

**London Borough of Barking and
Dagenham**

Housing Implementation Strategy

May 2009

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- 1 The Housing Trajectory provided in Chapter 10 of this Core Strategy sets out a 15 year housing supply forecast for the Borough. Due to the current volatility in the housing market it has been necessary to update the trajectory to take account of recent factors. The updated Trajectory is provided in Appendix 1 to this document. This supersedes the trajectory provided in the Housing Trajectory and updates the Trajectory in the 2008/09 Annual Monitoring Report. This Trajectory will be updated annually in the Annual Monitoring Report. In line with PPS3 the Trajectory identifies supply from specific sites up to 2024.
2. Provided below are details of the major sites (>0.5 hectares) which are listed in the Trajectory these are including in the pre-submission Site Specific Allocations and Barking Town Centre Area Action Plan Development Plan Documents.

Ha = Hectares

NC = Net Capacity

DPD = Development Plan Document

DPD	Site	Ha	NC	Phasing	Delivery	Risk	Progress
SSA SM1	Barking Riverside	150	10,800	50 dwellings 2009/10, then ramping up to an average of 530 units per year up to 2024/25.	The site is owned and being delivered by Barking Riverside which is a limited company formed by the Homes and Communities Agency and Bellways Homes.	Low - Medium There are a number of conditions attached to the outline permission tying the occupation of new homes to the delivery of transport infrastructure. The Transport for London Business Plan omitted the Docklands Light Railway extension. Without this no more than 3999 units can be occupied. Without a Transport and Works Act no more than 1499 can be occupied. However East London Transit Phase 1a and 1b is committed, and a Transport for Works Act is again under consideration.	Included in pre-submission SSA DPD Has outline planning permission (04/00123 OUT) Detailed planning permission for first phases (3200 homes) submitted January 2009. First dwellings forecast to be completed in 2009/10.
SSA SM2	South Dagenham	28.56	2000	250 dwellings per annum 2013/14 -	Owned by LDA/Axa.	Medium East London Transit	Masterplan prepared

	West			2020/21		Phases 1b and 3 and DLR extension will help increase access to site. Phase 3 was omitted from Transport for London Business Plan	
SSA SM2	Dagenham Leisure Park	3.40	See above	See above	Site is in multiple ownership. Principle landowners are Orbit Property Management, and LBBD.	Medium Planning application yet to be submitted.	Included in pre-submission SSA DPD and combined with South Dagenham West site.
SSA SM3	Barking Rugby Club and Goresbrook Leisure Centre	12.35	200	100 units per annum 2011/12 and 2012/13	Site is owned by LBBD and includes dog patrol compound which may come forward early.	Low	Included in pre-submission SSA DPD
SSA SM4	South Dagenham East	20.30	2000	From 100-250 dwellings per annum 2015/16–2024/25	Owned by LDA	Medium - High Site is contaminated and requires densities dependent on significant public transport improvements. Delivery of East London Transit Phase 3 will help bring forward this site. This was omitted from Transport for London Business Plan. SSA allows for Temporary uses. Therefore initially the risk is high however longer term the risk will reduce once issues are resolved.	Included in pre-submission SSA DPD Masterplan prepared
SSA SM5	Sanofi Aventis 2	16.15	0-500 ¹	100 units per year 2015-2020	The Council will work in partnership with Sanofi Aventis to bring forward this site	High Site is well served by existing public transport and is vacant. However SSA SM5 is a flexible allocation and may not result in housing being built on this site.	Included in pre-submission SSA DPD

¹ Site Specific Allocation is flexible and quantity of new housing if any) will depend on extent of other land uses allowed by the allocation.

SSA SM6	University of East London ²	9.59	958	130 dwellings per year 2010-11 – 2016/17	Site has been acquired by Wimpey Homes and London and Quadrant Homes	Low	Included in pre-submission SSA DPD Outline Planning Permission (06/01284/OUT). Demolition of existing buildings has commenced.
SSA SM8	Lymington Fields	12.68	600	100 dwellings per year 2010/11 – 2015/16	Owned by the Homes and Communities Agency and is being built out by Countryside Properties	Low	Included in pre-submission SSA DPD Has outline planning permission (07/01289/OUT) Detailed application for phase 1 submitted concurrently.
SSA SM10	Becontree Heath	4.14	164 ³	100 units 2012/13 and 2013/14	The Council owns the existing Dagenham Leisure Centre, Morrisons own the supermarket site. Once the new leisure centre is provided at the Seabrook Hall location, the existing Dagenham Swimming Pool will close and be available for redevelopment. Site may be delivered by Local Housing Company.	Low	Included in pre-submission SSA DPD
SSA SM13	Thames View Estate	5.09	500 ⁴	125 units per year 2010/11-2013/14	The Council owns the land and is planning on bringing these sites forward for redevelopment through the Local Housing Company. Demolition funded by Homes and	Low Local Housing Company scheme with support from Homes and Communities Agency	Included in pre-submission SSA DPD Demolition of existing housing complete Spring 2009. Masterplan due to be completed Spring 2009. Planning application due to be submitted 2009/10. Excludes capacity from smaller sites

² Demolitions occurred in 2008/09

³ Takes account of 36 demolitions

⁴ Demolitions occurred in 2008/09

					Communities Agency		within estate.
SSA SM14	Marks Gate	1.5	157 ⁵	150 units per year 2011/12 – 12/13	The Council owns the land and is planning on bringing these sites forward for redevelopment through the Local Housing Company.	Low	Included in pre-submission SSA DPD Masterplan being prepared for the Marks Gate Estate
Other sites	Frizlands Allotments	1.8	100	50 units per year 2010/11 – 2011/2012	Site is currently being marketed by the Council for disposal to a developer	Low	Included in pre-submission SSA DPD Full Planning Permission (07/00939/FUL.) Allotments have been cleared.

Barking Town Centre							
DPD	Site	Ha	NC	Phasing	Delivery	Risk	Progress
BTC SSA1	London Road/North Street	1.3	136 ⁶	100 units per year 2011/12 – 2012/13	The scheme will be delivered by the Council in partnership with a large retail operator	Low Site is predominantly Council owned and masterplanning complete.	Masterplan complete Demolition underway Planning application due to be submitted Autumn 2010.
BTC SSA2	Freshwharf Estate	4.2	1150	100 units in 2011/12, 200 units per year 2012/13 to 2014/15. ⁷ Then later phases implemented once public transport improvements in place. 250 units in 2016/17 and 200 units in 2017/18.	Site is in single private ownership and will be brought forward and developed by the private sector.	Medium Council and LTGDC are working with TfL to secure the funding for and implementation of the Barking to Royal Docks Bus Corridor scheme which passes through the site and is essential to its development along the lines set out in this allocation.	Planning application submitted November 2009.

⁵ Takes account of 143 demolitions

⁶ Takes account of 64 demolitions

⁷ The remainder can only follow after PTAL rating improves. 250 units in 2016/17 and 200 units in 2017/18

BTC SSA3	Barking Station	7.9	600	150 units per year 2013/14-2016/17 ⁸	The Council, LTGDC, TfL and the public transport operators will all be involved in the planning, funding and implementation of the transport infrastructure elements of the overall scheme while the private sector will deliver the commercial and residential elements.	Medium Prime site next to Barking Station. Will benefit from East London Transit Phases 1a and 1b Private sector led	Site is covered by Barking Station Masterplan which is due to be completed Autumn 2009.
BTC SSA4	William Street Quarter	2.5	460	210 units in 2010/11 and 250 units in 2011/12 ⁹	Site is being delivered by Local Housing Company	Low Local Housing Company scheme with support from Homes and Communities Agency	Masterplan complete. Planning application for first phase approved April 2009 which includes 102 homes.
BTC SSA6	Gascoigne Estate	35	850 ¹⁰	100 units in 2010/11, and 190 units per year from 2013/14 to 2023/24	The Local Housing Company will be the key organisation in delivering the implementation of the proposals.	Low	High level Strategic Development Framework Plan commissioned in partnership with HCA finalised early 2009. Demolition of existing housing due to start Summer 2009.
BTC SSA7	Abbey Retail Park	3.6	1000	250 units per annum 2012/13 to 2015/16	Owned by Estates and Agency	Medium Private sector led. Land owners are due to submit planning application in Summer 2009.	Included as Site Specific Allocation in Barking Town Centre Area Action Plan. Planning application expected Summer 2009.
BTC SSA9	Abbey Road Cultural/Creative Industries Quarter	1.45	320	200 units in 2011/12 and 120 units in 2012/13	Owned by London Thames Gateway Development Corporation who will appoint private sector partners to undertake the development.	Low Scheme being led by London Thames Gateway Development Corporation. Council and LTGDC are working with TfL to secure the funding for and implementation of Barking	Planning application submitted November 2008.

⁸ Includes Cambridge Rd schemes)

⁹ Demolitions not taken into account in net gain as demolition already undertaken in 07/08)

¹⁰ Takes account of 1650 demolitions

						to Royal Docks Bus Corridor scheme which passes through the site and is essential to its development along the lines set out in this allocation.	
BTC SSA10	Vicarage Field	2.5	250	250 units 2012/13	Site is privately owned it is expected that the owners will implement the scheme themselves.	Medium	Included as a Site Specific Allocation in Barking Town Centre Area Action Plan
BTC SSA11	Frontage around Gascoigne Road and King Edward Road		250	250 units in 2013/14 (estimated net gain takes account of demolitions)	Implementation will be through a partnership between the Council and the private owners of the majority of the commercial premises which front onto the A13.	Medium Site is currently in industrial use	Included in Barking Town Centre Area Action Plan
Other sites	Town Square	1.8	136	136 units in 2009/10	Site is being delivered by Redrow Homes	Low Site under construction	Phase 1 complete, Phase 2 under construction

3 The following table splits the forecast supply into risk. Those sites classified as low risk were either under construction in 2008/09, being or planned to be delivered by the Local Housing Company and/or in partnership with the Homes and Communities Agency or the London Thames Gateway Development Corporation. More information for each site is provided in the previous table. Medium risks sites tend to be those schemes which are private sector led, depend on public sector funding which has not yet been committed and/or are dependent on the delivery of major public transport infrastructure whose status in 2008/09 was unclear. Many of the private sector led sites are attributed a higher risk due to the difficulties developers were experiencing accessing private finance during the downturn which started in 2008/09. The first phases of South Dagenham East are attributed the highest risk. Although this site is owned by the London Development Agency it is heavily contaminated and dependent on the implementation of East London Transit Phase 3. However these constraints are not insurmountable and longer term the site offers the potential to form a significant component of future housing supply. Similarly due to the uncertainty, at the time of writing, surrounding the Docklands Light Railway extension, Barking Riverside is identified as a low risk for the first 1500 homes, from 1500 – 4000 homes a Transport and Works Act is required and therefore the scheme is classified as medium risk, once the act is passed than the risk reduces as at this point the likelihood of the extension being implemented increases. The Council is working closely with Transport for London and the Government to overcome barriers to the implementation of the DLR extension.

Housing supply risk assessment

Site	Year															Site Capacity		
	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Gross	Net	GC
Barking Riverside	50	458	313	293	276	568	602	921	837	564	969	500	342	343	452	7488	7488	10800
South Dagenham West and DLP					250	250	250	250	250	250	250	250				2000	2000	2000
Barking Rugby Club and Goresbrook Leisure Centre			100	100												200	200	200
South Dagenham East							100	100	150	150	250	250	250	250	250	1750	1750	2000
Sanofi Aventis 2							100	100	100	100	100					500	500	500
University of East London		130	130	130	130	138	150	150								958	874	874
Lymington Fields		100	100	100	100	100	100									600	600	600
Becontree Heath			-36	100	100											200	164	164
Thames View Estate		125	125	125	125											500	264	264
Marks Gate		143	150	150												300	157	157
Frizlands Allotments	-	50	50													100	100	100
London Road/North Street			34	100												200	136	136
Freshwharf Estate			100	200	200	200		150	200							1050	1050	1050
Barking Station				150	150	150	150									600	600	600
William Street		210	250													460	204	460
Gascoigne	-200	-100	100	100	-10	-10	-10	-10	-10	140	190	190	190	190	190	2790	940	1100
Abbey Road Retail Park					250	250	250	250								1000	1000	1000

Abbey Road CIQ			200	120													320	320	320
Vicarage Field				250													250	250	250
Gascoigne Business Park					250												150	150	150
Town Square	136																136	136	136
Annual sub total	Low	-14	830	1616	1518	921	428	340	240	90	804	1259	690	532	533	642			
	Medium	0	0	0	400	900	1118	1152	1471	1187	150	150	250	250	250	250			
	High	0	0	0	0	0	0	200	200	250	250	350	250	0	0	0			
Annual total		-14	830	1616	1918	1721	1546	1692	1961	1577	1204	1759	1190	782	783	892			
5 year Sub totals		4871					1902					3656							
	Medium	1300					5078					1150							
	High	0					900					600							
5 year total		6171					7880					5406							
Target		5950					5950					5950							

GC = Gross complete site capacity when complete, this may be beyond the 15 year housing trajectory period.

4. This demonstrates that from 2009/10 – 2014/15 there is a five year supply of available and deliverable sites however approximately 80% of this supply is from low risk sites. This is due to most of the forecast supply coming from sites being delivered through the Local Housing Company. For these schemes the Council contributes its land for free in exchange for a share of future profits. Consequently these schemes have less call on private finance and are significantly less geared than market led schemes. It also includes supply from the first phases of Barking Reach.
 - enable a wider review of un-funded schemes such as Renwick Road and East London Transit Phase 2
 - consideration of third party funding opportunities
 - consider the impact of the delay to Docklands Light Railway extension
 - look at opportunities for growth in Outer London
5. From 2015/16 – 2019/20 the situation changes. With the five year supply being largely sourced from medium risk sites. The threat to this supply is due mainly to the omission of the Docklands Light Railway extension and East London Transit Phases 2 and 3 from the Transport for London Business Plan. Both these schemes are included in the London Plan because they were recognised as being critical to the delivery of regeneration sites in Barking Town Centre and London Riverside particularly Barking Riverside and South Dagenham.
6. The Council remains confident that these schemes will be delivered. Transport for London has announced it intends to prepare a sub-regional transport programme. Essentially this would be a local translation of the Mayor's Transport Strategy. Transport for London have signalled it would:
 7. Therefore although these schemes are not included in the Transport for London Business Plan they are under review. In particular it is considered that once the Transport and Works Act is agreed for the Docklands Light Railway extension the risk to later phases of Barking Riverside reduces as there will be more certainty about the scheme being delivered.
 8. The worst case scenario is that no progress is made with those schemes omitted from the Transport for London Business Plan. The Housing Supply Risk Assessment shows that this would make it difficult for the Council to meet its housing targets in the medium to long term. In this circumstance the Council does not have much scope to compensate for this loss of supply. In line with PPS3 it has sought to minimise its reliance on windfall capacity and all major opportunities within the urban area form part of the forecast supply. In line with the Core Strategy the Council is focusing on brownfield land opportunities and seeking to protect the Green Belt from inappropriate development a strategy reinforced by the Mayor of London. The Council will

therefore continue to emphasise the criticality of these schemes to key decision makers so that the conditions are in place to maximise housing supply.

9. Through its Annual Monitoring Report the Council will monitor actual supply against the forecast in the Housing Trajectory on a rolling five year basis and take appropriate actions where it is found that actual supply across a rolling five year period is forecast to be significantly less (25%) than planned. Actions depending on the findings could include:

- Surveying housebuilders/landowners to identify root causes of supply problems and acting on feedback received
- Comparing performance with comparative authorities to see if the problems are specific or generic
- Reviewing Strategic Housing Market Assessment
- Reviewing the Core Strategy
- Reviewing five year land supply
- Rolling the Local Housing Company model out more widely and exploring other delivery models and sources of finance.

10. The preceding paragraphs have highlighted the importance of new transport infrastructure as set out in CM4, in particular the Docklands Light Railway extension and East London Transit Phases 2 and 3 to

the delivery of key regeneration opportunities. In addition to these East London Transit Phases 1a and 1b are forecast to be completed within the first five years of the plan. These schemes will support housing delivery in Barking Town Centre, Thames View Estate and the first phases of Barking Riverside. However the Council also recognises in CM1 that growth must also be supported by the necessary social infrastructure if sustainable communities are to be achieved. A comprehensive assessment of social infrastructure requirements in Barking and Dagenham has been undertaken and set out in a Social Infrastructure Framework. The SIF addresses four broad social sectors:

- Education
- Health and social care
- Recreation and leisure services
- Emergency and essential services

11. In some cases these facilities are being planned as part of new developments. For example at Barking Riverside new infrastructure will include a district centre, three new primary schools, a new secondary school, a polyclinic and a sports centre. Forthcoming development at the former University of East London site and Lymington Fields will each include a new primary school. These are all expected to be delivered in the first five years of the plan. These are set out in

the Site Specific Allocations Development Plan Document which identifies the sites necessary for new health and education facilities to support the growth set out in CM2. This has been prepared in partnership with the Primary Care Trust and the Council's Children's Services Directorate. Further detail will be provided in the Community Benefits Supplementary Planning Document.

Appendix 1
Updated Housing Trajectory

	Financial Year	Housing Target	Large site outside BTC	Small site outside BTC	Large site in BTC	Small site in BTC	Net completions	Cumulative difference between target and completions
	1995/96	600					125	-475
	1996/97	600					374	-701
	1997/98	600					551	-750
	1998/99	600					660	-690
	1999/00	600					819	-471
	2000/01	600					341	-730
	2001/02	600					734	-596
	2002/03	510					469	-637
	2003/04	510					471	-676
	2004/05	510					549	-637
	2005/06	510					364	-783
	2006/07	510					406	-887
	2007/08	1,190	174	4	468	91	815	-1,262
	2008/09	1,190	-364	59	229	140	64	-2,388
1	2009/10	1,190	104	73	-64	15	128	-3,450
2	2010/11	1,190	770	103	110	104	1187	-3,453
3	2011/12	1,190	1073	144	924	65	2203	-2,440
4	2012/13	1,190	889	36	990	0	1913	-1,717
5	2013/14	1,190	1081	0	990	0	2071	-836
6	2014/15	1,190	1156	10	840	0	1996	-30
7	2015/16	1,190	1402	0	390	0	1792	572
8	2016/17	1,190	1621	0	490	0	2111	1,493

9	2017/18	1,190	1387	0	190	0	1577	1,880
10	2018/19	1,190	1064	0	140	0	1204	1,894
11	2019/20	1,190	1569	0	190	0	1759	2,463
12	2020/21	1,190	1000	0	190	60	1190	2,463
13	2021/22	1,190	592	0	190	0	782	2,055
14	2022/23	1,190	593	0	190	0	783	1,648
15	2023/24	1,190	702	0	190	0	892	1,350

Updated Housing Trajectory Chart

