of both the proposed appropriation and the proposed disposal appeared in the Hackney Gazette editions of 22 September 2022 and 29 September 2022. This report fulfils the requirement to formally record that no objections were received.

Appendices

Appendix 1 - Red line boundaries plan of De Beauvoir Phase 1 sites

Appendix 2 - Red line boundary of open space land at the Downham Road West site shown in plan

Appendix 3 - Exempt

Exempt

By Virtue of Paragraphs using Part 1 of schedule 12A of the Local Government Act 1972 this appendix is exempt because it contains information relating to the financial or business affairs of any particular person including the authority holding the information and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Background documents

None.

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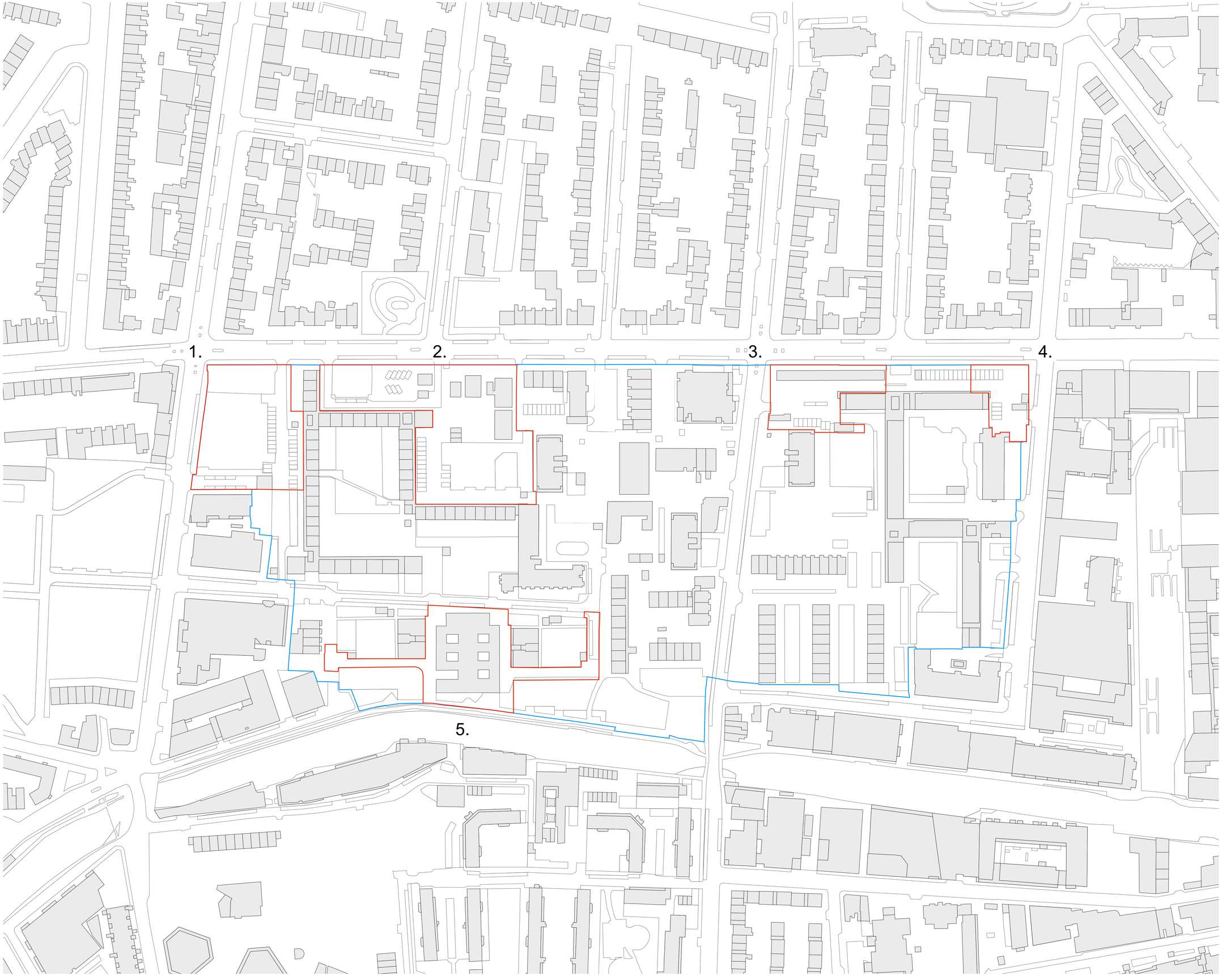
Comments for the Director of Legal, Democratic and Electoral Services prepared by	Georgia Lazari Team Leader (Places) georgia.lazari@hackney.gov.uk 020 8356 1369



0 5000 15000 25000 35000 mm

1. Downham Road West
2. 81 Downham Road/TRA
3. Downham Road East
4. Hertford Road
5. Balmes Road

LBH Ownership Boundary

Site Boundary

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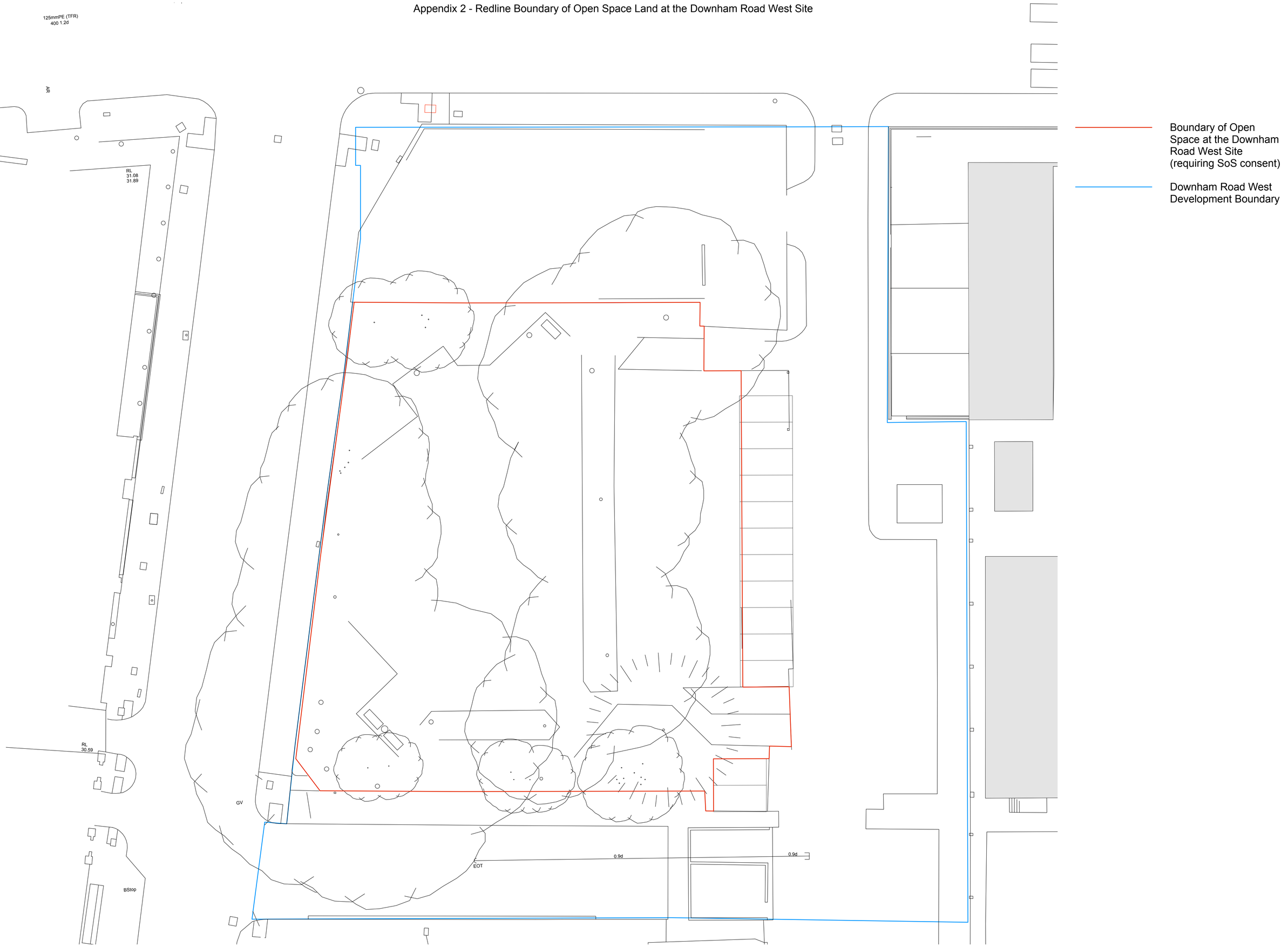
Appendix 2 - Redline Boundary of Open Space Land at the Downham Road West Site



Boundary of Open Space at the Downham Road West Site (requiring SoS consent)

Downham Road West Development Boundary

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Hackney

Title of Report	Gender And Ethnicity Pay Gap 2022
Key Decision No	Non Key Decision
For Consideration By	Cabinet
Meeting Date	12 December 2022
Cabinet Member	Councillor Williams - Cabinet Member, Employment, Skills and Human Resources
Classification	Open with Exempt Appendix
Ward(s) Affected	None
Key Decision & Reason	No, for noting
Implementation Date if Not Called In	
Group Director	Ian Williams, Group Director, Finance and Corporate Resources

1. Cabinet Member's introduction

1.1. Promoting a diverse workforce has been an explicit Council priority since 2018, and this is reflected in the Single Equality Scheme which was adopted in November that year.

1.2. There has been a sustained focus on institutional culture and workforce diversity over the last four years and the Council is working with local partners, across the system, to encourage a consistent approach across Hackney.

1.3. As of April 2018 the Equality Act 2010 (Specific Duties and Public Authorities) Regulations 2017, Hackney Council has published information relating to the differences in pay between men and women. The Gender Pay Gap report is published annually on both the council's website and on a dedicated central government site. This is the fifth annual report for Hackney Council.

1.4. Although there is no statutory requirement to do so, Hackney also produces the ethnicity pay gap. The ethnicity pay gap is presented in this report.

1.5. The current cost of living ‘crisis’ (the fall in real disposable incomes) and the lasting effects of the Covid pandemic has exposed and exacerbated inequalities in society and the Council knows the impacts have not been felt equally amongst our communities. This makes it more important than ever that the Council understands the pay gaps, and examines every aspect of our services, including recruitment and retention practices as well as our workplace policies to ensure that the Council is as inclusive as possible.

1.6. Hackney is proud to be an open, inclusive and diverse borough and a place that people are proud to call home. Everyone can feel they belong here regardless of social background, the young and old, those living with a disability, parents and carers, people with faith and those without faith, people from different ethnicities and nationalities, all genders, gender identities and sexualities. Our workplace must reflect these values. In 2020, the Council also launched our local recruitment campaign to ensure that more Hackney residents explore job opportunities at the Council.

1.7. The Council is committed to ensuring that as an employer and as a workplace, all our policies and practices advance equality of outcome and promote demographic diversity. In July, 2020, the council passed an anti-racism motion, resolving to Improve the diversity of the senior leadership of the Council, build on the Inclusive Leadership Training, and maintain the ‘excellent’ rating in future Local Government Equality Framework peer challenges and work with partners to improve diversity across the public sector.

1.8. To inform our priority areas for improvement, the Council wants to continue to gather robust gender and equality profiles of our workforce to identify and address disparities in the diversity of our workplace and provide the evidence base to tackle any barriers to equality of opportunity.

1.9. Hackney, as a borough, has a reputation as a beacon of diversity where all of its communities are supported and celebrated. This report is part of its work to ensure that as a Council and as an employer the Council also embody these values.

2. Group Director's introduction

2.1 The purpose of calculating a Gender Pay Gap and Ethnicity Pay Gap is for organisations to check if Women and Black and Global Majority staff are doing more of the less well paid jobs than men.

2.2 The Council’s gender pay gap shows that unlike many other parts of the labour market, the gender pay gap favours women in Hackney Council when considering average pay; and a neutral position when considering median pay. The Council recognises the need to protect the current and relative gender equality that exists at senior levels of the organisation, especially given the structural inequalities which exist for women in the labour market more broadly.

2.3 Although gender pay gaps are an important measure, we also recognise their limitations. Hackney is a provider of direct services to the public, many of which fall in the lower pay quartile and have a traditional (occupational) gender bias. Examples include, Operatives in Housing and Waste services who are predominantly men; and Carers and Nursery staff in Adults, Health and Integration and Children and Education who are predominantly women. The traditional (gender) bias affects the distribution of women and men in the workforce, and this, in turn, affects our gender pay gap - without providing a reliable indication of participation at higher levels of the organisation.

Another common measure of fair participation is 'the top 5% of earners'. In Hackney, this equates approximately to the top 2 pay bands (PO10 and above). The top 5% earners are presented here, as a supplementary measure, to show participation at senior levels.

Top 5% of the workforce	Women	Black & Global Majority	Whole workforce women	Whole workforce Black and Global Majority
2022	126	67	2437	2368
	54.55%	29%	54.58%	53.03%
2021	126	57	2461	2332
	55.02%	25.33%	54.70%	51.83%

There is a higher proportion of women than men in the top 5% of earners (54.55%) and suggests that women participate successfully at senior levels. 54.55% is broadly equivalent to the overall composition of the workforce (54.58%).

Black and Global Majority staff comprise 29% of the top 5% of earners (compared to 51.83% of the overall workforce). The under representation at senior levels is well recognised and the work on Inclusive Leadership is designed to address this inequality (further information about the Inclusive Leadership Programme is in section 6.2). Although there is no specific analysis or evidence to show the impact of the inclusive leadership programme, it is noted that participation of Black and Global Majority staff (top 5% of earners), increased from 25.33% (2021) to 29% (2022).

2.4 A range of influences, including Hackney's policies and wider changes in the economy, also impact:

Insourcing: The Council is pursuing an insourcing strategy aimed at delivering better, more reliable public services. For example, Hygiene Operatives transferred to the Council in January 2021. The 97 employees were predominantly male and Black and Global Majority. Vehicle Maintenance transferred to the Council in June 2021. The 12 employees

were predominantly men and white. Parking transferred to the Council in April 2022, however, the transfer of Parking happened after the statutory reporting snapshot date of 31.3.22. They are not included in this report, but will be included in next year's report.

Hygiene Operatives, transferred to the Council 1st January 2021					
Women	**Men**	**Black and Global Majority**	**White**	**Non disclosed**	**Total**
66	31	63	30	4	97
68.04%	31.96%	64.95%	30.93%	4.12%	100%
Vehicle Maintenance, transferred to the Council 1st June 2021					
Women	**Men**	**Black and Global Majority**	**White**	**Non disclosed**	**Total**
2	10	3	8	1	12
17%	83%	25%	66.7%	8.3%	100%

Austerity: Severe funding reductions (over a decade of austerity) has resulted in mitigating action including measures such as restructuring the Council and individual service areas, and voluntary redundancy schemes. The impacts of austerity, nationally, include recruitment and retention difficulties. In part, this is caused by the need to recruit workers with broader spans of knowledge and wider spans of experience creating a narrowing pipeline of skilled candidates for our sector.

The Pandemic: The pandemic brought a different set of challenges, including additional spending on front line services, reduced turnover and a period of moratorium on internal reorganisations.

Brexit: A reduction of EU citizens seeking employment in the UK, is being cited as one of the reasons for the tight labour market and recruitment difficulties experienced by many organisations. The response from many private sector organisations is to increase pay.[1] Even though we may not be recruiting staff with the same job titles, the tightening of the labour market and increased pay in the private sector may (in some areas) affect our ability to compete for talent.

[1] https://www.cipd.co.uk/knowledge/brexit-hub/workforce-trends

2.5 Changes in Hackney's gender pay gap over time are subtle and appear to be small changes at all levels and spread across the organisation.

To fully understand the trends and influences, a full analysis is recommended. The Council could consider commissioning an organisation such as the Institute for Employment Studies (IES), to assist with scoping and undertaking the research. The research would seek to explain the subtle changes and trends, and unpack the influences on our workforce composition.

2.6 In addition, we recognise that Intersectional differences within specific groups may also impact on experience and could be lost in the generality of the information provided. Here, intersectionality refers to overlapping interdependencies such as race, class and gender that may impact on individuals. The scope of a research project could be expanded to better understand the experiences and participation of those with multiple identities.

2.7 It is important to note that the Government's gender pay gap reporting laws currently make no mention of transgender or non-binary employees – employers can only classify staff as 'male' or 'female'. It is therefore important that this legal requirement is conducted sensitively and as inclusively as possible. As with the previous report, this one should therefore be taken in the context that as an employer the Council recognises that this binary distinction does not fully capture our workforce.

3. Recommendations

Cabinet is recommended to note the Gender and Ethnicity Pay Gap reports

4. Reason(s) for decision

N/A

5. Details of alternative options considered and rejected

N/A

6. Background

The law (the Equality Act 2010 (Specific Duties and Public Authorities) Regulations 2017) requires that the Council calculate and report the gender pay gap annually. This was first done in March 2018, based on the data as at 31 March 2017. This report gives the statistics for the sixth gender pay gap report (2022/23 reporting year), with data as at 31 March 2022. The required statistics will be uploaded to the Government Equalities website in compliance with the legislation. The gender pay gap tables are also available on the Council's website for each year. The way the gender pay gap is to be calculated is set down in statute and is very specific. The Council must calculate the statistics for both ordinary pay and bonus pay. In our context, bonus pay applies only to the Fair Pay scheme operating in Housing.

Policy Context

6.1 GENDER PAY GAP REPORTING 2022

The gender pay gap is **the difference in the average hourly wage of all men and women across a workforce**. If women do more of the less well paid jobs within an organisation than men, the gender pay gap is usually bigger.

6.1.1 The law (the Equality Act 2010 (Specific Duties and Public Authorities) Regulations 2017) requires that the Council calculate and report the gender pay gap annually. This was first done in March 2018, based on the data as at 31 March 2017. This report gives the statistics for the sixth gender pay gap report (2022/23 reporting year), with data as at 31 March 2022. The required statistics will be uploaded to the Government Equalities website in compliance with the legislation. The gender pay gap tables are also available on the Council's website for each year.

6.1.2 The way the gender pay gap is to be calculated is set down in statute and is very specific. The Council must calculate the statistics for both ordinary pay and bonus pay. In our context, bonus pay applies only to the Fair Pay scheme operating in Housing.

6.1.3 The gender pay gap remains in favour of women, based on average pay and there is no gender pay gap when using median hourly rate. It is -0.98% as measured by the mean or 0% as measured by the median. The measure more typically used is the median, as it takes a central point in the salary range. Outliers (salaries that are significantly higher or lower than typical salaries) can skew the average (mean). The rates in March 2021 were -1.24% (mean) and -2.52% (median) in favour of women. The gap exists primarily for two reasons. Firstly, because, although there are more women in each quartile, the higher proportion of men are in the lower quartile - typical job titles include Operative - Cleaner, Environmental Operative and Grounds Maintenance employees. Secondly, because in the higher quartiles, more employees are women than men. In 2022, the proportion of women declined in each quartile except the lower middle quartile. There are still more women in each pay band overall. The full data is shown at Appendix 1.

6.1.4 It is important to note that the pay gap does not indicate that women are paid more than men in any particular job. The Council operates a nationally recognised and equality proofed pay and grading scheme and is confident that for the same job, men and women are paid equally. The gap arises because, on average, women are in more highly paid jobs than men across the workforce. However, the gap (in favour of women) has reduced gradually over recent years and there is no gender pay gap when looking at the median.

6.1.5 It is worth noting that in the highest quartile there are a higher proportion of women than men (53.42% vs 46.58% in 2022).

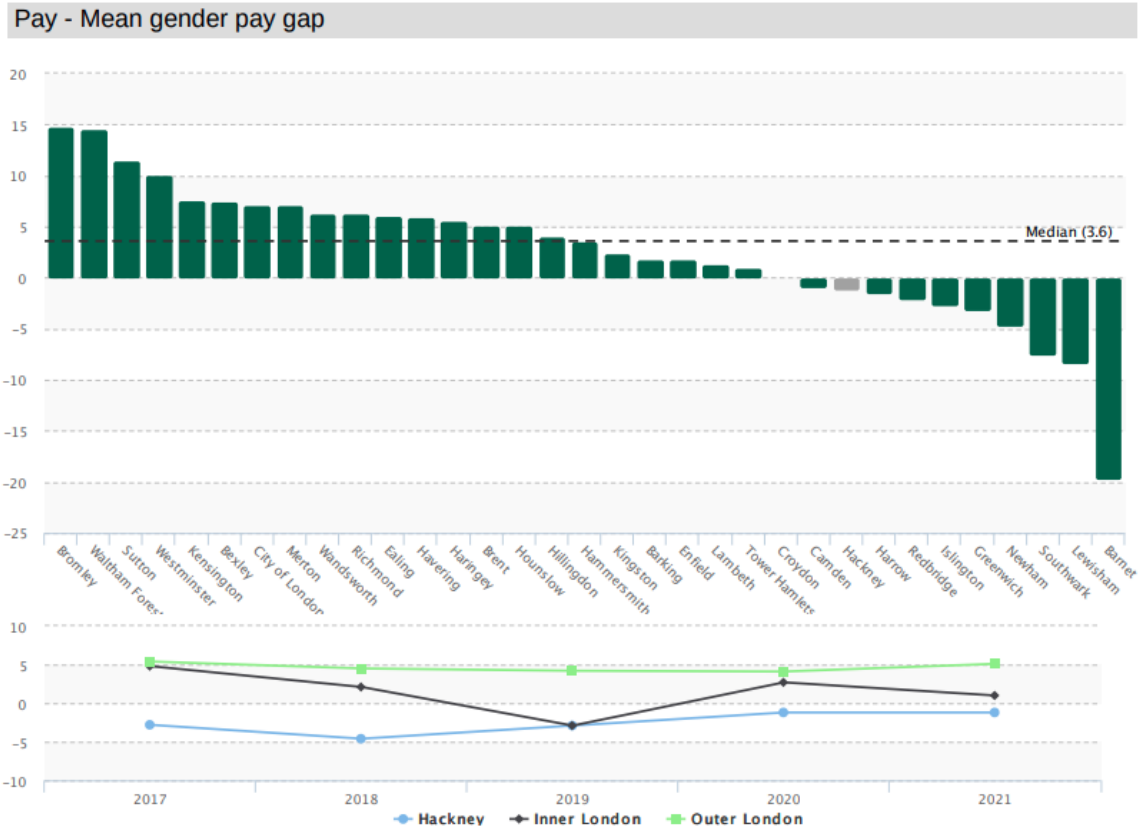
6.1.6 The gap in favour of men in terms of bonus pay remains. However, it is not possible to draw conclusions from this because so few women receive a bonus. Men overwhelmingly benefit from the Fair Pay scheme. This bonus is protected under TUPE regulations.

6.1.7 The Fair Pay scheme applies to 156 operatives working in trades in the Housing Department. Job titles include, for example, carpenters and electricians. Productivity payments are based on evidenced, actual measurements of performance, most importantly the time taken to perform tasks.

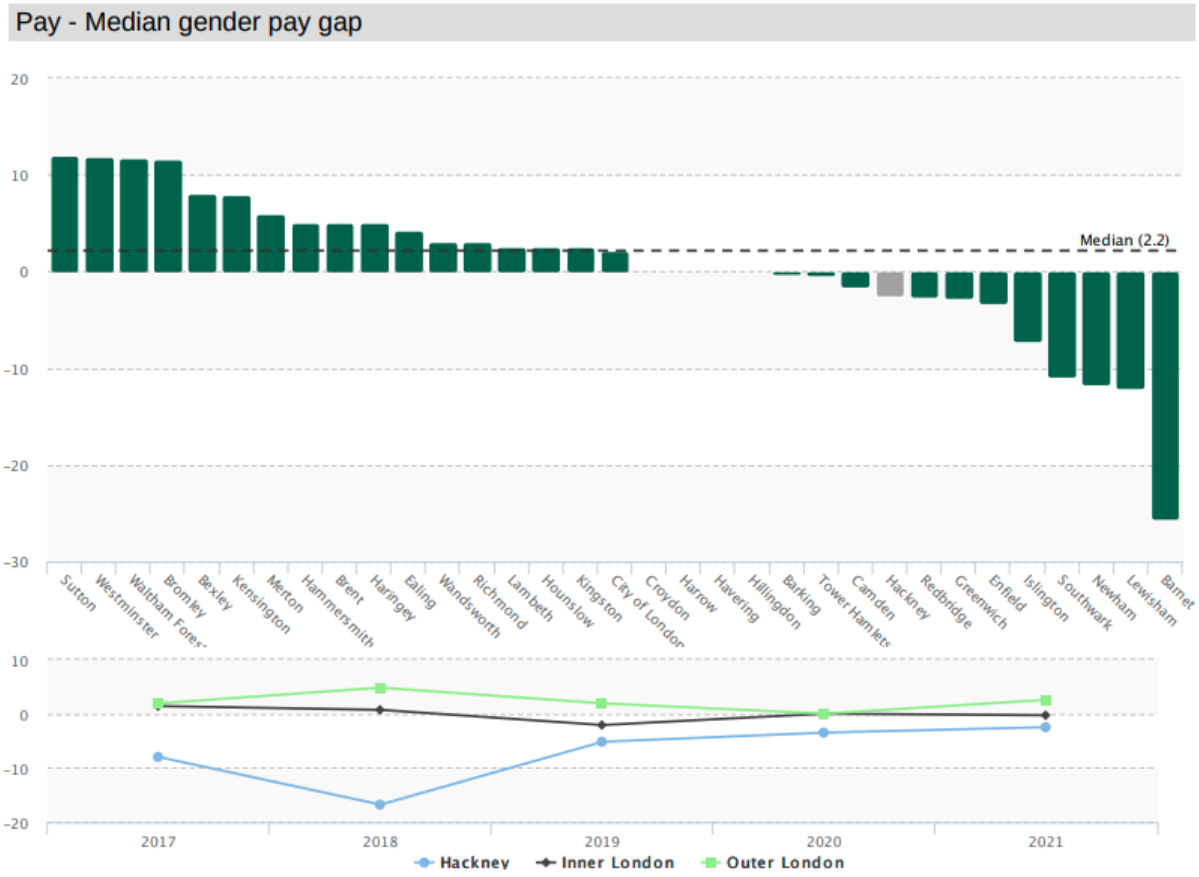
6.1.8 Comparative data on the Gender Pay Gap is presented but comes from different sources and is indicative.

6.1.9 Comparative data for is available from The HR Metrics Benchmarking Services (provided by London Councils). The comparative data for the 33 boroughs who have inputted data for the 2021/22 reporting year is provided below. The snapshot date is 31 March 2021.

6.1.10 Hackney's comparative position is as follows:

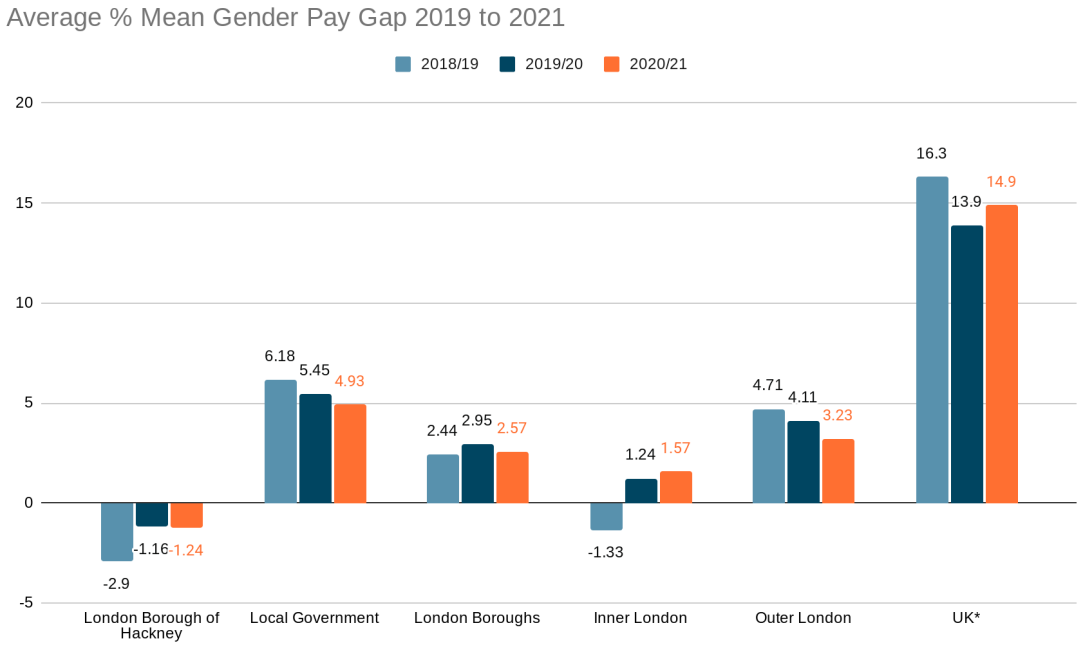


6.1.11 Hackney's mean gender pay gap of -1.2% (2021) falls in the second quartile of all the London boroughs, and for inner London (just outside the top quartile). The average median for London boroughs is 3.6%.



6.1.12 Hackney's median gender pay gap of -2.5% (2021) falls in the second quartile of all the London boroughs, and for inner London (just outside the top quartile). The average median for London boroughs is 2.2%.

6.1.13 Data taken from various sources provides the following picture:



6.1.14 **Average Mean Gender Pay Gaps 2019 to 2021:** The average mean gender pay gap values for Local Government indicate that women were paid 4.93% less than men in 2021. This compares to 5.45% less in 2020. In other words, on average for every £1 paid to male employees, only 95.1p was paid to women employees (94.5p in 2020).

6.1.15 **Average Median Pay Gap data 2019 to 2021:** Table below shows the average median pay gap figures for 2019 to 2021.

Sector	Average % Median Pay Gap		
	2018/19	2019/20	2020/21
London Borough of Hackney	-5.24	-3.53	-2.52
Local Government (All Local Authorities UK)	4.05	3.57	3.21
London Boroughs	0.65	0.27	0.74
- Inner London	-2.53	-0.24	0.02
- Outer London	2.55	0.61	1.2
UK*	17.4	14.9	15.4

6.1.16 The average of the median values for Local Government indicates that in 2021 women were paid 3.21% less on average than men. In other words, for every £1 that the median man was paid, the median woman was paid 96.8p. This compares to 3.57% in 2020.

* Data for UK Gender pay gap averages taken from ONS - Annual Survey of Hours and Earnings (ASHE).

6.1.17 The ONS website notes that interpreting average earnings data is difficult at this time because COVID-19 has impacted the data for 2020 and 2021. This was affected both in terms of wages and hours worked and also disruption to the collection of data from businesses and as ONS states, this means that comparisons with 2020/21 need to be treated with caution.

6.1.18 In Hackney, the position for the past 3 years (2020, 2021, 2022) is as follows:

2020		2021		**2022**	
Mean	Median	Mean	Median	**Mean**	**Median**
-1.16%	-3.53%	-1.24%	-2.52%	**-0.98%**	**0%**

6.1.19 At the time of the first gender pay gap report there was a commitment made by the Cabinet Member to produce an ethnicity pay gap on the same basis as the gender pay gap in future years. This has been done and is shown in Appendix 2.

6.1.20 <u>ETHNICITY PAY GAP REPORTING</u>

6.1.21 The Council has also taken the decision to undertake an ethnicity pay gap analysis, despite the fact that a government announcement means it is unlikely to be required by law anytime soon. The Council will continue to do this because of its commitment to fairness and to enhancing the diversity of our workforce. The Council continues to back calls for mandatory reporting of annual ethnicity pay gaps.

6.1.22 The Council is keenly conscious that there remains under-representation of certain communities in our workforce and there is still under-representation of staff from culturally and ethnically diverse communities at senior levels. The Council is committed to taking practical action to address these disparities. The Council wants to foster and promote an inclusive leadership culture, in which managers feel more confident in promoting equality and addressing workforce diversity. Work is summarised in section 4 of this report.

6.1.23 The terminology used in this report reflects Hackney's move away from the term 'ethnic minorities' in favour of the term 'Black and Global Majority', and this term is used throughout the report.

The ethnicity pay gap shows that there is a pay gap in favour of white employees of 14.19% as measured by the mean, and 15.15% as measured by the median. The measure more typically used is the median, as it takes a central point in the salary range. Outliers (salaries that are significantly higher or lower than typical salaries) can skew the average (mean).

The proportion of white employees as compared to Black and Global Majority employees, increases progressively in the 3 higher quartiles. There is a higher proportion of Black and Global Majority employees in the lower middle quartile (66.04% compared to 33.96%) and the lower quartile (65.94% compared to 34.06%). The full data set is shown in Appendix 2.

6.1.24 This compares to the position in 2021, which showed a 15.09% mean and 12.94% median. The lower quartile had the highest representation of Black and Global Majority employees (65.49% compared to 34.51%).

In Hackney, the position for the past 3 years (2020, 2021, 2022) is as follows:

2020		2021		**2022**	
Mean	Median	Mean	Median	**Mean**	**Median**
15.00%	12.11%	15.09%	12.94%	**14.19%**	**15.15%**

6.1.25 The Council recognised this as an issue some time ago and has been working on delivering a corporate equalities action plan. This is summarised in section 4 of this report.

6.1.26 Although ethnicity pay gap reporting is not currently mandatory, on 24 June 2020 the government responded to a parliamentary petition to introduce mandatory ethnicity pay gap reporting, stating that it is currently analysing detailed responses it received from its consultation on ethnicity pay reporting, which ran from October 2018 to January 2019.

The government has confirmed that it will not be legislating for mandatory ethnicity pay gap reporting “at this stage”, however, they have committed to “supporting employers across the UK who want to publish ethnicity pay gaps”. This will be done through the Department of Business, Energy and Industrial Strategy (BEIS) publishing new guidance on voluntary ethnicity pay gap reporting in “summer 2022”. The guidance has not yet been published.

6.1.27 The reasons for the changes in the ethnicity pay gap are not fully understood. Changes year on year appear to be relatively small and spread across the quartiles. Although the proportion of Black and Global Majority staff has increased in all quartiles, the biggest increase is in the Lower Middle Quartile (compared to 2021).

Black and Global Majority staff made up 63% of the lower middle quartile in 2021. This increased to 66% in 2022. This is thought to have affected the median (midpoint), where the pay gap has increased; while the pay gap for average pay has reduced. Although the percentage of Black and Global

Majority staff increased in all quartiles, the greatest increase was below the midpoint which could account for the reduced median pay.

6.1.28 The percentage of women in each pay band was reduced by small amounts in all quartiles, except the lower middle quartile. In 2021 women were 56% of the lower middle quartile, rising to 58% in 2022. This could account for the lower median pay (midpoint) resulting in a reduction to 0 pay gap for median pay. There is still a small pay gap in favour of women for average pay (0.98% in 2022, down from -1.24% in 2022)

6.1.29 The data within this report is for directly employed Council staff.

Equality impact assessment

6.2 Corporate Equalities Action Plan Summary

Introduction

6.2.1 Promoting a diverse workforce has been an explicit Council priority since 2018, and this is reflected in the Single Equality Scheme which was adopted in November that year.

6.2.2 An action plan has been developed based on taking a dual focus, promoting demographic diversity and promoting an inclusive leadership culture

Key equality issues and indicators

6.2.3 The **key equality issues** identified at the start of the programme were:

Workforce diversity

- The under-representation of Black and culturally and ethnically diverse, and disabled staff at senior[2] levels
- The under-representation of disabled staff at all levels
- The variations in workforce diversity between different directorates
- The need to protect the current gender equality which exists at senior levels of the organisation, given the structural inequalities which exist for women in the labour market more broadly

Staff satisfaction

- Much lower rates of satisfaction amongst disabled staff and (to a lesser extent) Black and Global majority staff over the last three surveys
- Disabled staff and those from Black and Black and Global majority backgrounds, are much more likely to disagree that the Council is

[2] By Senior we mean officers who are service heads and above / by grade we mean PO10 and above. However, when we consider what actions we need to take, we need also to focus on PO5 upwards, so that we are developing a pool of potential managers who can progress into more senior roles.

committed to equality and diversity in practice than white staff and non disabled staff

Hidden inequalities

- The Equality Act originally contained a clause which would have placed a requirement for local authorities to address social economic inequalities as part of their equality work. Although the Government ultimately decided not to implement this socioeconomic duty, Hackney Council decided to adopt this on a voluntary basis. This means that when we consider equality and cohesion we fully consider socioeconomic inequality across the work the council does, including how we make the workforce more inclusive and support progression across pay grades.

6.2.4 The **key indicators of success** for the Corporate Equality Action Plan are:

- The gap is closed between the 82% (81% in 2016) of staff who feel Council is committed to Equality in policy and 69% (71% in 2016) who feel the Council is committed in practice (this went up from 61% to 70% in 2011 and peaked at 73% before falling to 71% in 2016 and now 69%)
- There are a higher proportion of disabled staff working at the Council
- Senior management is more reflective of Hackney's diversity (ethnic origin and disability)
- Managers feel more confident and competent in promoting equality and addressing workforce diversity (need baseline)
- Disabled staff are more satisfied with the Council as an employer and higher proportion feel Council is committed to Equality in practice
- A narrowing of the ethnicity pay gap

Responding to these issues

The *case for diversity*

6.2.5 Research has shown that having a **demographically diverse workforce** can help businesses to be successful, drive innovation and capture new markets. In the public sector[3]. Having a diverse workforce is seen as a way of **bringing in a diversity of experiences and perspectives to better meet the needs of residents and improve service**. It is also seen as a way of tapping into and harnessing talent from across the whole community.

3 https://www.local.gov.uk/our-support/workforce-and-hr-support/local-government-workforce/equalities-and-inclusion and https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/658488/Strategy_v10_FINAL_WEB6_TEST_021117.pdf

6.2.6 Research reported in the Harvard Business Review also makes the case that a workforce which reflects a diversity of perspectives also **supports innovation**[4]. This research talks about **acquired diversity** versus demographic diversity and considers the benefits of promoting a culture which values and welcomes a diversity of perspectives. Through programmes that tackle key inequalities such as the Improving Outcomes for Young Black Men Programme, we have reached the conclusion that promoting a more inclusive leadership culture needs to be part of the way we **tackle underlying and systemic issues that might drive inequalities**. By questioning traditional behaviour patterns and decision making structures we will be better able to identify the institutional change which is needed to tackle key inequalities.

Taking a dual approach

6.2.7 Actions which promote a demographically diverse workforce and those which promote "acquired diversity" can also reinforce each other. By promoting a more inclusive leadership culture, the workforce may become more welcoming to people from different backgrounds as well as ensuring that, where a workforce is not demographically diverse, there is a culture which values and draws on a diversity of perspectives.

6.2.8 By promoting a demographically diverse workforce, we are more likely to promote an inclusive leadership culture that draws on the perspectives of people from different backgrounds. In seeking to achieve a more demographically diverse workforce, we need to ensure we develop specific and tailored responses to complex inequalities, rather than bland, generic responses. Alongside this, more **practical action is needed to address poor levels of staff satisfaction among disabled staff** with regards to management and leadership. Failure to tackle this specific equality issue could undermine wider efforts to promote workforce diversity outlined above.

Workstreams

6.2.9 The programme includes a number of "business as usual" and "stretch" strands of activity:

Business as usual:

1) Organisation Development

[4] https://hbr.org/2013/12/how-diversity-can-drive-innovation

Key Outcome: Coherent well utilised organisational development programme promoting equality and diversity for staff and managers, utilising apprenticeship levy to upskill managers if appropriate

2) Communication

Key Outcome: All staff are aware of organisation commitment to equality and diversity and can recognise ways that the policies are put into practice.

Stretch:

3) Improving the employee journey for disabled staff from recruitment through to progression

Key outcomes:

- Barriers for disabled staff are removed across the employee journey from recruitment through to progression and promotion
- Managers see the benefits of employing disabled staff and can do so competently and confidently.
- Supported employment opportunities are created within the Council

4) Promoting an inclusive leadership culture

Key outcome: Senior managers understand, value and promote an inclusive leadership culture systematically as part of addressing workforce diversity.

5) Tackling the lack of diversity at senior levels, with regards to Black and Global Majority and disabled staff

Key outcomes: We have a better understanding of the specific reasons for the lack of Black and Global Majority and disabled staff representation at senior levels.
We have identified positive actions needed to address issues and barriers.
We have identified opportunities to make processes more open and transparent.

Update on the implementation of the Corporate Equality Action Plan

Progress against success measures

6.2.10 Our workforce data shows progress in most of the areas, but there is still work to be done. Between March 2019 and March 2021 data for the top 5% earners revealed that:

- The percentage of women rose from 50 to 55%;
- The proportion of disabled top earners rose from 2.2 to 3%;
- The proportion of the top earners who are ethnically diverse rose from 21.5 to 25.7%; and

- The proportion of top earners identifying as LGBTQIA+ rose from 6.2 to 6.5%.

6.2.11 For the workforce overall, the data showed that:

- The proportion of part-time workers rose from 14% to 16%.
- The percentage of women in the workforce overall rose from 52.5 - 54%;
- The proportion of disabled staff overall has risen from 4.7 - 5.2%:
  The proportion identifying as ethnically diverse rose from 50.9 - 51.7%, with those identifying as Black up from 33.5 - 34.1%;
- The percentage of staff identifying as Lesbian, Gay or Bisexual rose from 3.4 - 3.5%, and those identifying as 'other', which may include colleagues who are Transgender, Non-Binary or Gender-Non-Conforming rose from 0.14 - 0.22%.
- The average age of the workforce rose from 44.5 - 45.4 years, which might suggest that we have more to do in attracting younger workers.

6.2.12 Our 2021 staff survey was launched in September. Results show the percentage of staff who say that senior managers are committed to inclusivity has risen from 45% in 2020 to 50% and the percentage of staff who believe the Council is committed to equality in practice has risen from 57% in 2020 to 62% in 2021.

6.2.13 There are still disparities in responses between different groups. Disabled staff, staff from Black and Mixed heritage groups and carers, especially those who provide high numbers of unpaid care reporting lower levels of satisfaction. Satisfaction levels among colleagues who choose not to disclose their equality characteristics are also generally lower than for those who disclose.

Work undertaken to implement the Corporate Equality Programme in the past year

Training

- 100 senior managers were trained in Inclusive Leadership before the Pandemic.
- During the pandemic:
  - The Inclusive Leadership and Cultural Humility training were adapted to be delivered remotely and an additional 150 managers undertook each course.
  - Cultural Humility training is now being rolled out to colleagues in Customer Services and Public Health (not just managers).
  - Education Services are planning to make Inclusive Leadership and Cultural Humility training available to staff (not just managers).

- A short course was developed for Leaders Week 2020, blending the main aspects of Inclusive Leadership, Cultural Humility and talking about racism which was delivered to around 350 managers. During the same week an online session with Dr Shola Mos-Shogbamimu attracted over 400 staff and a session with Cllr Carole Williams, Dr Sandra Husbands and Sonia Khan also attracted over 100 staff.
- In Leader's Week 2021, sessions on anti-racism, inclusive recruitment, Managing Disabled Staff and Meet the Inclusion Champions reached around 300 managers.
- Cllr Carole Williams, Lead Cabinet Member for Employment, Skills and Human Resources led a show and tell session for 178 staff updating on anti-racism and inclusive leadership.
- A training course on managing disabled staff was developed by disabled staff and delivered to managers.
- An online Equality, Diversity and Inclusion in Public Service module has been developed aimed at frontline staff across the system. It includes information about meaningful conversions with residents (59 staff have enrolled and 2 passed to date). A similar module is available for managers.
- An online video module featuring Sonia Khan, Lisa Aldridge and Solomon Rose (former lead for the Improving Outcomes for Young Black Men programme) discussing institutional racism and the role of leadership in tackling this was produced and piloted as part of a 'think piece' discussion debrief with staff (21 managers).

Guidance and culture

- An Inclusive Management Toolkit was launched, summarised in 9 short slide decks, which were released weekly (1265 unique views to date).
- Think Inclusive conversation video series was launched, recording conversations with colleagues on a range of topics such as microaggressions, intersectionality, power and privilege, the importance of using the right language and terminology, the difference between diversity and inclusion. These videos aim to raise the organisation's literacy around race and racism.
- The Think Inclusive conversation club started in November 2020. This is a six-weekly gathering inviting colleagues to read a short article or view a Ted Talk as a way of opening up discussion about a particular topic around diversity, inclusion and belonging and to share learning. We have between 15 and 30 staff from across the council in attendance and 90 staff have opted in to the mailing list;
- In early 2021, we refreshed our pool of Inclusion Champions with an additional 26 new recruits, taking the total number of champions to 60. Champions have all been trained in the principles of inclusive leadership and then have options to become trainers, develop work in their divisions or work on cross organisational policy development.
- Six Inclusion Champions have been trained to lead Action Learning Sets.

- There have been ongoing communications about this programme and our wider work on Equality and Diversity through a range of channels like Staff Headlines, Google Communities, Show and Tells, training and Managers' Forums;

Policy and process change

- Equality Works were engaged to act as critical friends during the recruitment of two group directors and the new Chief Executive.
- Inclusion champions were involved in the recruitment of a number of senior directors and Chief Executive.
- A collaborative and co-produced approach was taken to review the bullying and harassment policy and the grievance policy with staff from across the council, representatives from staff-led forums, the unions and HR. New policies around bullying, microaggressions and harassment and grievance resolution have been launched.
- Over 200 staff attended seven workshops to discuss the impact of the Council's Hybrid working arrangements with colleagues from a range of protected groups e.g. disability, sexual orientation, ethnic background, gender.
- Candidate applications are now anonymised as standard practice.

Service-specific change

- We have been working with Directors to look at developing workforce diversity action plans that are specific to their area and for this to be embedded within their service delivery plans. HR have released a new scorecard on the workforce profile. Strategic Delivery have completed a short analysis that can be used by Directors to guide their actions.
- Diversity and inclusion are now embedded into staff surveys and pulse surveys so that there is always data around this area (for instance the recent wellbeing survey).

Best practice and shared approaches

- The council has been convening a number of discussions with partners across the borough to discuss how approaches to inclusive leadership can be shared, including resources and joining up opportunities (partners include health, education, voluntary and community sector, private business).
- The strategic delivery and policy team have also been sharing our approach through a range of forums and have been approached by different local authorities to share our resources and learning:
    - We wrote an article for Apolitical (a digital platform highlighting best practice for public servants across the world)
    - A Case study on inclusive leadership, based on Hackney's experience, is featured on the LGA website.
    - We have been approached by Cardiff County Council, Gloucestershire, Tower Hamlets and Islington, Hammersmith

and Fulham and numerous others to share our approach and resources.
    - Hackney also contributes to discussions at the Chief Executive London Council's (CELC) tackling racial inequality working groups and Westminster's pan-London forum for ethnically diverse staff. We are leading the development of a consistent approach to inclusive leadership for London through the CELC work. We are also playing a key role in the Transforming Leadership working group and co-chairing a group developing a shared commitment statement for all London Councils to adopt.

What are the planned next steps:

The Council has agreed a Workforce Development Strategy and a number of initiatives are planned to support its implementation, namely:

- A Training Needs Analysis is currently being undertaken by Organisational Development. Managers are being encouraged to discuss training needs with staff during Check-ins and submit the results. The results will be used to inform future learning and organisational development activity across the Council;
- The Organisational Development team is looking at ways of supporting the management of Hybrid working - this may involve some training, advice from a dedicated staff member and action learning sessions;
- A Managers academy covering the entire employee journey (including modules on Inclusive Leadership and Cultural Humility) was launched in October, starting with new managers.
- An AMBIT session was held with managers from across the system in November to bring together the different approaches to training and learning to help inform future approaches;
- We propose continuing to offer the Inclusive Leadership and Cultural Humility training to managers in the Council and beyond as long as there is demand;
- We plan to offer managers who have completed the Inclusive Leadership and Cultural Humility training the opportunity to participate in Action Learning Sets where they can practice applying the learning to practical scenarios;
- We have offered Peer Support sessions for staff within:
    - Children and Families;
    - Managers across the Council
    - Staff across the Council.
    - This will be piloted with staff who have experienced racialised trauma in the first instance.
- We provide regular updates to staff about where we are with our measures of success.

Priorities for the coming year

In the coming year we want to ensure that inclusive leadership remains at the front of people's minds as we move to hybrid working. We need to do more to promote diverse recruitment and career progression by ensuring that the way roles are designed, advertised and recruited to, is fair. We want to ensure that each directorate has clear plans in place to ensure they become more inclusive and diverse.

We want to improve support to our staff networks, enable colleagues to raise concerns safely and develop mentoring and coaching opportunities available to staff. In view of the outcome of the recent staff survey, we need to ensure managers fully understand how to recruit and support disabled staff. We also need to improve the profile of disabled staff within the organisation.

Sustainability and climate change

6.3 N/A

Consultations

6.4 N/A

Risk assessment

6.5 N/A

7. Comments of the Group Director of Finance and Corporate Resources.

7.1. Activities proposed in the Action Plan (workstreams 1 - 5) will be funded from the existing service revenue budget. Any consequent proposals which have financial implications will be brought back to Councillors.

8. VAT implications on land and property transactions

8.1. None

9. Comments of the Director of Legal, Democratic and Electoral Services

9.1. In line with Article 5.2 of the Councils constitution, Cabinet has the authority to carry out all of the Council's functions which are not the responsibility of any other part of the Council.

9.2. The Equality Act 2010 imposes an obligation on employers to publish information relating to the gender pay gap in their organisation. This report contains information relating to that obligation and is produced for the benefit and consideration of cabinet.

Appendices

Appendix 1 - Gender Pay Gap
Appendix 2 - Ethnicity Pay Gap

Exempt

N/A

Background documents

None

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Appendix 1 - Gender Pay Gap Table

Gender Pay Gap Reporting 2022

Statutory Part of the Template Data That Must be Provided Under the Equalities Act		Extra Data for Local Collection by London Councils For Local Benchmarking			
Pay Rates	**Gender Pay Gap** The difference between Female and Male pay as a percentage of Male pay *A minus % means Female employees have higher pay, a positive % means Male employees have higher pay*	**Gender Pay Gap** Female pay as a percentage of Male pay	**Hourly Rate** Female	**Hourly Rate** Male	**Difference** £
Mean Hourly Rate (Male Hourly Rate - Female Hourly Rate) / Male Hourly Rate x 100	**-0.98%**	**100.98%**	£ 20.68	£ 20.48	**-£ 0.20**
Median Hourly Rate As Above Calculation but for Median Hourly Rates	**0.00%**	**100.00%**	£ 19.49	£ 19.49	**£ -**

Pay Quartile Information				Workforce Composition		
Pay Quartiles	**Female**	**Male**	**Total**	**Female Headcount**	**Male Headcount**	**Total Headcount**
Proportion of Female and Male in the Upper Quartile Paid Above the 75th Percentile Point	53.42%	46.58%	**100.00%**	609	531	**1,140**
Proportion of Female and Male in The Upper Middle Quartile Paid Above the Median and at or Below the 75th Percentile Point	57.02%	42.98%	**100.00%**	650	490	**1,140**
Proportion of Female and Male in the Lower Middle Quartile Paid Above the 25th Percentile Point and at or Below the Median	58.25%	41.75%	**100.00%**	664	476	**1,140**
Proportion of Female and Male in the Lower Quartile Paid Below the 25th Percentile Point	50.44%	49.56%	**100.00%**	575	565	**1,140**
				2,498	**2,062**	**4,560**

Bonus Pay	Bonus Gender Pay Gap The difference between Female bonus and Male bonus as a % of Male bonus	Bonus Gender Pay Gap Female bonus as a % of Male bonus	Bonus Pay Female	Bonus Pay Male	Difference £
Mean bonus	37.98%	**62.02%**	£ 6,510.74	£ 10,497.39	**£ 3,986.65**
Median bonus	43.29%	**56.71%**	£ 7,368.81	£ 12,994.32	**£ 5,625.51**
Bonuses Paid					
Female Paid Bonus as % of All Females	0.20%				
Male Paid Bonus as % of All Males	7.32%				

Appendix 2 - Ethnicity Pay Gap Table

Ethnicity Pay Gap Reporting 2022

Pay Rates	Ethnicity Pay Gap The difference between Black and Global Majority employees pay and White employees pay as a percentage of White employees pay *A minus % means Black and Global Majority employees have higher pay, a positive % means White employees have higher pay*	Ethnicity Pay Gap Black and Global Majority employees pay as a percentage of White employees pay	Hourly Rate Black and Global Majority Employees	Hourly Rate White Employees	Difference £
Mean Hourly Rate (White Hourly Rate - Black and Global Majority Hourly Rate) / White Hourly Rate x 100	**14.19%**	**85.81%**	£ 19.39	£ 22.60	**£ 3.21**
Median Hourly Rate As Above Calculation but for Median Hourly Rates	**15.15%**	**84.85%**	£ 18.15	£ 21.39	**£ 3.24**

Pay Quartile Information			
Pay Quartiles	**Black and Global Majority**	**White**	**Total**
Proportion of Black and Global Majority and White Employees in the Upper Quartile Paid Above the 75th Percentile Point	38.58%	61.42%	**100.00%**
Proportion of Black and Global Majority and White Employees in The Upper Middle Quartile Paid Above the Median and at or Below the 75th Percentile Point	56.32%	43.68%	**100.00%**
Proportion of Black and Global Majority and White Employees in the Lower Middle Quartile Paid Above the 25th Percentile Point and at or Below the Median	66.04%	33.96%	**100.00%**
Proportion of Black and Global Majority and White Employees in the Lower Quartile Paid Below the 25th Percentile Point	65.94%	34.06%	**100.00%**

Workforce Composition		
Black and Global Majority Headcount	**White Headcount**	**Total Headcount**
409	651	**1,060**
597	463	**1,060**
700	360	**1,060**
699	361	**1,060**
2,405	1,835	**4,240**

Bonus Pay	Bonus Ethnicity Pay Gap The difference between Black and Global Majority employees bonus and White employees bonus as a % of White employees bonus	Bonus Ethnicity Pay Gap Black and Global Majority employees bonus as a % of White employees bonus	Bonus Pay Black and Global Majority Employees	Bonus Pay White Employees	Difference £
Mean Bonus	11.37%	**88.63%**	£ 9,750.11	£ 11,001.18	**£ 1,251.07**
Median Bonus	19.18%	**80.82%**	£ 11,461.09	£ 14,180.25	**£ 2,719.16**
Bonuses Paid					
Black and Global Majority Paid Bonus as % of All Black and Global Majority	2.87%				
White Paid Bonus as % of All White Staff	4.52%				

Black and Global Majority includes employees ethnicity classifications in the following categories (taken from the 2001 Census): Asian/Asian British (inc Chinese), Black/Black British, Mixed/Multiple Heritage and Other Ethnic Group (ie: all other categories than that of White British and White Other). For calculation purposes employees whose ethnicity is Not Known or have indicated they Prefer Not To Say have been excluded.

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Hackney

Title of Report	**Appointment of Local Authority Governors**	
Key Decision No	Non Key Decision	
For Consideration By	Cabinet	
Meeting Date	28 November 2022	
Cabinet Member	Deputy Mayor Anntoinette Bramble	
Classification	Open	
Ward(s) Affected	**Hackney South and Shoreditch**	
Key Decision & Reason	No	The appointment of Local Authority Governors do not impact two or more wards, and do not incur expenditure over £1 million.
Implementation Date if Not Called In	N/A	
Group Director	**Jacquie Burke**, Group Director of Children and Education	

1. **Recommendations**

1.1. **Cabinet is recommended:**

To approve the following nominations as set out below:

Governing Body	Name	Date Effective
Haggerston School	Mr Matt Wojtyniak	12/12/2022

2. **Group Director's Introductions**

3. **Background**

3.1. Policy Context

This report is in line The School Governance Constitution (England) Regulations 2012 (the Constitution Regulations) require that for each maintained school the Governing Board has one Local Authority Governor (LA Governor). LA Governors are nominated by the Local Authority and appointed by the Governing Board. The Governing Board must provide the Local Authority with eligibility criteria for a vacant LA Governor position. These must include the credentials and skills candidates should possess. The school may wish to put forward an individual to be considered by the Local Authority for nomination. The Governing Board decides first if the proposed candidate meets the specified criteria and is eligible to be an LA Governor. The Local Authority then nominates the candidate. The Governing Board then appoints the nominee at a meeting of its full Governing Board. Once appointed, LA Governors must govern in the interests of the school.

3.2. Equality impact assessment

There are no new decisions within the report that require an Equality Impact Assessment.

3.3. Sustainability and climate change

There are no issues within the report that impact on the physical and social environment.

3.4. Consultations

The report does not contain any issues or decisions that require consultation.

3.5. Risk Assessment

There are no proposals for action that require a risk assessment.

4. **Comments of the Group Director of Finance and Corporate Resources.**

4.1. There are no budgetary implications to these nominations.

5. **Comments of the Director of Legal, Democratic and Electoral Services**

5.1. Legal comments have been incorporated into the body of the report.

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