



Council Offices, Kiln Road,
Thundersley, Benfleet,
Essex SS7 1TF.
Tel. No: 01268 882200
Fax No: 01268 882455



David Marchant LLB (Hons) BSc (Hons) CEng FICE FCMI
Chief Executive

CABINET AGENDA

Date: Wednesday 20th January 2021

Time: 6.00pm NB Time

Venue: NB Remote Microsoft Teams

This meeting will be webcast live on the internet.

Membership:

Councillor Smith	Chairman - Leader of the Council
Councillor Stanley	Special Projects – Deputy Leader of the Council
Councillor Mrs Egan	Place - Housing
Councillor Hart	Place – Infrastructure
Councillor Isaacs	People – Community
Councillor Johnson	People – Health & Wellbeing
Councillor MacLean	Growth – Strategic Planning
Councillor Sheldon	Environment
Councillor Mrs Thornton	Economic Development Delivery
Councillor Varker	Resources

Cabinet Enquiries:

Ann Horgan ext. 2413
ahorgan@castlepoint.gov.uk

Reference:

7/2020/2021

Publication Date:

Tuesday 12th January 2021

AGENDA
PART I
(Business to be taken in public)

- 1. Apologies**
- 2. Members' Interests**
- 3. Minutes**
To approve the Minutes of the meeting held on 18th November 2020.
- 4. Forward Plan**
To review the Forward Plan.
- 5. Planning Policy Update:**
(Report of the Cabinet Member for Growth Strategic Planning)
- 6. Getting Building Funding: Labworth Car Park Remodelling and Resurfacing Project Update**
(Report of the Cabinet Member)
- 7. Health and Wellbeing Update**
(Report of the Cabinet Member Health & Wellbeing)
- 8. Finance Update**
(Report of the Cabinet Member Resources)
- 9. Annual Treasury Management Report**
(Report of the Cabinet Member Resources)
- 10. Housing Progress – Report back on Gas Servicing, Maintenance, Repairs and Electrical Testing Tender**
(Report of the Cabinet Member Housing, Cabinet Member Resources)
- 11. Matters to be referred from /to Policy & Scrutiny Committees**
- 12. Matters to be referred from /to the Standing Committees**

PART II
(Business to be taken in private)
(Item to be considered with the press and public excluded from the meeting)

- 10. Housing Progress – Report back on Gas Servicing, Maintenance, Repairs and Electrical Testing Tender**
(Report of the Cabinet Member Housing, Cabinet Member Resources)

INFORMAL
CABINET SESSION

All Councillors are welcome to take part in this informal question time session with Cabinet at the end of the meeting



CABINET



18th NOVEMBER 2020

PRESENT:

Councillor Smith
Councillor Stanley
Councillor Egan
Councillor Hart
Councillor Isaacs
Councillor Johnson
Councillor MacLean
Councillor Sheldon
Councillor Mrs Thornton
Councillor Varker

Chairman – Leader of the Council
Special Projects – Deputy Leader of the Council
Place - Housing
Place – Infrastructure
People – Community
People – Health & Wellbeing
Growth- Strategic Planning
Environment
Economic Development Delivery
Resources

APOLOGIES:

None

ALSO PRESENT:

Councillors: Acott, Cole, Dick, Egan, Fuller, Mumford, Riley, Sharp, Mrs Sach, Thomas and Wood

141. MEMBERS' INTERESTS:

No declarations were made.

142. MINUTES:

The Minutes of the Cabinet meeting held on 21.10.2020 were approved as a correct record.

143. FORWARD PLAN

To comply with regulations under the Localism Act 2011, the Leader presented a revised Forward Plan to the meeting which outlined key decisions likely to be taken within the next quarter of 2020. The Plan was reviewed each month. An item was included for consideration at the next meeting – Report on Tenders Gas Maintenance Contract.

Resolved – To note and approve the Forward Plan.

144. PLANNING POLICY UPDATE: PLANNING POLICY UPDATE: LOCAL DEVELOPMENT SCHEME & STATEMENT OF COMMUNITY INVOLVEMENT

Cabinet were updated on progress of the Local Plan which was submitted to the Secretary of State for examination in public on the 2nd October 2020. Cabinet were asked to approve an updated Local Development Scheme (programme for plan-making) and an updated Statement of Community Involvement.

Cabinet and Councillors discussed and raised questions regarding the report.

Cabinet expressed their gratitude to the Head of Place and Policy, the Planning Policy Team and all Officers involved in the Local Plan for the immense amount of work undertaken and their dedication to this project.

Resolved:

1. To note the update on Local Plan progress.
2. To approve the Local Development Scheme 2020 to come into effect on the 1st December 2020. (It supersedes the Local Development Scheme of October 2019)
3. To approve the Statement of Community Involvement 2020, to come into effect on the 1st December 2020 and supersedes the Statement of Community Involvement 2014.

145. CORPORATE SCORECARD QUARTER 2

Cabinet considered the report setting out the performance figures for the Corporate Performance Scorecard for quarter 2 2020/21.

Cabinet commended staff and contractors for their hard work, the Borough looked tidy, the garden waste scheme was a success and uptake on allotments had risen. The live online training sessions by the Leisure Centres were excellent and a great advertisement for the Council. Many positive comments had been received with particular mention made of the Council's advice and grant support given to businesses.

Cabinet acknowledged that these were positive performance figures despite the Covid19 pandemic, and the challenging times being experienced.

Resolved:

That Cabinet notes the report and continues to monitor performance.

146. LOCAL COUNCIL TAX SCHEME FOR 2021/22

Cabinet considered a report in respect of the Proposed Local Council Tax Support Scheme for 2021/22. No change was being proposed to the scheme.

Resolved:

1. To note the information regarding Covid-19 and consultation, summarised in Section 5 of this report.
2. To note the impact of the proposed 2021/22 LCTS Scheme, summarised at Appendix A.
3. To note the content of the Stage 2 Equality Impact Assessment, at Appendix B.
4. That Cabinet recommends to Council that there are no changes to the Local Council Tax Support Scheme for 2021/22.

147. EXCLUSION OF THE PUBLIC

Resolved: that the press and public be excluded from the meeting to allow this item of business to be transacted (Exempt Information under Paragraph Schedule 12A Local Government Act 1972 as amended)

148. REPORT ON TENDERS: REPAIRS AND MAINTENANCE VOIDS CONTRACT (Exempt Information under Paragraph Schedule 12A Local Government Act 1972 as amended)

Cabinet were provided with details of the tender process and the procurement of a contractor by the Housing Service for the delivery of the Responsive Repairs and voids contract.

Resolved:

Subject to the issue of the Section 20 notification, consultation with leaseholders and compliance with the Standstill Period pursuant to the Public Contracts Regulations 2015 and no legal challenge being received, the Cabinet agrees to award the Contract for Responsive Repairs to Council owned housing properties to MCP Property Services.

149. MATTERS REFERRED FROM / TO POLICY AND SCRUTINY COMMITTEES

There were no matters.

150. MATTERS REFERRED FROM / THE STANDING COMMITTEES

There were no matters.

Chairman



Castle Point Borough Council

Forward Plan

JANUARY 2021

CASTLE POINT BOROUGH COUNCIL

FORWARD PLAN

JANUARY 2021

This document gives details of the key decisions that are likely to be taken. A key decision is defined as a decision which is likely:-

- (a) Subject of course to compliance with the financial regulations, to result in the local authority incurring expenditure which is, or the savings which are, significant having regard to the local authority's budget for the service or function to which the decision relates subject to a threshold of £100,000; or
- (b) To 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 local authority.

The Forward Plan is a working document which is updated continually.

Date	<u>Item</u>	Council Priority	Decision by Council/ Cabinet	Lead Member(s)	Lead Officer(s)
January 2021	<u>Report on Tenders: Gas Maintenance Void Contract</u>	Housing and Regeneration	Cabinet	Place – Housing Resources	Head of Housing
January 2021	<u>Labworth Car Park</u>	Housing and Regeneration	Cabinet	Place – Infrastructure	Head of Environment
January 2021	<u>Health & Well-being Update</u>	Health & Wellbeing	Cabinet	Health and Wellbeing	Strategy Policy & Performance Manager
January 2021	<u>Planning Policy Update – Community Infrastructure Levy; Annual Monitoring Report</u>	Housing and Regeneration	Cabinet	Growth – Strategic Planning	Head of Place & Policy
January 2021	<u>Annual Treasury Management Statement</u>	A Commercial and Democratically Accountable Council	Cabinet	Resources	Strategic Director (Resources)
January 2021	<u>Financial Update</u> - for review and approval	A Commercial and Democratically Accountable Council	Cabinet	Resources	Strategic Director (Resources)
February 2021	<u>Budget and Policy Framework</u> To make recommendations to Council on the Council tax and budget setting.	All	Cabinet/ Council	Resources	Strategic Director (Resources)
March 2021	<u>Housing Strategy</u>	Housing and Regeneration	Cabinet	Place – Housing	Head of Housing

February 2021	<u>Housing Revenue Account</u> <u>Rent Levels 2021/2022</u> <u>Housing Capital Programme</u> <u>etc</u>	A Commercially and Democratically Accountable Council Housing and Regeneration	Cabinet	Place – Housing Resources	Strategic Director (Resources) Head of Housing
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CABINET

20th January 2021

Subject: Planning Policy Update

Cabinet Member: Councillor MacLean – Growth – Strategic Planning

1. Purpose of Report

To advise the Cabinet on the findings of the Local Plan Authority Monitoring Report, the Brownfield Land Register, and the Housing Delivery Test Action Plan.

2. Links to Council's priorities and objectives

Housing and Regeneration - the Local Plan identifies locations for growth, development and new infrastructure provision in the Borough, necessary to support a growing community and ensure communities are regenerated.

3. Recommendations

- 1. That the Cabinet notes the findings of the Authority Monitoring Report.**
 - 2. That the Cabinet notes the Brownfield Register 2020/21 and that any sites proposed for future registers and or the proposed inclusion of sites for Part 2 Permission in Principle will be reported to Cabinet as part of the approval process.**
 - 3. That the Cabinet notes the Housing Delivery Test Action Plan noting it will cover the period to April 2022.**
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4. Background

Authority Monitoring Report

- 4.1** In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) the Council is required to prepare an authority monitoring report. As a minimum this should set out:
 - a) How plan-making is progressing against the milestones in the Local Development Scheme;

- b) What activities have been undertaken in accordance with the Duty to Cooperate; and
 - c) Information about housing delivery in the area, and the future housing trajectory.
- 4.2 Additionally, authorities are required to include within the Authority Monitoring Report an Infrastructure Funding Statement as a result of changes made to the Community Infrastructure Levy Regulations in 2019.
- 4.3 The Authority Monitoring Report attached covers two years 2018-2019 and 2019-2020. In this context a year is April to March, so the report sets out the position as at 1 April 2020 and does not take account of the impacts of Covid-19 on the Borough. The Council's resources were focused on the Regulation 19 Local Plan in the previous year and an Authority Monitoring Report was not prepared for 2018-2019, although the core information was collated separately. This report corrects that.
- 4.4 The Authority Monitoring Report includes the necessary minimum requirements plus additional development monitoring for non-residential uses such as industrial units and shops. It also includes the Monitoring Framework for the draft Local Plan. This Monitoring Framework is set out in Chapter 21 of the approved pre-submission Local Plan. The inclusion of this in the Authority Monitoring Report now enables a baseline to be established for future years. The monitoring of the draft Local Plan may change during examination.
- 4.5 Key matters arising from this report are:
- The provision of new employment development to the south of Charfleets Industrial Estate was counteracted by the loss of employment development elsewhere resulting in only a marginal increase of employment floorspace over the period 2018-2020.
 - There remained around 38,000 sqm (net) of employment floorspace with extant planning consent within the supply at April 2020.
 - Deprivation levels in Castle Point did not change between 2015 and 2019. 5 local areas are within the 20% most deprived areas in the Country. 13 local areas are within the 40% most deprived.
 - There was growth in the provision of commercial uses such as offices and shops, and community uses such as schools within the Borough. However, most of the growth in these uses occurred outside town centre locations.
 - At April 2020, vacancy levels in town centres across Castle Point were low, especially if compared to larger centres nearby such as Basildon and Southend.
 - 71 homes (net) were delivered in 2019-2020. This compared to a target of 353 homes as determined by the Standard Methodology where a Local Plan is not adopted.
 - Only 44% of the homes required in Castle Point were delivered over the last three years. The Presumption in Favour of Sustainable Development as set out in Paragraph 11 in the NPPF applies in an area where delivery falls below 75% of the requirement.
 - Assuming the adoption of the Local Plan, housing delivery rates are projected to be higher in future years, with a five-year supply existing from 2023 onwards.

- No affordable homes were delivered in the 2019-2020 year. Only two affordable homes were delivered in 2018-2019. These were delivered by the Council.
 - Six Section 106 Agreements/Unilateral Undertakings were entered in the 2019-2020 year. These will provide £13,595.60 towards the Essex Coast RAMS and £706,603.13 towards affordable housing provision off-site and 12 Affordable Housing units on-site. There was a single obligation of £7,360 for healthcare. There were no other contributions towards other infrastructure requirements.
 - At the start of the 2019 financial year the Council held £414,837 in S106 monies. Over the course of 2019/20 the Council gained a further £34,524 in S106 monies but spent £219,987. This was spent on environmental enhancements, affordable housing (4 units) and industrial estate signage.
 - At the end of the year the Council held £229,374. A significant proportion of this money is for healthcare and specified environmental projects. There are time limits associated with the spend of £178,058 of the money held.
- 4.6 These outcomes highlight the need for the Council not only to deliver more homes, but to do so in a way which delivers more affordable homes for local people, and to deliver homes supported by infrastructure and environmental improvements through the more robust use of S106 Agreements and CIL, once adopted.
- 4.7 They also highlight a need for the Council to focus on aligning employment development with the employment needs of local people to improve local prosperity and reduce deprivation.
- 4.8 It should be noted that the Council only reports on S106 Agreements and S106 monies in which it is involved. Where monies sit with the County Council, the County Council has reported on that through its Infrastructure Funding Statement. The Council collects S106 money on behalf of third parties, in particular the NHS bodies.

Brownfield Land Register (BLR) 2020/21

- 4.9 In April 2017, the Government published the Town & Country Planning (Brownfield Land Register) Regulations 2017. These require the Council to publish a Brownfield Land Register (BLR) every year. The Register can contain two parts; Part 1 shall contain a list of previously developed sites and where residential development is considered suitable, available and achievable. Part 2 shall be a subset of Part 1 and may list those where the Council has decided to allocate the land for residential development ("Permission in Principle").
- 4.10 The Council first approved the Brownfield register in December 2017. The 2020 Brownfield Register has been published and the only changes made are statements of fact. Brownfield sites, already in the register, which have since gained the benefit of planning permission; other brownfield sites that were not in the register but have also gained the benefit of planning permission; and the brownfield allocations included in the new submitted local plan. Therefore, no new sites which sit outside of these confirmed categories have been identified.

- 4.11 As a consequence of these factual changes the total number of sites listed in the register has increased to 59.
- 4.12 As the additional sites in the BLR are factual updates from allocated local plan sites and sites with planning permission these are already accounted for within the housing trajectory, the additional sites will not increase housing supply, any new planning permissions for new dwellings will be picked up in the next housing trajectory review.
- 4.13 As with previous registers no sites are considered appropriate for Permission in Principle. If in future registers new sites are identified, which are not local plan allocations or have the benefit of planning permission, and if any sites are appropriate for consideration for Permission in Principle, a Council decision will be required.

Housing Delivery Test Action Plan

- 4.14 Where a Local Planning Authority has failed the Housing Delivery Test (HDT) by not delivering at least 95% of its housing requirement over the past three years it is required to prepare an HDT Action Plan.
- 4.15 Only 44% of the homes required in Castle Point were delivered over the last three years. The Presumption in Favour of Sustainable Development as set out in Paragraph 11 in the NPPF applies in an area where delivery falls below 75% of the requirement. Assuming the adoption of the Local Plan, housing delivery rates are projected to be higher in future years, with a five-year supply existing from 2023 onwards.
- 4.16 A copy of the HDT Action Plan is attached. The principle action proposed for addressing the under-delivery of housing in Castle Point is the adoption of the Local Plan. However, as we progress towards the adoption of the Plan other actions such as the ongoing work of the Local Plan Delivery Board, using Planning Performance Agreements to work with developers, infrastructure planning and working to accelerate housing delivery with Homes England will also play a role in increasing delivery rates.
- 4.17 As the Local Plan will continue to progress towards adoption throughout 2021, the HDT Action Plan attached is intended to cover the period to April 2022, with no update proposed in the 2021 year.

5. Corporate Implications

a. Financial implications

- 5.1 The actions set out in the HDT Action Plan are existing/ongoing actions with already established funding. There are no additional costs at this time.
- 5.2 The HDT Action Plan and the associated delivery of the Local Plan and Infrastructure Delivery Plan will help to ensure the timely delivery of homes and infrastructure in Castle Point by developers and/or through developer contributions. This has potential positive implications for the Council's financial

wellbeing through improved certainty and increased resources through S106 and CIL, when adopted.

b. Legal implications

- 5.3 The Council is required by legislation to prepare an Authority Monitoring Report which includes an Infrastructure Funding Statement. The Infrastructure Funding Statement should be published each year.
- 5.4 The Council is required by legislation to prepare a Brownfield Land Register. Updates to the Brownfield Land Register must be published each year.

c. Human resources and equality implications

Human resources

- 5.5 The HDT Action Plan does not introduce additional human resource requirements.

Equality implications

- 5.6 The HDT Action Plan will increase the provision of homes, including affordable homes in the Borough. This has the potential to have a positive impact on younger residents and those households on lower incomes.

d. Timescale for implementation and risk factors

- 5.7 Subject to approval by Cabinet the Housing Delivery Test Action Plan will be implemented over the period from January 2021 to April 2022. It would be expected that housing delivery would improve over that period in response to the actions proposed. However, due to the economic impacts arising from COVID-19 there is a risk that the housing market may be suppressed by poor market conditions and unemployment beyond the Spring of 2021, when both the current furlough scheme ends and the current Stamp Duty holiday ends.

6. Background Papers:

New Castle Point Local Plan Pre-submission 2019

Local Development Scheme October 2019

National Planning Policy Framework 2019

Planning Practice Guidance - <https://www.gov.uk/guidance/housing-supply-and-delivery>

Annual Monitoring Report

Brownfield Register

Housing Delivery Test

Report Author:

Amanda Parrott – Planning Policy Team Leader



castlepoint

benfleet | canvey | hadleigh | thundersley

Authority Monitoring Report

1st April 2018 – 31st March 2020

Contents

Introduction	2
Plan Preparation Progress	3
Duty to Cooperate	5
Development Monitoring	7
Monitoring the Local Plan	19
Infrastructure Funding Statement	25
Appendix 1: Information on Industrial Uses	28
Appendix 2: Information on Town Centre Uses	33
Appendix 3: Information on Housing Completions	41
Appendix 4: Information on Extant Housing Consents	76

Introduction

The Authority Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1st April 2018 until the 31st March 2020. It should be noted that an Authority Monitoring Report was not prepared in 2019, and this report unusually covers 2 years.

The Annual Monitoring Report covers three matters:

- 1) The progress in preparing the Local Plan and other planning documents in accordance with the timetable set out in the Local Development Scheme;
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2018 to the 31st March 2020;
- 3) An Infrastructure Funding Statement setting out details of S106 Agreements that the Council has entered with developers. There is no Community Infrastructure Levy in place at this time to report on as part of this statement; and
- 4) Information on how the Council has fulfilled the Duty to Cooperate in the aforementioned period.

It should be noted that there are no designated Neighbourhood areas in Castle Point at this time.

This report is being prepared in pursuant of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

Plan Preparation Progress

The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to prepare a local plan for their area. It also permits local planning authorities to prepare supplementary planning documents where guidance is necessary to underpin policies within the local plan.

Local Development Scheme

The Local Development Scheme (LDS) sets out the programme for preparing the Local Development Plan (LDP). A revised Local Development Scheme was adopted in October 2019.

New Local Plan

At the end of March 2020, the following progress had been made in respect of the preparation of the Local Plan against the programme in the Local Development Scheme.

Stage	Commencement Date	Progress
Regulation 18		
Issues Consultation	July 2018	Complete on time
Sustainability Appraisal Scoping Report		
Regulation 19		
Publication of Plan	December 2019	Complete on time
Regulation 22		
Submission of Local Plan to Secretary of State	June 2020	
Regulation 24-26		
Examination and Adoption of Local Plan	Anticipated Spring 2021	

At March 2020, the Council was on track to deliver the Local Plan in accordance with the programme set out in the Local Development Scheme.

South Essex Plan

At the end of March 2020, the following progress had been made in respect of the preparation of the South Essex Plan against the programme in the Local Development Scheme.

Stage	Commencement Date	Progress
Regulation 18		
Issues and Options Consultation	January 2019	Not Complete
Regulation 19		
Publication of Plan	November 2019	Not Complete
Regulation 22		
Submission of Local Plan to Secretary of State	March 2020	Not Complete
Regulation 24-26		
Examination and Adoption of Local Plan	Summer and Autumn 2020	

Since the programme of the South Essex Plan was agreed through Local Development Schemes, other areas working on joint plans across England have experienced challenges in bringing such proposals forward which has caused the progress of work on the South Essex Plan to be slower and more tentative than initially anticipated. It is therefore now necessary to agree a revised programme with ASELA partners.

Supplementary Planning Documents

The Local Development Scheme adopted in October 2019 does not set out a programme for work on Supplementary Planning Documents.

Duty to Cooperate

Castle Point has developed the practice of working cooperatively with others on plan-making activities to address strategic cross boundary matters. This is particularly the case in relation to the South Essex Plan, but does extend into wider areas of work. The table below details the different types of cooperative working the Council is engaged in for plan-making purposes.

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
Weekly	ASELA Joint Officers Group Planning Officer meetings and workshops. Discussion of cross boundary issues, best practice, local development plan progress, sub-regional planning across South Essex.	Agreement of working together to produce specific evidence base documents e.g. SHMA, EDNA, SERS, SFRA, or joint consultation responses. Preparation of MoU – and exploration of sub-regional planning. Also includes arrangement of member / key stakeholder workshops on the SHMA etc.
Weekly	South Essex Economic Development Managers meeting. Discussion of cross boundary issues, funding bids, best practice across South Essex.	Preparing funding bids for SELEP Local Growth Fund for key infrastructure and economic development schemes to promote growth. Exploring options for joint working and preparing joint consultation responses.
Monthly	ASELA (Association of South Essex Local Authorities) Leaders and Chief Executives	Joint working delivering Joint Strategic Plan for South Essex.
Quarterly	EPOA planning policy and development management forums. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Commissioning the preparation of joint evidence including EPOA demographic modelling, Greater Essex Growth and Infrastructure Framework (GIF) and Gypsy and Traveller Accommodation Assessments (GTAA). This group also led on the Essex Coast RAMS.
Quarterly	EPOA meetings. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Overseeing and setting the parameters for the preparation of joint evidence across Greater Essex.
Quarterly	ASELA Planning Delivery Board Strategic Planning Head of Service meetings. Discussion of cross boundary issues, best practice, local development plan progress, sub-regional planning across South Essex. A new Members forum was established and met from early 2019.	Overseeing and setting the parameters for the preparation of joint evidence and joint working arrangements across South Essex, including sub-regional planning.

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
Quarterly	Castle Point Regeneration Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, the economy and environmental matters.	Focus to deliver the Local Plan post adoption
Quarterly	Castle Point and Rochford Local Strategic Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, community, safety and health matters	Forum to engage with wider partners such as the community sector, police and health bodies
6 monthly	Essex Planning Portfolio meetings	Forum for collaboration at members level of cross boundary issues.
Ad-hoc	One-to-one meetings with neighbouring local authorities; including Basildon, Rochford, Thurrock, Southend, ECC as required and joint working on specific issues	Agreement of cross-boundary issues. Consideration of options for joint working, for example on evidence, where appropriate.

Development Monitoring

Monitoring is an important aspect of the plan making process because it helps to determine whether Local Plans are delivering the development they intended. This enables the local planning authority to be able to record its achievements, and also to review its plans and policies where they are not being effective in securing development which meets the needs of the area.

Business Development and Town Centres

Planning policies regarding business development and town centres are currently set out in chapters five and six of the Adopted Local Plan 1998.

Indicator BD1

Indicator BD1: *Total amount of additional employment floorspace* seeks to identify the amount and type of completed employment floorspace (gross and net) within the borough during the period 1st April 2018 to the 31st March 2020. It reports on the change in the provision of industrial floorspace falling within B class uses. Use class B1a (offices) is dealt with under the town centre indicator (BD4).

Figure 1: Total amount of additional employment floorspace by type

Floorspace (m ²)	B2 – General Industrial	B8 – Storage & Distribution	Sui generis	Total
Gains	5,498.6	373.3	393	6,264.9
Losses	1,276	2,009	2,627	5,952
Net	4,222.6	-1,635.7	-2,234	352.9

There was an overall net gain of employment floor space in the period 2018 to 2020. The primary source of gained floorspace was the delivery of two large units for general industrial use at land south of Roscommon Way on Canvey Island. This is the start of that development with 2 of 12 building plots within the site now complete. Smaller schemes were also delivered within employment areas. The main sources of loss were land on Northwick Road, Canvey Island for the provision of a new supermarket, and land on Merton Road, Benfleet for the provision of new homes.

Indicator BD2

Indicator BD2: *Amount of industrial employment floorspace on previously developed land* seeks to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land during the period 1st April 2018 until the 31st March 2020.

Figure 2: Total amount of gross employment floorspace on Previously Developed Land (PDL)

Floorspace	m ²	%
Previously Developed Land	1991.9	32
Partial Previously Developed Land	0	0

Compared to previous years where changes in the employment stock have primarily occurred on previously developed land, in the period 2018 to 2020, only 32% of the net employment growth delivered was on previously developed land, with the bulk of new supply occurring on Greenfield Land to the south of Roscommon Way.

Indicator BD3

Indicator BD3: *Net employment land available by type* seeks to identify the total area of land available for employment purposes in Castle Point, and how this is split between different use classes.

Figure 3: Net employment land available by type

Extant Planning Permissions (m ²)	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	Sui Generis	Total
Gains	7,205.4	12,695	18,344	4,196.23	42,440.63
Losses	466.6	298	2,309.3	1,430.4	4,504.3
Total	6,738.8	12,397	16,034.7	2,765.83	37,936.33

There are currently extant permissions which have the capacity to provide 37,936.33m² of net employment floorspace in the borough.

The majority of the extant permissions are located in the West and South West of Canvey Island on Land opposite Morrisons, Northwick Road and Land South of Roscommon Way.

Indicator BD4

Indicator BD4: *Total amount of floorspace for town centre uses (by type)* seeks to identify the total amount of completed retail, office and leisure floorspace delivered in the period 1st April 2017 until the 31st March 2018. It also seeks to identify where these were delivered in town centres as opposed to out of town centre locations.

Figure 4: Net additional floorspace for town centre uses by type

Floorspace (m ²)	A1	A2	A3	B1a	D1	D2	Total
All Town Centre Uses	5,461.5	-126.5	1,232	540.4	5,801.2	1,186.7	14,095.3
All Town Centre Uses in Town Centre Locations	-234	-96.1	221	-52	0	137.7	-23.4

There has been a significant provision within the Borough of town centre uses in the period 2018 to 2020, including the completion of retail units adjacent to the Morrisons Supermarket on Canvey Island, and the provision of a new school for the Glenwood School. However, the vast majority of new town centre provision has occurred outside town centres, and consequently there has been an overall loss of town centre uses within town centres, albeit this loss has been marginal at just 23sqm net.

As at April 2020 there were 37 extant permissions affecting town centre uses with a net capacity of 4,561.53sqm. The overarching trend within this is a loss of floorspace within town centre locations with an emphasis on the loss of shops and the loss of offices. The principle driver for the level of capacity identified in the extant supply is the construction of a new supermarket out of the town centre on land south of Northwick Road, Canvey Island. There is the prospect therefore for future losses of town centre uses in town centre locations over the next few years.

Housing

Planning policy regarding housing is currently set out in Chapter 4 of the Adopted Local Plan 1998.

Indicator H1 – Housing Target

Indicator H1: *Plan Period and Housing Targets* seeks clarification on the housing target to which the planning authority is working towards. This underpins later calculations related to delivery and the housing trajectory.

The Adopted Local Plan only extended to 2001 in terms of the housing supply position, and consequently there is no current target in an adopted plan for housing delivery in Castle Point.

However, in October 2019, the Council agreed a Local Plan for publication and submission which included a housing requirement of 342 homes per annum for the period 2018 to 2033, based on the standard methodology prescribed in the NPPF and calculated in 2018.

Since that calculation was prepared for the Local Plan, the affordability ratio, which forms a component of the standard methodology has changed in Castle Point. This change has resulted in the standard methodology calculation increasing slightly in Castle Point to 353 homes per annum.

Guidance set out by the Government in Housing Delivery Test Measurement Rule Book indicates that in the absence of an up-to-date target in an adopted Local Plan the standard methodology figure should be used for housing need calculations. However, as the standard methodology was only introduced in 2018, the same rule book also includes a transitional component for the period to April 2018, where the household projections are used alone without any adjustment for affordability.

The housing targets for the purpose of this section are as follows:

Figure 5: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1st April 2017	31 st March 2018	243	CLG 2014 Household Projections annualised 2014 - 2039
1st April 2018	31 st March 2033	5,295 (353 per annum)	CLG 2014-based Standard Methodology using July 2019 Affordability Ratios

Indicator H2 – Housing Delivery in the Reporting Years

Figure 6: Net additional dwellings for the reporting years

Type	Completions		Losses	Sub Total
	2018 – 2019	2019 - 2020		
Traditionally Built Homes	91	121	55	157
Mobile Homes	124	38	-	162
Caravans	32	18	109	-59
Boats	9	6	4	11
			TOTAL	271

During each of the years, 2018/19 and 2019/20 353 homes should have been delivered in accordance with the requirement for housing identified through the application of the standard methodology in Castle Point. This target was not achieved in either year. Whilst the gross level of housing provision was 439 homes, the extent of lost homes substantially reduced the overall housing growth achieved.

Indicator H3 - Housing Delivery Test

Indicator H3 monitors delivery to date against the established housing target and determines the extent to which the Housing Delivery Test set out in the NPPF has been achieved.

H2a: Additional dwellings (net) in the reporting year and previous years

Figure 7: Additional dwellings in previous years (net)

Year	Source of Target	Net Additional Dwellings	Adjustments for communal accommodation	Annualised Target	Performance Against Target
2017/18	2014 HHP	163	0	249	-99
2018/19	Standard Method	200	0	353	-153
2019/20	Standard Method	71	0	353	-282
Total		434	0	955	-521

During the period 2017 to 2020, 421 homes (net) have been delivered in Castle Point. This is just **44%** of the total homes that should have been delivered in the Borough during that period. In accordance with the Housing Delivery Test set out in the NPPF, the Council should be taking measures to improve housing delivery against this outcome. A Housing Delivery Action Plan is required to establish what these actions are. For Castle Point, the progression of a Local Plan to adoption is a critical component of that action plan.

Indicator H4 – Future Housing Supply

The NPPF requires local planning authorities to be able to identify a supply of deliverable sites to meet housing needs for the forthcoming five years, and to be able to identify developable sites beyond that to meet needs up until at least year 10.

A housing trajectory to improve the supply position and deliver 342 homes per annum was included in the Local Plan approved for publication and submission in October 2019. This trajectory has been updated to take into account completions in 2019/2020, and consents granted in that year also. Other amendments have also been made to improve the robustness of the trajectory.

Figure 8: Housing Trajectory at April 2020

Policy	Site	Completions	Extant permission	2018-2023	Years 2023-2028	2028-2033	Total
HO9	Land west of Benfleet	0	0	0	500	350	850
HO10	Land between Felstead Road and Catherine Road	0	24	0	101	0	101
HO11	Land off Glyders	0	0	5	25	0	30
HO12	Site of the former WRVS Hall, Richmond Avenue	0	0	20	19	0	39
HO13	Land east of Rayleigh Road	0	0	15	359	81	455
HO14	Land at Brook Farm	0	0	0	173	0	173
HO15	Land south of Scrub Lane	0	0	0	55	0	55
HO16	Land at Oak Tree Farm	0	0	0	65	0	65
HO17	Hadleigh Island	0	0	0	52	0	52
HO18	Land north of Grasmere Road and Borrowdale Road	0	0	0	0	30	30
HO19	Land at Glebelands	0	0	10	145	0	155
HO20	The Chase	0	10	0	320	20	340
HO21	Land fronting Rayleigh Road	0	0	0	0	60	60
HO22	Land at Thames Loose Leaf	0	0	0	0	12	12
HO23	Land east of Canvey Road	0	0	0	262	38	300
HO24	Land west of Canvey Road	0	57	0	76	120	196
HO25	Land at Thorney Bay Caravan Park (gross of projected losses)	146	0	225	375	74	674
HO26	Land at The Point	0	0	0	0	100	100
HO27	Walsingham House	0	0	16	16	0	32
HO28	Land at Admiral Jellicoe	0	0	20	20	0	40
HO29	Land south of Haron Close	0	0	12	12	0	24
HO30	Land at Haystack car park	0	0	14	0	0	14
HO31	Land at Kings Park	0	0	0	50	0	50
HO32	244-258 London Road	0	0	0	0	50	50
Total from strategic allocations		146	91	337	2,625	935	3,897
Completions 2018 – 2020 (Net)				271	0	0	271
Extant planning permissions at 1 April 2020 (Net)				602	0	0	602
Policy compliant sites				12	77	186	275

Brownfield Land Register	67	67	0	184
Windfall	60	300	300	660
Gross total	1,349	3,069	1,471	5,889
Projected Losses on Strategic Allocations (incl Thorney Bay etc)	-162	-277	-83	-522
Net total	1,187	2,792	1,388	5,367

A more detailed breakdown of this trajectory is included within the appendices.

The housing trajectory identifies enough housing to meet the requirement for 353 homes per annum in the period from 2018 to 2033. However, as can be seen from the final row, it is not anticipated that the delivery of homes will be even over time. It is expected that housing delivery will be accelerated in the period 2023 to 2028 as the site-specific allocations in the Local Plan begin to be delivered. This is illustrated in figure 9.

Figure 9: Graph of Castle Point's Housing Supply Trajectory 2018 - 2033



The table below compares this trajectory to the requirement to maintain a five-year supply of deliverable sites and a supply of developable sites up to at least year 10.

Figure 10: Net additional dwellings in future years

Time Period	Target	Backlog/ Surplus against Target	20% Buffer	Required Supply (Five Years)	Supply identified in Trajectory	Number of Years of Supply
2020 – 2025	1,765	435	353	2,553	2,049	4

Time Period	Target	Backlog/ Surplus against Target	20% Buffer	Required Supply (Five Years)	Supply identified in Trajectory	Number of Years of Supply
2025– 2030	1,765	151	353	2,269	2,443	5.4
2030 – 2033	1,059	-527	212	744	554	2.2

Five Year Housing Land Supply:

Paragraph: 035 Reference ID: 3-035-20140306 of the Planning Practice Guidance states that local planning authorities should plan to address previous under-delivery during the first five years. In the period 2020 to 2025 it is therefore necessary to address any backlog arising from the beginning of the plan period starting in 2018. The backlog for the period 2018 to 2020 is 435 homes and should be added to the baseline need of 1,765 homes for that period. Additionally, capacity for a further 353 homes should be identified to meet the 20% ‘buffer’ requirements of the NPPF. This brings the total requirement to 2,553 homes (510.6 homes per annum).

The detailed trajectory identifies a maximum five-year housing land supply of 2,049 homes (410 homes per annum) for the period 2020 to 2025.

When this supply is compared to the five-year housing requirement there is only a 4-year supply of housing in Castle Point. The Council has therefore proposed a stepped trajectory for inclusion in the Local Plan to overcome this issue, as the identification of additional Green Belt sites is not considered to be an option for sufficiently accelerating supply in Castle Point.

Supply beyond Five Years:

In the period 2025-2030, a small amount of backlog of 151 homes will be carried forward. When this is combined with the requirement for that period, and a buffer of 20% is added, the overall required supply for this period is 2,269. The detailed trajectory shows that 2,443 homes can be delivered in this period, providing a 5.4-year supply position at that time.

In the period 2030-2033, the remainder of the plan period, the Borough will be in a surplus position due to the high levels of delivery in years 2025-2030 relative to the housing target. Consequently, the requirement for that period is 744 homes only. It is anticipated that 554 homes will be delivered in this period representing 2.2 years’ worth of supply. At this time, the identification of 2.2 years’ worth of supply to cover a 3 year period from 2030 to 2033 is not a cause for concern, although indicates that a plan review will be necessary to ensure that this matter is resolved.

Indicator H5 – Permitting Housing Development

Indicator H5: monitors progress over the year in actively bringing sites forward for development for housing. This is critical to the delivery of the trajectory above.

H5a: Consents Granted

Figure 11 shows that in the period from 2018 to 2020 planning consent was granted for 398 homes over 127 sites. Whilst a significant number of these were on sites already known to the Council and identified through the SHLAA, 123 of these homes were on windfall sites. The Council has assumed in its trajectory that windfall development will make up 660 homes worth of supply over the next 13 years. This appears realistic based on the pattern that is emerging from consents granted over the last two years.

Figure 11: New Consents for Housing Granted in the period 2018 to 2020

	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2018/19	70	290	35	255	55
Granted in 2019/20	57	180	37	143	68

H5b: Resolution subject to S106

There were three consents for housing awaiting S106 agreements as at 31 March 2020. These had a combined housing capacity for 82 homes. This is in addition the numbers shown in figure 11.

H5c: Starts on Site

Figure 12 shows that in the period from 2018 to 2020 51 consents for housing development were implemented through starts on site, with the potential to deliver 188 homes.

Figure 12: Starts on site in 2018 to 2020

Year	Consents	Dwellings
2018/2019	28	118
2019/2020	23	70

Indicator H6 – Gypsy and Traveller Provision

Indicator H6: *Net additional pitches for Gypsy and Travellers* seeks to identify the number of new gypsy and traveller pitches granted consent within Castle Point in the period 1st April 2018 until the 31st March 2020.

Indicator H6 also identifies where permission has been granted for existing pitches to be enlarged, as some family groups may seek to meet their needs in this way rather than through separate provision.

Figure 13: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of New Pitches	0	0	0
Number of Existing Pitches Enlarged	3	0	3

Indicator H7 – Affordable Housing Provision

Indicator H7: *Number of Affordable Homes Delivered (gross)* seeks to identify the number of affordable homes delivered in Castle Point, as defined in the NPPF, in the period 1st April 2018 to the 31st March 2020.

Figure 15: Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2010/11	-	-	-	0
2011/12	17	-	-	17
2012/13	22	-	-	22
2013/14	-	-	-	0
2014/15	25	15	15	55
2015/16	-	-	19	19
2016/17	3	4	9	16
2017/18	0	18	7	25
2018/19	2	0	0	2
2019/20	0	0	0	0
TOTAL	69	37	50	156

Only two affordable homes were delivered in Castle Point in the period 2018 to 2020. This level of delivery falls short of what had been seen in previous years and would have made little difference to the Council's waiting list for housing. Furthermore, no homes intended for first time buyers were delivered. The SHMA Addendum 2017 indicated that there is need for up to 288 homes per annum to be affordable. There is a need to increase supply.

The emerging Local Plan, approved for publication and submission in October 2019 seeks for 40% of new homes on the majority of sites of 10 homes or more to be affordable, split 50:50 between social housing intended to address the housing waiting

list and affordable homes for sale aimed at first time buyers. This policy should secure at least 1,200 additional affordable homes with Castle Point in the period to 2033.

Indicator H7 – Housing Development on Previously Developed Land

Indicator H7: *New and Converted Dwellings on Previously Developed Land* seeks to monitor the number of homes that are being built on previously developed land compared to Greenfield sites that have never been developed.

Figure 16: New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
2010/11	126	103	82%
2011/12	65	63	97%
2012/13	91	90	99%
2013/14	66	40	61%
2014/15	214	112	52%
2015/16	153	93	61%
2016/17	137	91	66%
2017/18	152	85	56%
2018/19	91	77	85%
2019/20	121	99	82%

Within Castle Point consistently high use has been made of previously developed land. However, such an approach to housing provision has seen the Council consistently miss its overall housing target.

Indicator H8 – Dwelling Densities

Indicator H8: *Gross Dwelling Density* seeks to identify how well land is being used to deliver housing. This indicator considers completed sites of 0.1ha in size or greater.

Figure 17: Gross Dwelling Density

Year	% New Homes delivered at: dwelling density per hectare (ha)		
	< 30	30 – 50	> 50
2010/11	12	40	48
2011/12	14	0	86
2012/13	22	6	72
2013/14	54	24	22
2014/15	48	16	36
2015/16	52	30	18
2016/17	65	8	27
2017/18	63	8	36

Year	% New Homes delivered at: dwelling density per hectare (ha)		
	< 30	30 – 50	> 50
2018/19	52	0	48
2019/20	92	8	0

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities. Within the urban area a mix of medium and high-density schemes have been delivered supplying a range of family sized homes as well as smaller starter homes. However, in recent years, the proportion of homes delivered at lower densities has increased. This is predominantly due to the high proportion of homes delivered on greenfield sites such as those on Kiln Road and those at Solby Wood Farm. There is a need to see whether improved land efficiencies can be achieved on Greenfield sites in the future in order to maximise the use of land for housing purposes.

Monitoring the Local Plan

The emerging Local Plan establishes a monitoring framework which is intended to align the outputs of the Local Plan with the sustainability appraisal. This ensures that the Local Plan is achieving its social, economic and environmental objectives in a balanced way, and development is not being delivered at the expense of these objectives.

The following scorecard sets out information against the indicators in the Local Plan monitoring framework for the last two years, where it is available. However, as the Local Plan is still emerging and is not adopted at this time, it is not possible to monitor against all the indicators at this time.

Additionally, some of the housing related indicators and indicators reliant on housing sites to be delivered to secure other benefits, such as additional open space provision, are constrained to current available supply at this time, and consequently the scope to achieve the targets set is also constrained. The adoption of the Local Plan will remove this constraint.

There is however scope within the current policy framework of the adopted Local Plan and the NPPF to secure improved outcomes in some areas in the interim period whilst the Local Plan progresses to adoption. For example, the NPPF empowers Councils to secure affordable housing on schemes of 10 units or more where there is an identified need.

Another area where efforts could be focused is economic development. The indicators under objective 4 show a situation where there is a persistent level of deprivation and limited levels of local employment and economic growth. This is despite extant consents existing for large scale employment growth at west Canvey, an area where deprivation is most significant in the Borough. The economic impacts of COVID-19 have the potential to impact on these indicators in a negative way, and to affect vacancy levels in town centres, which prior to the pandemic were very low as reported against objective 3.






























Key	
	More than relative 10% below target
	Less than relative 10% below target
	On or above target







Figure 18: Local Plan Monitoring Framework Scorecard

Indicator	2018/19	2019/20	Target	Trend	Status	Comments
Objective 1: To protect and enhance the range of services that support healthy and active communities within Castle Point						
Housing mix includes homes suitable for older people: <ul style="list-style-type: none"> Bungalows Specialist accommodation Homes built to part M4(2) of the Building Regulations 	51.5%	22%	10% of net new homes			Due to the provision of bungalow style mobile homes specifically for retirement living at the site known as Thorney Bay caravan park, there has been a high level of provision of homes for older people in the period 2018 – 2020, however this has principally been in the form of park homes which does not meet the needs of all older people.
Number of additional bed spaces provided in residential/nursing homes	0	0	90 bed spaces 2018 - 2033			There is an outstanding planning consent for 57 bed spaces. There is a further allocation within the plan which includes the requirement for a residential home. There is the potential for this target to be achieved in the medium to long term.
Objective 2: To provide high quality homes in sustainable locations that meet the needs of local people through an appropriate mix of housing sizes, types and tenures.						
Net number of new homes provided	200	71	353 homes per annum			There are outstanding consents which have the potential to deliver over 602 homes in the shorter term. The Local Plan has been submitted. If found sound this releases additional land for housing which will drive up housing delivery rates.
Number of affordable homes provided	2	0	100 homes per annum			There are limited proposals including affordable housing in the pipeline of supply, indicating little potential for significant improvement in the short term. The adoption of the Local Plan has the potential to drive up on-site provision of affordable housing offering the potential for improved delivery in the medium to long term.

Indicator	2018/19	2019/20	Target	Trend	Status	Comments
Housing mix aligns with the need identified in the most recent SHMA	1 bed – 22% 2 bed – 32% 3 bed – 23% 4 bed + - 23%	1 bed – 15% 2 bed – 12% 3 bed – 17% 4 bed + - 55%	1 bed – 6% 2 beds – 22% 3beds – 43% 4 beds+ - 29%			The size of properties delivered in Castle Point has varied from year to year, although tends towards smaller properties – 1 or 2 beds, or larger properties – 4 bedrooms plus. This is resulting in an undersupply of 3-bedroom homes which may be affecting accessibility for local families.
Objective 3: To make town centres in Castle Point places where local people want to visit and access community and local facilities.						
Vacancy level at ground floor within primary shopping frontages	N/A	Canvey – 8% Hadleigh – 3.5% Tarpots – 4% S.Benfleet – 4.5%	Under 10%	N/A		Survey undertaken September 2019. Low levels of vacancies registered across the Borough. There is the potential for economic impacts arising from COVID-19 to affect these low vacancy rates.
Vacancy levels at ground floor in non-primary areas	N/A	4.5%	Under 15%	N/A		
Objective 4: To create an environment that supports business growth and creates local job opportunities						
Indices of Multiple Deprivation overall score	5 LSOA	5 LSOA	No LSOA in 20% most deprived			2015 figures have been used for the 2018/19 year. 2019 figures have been used for the 2019/20 year. Source: http://dclgapps.communities.gov.uk/imd/iod_index.html#
	13 LSOA	13 LSOA	Less than 8 LSOA in 40% most deprived			There has been little change in the level of deprivation in Castle Point relative to other areas since 2015. The 5 most deprived LSOAs are on Canvey Island. 12 of the 13 LSOA in the 40% most deprived areas in England are on Canvey Island. The other is on the edge of Hadleigh.

Indicator	2018/19	2019/20	Target	Trend	Status	Comments
People living in Castle Point and working in Castle Point	44%	No new data	Greater than 45%	↔	⚠	2018 Job Density figures - https://www.nomisweb.co.uk/reports/lmp/la/1946157213/report.aspx
Area of additional employment floorspace provided	353 m ² net		10,000 sqm 2018 – 2033	N/A	🔴	No monitoring of non-residential development was undertaken in 2018/19. Therefore, the figure for employment floorspace covers both years. Although there were significant floorspace gains – 6,265 sqm, this was offset by significant losses of 5,952 sqm. There is however permitted supply with a net value of 37,936 sqm. There is therefore the potential to meet the target set.
Objective 5: To promote more sustainable travel patterns within Castle Point through the location of development, and the provision of public transport and cycling infrastructure to complement the existing highway network.						
Journey time reliability as measures by am and pm peak free flow % speeds	1.48 Average	No data available	Less than 1.4	N/A	🔴	Source: 2018 Delay Indicator Results (ECC) (Delay indicator – additional time to travel during peak compared to average speeds along a route expressed as a proportion) A130 – Sadlers to Rayleigh Spur – 1.10 A130 – Rayleigh Spur to Sadlers – 1.25 A13 – Sadlers to Vic House Corner – 1.66 A13 – Vic House Corner to Sadlers – 1.49 A13 – Vic House Corner to Victoria Avenue (Southend) – 1.86 A13 – Victoria Avenue (Southend) to Vic House Corner – 1.95 A127 – Fairglen to Rayleigh Weir – 1.25 A127 – Rayleigh Weir to Fairglen – 1.24 A127 – Rayleigh Weir to Queensway (Southend) – 1.76 A127 – Queensway (Southend) to Rayleigh Weir – 1.85 A130 – Furtherwick Road to Waterside – 1.42 A130 – Waterside to Furtherwick Road – 1.47 A130 – Waterside to Sadlers – 1.20 A130 – Sadlers to Waterside – 1.34
Proximity of new housing completions of sites of 10+ dwellings to public transport provision	100%	100%	75% within 400m	↔	✅	There is good accessibility to public transport provision from larger schemes approved in Castle Point. It should however be noted that whilst accessibility is good, the Solby Wood Farm development only has nearby access to a service (no. 3) which operates 6 times a day Monday – Saturday. There is no evening or Sunday service. There is a need to consider service frequency in future decisions if uptake is to be improved.
	100%	100%	100% within 800m	↔	✅	

Indicator	2018/19	2019/20	Target	Trend	Status	Comments
New development completions of 10+ homes or 200m+ floorspace meeting the requirements for bicycle parking provision set out in the Essex Vehicle Parking standards.	92%	100%	At least 90%			There is a good level of provision of cycle parking as part of new developments. This policy is embedded within the Council's existing practices.
Objective 6: To protect and enhance the network of high quality, accessible green and open spaces throughout Castle Point.						
Area of additional public open space provided.	0	0	32ha 2018 to 2033			It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term.
Length of additional Public Rights of Way delivered.	0	0	2km 2018 to 2033			It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term.
Objective 7: To protect and enhance the quality of the natural, built and historic environment within Castle Point, having regard to features of ecological, landscape and heritage importance.						
Sites of Special Scientific interest in favourable or recovering condition	90%	90%	100%			Source: https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::sites-of-special-scientific-interest-units-england/data?geometry=0.437%2C51.504%2C0.720%2C51.541&selectedAttribute=CONDITION There are two units of the Benfleet and Southend Marshes SSSI located to the north of Canvey Island which are in an unfavourable condition.
Area of Local Wildlife Site Coverage	872	879.7	At least 872ha			The Local Wildlife Site Review November 2019 identified a net increase in the size of Local Wildlife Sites of 8.3 hectares from that identified previously in 2012. This involved the loss of 14.5 hectares across 3 sites, but a gain through the extension of 5 sites totalling 21.9 hectares.
Proportion of new development over 1ha incorporating Green Infrastructure provision.	N/A	N/A	100%	N/A	N/A	It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term. In the shorter term an area of green infrastructure is due to be provided on the Solby Wood Farm site in 2020/21 as part of that development.

Indicator	2018/19	2019/20	Target	Trend	Status	Comments
Number of monitoring points across the Borough where NO2 levels exceed statutory maximum limits (40 ugm-3)	0	0	Zero			Source: https://essexair.org.uk/Reports/CastlePoint2020ASR.pdf Air quality has consistently improved in Castle Point since 2010. However, this has been against a background of below target growth. This indicator needs to be monitored as rates of growth increase.
Number of monitoring points adjacent to the Benfleet and Southend marshes Special Protection Area where NO2 levels have increased from base year 2021.	N/A	N/A	Zero	/A	N/A	Monitoring to commence in January 2021
Development within Historic Natural Landscape	N/A	N/A	Zero	N/A	N/A	New policy requirements of the emerging Local Plan which will come into effect once adopted.
Designated Heritage Assets on Historic England's Heritage at Risk Register.	0	0	Zero			Source: https://historicengland.org.uk/advice/heritage-at-risk/search-register/ There are no designated heritage assets in Castle Point on the Historic England Heritage at Risk Register.
Objective 8: To promote high levels of sustainability and resilience to natural and man-made risk through the location and design of development, having regard to the implications of climate change, including flood risk from all sources.						
Developments approved unconditionally against the advice of the Environment Agency or the lead local flood authority (Fluvial and Tidal)	0	0	Zero			There is a long-standing practice within the Planning service of working closely with the EA and the Local Flood Authority on these types of matters.
Development proposals measured against the	N/A	N/A	100% resi	N/A	N/A	New policy requirements of the emerging Local Plan which will come into effect once adopted.

Indicator	2018/19	2019/20	Target	Trend	Status	Comments
Building Regulations for Residential Development (M3), or the Very Good BREEAM standard for non-residential development.			110pppd water			
	N/A	N/A	100% non-resi 50% CO2 credits	N/A	N/A	
	N/A	N/A	100% non-resi 50% WAT credits	N/A	N/A	

Infrastructure Funding Statement

Castle Point Borough Council does not currently charge a Community Infrastructure Levy. To this end, this infrastructure funding statement does not include reporting on those requirements of an Infrastructure Funding Statement which relate to CIL as specified in regulations. This statement only includes a Section 106 Report.

New Section 106 Agreements

The table below sets out the S106 Agreements entered into by the Council in the reporting year, 1 April 2019 to the 31 March 2020.

Figure 19: New S106 Agreements 2019-2020

Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
17/0964/OUT	22/07/2019	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Affordable Housing	-	12 homes
			Essex Coast RAMS	£3,913	-
18/0638/FUL	09/07/2019	The Haystack Car Park, Long Road, Canvey Island	Essex Coast RAMS	£2,100	-
18/1016/FUL	19/08/2019	396 London Road, Benfleet	Affordable Housing	£213,797.13p	
			Essex Coast RAMS	£2,935.20p	
18/1081/FUL	23/07/2019	30-32 Essex Way, Benfleet, SS7 1LT	Essex Coast RAMS	£1,589.90p	-
19/0242/FUL	31/10/2019	555 London Road, Hadleigh, SS7 2EA	Essex Coast RAMS	£733.80p	
			Deed of easement for adjoining land	-	-
19/0549/FUL	31/03/2020	Chase Nurseries, The Chase, Thundersley	Affordable Housing	£492,806	
			Healthcare	£7,360	
			Essex Coast RAMS	£2,323.70p	
Total of Monetary Contributions				£727,558.73p	-
Total Affordable Housing Units				-	12

In the reporting year the Council entered into S106 Agreements with a total monetary value of **£727,558.73p**.

During the same reporting period the S106 Agreements entered into include the provision of **12 affordable housing units**.

Section 106 Monies

This section of the Infrastructure Funding Statement addresses the money received under S106, and how they have been allocated and spent.

It should be noted that in some instances S106 Agreements will include clauses that require payments to be made to the County Council for highways and education as examples. Where these payments are made directly to the County Council, they are not captured in this infrastructure funding statement. Essex County Council has prepared a separate infrastructure funding statement which captures S106 money received and to be spent by that organisation. The Essex County Council Infrastructure Funding Statement should be read alongside this statement for Castle Point.

In terms of S106 contributions received by Castle Point the following table provides a summary of S106 Contribution income and expenditure in the period between the 1 April 2019 and the 31 March 2020.

Figure 20: Summary of S106 Income and Expenditure in 2019-2020

Start Balance	Total Amount of unallocated S106 Money Held at 1 April 2019	£414,837
Income	Total S106 Money Received 1 April 2019 – 31 March 2020	£34,524
Expenditure	Total S106 Monies Spent 1 April 2019 – 31 March 2020	£219,987
End Balance	Total S106 Monies Unspent at 31 March 2020	£229,374

The following table looks at incoming Section 106 Money for the 2019-2020 year. A total of £34,524 was received during this period from three separate development schemes, as detailed below.

Figure 21: Incoming S106 Money in 2019-2020

Application	Site	Clause	Monies Received	Status
14/0707/OUT	Land South of Roscommon Way, Canvey Island	Industrial Estate Signage	£30,000	Spent
18/1081/FUL	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589.90p	Unspent
18/1016/FUL	396 London Road, Benfleet	Essex Coast RAMS	£2,935.20p	Unspent

The next table looks at the expenditure of S106 Money in the 2019 to 2020 year. A total of £219,987 was spent in that period on a variety of projects across the Borough, as detailed below. No S106 money was spent on repaying money borrowed, and no S106 money was spent on monitoring costs.

Figure 22: Expenditure of S106 Money in 2019-2020

Application	Site	Clause	Works	Monies Spent
CPT/1256/86/RES/G	Land north of Thorney Bay Road	Traffic calming	Environmental enhancements	£2,500
16/0212/OUT	74 High Street, Benfleet	Footpaths, lighting and railings	Environmental enhancements	£8,134.64p
CPT/511/10/FUL	Morrisons, High Street, Hadleigh	Street Dressing	Environmental enhancements	£709.72p
15/0710/FUL	242 High Road, Benfleet	Affordable housing	Council build Affordable housing – 3 units	£178,642.18p
14/0707/OUT	Land South of Roscommon Way, Canvey Island	Industrial Estate Signage etc	Industrial Estate Signage	£30,000

At the end of March 2020, there were S106 Monies siting with Castle Point Borough Council amounting to £229,374. The table that follows details what this money was secured for.

Figure 23: Unspent S106 Monies at 31 March 2020

Application	Site	Clause	Unspent Monies	Deadline for Spending
CPT/511/10/FUL	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	N/A
CPT/697/11/FUL	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£62,035	October 2023
		Healthcare Contribution	£101,023	July 2024
		Monitoring of Mitigation Site Management Plan	£15,000	July 2024
CPT/358/12/FUL	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	N/A
14/0602/FUL	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	N/A
		Healthcare Contribution	£23,300	N/A
18/1016/FUL	396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	N/A
18/1081/FUL	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	N/A

There are no S106 monies held by the Council for the purpose of longer-term maintenance.

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2018 to 31st March 2020

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B1C	Boyce	17/0104/FUL	48 High Road South Benfleet Essex SS7 5LH	-143
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	1890
B2	Canvey Island West	18/0868/FUL	Land South Of Northwick Road Canvey Island Essex SS8 0PU	-309
B2	Canvey Island West	17/0257/FUL	Clifda Steels Ltd Northwick Road Canvey Island Essex SS8 0PS	459
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	2383
B2	Canvey Island West	18/0516/FUL	Site Corner Of Charfleets Road & Kings Road Charfleets Industrial Estate Canvey Island Essex SS8 0PN	766.6
B2	St Peter's	19/0875/FUL	Unit 10-12 Parsons Road Manor Trading Estate Thundersley Benfleet Essex SS7 4PY	-260
B2	St. James'	16/0014/FUL	2A Castle Road Hadleigh Essex SS7 2AY	-84
B2	St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	-623
B8	Canvey Island Central	18/0530/FUL	15A Village Drive Canvey Island Essex SS8 0LI	17.3
B8	Canvey Island West	18/0868/FUL	Land South Of Northwick Road Canvey Island Essex SS8 0PU	-2009
B8	Canvey Island West	CPT/605/13/FUL	12 White Road Charfleets Industrial Estate Canvey Island Essex SS8 0PQ	83

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B8	Victoria	15/0405/FUL	63 Stadium Way Benfleet Essex SS7 3TS	273
SUIGEN	Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	-1955
SUIGEN	Canvey Island Central	18/0332/FUL	362 Long Road Canvey Island Essex SS8 0JQ	77
SUIGEN	Canvey Island South	20/0041/CPA	Unit 2 Knightswick Centre 5 Furtherwick Road Canvey Island Essex SS8 7AD	-97
SUIGEN	Canvey Island South	18/0189/FUL	35 - 37 Eastern Esplanade Canvey Island Essex SS8 7DN	-150
SUIGEN	Canvey Island South	18/0188/FUL	35 - 37 Eastern Esplanade Canvey Island Essex SS8 7DN	-425
SUIGEN	St. James'	15/0498/FUL	231 London Road Hadleigh Essex SS7 2RF	61
SUIGEN	Victoria	16/0528/FUL	Unit 1B Pelican Retail Park Claydons Lane Thundersley Benfleet Essex SS6 7UP	255
Use Class B1c Total				-143
Use Class B2 Total				4,222.6
Use Class B8 Total				-1,635.7
Sui Generis Total				-2,234
TOTAL				209.9

Industrial Uses – Extant Permissions at 1st April 2020

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
B1C	Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	448	0	-448	<i>-448</i>	
B1C	Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	287	287	<i>0</i>	287
B1C	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6400	6400	<i>6400</i>	
B1C	Canvey Island West	19/0790/FUL	1 Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	100	618.4	518.4	<i>518.4</i>	
B1C	St Peter's	15/1052/FUL	412 & 412A Kents Hill Road North Benfleet Essex SS7 4AB	86.6	68	-18.6	<i>-18.6</i>	
B2	Boyce	16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	0	114	114	<i>114</i>	
B2	Canvey Island North	CPT/386/10/FUL	76,78 & 80 Furtherwick Road Canvey Island Essex SS8 7AJ	0	189	189	<i>0</i>	189
B2	Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	298	0	-298	<i>-298</i>	
B2	Canvey Island West	18/0910/FUL	Units 1-11, 16 And 17 Sandhurst Kings Road Canvey Island Essex SS8 0SA	0	83	83	<i>83</i>	
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	12000	12000	<i>7727</i>	
B2	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	4582	4582	<i>4582</i>	
B8	Canvey Island South	16/0987/OUT	92-94 Foksville Road Canvey Island SS8 7BE	876	0	-876	<i>-876</i>	
B8	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	9955	9955	<i>9955</i>	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
B8	Canvey Island West	16/0331/FUL	Unit 5 Mulberry Road Canvey Island Essex SS8 0PR	0	100	100	0	100
B8	Canvey Island West	17/0566/FUL	Unit 4 Neale Courtyard Shannon Way Canvey Island Essex SS8 0PD	0	1600	1600	1600	
B8	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6300	6300	6300	
B8	St. James'	18/0010/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	66	0	-66	-66	
B8	St. James'	19/0281/OUT	683 London Road Hadleigh Benfleet Essex SS7 2EE	95	0	-95	-95	
B8	St. James'	18/0912/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	66	0	-66	-66	
B8	Victoria	17/0794/FUL	Site Adjacent To 69 Stadium Way Thundersley Benfleet Essex SS7 3TS	0	389	389	389	
B8	Victoria	15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	1140.3	0	-1140.3	-1140.3	
SUIGEN	Boyce	16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	88	0	-88	-88	
SUIGEN	Boyce	19/0055/FUL	95 High Street Benfleet Essex SS7 1ND	77	101	24	24	
SUIGEN	Canvey Island South	14/0474/FUL	St Johns Ambulance Centre Eastern Esplanade Canvey Island Essex SS8 7PN	0	104.63	104.63	104.63	
SUIGEN	Canvey Island West	16/0106/FUL	Oikos Storage Ltd Hole Haven Wharf Haven Road Canvey Island Essex SS8 0NR	270	0	-270	-270	
SUIGEN	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	94	1200	1106	1106	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
SUIGEN	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	2890	2890	2890	
SUIGEN	St Peter's	15/0283/FUL	The Smithy Southend Arterial Road Benfleet Essex SS6 7TY	0	13	13	13	
SUIGEN	St Peter's	18/0717/FUL	Land Adjacent To 2 Thundersley Grove Thundersley Benfleet Essex	0	58.6	58.6	58.6	
SUIGEN	St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	355	0	-355	-355	
SUIGEN	St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	710	0	-710	-710	
SUIGEN	Victoria	15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	7.4	0	-7.4	-7.4	
B1c Use Class Totals						6,738.8	6,451.8	287
B2 Use Class Totals						16,670	12,208	189
B8 Use Class Totals						16,100.7	16000.7	100
Sui Generis Totals						2,765.83	2,765.83	0
TOTAL						42,275	37,426	576

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2018 to 31st March 2020

Development Use Class	Ward	Application	Site Address	Completed Floorspace
A1	Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	-638
A1	Canvey Island Central	16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	-59
A1	Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	-49
A1	Canvey Island South	17/0662/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	-74
A1	Canvey Island South	18/0153/FUL	62 Furtherwick Road Canvey Island Essex SS8 7AE	-50
A1	Canvey Island South	19/0245/FUL	82 Furtherwick Road Canvey Island Essex SS8 7AJ	-110
A1	Canvey Island West	16/0419/FUL	Roscommon Way Canvey Island Essex	7919.5
A1	St George's	16/0701/FUL	92 Arundel Road Thundersley Benfleet Essex SS7 4EF	20
A1	St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	-532
A1	St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	-205
A1	St. James'	15/0759/CPA	250 London Road Hadleigh Essex SS7 2DE	-124
A1	St. Mary's	18/0070/FUL	280 High Road Benfleet Essex SS7 5HA	45

A1	Victoria	19/0378/FUL	Unit 1A Pelican Retail Park Claydons Lane Thundersley Benfleet Essex SS6 7UP	-682
A2	Canvey Island Central	18/0530/FUL	15A Village Drive Canvey Island Essex SS8 0LI	-14.4
A2	Canvey Island South	17/0372/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	-62
A2	Canvey Island South	19/0245/FUL	82 Furtherwick Road Canvey Island Essex SS8 7AJ	110
A2	St George's	16/0807/FUL	87 London Road Benfleet Essex SS7 5TG	46
A2	St. Mary's	18/1047/FUL	123 High Road Benfleet Essex SS7 5LN	-68.4
A2	St. Mary's	18/0884/FUL	286 High Road Benfleet Essex SS7 5HB	-137.7
A3	Canvey Island North	16/0792/FUL	The Oysterfleet Hotel Knightswick Road Canvey Island Essex SS8 9DA	14
A3	Canvey Island North	15/0100/FUL	Kings Park Village Creek Road Canvey Island Essex SS8 8HE	680
A3	Canvey Island South	20/0041/CPA	Unit 2 Knightswick Centre 5 Furtherwick Road Canvey Island Essex SS8 7AD	97
A3	Canvey Island West	16/0419/FUL	Roscommon Way Canvey Island Essex	167
A3	Cedar Hall	14/0675/FUL	61-63 Hart Road Thundersley Benfleet Essex SS7 3PB	39
A3	Cedar Hall	16/0302/FUL	The Green Room Rear Of Council Offices Kiln Road Thundersley Benfleet Essex SS7 1TF	111
A3	St. James'	15/0759/CPA	250 London Road Hadleigh Essex SS7 2DE	124
A4	Canvey Island Central	18/0332/FUL	362 Long Road Canvey Island Essex SS8 0JQ	-77

A5	Appleton	CPT/546/11/FUL	128 London Road Benfleet Essex SS7 5SQ	43.39
B1A	Appleton	18/0675/CPA	First & Second Floors 124-126 London Road Benfleet Essex SS7 5SQ	-52
B1A	Canvey Island Central	18/0530/FUL	15A Village Drive Canvey Island Essex SS8 0LI	14.4
B1A	Canvey Island West	18/0868/FUL	Land South Of Northwick Road Canvey Island Essex SS8 0PU	-111
B1A	Canvey Island West	17/0257/FUL	Clifda Steels Ltd Northwick Road Canvey Island Essex SS8 0PS	-426
B1A	Cedar Hall	16/0302/FUL	The Green Room Rear Of Council Offices Kiln Road Thundersley Benfleet Essex SS7 1TF	-111
B1A	St Peter's	19/0875/FUL	Unit 10-12 Parsons Road Manor Trading Estate Thundersley Benfleet Essex SS7 4PY	191
B1A	Victoria	CPT/269/08/FUL	6 Claydons Lane Rayleigh Essex SS6 7UP	1035
D1	Appleton	16/0573/FUL	316 London Road Benfleet Essex SS7 5XR	217
D1	Appleton	15/0866/FUL	Jotmans Hall Primary School High Road Benfleet Essex SS7 5RG	137.2
D1	Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	-480
D1	Canvey Island Central	16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	175
D1	Canvey Island South	18/0189/FUL	35 - 37 Eastern Esplanade Canvey Island Essex SS8 7DN	150
D1	Canvey Island South	18/0188/FUL	35 - 37 Eastern Esplanade Canvey Island Essex SS8 7DN	425
D1	Canvey Island South	16/0744/FUL	1A Oak Road Canvey Island Essex SS8 7AX	229

D1	Cedar Hall	17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	-170
D1	St George's	15/0949/ECC	Land Adj To Glenwood Special School Rushbottom Lane Thundersley Benfleet Essex SS7 4LW	5731
D1	St Peter's	16/0059/FUL	Robert Drake Primary School Church Road Benfleet Essex SS7 3HT	7
D1	Victoria	18/0459/FUL	Masters Performing Arts College Southend Arterial Road Benfleet Essex SS6 7UQ	-620
D2	Canvey Island North	15/0100/FUL	Kings Park Village Creek Road Canvey Island Essex SS8 8HE	506
D2	Canvey Island West	18/0868/FUL	Land South Of Northwick Road Canvey Island Essex SS8 0PU	-450
D2	Canvey Island Winter Gardens	16/0045/FUL	112 Central Avenue Canvey Island Essex SS8 9QP	-124
D2	Cedar Hall	17/0047/FULCLC	Runnymede Swimming Pool R/o Council Offices Kiln Road Thundersley Benfleet Essex SS7 1TF	435
D2	St. Mary's	18/0884/FUL	286 High Road Benfleet Essex SS7 5HB	137.7
D2	Victoria	19/0378/FUL	Unit 1A Pelican Retail Park Claydons Lane Thundersley Benfleet Essex SS6 7UP	682
A1 Use Class Total				5,461.5
A2 Use Class Total				-126.5
A3 Use Class Total				1,232
A4 Use Class Total				-77
A5 Use Class Total				43.39

B1a Use Class Total	540.4
D1 Use Class Total	5,801.2
D2 use Class Total	1,186.7
TOTAL	14,061.69

Town Centre Uses – Extant Permissions at 1st April 2020

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
A1	Appleton	19/0659/CPA	592 High Road Benfleet Essex SS7 5RW	113	0	-113	<i>-113</i>	
A1	Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	263	266	3	<i>3</i>	
A1	Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	467	0	-467	<i>-467</i>	
A1	Canvey Island North	16/0788/FUL	191 - 193 High Street Canvey Island Essex SS8 7RN	87.5	78	-9.5	<i>-9.5</i>	
A1	Canvey Island South	18/0787/FUL	64 Furtherwick Road Canvey Island Essex SS8 7AE	168	98	-70	<i>-70</i>	
A1	Canvey Island West	CPT/56/96/RES/G	Land South Northwick Road Canvey Island Essex SS8 0PS	0	5378	5378	<i>0</i>	<i>5378</i>
A1	Cedar Hall	18/0223/FUL	179 Kiln Road Thundersley Benfleet Essex SS7 1SJ	200.4	251	50.6	<i>50.6</i>	
A1	St Peter's	15/0952/FUL	117-123 London Road Benfleet Essex SS7 5UH	304	0	-304	<i>-304</i>	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
A1	St. James'	18/1020/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	503	114.5	-388.5	-388.5	
A2	Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	97	0	-97	-97	
A2	Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	92	0	-92	-92	
A2	St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	93	0	-93	-93	
A3	Canvey Island South	CPT/483/08/REN	59 Furtherwick Road Canvey Island Essex SS8 7AG	90.1	244.5	154.4	0	154.4
A3	Canvey Island West	18/0860/FUL	Wm Morrison Supermarkets PLC 276 Northwick Road Canvey Island Essex SS8 0PS	0	167	167	167	
A4	St. James'	19/0415/FULCLC	Former 'The Crown' Public House High Street Hadleigh Benfleet Essex SS7 2PA	340	0	-340	-340	
B1A	Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	70	0	-70	-70	
B1A	Boyce	16/0435/FUL	290 Kiln Road Thundersley Benfleet Essex SS7 1QT	121.5	155	33.5	33.5	
B1A	Canvey Island North	18/0367/FUL	191 -193 High Street Canvey Island Essex SS8 7RN	0	78	78	0	78
B1A	Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	0	38	38	0	38
B1A	Canvey Island West	20/0009/FUL	Apex Steel Structures Ltd Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	0	37	37	37	
B1A	St Peter's	19/0357/FUL	9A Parsons Road Thundersley Benfleet Essex SS7 4PY	0	28	28	28	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
B1A	St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	1322	0	-1322	-1322	
B1A	St. James'	17/0986/CPA	Hadleigh Hall Parade 244-258 London Road Hadleigh Benfleet Essex SS7 2DE	434.6	0	-434.6	-434.6	0
B1A	St. James'	18/0010/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	0	66	66	66	
B1A	St. James'	15/0730/FULCLO	Crucible House Endway Hadleigh Essex SS7 2AN	109	330	221	221	
B1A	St. James'	18/0912/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	0	66	66	66	
B1A	St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	306	0	-306	-306	
B1A	Victoria	15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	102.4	0	-102.4	-102.4	
D1	Appleton	15/0999/FUL	Appleton School Croft Road Benfleet Essex SS7 5RN	10565	10847	282	282	
D1	Boyce	16/0958/FUL	176 High Road South Benfleet Benfleet Essex SS7 5LD	72	113	41	41	
D1	St George's	CPT/75/12/FUL	The Church Of St George Rushbottom Lane Benfleet Essex SS7 4DN	684	763	79	0	79
D1	St. Mary's	CPT/293/11/FUL	12 Constitution Hill Benfleet Essex SS7 1ED	269	276.13	7.13	0	7.13
D2	Boyce	16/0691/FUL	125 Vicarage Hill Benfleet Essex SS7 1PD	481	561	80	80	
D2	Canvey Island West	16/0433/FUL	Sluice Farm Haven Road Canvey Island Essex SS8 0LU	0	1355	1355	1355	
A1 Use Class Totals						4,079.6	-1,298.4	5,378

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
				<i>A2 Use Class Totals</i>		-282	-282	0
				<i>A3 Use Class Totals</i>		321.4	167	154.4
				<i>A4 Use Class Totals</i>		-340	-340	0
				<i>B1a Use Class Totals</i>		-1,667.5	-1,783.5	116
				<i>D1 Use Class Totals</i>		409.13	323	86.13
				<i>D2 Use Class Totals</i>		1,435	1,435	0
				TOTAL		3,955.6	-1779	5,734.53

Appendix 3: Information on Housing Completions

Housing Completions 1 April 2018 – 31 March 2019 (Traditional Builds only)

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Appleton	16/0028/FUL	Site Opposite 14 St Clements Crescent Benfleet Essex SS7 5XE	17/05/2018	Plot 1 Detached 4 bedroom house	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED
Appleton	17/0215/FUL	Land Adj To 12 Avondale Road South Benfleet Benfleet Essex SS7 1EJ	31/03/2019	Plot 1	PRI	HOUSE	3B	REDEV	PRT PDL	LOW
Appleton	18/0413/FUL	19 Avondale Road Benfleet Essex SS7 1EH	12/03/2019	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	MED
Appleton	18/0413/FUL	19 Avondale Road Benfleet Essex SS7 1EH	12/03/2019	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	MED
Appleton	CPT/129/10/FUL	679 High Road Benfleet Essex SS7 5SF	02/08/2018	Plot 2	PRI	FLAT	1B	NEW	PDL	MED
Appleton	CPT/129/10/FUL	679 High Road Benfleet Essex SS7 5SF	02/08/2018	Plot 3	PRI	FLAT	2B	NEW	PDL	MED

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Appleton	CPT/129/10/FUL	679 High Road Benfleet Essex SS7 5SF	02/08/2018	Plot 1	PRI	FLAT	1B	NEW	PDL	MED
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	30/04/2018	Flat 4, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	30/04/2018	Flat 18, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	30/04/2018	Flat 17, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	30/04/2018	Flat 14, one bed second floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	30/04/2018	Flat 10, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	04/05/2018	Plot 5	PRI	FLAT	1B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	04/05/2018	Plot 6	PRI	FLAT	1B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	10/05/2018	Flat 3, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	10/05/2018	Flat 9, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	10/05/2018	Flat 1, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 8, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 7, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 19, One bed second floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 16, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 15, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 12, One bed second floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 11, One bed first floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	06/06/2018	Flat 2, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH
Boyce	16/0025/FUL	309 Thundersley Park Road Benfleet Essex SS7 1AH	24/09/2018	Plot 1 - Detached Four Bedroom House	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
Boyce	16/0290/FUL	43 Greenwood Avenue Benfleet Essex SS7 1LD	25/01/2019	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Boyce	16/0581/FUL	40 Thundersley Park Road Benfleet Essex SS7 1ET	20/11/2018	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
Boyce	17/0104/FUL	48 High Road South Benfleet Benfleet Essex SS7 5LH	22/03/2019	Plot 1	PRI	BUNG	2B	COU	PDL	LOW
Boyce	17/0614/FUL	Land To West Of 19 Grove Road South Benfleet Benfleet Essex SS7 5LA	09/10/2018	Four bedroom detached house	PRI	HOUSE	3B	NEW	PDL	LOW
Boyce	17/0619/FUL	204 Kiln Road Thundersley Benfleet Essex SS7 1SL	17/07/2018	Plot 1	PRI	BUNG	4BPLUS	REDEV	PDL	LOW
Boyce	17/0619/FUL	204 Kiln Road Thundersley Benfleet Essex SS7 1SL	17/07/2018	Plot 2	PRI	BUNG	4BPLUS	REDEV	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island Central	16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	03/10/2018	Plot 3	PRI	HOUSE	3B	REDEV	PDL	LOW
Canvey Island Central	16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	03/10/2018	Plot 4	PRI	HOUSE	3B	REDEV	PDL	LOW
Canvey Island Central	16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	03/10/2018	Plot 1	PRI	FLAT	2B	REDEV	PDL	LOW
Canvey Island Central	16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	03/10/2018	Plot 2	PRI	FLAT	3B	REDEV	PDL	LOW
Canvey Island East	14/0465/FUL	7 Kollum Road Canvey Island Essex SS8 7TU	15/01/2019	Plot 1 Three bedroom Link Detached Chale	PRI	HOUSE	3B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island East	14/0465/FUL	7 Kollum Road Canvey Island Essex SS8 7TU	15/01/2019	Plot 2 Three bedroom link Detached Chal	PRI	HOUSE	3B	REDEV	PDL	HIGH
Canvey Island East	16/0051/FUL	1 Northfalls Road Canvey Island Essex SS8 7QQ	16/05/2018	Plot 1	PRI	HOUSE	2B	REDEV	PDL	HIGH
Canvey Island East	16/0051/FUL	1 Northfalls Road Canvey Island Essex SS8 7QQ	16/05/2018	Plot 2	PRI	HOUSE	2B	REDEV	PDL	HIGH
Canvey Island East	16/0053/FUL	34 Gafzelle Drive Canvey Island Essex SS8 7NA	31/08/2018	Plot 1 Three bed detached house	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island East	16/0053/FUL	34 Gafzelle Drive Canvey Island Essex SS8 7NA	26/09/2018	Plot 2 Three bed detached house	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island East	16/0786/FUL	19 Holbek Road Canvey Island Essex SS8 8NT	06/09/2018	Two bed semi-detached house (plot 2)	PRI	HOUSE	2B	REDEV	PDL	HIGH
Canvey Island East	16/0786/FUL	19 Holbek Road Canvey Island Essex SS8 8NT	06/09/2018	One bed semi-detached house (plot 1)	PRI	HOUSE	1B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island North	14/0015/FUL	19 Larup Avenue Canvey Island Essex SS8 8AJ	01/04/2018	Plot 4	PRI	HOUSE	2B	REDEV	PRTPD	LOW
Canvey Island North	14/0015/FUL	19 Larup Avenue Canvey Island Essex SS8 8AJ	01/04/2018	Plot 2	PRI	HOUSE	2B	REDEV	PRTPD	LOW
Canvey Island North	14/0015/FUL	19 Larup Avenue Canvey Island Essex SS8 8AJ	01/04/2018	Plot 3	PRI	HOUSE	2B	REDEV	PRTPD	LOW
Canvey Island North	14/0015/FUL	19 Larup Avenue Canvey Island Essex SS8 8AJ	01/04/2018	Plot 1	PRI	HOUSE	2B	REDEV	PRTPD	LOW
Canvey Island North	16/0901/FUL	4 Hindles Road Canvey Island Essex SS8 8HT	31/05/2018	Plot 1 - Three bedroom detached chalet	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island South	16/0789/RES	40 Roggel Road Canvey Island Essex SS8 7HN	30/04/2018	Plot 1 Three bed semi-detached house	PRI	HOUSE	3B	REDEV	PDL	
Canvey Island South	16/0789/RES	40 Roggel Road Canvey Island Essex SS8 7HN	30/04/2018	Plot 2 Three bed semi-detached house	PRI	HOUSE	3B	REDEV	PDL	

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island South	17/0284/FUL	20 Ouida Road Canvey Island Essex SS8 7JP	08/08/2018	Plot 1	PRI	HOUSE	3B	REDEV	PDL	LOW
Canvey Island South	17/0284/FUL	20 Ouida Road Canvey Island Essex SS8 7JP	08/08/2018	Plot 2	PRI	HOUSE	3B	REDEV	PDL	LOW
Cedar Hall	16/0049/FUL	22 Kingsley Lane Benfleet Essex SS7 3TU	09/11/2018	Plot 2	PRI	HOUSE	3B	REDEV	PDL	LOW
Cedar Hall	16/0913/FUL	Land At Rear Of 219 Kiln Road Thundersley Benfleet Essex SS7 1RS	31/01/2019	Plot 3 Four bed detached house	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW
Cedar Hall	16/0913/FUL	Land At Rear Of 219 Kiln Road Thundersley Benfleet Essex SS7 1RS	22/02/2019	Plot 1 Four bed detached house	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW
St George's	16/0720/FULCLC	Garage Site Land Adjacent To Lawns Court Thundersley Essex SS7 4LG	15/06/2018	Plot 2 - One Bed Semi-detached Bungalow	LAH	BUNG	1B	REDEV	PDL	

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St George's	16/0720/FULCLC	Garage Site Land Adjacent To Lawns Court Thundersley Essex SS7 4LG	15/06/2018	Plot 1 - One Bed Semi-detached Bungalow	LAH	BUNG	1B	REDEV	PDL	
St George's	16/0807/FUL	87 London Road Benfleet Essex SS7 5TG	23/10/2018	Plot 1	PRI	FLAT	2B	COU	PDL	MED
St George's	16/0983/FUL	50 Albert Road Benfleet Essex SS7 4DJ	27/07/2018	Plot 1 Detached two bedroom bungalow	PRI	HOUSE	2B	NEW	GFIELD	MED
St George's	17/0339/FUL	105 Church Road Thundersley Benfleet Essex SS7 4EP	16/11/2018	Plot 1	PRI	HOUSE	2B	NEW	GFIELD	
St Peter's	15/1046/FUL	Carningle The Common Benfleet Essex SS7 3LH	20/07/2018	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
St Peter's	16/0547/FUL	Land Adjacent 5 Shrewsbury Drive Thundersley Benfleet Essex SS7 4HZ	17/10/2018	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St Peter's	16/0649/FUL	412A Kents Hill Road North Thundersley Benfleet Essex SS7 4AB	01/04/2018	Plot 1	PRI	HOUSE	1B	REDEV	PDL	HIGH
St Peter's	17/0437/FUL	Coniston Farm Coniston Road Thundersley Benfleet Essex SS7 3JD	28/09/2018	Plot 1	PRI	BUNG	4BPLUS	REDEV	PDL	LOW
St Peter's	17/0785/FUL	14 Downer Road North Thundersley Benfleet Essex SS7 3EG	12/12/2018	Plot 1	PRI	HOUSE	4BPLUS	SUBDIV	PDL	LOW
St. James'	15/0734/FUL	333 London Road Hadleigh Essex SS7 2BT	21/06/2018	Plot 1	PRI	FLAT	1B	EXT	PDL	HIGH
St. James'	15/0734/FUL	333 London Road Hadleigh Essex SS7 2BT	21/06/2018	Plot 2	PRI	FLAT	1B	EXT	PDL	HIGH
St. James'	16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	05/04/2018	Plot 6	PRI	FLAT	1B	REDEV	PDL	

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St. James'	16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	20/05/2018	Plot 1	PRI	FLAT	1B	REDEV	PDL	
St. James'	16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	19/06/2018	Plot 2	PRI	FLAT	1B	REDEV	PDL	
St. James'	16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	01/10/2018	Plot 5	PRI	FLAT	1B	REDEV	PDL	
St. James'	16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	13/10/2018	Plot 3	PRI	FLAT	1B	REDEV	PDL	
St. James'	16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	20/10/2018	Plot 4	PRI	FLAT	1B	REDEV	PDL	
St. James'	16/0533/FUL	2A Castle Road Hadleigh Benfleet Essex SS7 2AY	04/09/2018	Plot 1	PRI	HOUSE	2B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St. James'	16/0914/FUL	Land Adjacent To 17 Alma Close Benfleet Essex SS7 2EG	06/04/2018	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	MED
St. James'	17/0838/FUL	106 Rectory Road Hadleigh Benfleet Essex SS7 2NQ	02/03/2019	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
St. James'	17/0838/FUL	106 Rectory Road Hadleigh Benfleet Essex SS7 2NQ	02/03/2019	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
St. James'	18/0363/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	09/03/2019	Plot 7	PRI	FLAT	2B	EXT	PDL	MED
St. James'	CPT/19/13/FUL	121 Church Road Hadleigh Essex SS7 2EJ	10/01/2019	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	HIGH
St. James'	CPT/19/13/FUL	121 Church Road Hadleigh Essex SS7 2EJ	10/01/2019	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St. Mary's	17/0524/FUL	1A Clarence Road South Benfleet Benfleet Essex SS7 1DE	05/06/2018	Plot 1	PRI	HOUSE	2B	REDEV	PDL	LOW
St. Mary's	17/0524/FUL	1A Clarence Road South Benfleet Benfleet Essex SS7 1DE	05/06/2018	Plot 2	PRI	HOUSE	2B	REDEV	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	01/05/2018	Plot 44	PRI	HOUSE	3B	NEW	PDL	LOW
Victoria	15/1015/FUL	319 Daws Heath Road Benfleet Essex SS7 2TY	30/11/2018	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
Victoria	16/0350/FUL	450 Rayleigh Road Thundersley Benfleet Essex SS7 3SU	25/04/2018	Plot 2	PRI	HOUSE	3B	NEW	GFIELD	LOW
Victoria	16/0350/FUL	450 Rayleigh Road Thundersley Benfleet Essex SS7 3SU	25/04/2018	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	16/0984/FUL	60 Daws Heath Road Hadleigh Benfleet Essex SS7 2TA	29/05/2018	Plot 1 3 Bedroom detached bungalow	PRI	BUNG	3B	NEW	GFIELD	LOW
Victoria	16/0984/FUL	60 Daws Heath Road Hadleigh Benfleet Essex SS7 2TA	01/08/2018	Plot 2 3 Bedroom detached bungalow	PRI	BUNG	3B	NEW	GFIELD	LOW
Victoria	18/0036/FUL	315 Daws Heath Road Hadleigh Benfleet Essex SS7 2TY	21/02/2019	Plot 1 Detached four bed house	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
Victoria	CPT/267/13/FUL	81 Daws Heath Road Benfleet Essex SS7 2TA	11/12/2018	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
TOTAL				91						

Housing Completions 1 April 2019 – 31 March 2020 (Traditional Builds only)

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Appleton	15/0887/FUL	Land Adj To 16 Gifford Road Benfleet Essex SS7 5XU	19/12/2019	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Appleton	15/0891/FUL	Site Adjacent 17 St Clements Crescent Benfleet Essex SS7 5XE	11/03/2020	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED
Appleton	15/0892/FUL	Site Adjacent 26 Gifford Road Benfleet Essex SS7 5XU	07/12/2019	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED
Appleton	18/0675/CPA	First & Second Floors 124-126 London Road Benfleet Essex SS7 5SQ	23/05/2019	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH
Appleton	18/0675/CPA	First & Second Floors 124-126 London Road Benfleet Essex SS7 5SQ	23/05/2019	Plot 4	PRI	FLAT	1B	COU	PDL	HIGH
Appleton	18/0675/CPA	First & Second Floors 124-126 London Road Benfleet Essex SS7 5SQ	23/05/2019	Plot 3	PRI	FLAT	1B	COU	PDL	HIGH
Appleton	18/0675/CPA	First & Second Floors 124-126 London Road Benfleet Essex SS7 5SQ	23/05/2019	Plot 2	PRI	FLAT	1B	COU	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	18/12/2019	Plot 1 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW
Boyce	17/1028/FUL	Land To West Of 14 Thundersley Park Road Benfleet Essex SS7 1ET	26/04/2019	Detached Two Bedroom House	PRI	HOUSE	2B	NEW	PDL	MED
Boyce	18/0093/FUL	41 Parkstone Avenue Thundersley Benfleet Essex SS7 1SP	12/03/2020	Plot 1	PRI	HOUSE	3B	NEW	PRTPD	LOW
Canvey Island Central	14/0725/FUL	Land Btwn 117 And 123 Lionel Road Canvey Island Essex SS8 9DY	08/07/2019	Four bedroom linked detached house.	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED
Canvey Island Central	14/0725/FUL	Land Btwn 117 And 123 Lionel Road Canvey Island Essex SS8 9DY	08/07/2019	Four bedroom linked detached house.	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED
Canvey Island Central	16/0762/FUL	120 - 122 Lionel Road Canvey Island Essex SS8 9DY	06/11/2019	Plot 2, 4 Bedroom detached	PRI	HOUSE	4BPLUS	REDEV	PDL	MED

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island Central	16/0762/FUL	120 - 122 Lionel Road Canvey Island Essex SS8 9DY	06/11/2019	Plot 3, 3 Bedroom detached	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island East	19/0375/FUL	27 & 29 Westman Road Canvey Island Essex SS8 8LZ	10/02/2020	Plot 3	PRI	HOUSE	3B	REDEV	PDL	HIGH
Canvey Island East	19/0375/FUL	27 & 29 Westman Road Canvey Island Essex SS8 8LZ	10/02/2020	Plot 4	PRI	HOUSE	3B	REDEV	PDL	HIGH
Canvey Island East	19/0375/FUL	27 & 29 Westman Road Canvey Island Essex SS8 8LZ	10/02/2020	Plot 2	PRI	HOUSE	3B	REDEV	PDL	HIGH
Canvey Island East	19/0375/FUL	27 & 29 Westman Road Canvey Island Essex SS8 8LZ	10/02/2020	Plot 1	PRI	HOUSE	3B	REDEV	PDL	HIGH
Canvey Island North	15/0423/FUL	58 Central Wall Road Canvey Island Essex SS8 9PQ	01/11/2019	Plot 1	PRI	HOUSE	3B	REDEV	PDL	LOW
Canvey Island North	15/0423/FUL	58 Central Wall Road Canvey Island Essex SS8 9PQ	04/11/2019	Plot 2	PRI	HOUSE	3B	REDEV	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island North	17/1041/FUL	73 Tewkes Road Canvey Island Essex SS8 8HG	15/04/2019	Plot 1	PRI	HOUSE	3B	REDEV	PDL	LOW
Canvey Island North	17/1041/FUL	73 Tewkes Road Canvey Island Essex SS8 8HG	15/04/2019	Plot 2	PRI	HOUSE	3B	REDEV	PDL	LOW
Canvey Island North	18/0466/FUL	Flat 7 Veatay House 75 High Street Canvey Island Essex SS8 7RD	09/04/2019	Plot 2	PRI	FLAT	1B	SUBDIV	PDL	MED
Canvey Island North	18/0466/FUL	Flat 7 Veatay House 75 High Street Canvey Island Essex SS8 7RD	09/04/2019	Plot 1	PRI	FLAT	1B	SUBDIV	PDL	MED
Canvey Island South	15/0562/FUL	100 High Street Canvey Island Essex SS8 7SQ	05/06/2019	Plot 1	PRI	FLAT	1B	REDEV	PDL	MED
Canvey Island South	15/0563/FUL	100 High Street Canvey Island Essex SS8 7SQ	23/05/2019	Plot 1	PRI	HOUSE	1B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island South	17/0372/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	12/09/2019	Plot 1	PRI	FLAT	2B	COU	PDL	HIGH
Canvey Island South	17/0555/FUL	Land Adj 81 May Avenue Canvey Island Essex	01/08/2019	Plot 1	PRI	HOUSE	2B	NEW	GFIELD	HIGH
Canvey Island South	17/0662/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	12/09/2019	Plot 1	PRI	FLAT	3B	COU	PDL	HIGH
Canvey Island South	17/0830/FUL	11 Roggel Road Canvey Island Essex SS8 7HN	21/10/2019	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island South	17/0830/FUL	11 Roggel Road Canvey Island Essex SS8 7HN	21/10/2019	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island South	18/0153/FUL	62 Furtherwick Road Canvey Island Essex SS8 7AE	26/02/2020	Plot 1	PRI	FLAT	2B	REDEV	PDL	HIGH
Canvey Island South	18/0325/FUL	202 Furtherwick Road Canvey Island Essex SS8 7BL	04/03/2020	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Canvey Island South	18/0776/FUL	24 Oxford Road Canvey Island Essex SS8 7SJ	17/12/2019	Plot 1	PRI	HOUSE	2B	NEW	PDL	HIGH
Canvey Island South	18/0776/FUL	24 Oxford Road Canvey Island Essex SS8 7SJ	17/12/2019	Plot 2	PRI	HOUSE	2B	NEW	PDL	HIGH
Canvey Island West	18/0356/FUL	Land Adjacent To 3 St Davids Walk Canvey Island Essex SS8 9NN	25/10/2019	Plot 1	PRI	HOUSE	2B	NEW	PRT PDL	LOW
Canvey Island Winter Gardens	17/0761/FUL	Sundial Tabora Avenue Canvey Island Essex SS8 9QH	17/07/2019	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED
Canvey Island Winter Gardens	17/0761/FUL	Sundial Tabora Avenue Canvey Island Essex SS8 9QH	17/07/2019	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED
Cedar Hall	16/0913/FUL	Land At Rear Of 219 Kiln Road Thundersley Benfleet Essex SS7 1RS	12/04/2019	Plot 2 Four bed detached house	PRI	HOUSE	4B PLUS	NEW	GFIELD	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Cedar Hall	16/0913/FUL	Land At Rear Of 219 Kiln Road Thundersley Benfleet Essex SS7 1RS	10/05/2019	Plot 4 Four bed detached house	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW
Cedar Hall	16/0913/FUL	Land At Rear Of 219 Kiln Road Thundersley Benfleet Essex SS7 1RS	17/05/2019	Plot 5 Four bed detached house	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW
Cedar Hall	17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	28/05/2019	Plot 3	PRI	HOUSE	4BPLUS	REDEV	PDL	MED
Cedar Hall	17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	28/05/2019	Plot 4	PRI	HOUSE	4BPLUS	REDEV	PDL	MED
Cedar Hall	17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	28/05/2019	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	MED

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Cedar Hall	17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	28/05/2019	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	MED
Cedar Hall	17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	28/05/2019	Plot 5	PRI	HOUSE	4BPLUS	REDEV	PDL	MED
Cedar Hall	19/0031/FUL	Land Adj To 1 Wensley Road Thundersley Benfleet Essex SS7 3DT	20/01/2020	Plot 2	PRI	HOUSE	3B	NEW	PRTPD	HIGH
Cedar Hall	19/0031/FUL	Land Adj To 1 Wensley Road Thundersley Benfleet Essex SS7 3DT	24/02/2020	Plot 1	PRI	HOUSE	3B	NEW	PRTPD	HIGH
St George's	18/0428/FUL	Land Adjacent To 9 Wycombe Avenue Thundersley Benfleet Essex SS7 4DF	10/12/2019	Plot 1	PRI	BUNG	2B	NEW	PRTPD	MED

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 7	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 10	PRI	FLAT	2B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 9	PRI	FLAT	2B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 8	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 6	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 5	PRI	FLAT	1B	REDEV	PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	31/03/2020	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH
St Peter's	17/0785/FUL	14 Downer Road North Thundersley Benfleet Essex SS7 3EG	03/08/2019	Plot 2	PRI	HOUSE	4BPLUS	SUBDIV	PDL	LOW
St Peter's	18/0739/FUL	71 Raymonds Drive Thundersley Benfleet Essex SS7 3PW	01/08/2019	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
St Peter's	18/0844/FUL	49 Rhoda Road North Thundersley Benfleet Essex SS7 3EH	05/03/2020	Plot 4	PRI	HOUSE	4BPLUS	NEW	PRT PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St Peter's	18/0844/FUL	49 Rhoda Road North Thundersley Benfleet Essex SS7 3EH	05/03/2020	Plot 3	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW
St Peter's	18/0844/FUL	49 Rhoda Road North Thundersley Benfleet Essex SS7 3EH	05/03/2020	Plot 2	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW
St Peter's	18/0844/FUL	49 Rhoda Road North Thundersley Benfleet Essex SS7 3EH	05/03/2020	Plot 1	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW
St. James'	15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	07/06/2019	Flat 2 one bedroom flat	PRI	FLAT	1B	REDEV	PDL	
St. James'	15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	26/06/2019	Flat 1 two bedroom flat	PRI	FLAT	2B	REDEV	PDL	
St. James'	15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	06/08/2019	Flat 6 two bedroom flat	PRI	FLAT	2B	REDEV	PDL	

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St. James'	15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	06/08/2019	Flat 5 one bedroom flat	PRI	FLAT	1B	REDEV	PDL	
St. James'	15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	06/08/2019	Flat 4 two bedroom flat	PRI	FLAT	2B	REDEV	PDL	
St. James'	15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	26/11/2019	Flat 3 two bedroom flat	PRI	FLAT	2B	REDEV	PDL	
St. James'	17/0238/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	21/05/2019	Plot 1	PRI	BUNG	3B			
St. James'	18/0152/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	22/10/2019	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
St. James'	18/0245/FUL	Adjacent 77 Church Road Hadleigh Benfleet Essex SS7 2HA	10/09/2019	Plot 1	PRI	HOUSE	2B	NEW	PRT PDL	HIGH

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
St. Mary's	16/0485/FUL	61 Elm View Road South Benfleet Essex SS7 5AR	12/11/2019	Plot 1 - Detached five bedroom dwelling	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	15/05/2019	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	15/05/2019	Plot 34	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 11	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 10	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 9	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 28	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 12	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 22	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 15	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 32	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 33	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 21	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 7	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 20	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 18	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 3	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 4	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 2	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 13	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 19	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 8	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 5	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 17	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 25	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 23	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 29	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 14	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/05/2019	Plot 6	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	31/05/2019	Plot 35	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	15/06/2019	Plot 36	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	05/07/2019	Plot 30	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	12/07/2019	Plot 37	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	29/07/2019	Plot 31	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	01/08/2019	Plot 45	PRI	HOUSE	3B	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	01/08/2019	Plot 46	PRI	HOUSE	3B	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/08/2019	Plot 42	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/08/2019	Plot 40	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	06/09/2019	Plot 38	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	11/09/2019	Plot 16	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	30/10/2019	Plot 43	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	30/10/2019	Plot 41	PRI	HOUSE	4BPLUS	NEW	PDL	LOW

Ward	Application	Site Address	Completion Date	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	05/12/2019	Plot 24	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	05/12/2019	Plot 27	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	28/02/2020	Plot 39	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	15/0709/FUL	Solby Wood Farm Daws Heath Road Benfleet Essex SS7 2UD	16/03/2020	Plot 26	PRI	HOUSE	4BPLUS	NEW	PDL	LOW
Victoria	18/0303/FUL	Land Adj 42 Western Road Hadleigh Benfleet Essex	29/01/2020	Plot 1	PRI	HOUSE	3B	NEW	PRT PDL	MED

TOTAL 121

Appendix 4: Information on Extant Housing Consents

Extant Consents for housing development in Castle Point at 1 April 2020

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Appleton	19/0047/OUT	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	08/03/2022	0	2	2	2		
Appleton	17/0676/OUT	Land North West Of Albion Rd/St Clements Road Junction Benfleet Essex SS7 5XG	21/12/2020	0	6	6	6		
Appleton	18/0675/CPA	First & Second Floors 124-126 London Road Benfleet Essex SS7 5SQ		0	4	4	0	0	4
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	19/11/2023	3	6	3	6		-3
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	21/11/2023	1	6	5	0	2	3
Appleton	19/0333/FUL	Land At Corner Of Albion And St Clements Road Junction Benfleet Essex	22/07/2024	0	1	1	1		
Appleton	15/0301/FUL	64 Kimberley Road Benfleet Essex SS7 5NQ	23/06/2020	0	2	2	2		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Appleton	19/0030/FUL	124-126 London Road Benfleet Essex SS7 5SQ	26/03/2024	0	4	4	4		
Appleton	CPT/147/07/FUL	11 Clifton Avenue Benfleet Essex SS7 5RB	02/05/2012	1	2	1	-1	2	
Appleton	19/0659/CPA	592 High Road Benfleet Essex SS7 5RW		0	2	2	2		
Appleton	19/0520/FUL	22 Clarence Road Benfleet Essex SS7 1DD	22/09/2024	1	2	1	1		
Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ		0	2	2	2		
Appleton	19/0637/FUL	286 London Road Benfleet Essex SS7 5XR	28/11/2024	0	9	9	9		
Appleton	19/0371/OUT	Land Rear Of 29 Croft Road Benfleet Essex SS7 5RQ	13/08/2022	0	1	1	1		
Boyce	15/0977/FUL	111 Benfleet Road Benfleet Essex SS7 1QF	09/02/2021	1	1	0	0	1	-1
Boyce	17/0252/FUL	September Cottage Hilltop Avenue Benfleet Essex SS7 1PH	15/05/2022	1	1	0	0		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	12/08/2020	0	3	3	0	3	
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	07/12/2021	0	19	19	0	1	18
Boyce	19/0837/FUL	Land Adjacent To Longacre Glen Road Benfleet Essex SS7 1AN	01/01/2025	0	1	1	1		
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	04/10/2023	0	13	13	12	1	
Boyce	CPT/599/13/FUL	Land To The Rear Of 17 And 19 Downer Road Benfleet Essex SS7 1BQ	15/01/2020	0	2	2	1	0	1
Boyce	15/0957/FUL	Land Rear Of 74 Essex Way Benfleet Essex SS7 1LT	03/05/2021	0	1	1	0	1	
Boyce	17/0547/FUL	178 High Road Benfleet Essex SS7 5LD	03/09/2022	0	1	1	1		
Boyce	CPT/591/13/FUL	297 Benfleet Road Benfleet Essex SS7 1PR	27/02/2017	1	1	0	0	1	-1
Boyce	15/0501/FUL	84 Vicarage Hill Benfleet Essex SS7 1PE	27/04/2021	1	3	2	3		-1

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Boyce	19/0450/FUL	Land Rear Of 57 The Dale Thundersley Benfleet Essex SS7 1TD	27/08/2024	1	1	0	0		
Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	01/12/2024	0	3	3	3		
Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	18/09/2023	0	11	11	11		
Boyce	18/1063/FUL	166/168 Kiln Road Thundersley Benfleet Essex SS7 1SU	11/06/2024	3	10	7	10		-3
Boyce	18/0777/FUL	140 Kiln Road Thundersley Benfleet Essex SS7 1TJ	18/10/2023	1	1	0	0	1	-1
Boyce	18/0973/FUL	24 St Marys Road Benfleet Essex SS7 1NR	12/12/2023	1	1	0	0		
Boyce	19/0159/FUL	240 Vicarage Hill Benfleet Essex SS7 1PG	24/04/2024	1	1	0	0		0
Boyce	19/0224/FUL	81 St Marys Road Benfleet Essex SS7 1NL	21/05/2024	1	1	0	0		
Boyce	18/1058/FUL	Land Adjacent To 106 Thundersley Park Road Benfleet Essex SS7 1ES	28/01/2024	0	1	1	0	1	

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Boyce	19/0188/FUL	300 Benfleet Road Benfleet Essex SS7 1PW	16/05/2024	1	1	0	0		
Boyce	20/0068/FUL	130A Kiln Road Thundersley Benfleet Essex SS7 1TE	16/03/2025	1	2	1	1		
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	22/07/2024	0	13	13	11	2	0
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	18/08/2024	0	24	24	24		
Boyce	17/0966/FUL	Land Rear Of 2 Badgers Way Thundersley Benfleet Essex SS7 1TR	17/01/2023	0	1	1	1		
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	17/10/2024	1	9	8	9		-1
Canvey Island Central	19/0531/FUL	Sydervelt Lodge 2B Sydervelt Road Canvey Island Essex SS8 9EG	11/11/2024	0	1	1	1		
Canvey Island Central	17/0964/OUT	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	22/07/2022						

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island Central	19/0722/FUL	Land Rear Of 174 Waarden Road Canvey Island Essex SS8 9BE	26/11/2024	0	2	2	2		
Canvey Island Central	19/0723/FUL	174 Waarden Road Canvey Island Essex SS8 9BE	09/12/2024	1	1	0	0		
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	04/09/2024	1	5	4	4		
Canvey Island Central	19/0715/FUL	Land Adjacent To 41 Waarem Avenue Canvey Island Essex SS8 9DS	24/11/2024	0	1	1	1		
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	10/02/2024	1	3	2	2		
Canvey Island Central	16/0153/FUL	Long View Little Gypps Road Canvey Island Essex SS8 9HG	24/11/2021	1	13	12	12		
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	08/07/2024	1	3	2	1	1	
Canvey Island Central	18/0219/FUL	Land Adjacent To 134 Cedar Road Canvey Island Essex SS8 9HS	29/11/2023	0	1	1	1		
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	06/06/2023	0	4	4	0	4	

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island East	18/0724/FUL	Land On Corner Of Smallgains Avenue And Gifhorn Road Canvey Island Essex SS8 8LB	03/12/2023	0	1	1	1		
Canvey Island East	19/0511/FUL	Land Opposite 40 San Remo Road Canvey Island Essex	03/09/2024	0	1	1	1		
Canvey Island East	17/0249/FUL	30 Hellendoorn Road Canvey Island Essex SS8 7JA	07/06/2022	1	1	0	0		
Canvey Island East	CPT/315/13/FUL	Land To East Of Wall Road Canvey Island Essex	12/11/2016	0	3	3	1	0	2
Canvey Island East	18/0779/FUL	Land Adjacent To 15 Stevens Close Canvey Island Essex SS8 8JP	16/07/2024	0	1	1	1		
Canvey Island East	18/0475/FUL	Land Adj 96 Smallgains Avenue Canvey Island Essex	29/07/2023	0	1	1	0	1	
Canvey Island East	19/0028/FUL	Land Adj 14 Wall Road Canvey Island Essex SS8 7TW	12/03/2024	0	1	1	0	1	0
Canvey Island East	18/0667/FUL	Land Adjacent To 64 Winterswyk Avenue Canvey Island Essex	07/10/2023	0	1	1	1		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	14/07/2017	0	14	14	0	14	
Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	16/12/2016	0	3	3	2	1	
Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	05/02/2024	1	14	13	13		
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	25/09/2022	0	3	3	0	3	0
Canvey Island North	17/0457/FUL	20 Clarendon Road Canvey Island Essex SS8 8DR	09/08/2022	1	2	1	1		
Canvey Island North	19/0595/FUL	11-13 Knightswick Road Canvey Island Essex SS8 9PA	21/10/2024	2	4	2	2		
Canvey Island North	19/0691/FUL	55 Heilsburg Road Canvey Island Essex SS8 8HQ	04/11/2024	1	1	0	0	1	-1
Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	13/11/2024	2	2	0	2	0	-2

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island North	16/0788/FUL	191 - 193 High Street Canvey Island Essex SS8 7RN	29/11/2021	2	2	0	0		
Canvey Island North	20/0089/FUL	Land Adjacent To 18 Harvest Road Canvey Island Essex SS8 9PD	24/03/2025	0	0	0	0	0	0
Canvey Island South	18/0977/FUL	Land Adj. To 46 Labworth Road Canvey Island Essex SS8 7BS	27/01/2024	0	1	1	1		
Canvey Island South	19/0127/FUL	70/70A Furtherwick Road Canvey Island Essex SS8 7AJ	23/09/2024	1	2	1	1		
Canvey Island South	17/0708/FUL	6 Juliers Road Canvey Island Essex SS8 7EW	09/10/2022	1	0	-1	1	0	0
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	16/09/2023	0	14	14	14		
Canvey Island South	20/0094/FUL	Aquarius Thorney Bay Road Canvey Island Essex SS8 0AG	24/03/2025						
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	06/12/2020	1	8	7	0	8	-1
Canvey Island South	19/0399/FUL	Elm House 1 Elm Road Canvey Island Essex SS8 7AW	23/07/2024	0	1	1	1		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island South	16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	12/10/2021	0	2	2	0	2	
Canvey Island South	19/0298/FUL	23 Cleveland Road Canvey Island Essex SS8 0BE	23/06/2024	1	1	0	0	1	-1
Canvey Island South	17/0825/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	06/12/2022	1	2	1	1		
Canvey Island South	18/0638/FUL	The Haystack Public House Car Park Long Road Canvey Island Essex	08/07/2024	0	14	14	14		
Canvey Island South	18/0787/FUL	64 Furtherwick Road Canvey Island Essex SS8 7AE	22/10/2023	0	1	1	1		
Canvey Island South	17/0414/FUL	25 Grafton Road Canvey Island Essex SS8 7BT	04/07/2022	1	2	1	1		
Canvey Island South	19/0438/FUL	Site Of 4-6 May Avenue Canvey Island Essex SS8 7EE	12/08/2024	2	3	1	1	2	-2
Canvey Island West	14/0446/FUL	25 Craven Avenue Canvey Island Essex SS8 0DJ	19/10/2019	1	2	1	0	2	-1

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island West	18/0793/FUL	27 Craven Avenue Canvey Island Essex SS8 0BY	07/11/2023	1	2	1	2		-1
Canvey Island West	18/0090/FUL	2C Cambridge Road Canvey Island Essex SS8 0EU	02/04/2023	1	1	0	1		-1
Canvey Island West	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	15/07/2024	0	2	2	2		
Canvey Island West	CPT/111/02/FUL	Hole Haven Caravan Camp Haven Road Canvey Island Essex SS8 0NR	07/12/2009	0	17	17	7	0	10
Canvey Island West	17/1063/OUT	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	07/11/2021	0	57	57	57		
Canvey Island Winter Gardens	17/0586/FUL	Woodberry Manor Woodberry Close Canvey Island Essex SS8 9PP	21/11/2022	1	2	1	1	0	0
Canvey Island Winter Gardens	15/0250/FUL	Site Adjacent To Pauls Court Meppel Avenue Canvey Island Essex	10/06/2020	1	6	5	5	1	-1

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island Essex SS8 9RB	27/01/2024	0	4	4	4		
Canvey Island Winter Gardens	19/0120/FUL	Montacute Concord Road Canvey Island Essex SS8 9QQ	07/04/2024	1	2	1	2	0	-1
Cedar Hall	17/1021/FUL	Land Adjacent 301 The Chase Benfleet Essex	01/02/2023	0	1	1	1		
Cedar Hall	17/0719/OUT	Land To Rear Of 179 Kiln Road Thundersley Benfleet Essex	21/12/2020	0	7	7	7		
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	21/08/2022	1	3	2	2		
Cedar Hall	18/0382/OUT	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	05/03/2022	1	11	10	9		1
Cedar Hall	16/0049/FUL	22 Kingsley Lane Benfleet Essex SS7 3TU	29/03/2021	1	2	1	1	0	0
Cedar Hall	18/0368/FUL	Ashburton The Chase Thundersley Benfleet Essex SS7 3DL	14/06/2023	1	1	0	0		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Cedar Hall	19/0753/FUL	Land Adjacent To 2 Wensley Road Thundersley Benfleet Essex SS7 3DT	03/12/2024	0	2	2	2		
Cedar Hall	19/0776/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	07/01/2025	1	3	2	2		
Cedar Hall	19/0792/FUL	263 Rayleigh Road Thundersley Benfleet Essex SS7 3XF	20/01/2025				-2	2	
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	01/10/2020	0	71	71	7	0	64
St George's	CPT/605/06/FUL	26 And 28 Bartley Road Thundersley Benfleet Essex SS7 4DB	01/11/2011	2	2	0	0	1	-1
St George's	19/0598/FUL	51 London Road Benfleet Essex SS7 5TG	06/10/2024	1	3	2	2		
St George's	18/0463/FUL	9 Wycombe Avenue Thundersley Benfleet Essex SS7 4DF	19/07/2023	1	1	0	0		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St George's	19/0291/OUT	Land Adjacent To 1 And 1A Louisa Avenue Thundersley Benfleet Essex SS7 4DA	20/06/2022	0	2	2	2		
St Peter's	14/0331/FUL	Five Acres Great Burches Road Thundersley Benfleet Essex SS7 3ND	03/09/2019	1	1	0	0	1	-1
St Peter's	15/0952/FUL	117-123 London Road Benfleet Essex SS7 5UH	09/03/2021	0	10	10	10		
St Peter's	18/0664/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	10/09/2023	0	1	1	1		
St Peter's	19/0364/FUL	331 London Road Benfleet Essex SS7 1BL	27/06/2024	1	2	1	1		
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	05/06/2024	1	4	3	3		
St Peter's	18/0324/FUL	45 Manor Road Thundersley Benfleet Essex SS7 4BE	13/06/2023	1	2	1	0	2	-1
St Peter's	16/0954/FUL	40 Park Road Thundersley Benfleet Essex SS7 3PP	16/01/2022	1	2	1	0	2	-1

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St Peter's	CPT/302/12/FUL	Braeside Farm Great Burches Road Thundersley Benfleet Essex SS7 3HD	04/07/2015	1	1	0	2	1	-1
St Peter's	19/0362/FUL	107 Chesterfield Avenue Thundersley Benfleet Essex SS7 3HR	16/07/2024	1	2	1	2		-1
St Peter's	17/0516/FUL	Bowercombe Great Burches Road Thundersley Benfleet Essex SS7 3NA	09/08/2022	0	1	1	1		
St Peter's	17/0632/FUL	Janda Field Fane Road Thundersley Benfleet Essex SS7 3NQ	30/07/2023	3	9	6	6		
St Peter's	17/0910/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	07/01/2023	0	1	1	1		
St Peter's	18/0583/FUL	7 The Sorrells Thundersley Benfleet Essex SS7 4JU	28/08/2023	1	2	1	1		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St Peter's	17/0659/FUL	Land To The Rear Of 30 Linden Road Thundersley Benfleet Essex SS7 4BA	27/09/2022	0	3	3	3		
St Peter's	18/1034/FUL	Land Rear Of 66 Manor Road Thundersley Benfleet Essex SS7 4BG	20/01/2024	0	1	1	1		
St. James'	17/0111/FUL	34 Orchill Drive Hadleigh Benfleet Essex SS7 2LS	03/04/2022	2	2	0	0		
St. James'	17/0114/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	30/03/2022	0	1	1	1		
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB		0	5	5	3	2	
St. James'	19/0228/FUL	38 Woodfield Road Hadleigh Benfleet Essex SS7 2EH	28/05/2024	1	1	0	0		
St. James'	19/0281/OUT	683 London Road Hadleigh Benfleet Essex SS7 2EE	19/06/2022	1	7	6	6		
St. James'	18/0285/FUL	119 Church Road Hadleigh Benfleet Essex SS7 2EJ	15/05/2023	1	2	1	0	2	-1
St. James'	18/0350/FUL	74 Warren Road Leigh-on-sea Essex SS9 3TS	24/06/2023	1	1	0	0		

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT		0	19	19	19		
St. James'	19/0667/FUL	259 London Road Hadleigh Benfleet Essex SS7 2BN	06/11/2024	0	1	1	1		
St. James'	18/1020/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	20/01/2024	0	5	5	5		
St. James'	17/1029/CPA	389 London Road Hadleigh Benfleet Essex SS7 2BY		0	1	1	0	1	0
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	21/09/2010	0	32	32	20	0	12
St. James'	18/0661/OUT	Warehouse 54 Beech Road Hadleigh Benfleet Essex SS7 2BB	10/10/2021	0	14	14	14		
St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	12/01/2025	0	2	2	2		
St. James'	CPT/327/11/FUL	4-12 Park Chase Hadleigh Benfleet Essex SS7 2BZ	22/11/2020	0	25	25	25		
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	09/05/2021	5	14	9	0	14	-5

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. James'	17/0986/CPA	Hadleigh Hall Parade 244-258 London Road Hadleigh Benfleet Essex SS7 2DE		0	6	6	6	0	0
St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY		0	4	4	4		
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	30/10/2024	0	6	6	6		
St. Mary's	19/0087/FUL	Land Adjacent To 20 Hall Farm Road Benfleet Essex SS7 5JD	20/03/2024	0	1	1	1		
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	25/07/2023	0	23	23	23		
St. Mary's	CPT/46/07/REN	12 Melcombe Road Benfleet Essex SS7 5N3	27/04/2015	1	2	1	0	2	-1
St. Mary's	19/0408/FUL	Land Adj To 1 Wincoat Close Benfleet Essex SS7 5AJ	05/08/2024	0	1	1	1		
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	06/11/2023	0	14	14	14		
St. Mary's	16/0765/FUL	71 Watlington Road Benfleet Essex SS7 5DT	14/12/2021	1	0	-1	0	0	-1

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. Mary's	18/1047/FUL	123 High Road Benfleet Essex SS7 5LN	20/01/2024	0	1	1	0	1	
St. Mary's	17/0519/FUL	71 Watlington Road South Benfleet Benfleet Essex SS7 5DT	13/09/2022	0	2	2	2		
St. Mary's	18/0314/FUL	36-36E Brook Road Benfleet Essex SS7 5JA	03/12/2023	1	2	1	0	2	-1
Victoria	CPT/655/11/FUL	Land Adj To 49 Hall Crescent Hadleigh Essex SS7 2QW	23/01/2015	0	1	1	0	1	0
Victoria	18/0412/FULCL C	Garages At Windsor Gardens Thundersley Benfleet Essex SS7 3YF	08/08/2023	0	2	2	0	2	
Victoria	18/0178/FUL	303 Kiln Road Thundersley Benfleet Essex SS7 1QS	17/04/2023	1	2	1	1		
Victoria	19/0899/FUL	30 Western Road Hadleigh Benfleet Essex SS7 2TN	16/01/2025	1	2	1	2		-1
Victoria	19/0571/FULCL C	Flat 27 Westwood Court Beresford Close Hadleigh Benfleet Essex SS7 2SU	07/11/2024	1	2	1	0	2	-1
Victoria	CPT/267/13/FUL	81 Daws Heath Road Benfleet Essex SS7 2TA	21/08/2016	1	2	1	0	1	0

Ward	Application	Site Address	Expiry Date	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Victoria	16/0684/FUL	Land Adjacent 270 Daws Heath Road Hadleigh Benfleet Essex SS7 2TP	30/10/2021	0	1	1	1		
Victoria	15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	18/01/2021	0	6	6	6		
Victoria	16/0038/APA	Oak Tree Farm Sherwood Crescent Benfleet Essex SS7 2LF	14/03/2021	0	1	1	1		
Victoria	16/0039/APA	Oak Tree Farm Sherwood Crescent Benfleet Essex SS7 2LF	14/03/2021	0	1	1	1		
Victoria	19/0002/FUL	End View Bramble Crescent Hadleigh Benfleet Essex SS7 2XA	27/02/2024	1	1	0	0	0	0
Total Applications		161			TOTALS	687	519	97	75



BROWNFIELD LAND REGISTER PART 1

2020

Contents

1. Introduction	1
2. Methodology	2
Identifying Sites to be Considered for the BLR	2
Site Selection Criteria for the BLR Part 1	3
3. Results summary	4
4. Conclusion	5
5. Appendices	6
Appendix A – Castle Point Borough Council Brownfield Land Register Part 1 2020	6
Appendix B – Maps of all sites within Castle Point Borough Council Brownfield Land Register Part 1 2020	7

List of Tables

Table 1: Lead in Times for Residential Development	2
Table 2: Brownfield Land Register – Residential Delivery Potential	4

1. Introduction

- 1.1 The Housing and Planning Act 2016 introduces a new requirement for Local Planning Authorities (LPA's) to maintain and update annually a register of brownfield sites that are suitable for residential-led development within their area (i.e. the Brownfield Register).

- 1.2 Brownfield land, known also as previously developed land, is defined in Annex 2 of the *National Planning Policy Framework (NPPF)*(2019) as the following:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

- 1.3 The Brownfield Land Register (BLR) must be in two parts. Part 1 of the BLR will be a comprehensive list of all brownfield sites in a local authority area that are suitable for housing, irrespective of their planning status.

- 1.4 Part 2 of a BLR is optional and is a subset of Part 1. Part 2 would comprise only those sites in Part 1 that the LPA has decided that the land would be suitable for a grant of permission in principle for residential development. Prior to entering a site in Part 2, LPA's must undertake the necessary requirements for publicity, notification and consultation in accordance with Article 4 of the Town and Country Planning (Permission in Principle) Order 2017.

- 1.5 **PLEASE NOTE:** Inclusion of a site in the BLR Part 1 does not mean it is guaranteed to be developed, or that that it will achieve the capacity for residential development stated, should it be developed for this purpose in the future.

2. Methodology

Identifying Sites to be Considered for the BLR

- 2.1 In order to identify potential brownfield sites within the Borough the key sources of information were new sites with planning permission, the emerging local plan and other potential brownfield sites the Council have been notified of throughout the year.
- 2.2 Capacities of the sites were determined by those supplied through planning permissions or in the emerging local plan.
- 2.3 Once the capacity was established for each site the lead in times were calculated using the criteria set out in Table 1 below.

Table 1: Lead in Times for Residential Development

Site Status	Site Size					Notes
	Flats	1 to 4 houses	5 to 19 houses	20 to 50 houses	51+ dwellings	
Full / Reserved Matters	1 year	1 year	1 year	1.5 years	2 years	Allows for discharge of conditions and infrastructure provision. Assumed this is more complicated and timely for larger sites.
Outline	1.5 years	1 year	1.5 years	2 years	2.5 years	In addition to the matters above, an additional 6 months is allowed for larger sites for the reserved matters application.
Resolution subject to S106	+ 0.5 years to Full or Outline lead in time					Some section 106 Agreements can be complicated therefore where they are required an additional 6 months is allowed for them to be put in place.
Site without planning permission	2 years	1.5 years	2.5 years	3 years	3.5 years	To allow time for a Full planning application to be considered, an additional 6 months has been included to the timescales required for a reserved matters application, and a further 6 months for the S106 agreement for larger sites.

Site Selection Criteria for the BLR Part 1

- 2.4 For a site to be included in Part 1 of the BLR, each parcel of brownfield land must meet the following criteria:
- have an area of at least 0.25 hectares or be capable of supporting at least 5 dwellings;
 - be suitable for residential development (i.e. has been allocated in a local development plan document or in the opinion of the LPA);
 - be available for residential development (i.e. the owner intends to sell or develop the land) and;
 - be achievable for residential development (i.e. in the opinion of the LPA likely to take place within 15 years of the entry date).
- 2.5 Historic data for Castle Point indicates that small sites delivering just two or three net additional dwellings have contributed significantly to past delivery in Castle Point. Therefore, repeating the approach taken in the 2012 - 2018 SHLAA Updates, the BLR site selection criteria includes all known sites with the potential to make a net contribution to housing supply in Castle Point including sites with a capacity of less than five dwellings.
- 2.6 Where sites had planning permission or were pending decision then the development potential was used from the permission, however, where the planning application site area included non-brownfield land then this has been excluded and the potential number of dwellings amended accordingly based on the dwellings per hectare previously used.
- 2.7 In 2019 there were 41 sites on the BLR Part 1, four of which have now been built out (CP004, CP0013, CP0028 and CP0029). Following the latest review of the BLR there are an additional 22 sites which can be added, taking the total number of sites within the BLR Part 1 2020 to 59.

3. Results summary

- 3.1 There are 59 sites, available and achievable sites which are now included on the BLR Part 1 2020.
- 3.2 The BLR Part 1 2020 is detailed in Appendix A and is set out to comply with the national Brownfield Land Registers' Data Standard¹.
- 3.3 The table below shows the potential minimum and maximum amount of dwellings that could be delivered through the BLR within 'less than 5 years' and 'greater than 5 years and less than 15 years'.

Table 2: Brownfield Land Register – Residential Delivery Potential

	No. of BLR sites	Minimum no. of dwellings	Maximum no. of dwellings
Deliverable < 5 years	39	514	514
Deliverable >5 years and <15 years	20	382	382
Total	59	896	896

- 3.4 The site maps which detail the location of each site are set out in Appendix B.

¹ Brownfield land register data standard: preparing and publishing a register. DCLG, (July 2017).

4. Conclusion

- 4.1 As set out within the results section above, there are 59 sites which have been included on the BLR Part 1 2020. In order to identify those which could be included on the BLR Part 2, further assessment of the sites, statutory procedures and public consultation would be required as part of The Town and Country Planning (Brownfield Land Register) Regulations 2017.
- 4.2 Having a Part 2 register is optional, and the Council will consider whether or not to produce a BLR Part 2 in due course.

5. Appendices

Appendix A – Castle Point Borough Council Brownfield Land Register Part 1 2020

The list of sites can be found on the website via the below link:

<https://www.castlepoint.gov.uk/brownfield-land-register>

Appendix B – Maps of all sites within Castle Point Borough Council Brownfield Land Register Part 1 2020

The maps of sites can be found on the website via the below link:

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Housing Delivery Test Action Plan

December 2020

Background

The Housing Delivery Test (HDT) was introduced through the National Planning Policy Framework in 2018 (as amended in 2019). The Government produced a Housing Delivery Test Handbook in July 2018, which sets out the method for the test and Planning Practice Guidance provides further guidance.

The HDT is designed to monitor the rate of housing delivery against an objectively assessed target over the preceding 3 years and put in place mechanism designed to increase housing delivery rates in the future. It applies to all local planning authorities.

In the event that a local planning authority does not pass the test, a local action plan should be put in place to set out what measures the local planning authority will take to increase delivery rates.

The HDT is undertaken annually using the following equation:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over the three-year period}} \times 100$$

LPAs are required to undertake this test and submit it to the Secretary of State for Housing, Communities and Local Government who will publish the delivery performance for each LPA in England every November.

The first year for the HDT was 2018.

The provisions in the test for failure to meet the HDT are:

- Where housing delivery over the previous three years falls below 95% of the housing requirement, the LPA will be required to prepare an action plan setting out the reasons for under-delivery, how to reduce the risk of future under-delivery and what actions are needed to increase delivery within 6 months of the results being published;
- Where delivery has been less than 85% of the housing requirement, a 20% buffer must be added to the LPA's 5-year land supply of deliverable sites;
- Where delivery has been less than 75% of the housing requirement, the NPPF's presumption in favour of sustainable development would automatically apply.

During transitional arrangements which were in place for the 2018 and 2019 years, the presumption in favour of sustainable development applied where housing delivery falls below 25% of the housing requirement in November 2018 and 45% of the housing requirement in November 2019. From November 2020, the presumption applies where delivery is less than 75% of the housing requirement.

As it is an annual test the provisions will vary depending on the results of the tests.

Since the Housing Delivery Test came into effect in November 2018, Castle Point Borough Council has achieved the following levels of delivery against its housing requirement:

Year	3-Year Housing Delivery	3-Year Housing Requirement	Proportion of housing requirement delivered
2017/18	395	821	48%
2018/19	480	890	54%
2019/20	434	955	45%

All provisions relevant to the failure of the HDT as set out above therefore apply in Castle Point. This documents therefore sets out the Housing Delivery Test Action Plan for Castle Point. This plan is dated December 2020, and for the reasons detailed in the following sections will cover the period to April 2022.

Housing Delivery – the Detailed Calculation

The Housing Delivery Test assessment for the Borough for the period to 2019/2020 is as set out below:

Number of Homes Required per year			Total	Number of Homes Delivered per year			Total	Housing Delivery Test measurement
2017/18	2018/19	2019/20		2017/18	2018/19	2019/20		
249	353	353	955	163	200	71	434	45%

Causes of Under-delivery

Lack of an Up-to-date Local Plan

There is generally been an under delivery of new housing in the Borough. This is due in a large part to the non-progression of the local plan which will identify the supply of new housing to meet the objectively assessed needs of the borough. The Local Plan was submitted to the Secretary of State for Examination in Public on the 2 October 2020. However, around 50% of the housing requirement planned for within the Local Plan is on sites within the current extent of the Green Belt, to which objections have been raised. These sites will not therefore become available for development until after the examination process is complete and the plan is adopted. The Council anticipates the adoption of the plan in later 2021.

Insufficient Land Supply

In the meantime, the supply of housing will remain relatively constrained, as over 50% of the borough is within the Green Belt, and the existing urban area does not contain extensive regeneration/redevelopment opportunities. This means that there is an under supply of land relative to housing need, and consequently there is an under supply of consented supply. At April 2019, there were 605 homes with extant consent. Over 50% of these homes would need to have been delivered to meet the HDT requirement in the 2019/20 year. This continues to be an issue, with the number of extant consents having reduced to 602 homes at April 2020. Furthermore, even where consents are being delivered on-site new planning applications are not replenishing the supply at a sufficient rate. In 2018/19 consents were issued for 255 new homes only. This reduced to 143 homes being consented in 2019/20.

Delivery Rates

Due to the constrained nature of the land supply, many of the schemes which are approved for development in Castle Point are smaller in nature and delivered by smaller building companies. Due to this, viability concerns are often raised by developers, particularly in relation to the slightly bigger redevelopment schemes which are seen in Castle Point, and which have the potential to deliver slightly better levels of housing provision. This causes delays in start on site, with only 28 consents being implemented in 2018/19 and 23 consents being implemented in 2019/20. Factors affecting the stability of the economy and the ability of these small building companies to borrow money will exacerbate this situation.

Scale of need exacerbated by affordability

The impact of not meeting the required number of new homes over a prolonged period in Castle Point has been an increased backlog in development demand and an increase in prices relative to local incomes placing a strain on affordability. Consequently, the standard methodology calculation for Castle Point includes the maximum uplift for affordability, increasing the housing requirement in Castle Point above that required to meet household projections alone.

Removal of Caravans

There are a number of people living in static caravans within Castle Point, primarily at the Thorney Bay caravan park. These caravans are former 'holiday style' caravans not designed for year-round accommodation and do not offer the thermal efficiency and comfort you would expect in a home in 21st Century Britain. The owner of the Thorney Bay caravan park has therefore been replacing caravans on this site with more robust Park Homes, which are designed for year-round living. Whilst there will ultimately be more Park Homes on the site than caravans, there is an obvious lag period between caravans being removed and new Park Homes being properly sited. In the period 2018 – 2020, 109 caravans were removed from this site affecting the net number of new homes provided. A further 480 caravans remain to be removed, which will impact on net delivery rates in future years also.

The Borough's Current Housing Land Supply

As set out in the submitted Local Plan, the housing land supply as at 1 April 2020 is as follows:

Policy	Site	Completions	Extant permission	2018-2023	Years 2023-2028	2028-2033	Total
HO9	Land west of Benfleet	0	0	0	500	350	850
HO10	Land between Felstead Road and Catherine Road	0	24	0	101	0	101
HO11	Land off Glyders	0	0	5	25	0	30
HO12	Site of the former WRVS Hall, Richmond Avenue	0	0	20	19	0	39
HO13	Land east of Rayleigh Road	0	0	15	359	81	455
HO14	Land at Brook Farm	0	0	0	173	0	173
HO15	Land south of Scrub Lane	0	0	0	55	0	55
HO16	Land at Oak Tree Farm	0	0	0	65	0	65
HO17	Hadleigh Island	0	0	0	52	0	52
HO18	Land north of Grasmere Road and Borrowdale Road	0	0	0	0	30	30
HO19	Land at Glebelands	0	0	10	145	0	155
HO20	The Chase	0	10	0	320	20	340
HO21	Land fronting Rayleigh Road	0	0	0	0	60	60
HO22	Land at Thames Loose Leaf	0	0	0	0	12	12
HO23	Land east of Canvey Road	0	0	0	262	38	300
HO24	Land west of Canvey Road	0	57	0	76	120	196
HO25	Land at Thorney Bay Caravan Park (gross of projected losses)	146	0	225	375	74	674
HO26	Land at The Point	0	0	0	0	100	100
HO27	Walsingham House	0	0	16	16	0	32
HO28	Land at Admiral Jellicoe	0	0	20	20	0	40
HO29	Land south of Haron Close	0	0	12	12	0	24
HO30	Land at Haystack car park	0	0	14	0	0	14
HO31	Land at Kings Park	0	0	0	50	0	50
HO32	244-258 London Road	0	0	0	0	50	50
Total from strategic allocations		146	91	337	2,625	935	3,897
Completions 2018 – 2020 (Net)				271	0	0	271
Extant planning permissions at 1 April 2020 (Net)				602	0	0	602
Policy compliant sites				12	77	186	275
Brownfield Land Register				67	67	0	184
Windfall				60	300	300	660
Gross total				1,349	3,069	1,471	5,889
Projected Losses on Strategic Allocations (incl Thorney Bay etc)				-162	-277	-83	-522
Net total				1,187	2,792	1,388	5,367

This indicates that over the period to April 2023, the Council will continue to under deliver against its housing requirement. However, as allocated sites come online the supply and delivery positions will both improve in the period from April 2023 onwards.

If the standard methodology requirement is set constant over time i.e. 353 homes per annum, deliver will improve before meeting the HDT requirement in 2024.

If however a stepped requirement of 291 homes per annum until 2023, before increasing to 384 homes per annum thereafter, the HDT requirement will be met in 2023. A modification to this effect is proposed as an amendment to the Local Plan.

Key Actions

The following actions are or will be taken in Castle Point to improve the delivery of housing over the period to April 2022. As a key action for the Council is the adoption of an up to date Local Plan, the timescales for which sit in the hands of the Planning Inspectorate at this time, a review of the Action Plan in mid-2021 would not alter this action plan. The next review of this action plan will therefore occur in mid-2022.

Key Action	Outcomes for HDT	Timescales	Status
Adopt an up to date Local Plan	Stepped housing trajectory proposed which will adjust requirement in the HDT for the period 2018 to 2023. New allocations for housing sufficient to meet housing requirements. The allocation of larger sites which enables volume housebuilder to enter the local market, currently dominated by small building companies. The Ashcroft Place development demonstrated such schemes can deliver swiftly, rapidly increasing supply.	December 2021	Submitted for Examination in Public
Local Plan Delivery Board (LPDB)	A LPDB has been established to progress the delivery of sites in the Local Plan by engaging with developers to facilitate and accelerate the process of preparing master plans and development briefs for allocated sites.	Ongoing	Operational
Planning Performance Agreements for allocation sites	Officers working with developers alongside engagement with the Local Plan Delivery Board to facilitate and accelerate the process of preparing master plans and development briefs for allocated sites and progressing proposals through the planning application process, thereafter, including the discharge of conditions.	Ongoing	Due to commence December 2020
Infrastructure Planning and the funding and delivery of infrastructure	The Infrastructure Delivery Plan provides upfront clarity on the likely infrastructure requirements for strategic sites, limiting delays in delivery later on.	Review in 2021	Up to date
	The implementation of CIL will provide further clarity on the costs of development in Castle Point, limiting delays in delivery later on	Adoption December 2021	Draft prepared for consultation
	Local Developer Contributions Guidance will help to provide upfront clarity on the likely costs of developer contributions requirements, limiting delays in delivery later on.	Review in 2021	Out of date
	Coordination of partners at a strategic level through the Regeneration Partnership to focus on the delivery of strategic infrastructure and investment which will unblock barriers to the delivery of growth and regeneration.	Ongoing	Ongoing
Accelerated Housing Delivery Programme	South Essex Authorities in partnership with Homes England have advanced plans to accelerate housing delivery in South Essex through a programme of interventions. Two sites with a capacity of circa 100 homes in Castle Point are in phase 1 of the programme for delivery in 2021/22. All other allocations in the emerging Local Plan are in latter phases of the programme.	Ongoing	Due to commence March 2021

Key Action	Outcomes for HDT	Timescales	Status
Enabling smaller developments (10+ homes)	Encouraging pre-application discussions for all major development schemes of 10 or more homes to identify the issues that need to be addressed, preventing delays at a latter point in the process.	Ongoing	Ongoing
	Assessing stalled sites of 10+ homes to determine the barriers for delivery and any actions the Council can take to unlock them. If appropriate, stalled sites may be referred to the Accelerated Housing Delivery Programme.	Review in 2021	Not commenced
Prepare a South Essex Plan	Whilst this would have little impact on short-mid term housing delivery, the housing trajectory for the Local Plan does show that supply drops away in the period beyond 2028. The preparation of a South Essex Plan now will help to identify the infrastructure needed to unlock future growth opportunities in South Essex, including in Castle Point.	Adoption in 2022/23	Commenced
Refresh of the Council's Housing Strategy	This has the potential to identify how the Council will use its own assets to supply additional housing in the Borough. At April 2020, three schemes in Castle Point were being delivered by the Council on Council owned land. There is the opportunity for other sites to be brought forward in this way, although the Council's landholdings are finite in this regard.	March 2021	Commenced

CABINET

20th January 2021

**Subject: Getting Building Funding: Labworth Car Park
remodelling and resurfacing project update**

**Cabinet Members: Councillor Stanley – Special Projects
Councillor Hart – Place Infrastructure**

1. Purpose of Report

This report advises Cabinet of;

- (1) The outcome of the Council's application to the South East Local Enterprise Partnership (SELEP) for Getting Building funding;**
- (2) The outcome of the procurement for the Labworth car park remodelling and resurfacing works; and**
- (3) The timetable for the works and the operational arrangements whilst the works are being undertaken.**

2. Links to Council's priorities and objectives

The remodelling and resurfacing of the Labworth Car Park links with the Council's ambition to improve and regenerate Canvey Seafront. It supports the following Council Priorities from the Corporate Plan:

- Health and Community Safety**
- Environment.**

3. Recommendations

It is recommended that Cabinet notes the contents of this report.

4. Background

In June 2020, Local Enterprise Partnerships were invited to put forward projects for the Getting Building Fund. Specifically, the Government was looking for shovel-ready capital projects which could be delivered within 18 months.

The overarching objectives of the fund are to drive economic growth in the wake of the COVID-19 crisis, create new jobs and support green recovery.

SELEP successfully secured the largest allocation for any LEP area in the UK. It was allocated £85m share of the £900m Getting Building Fund which must be spent by 31st March 2022.

In mid-July the Labworth Car Park was chosen as one of the 34 projects shortlisted by SELEP to receive a share of Getting Building Fund subject to approval of a comprehensive business case. The detailed business case had to be submitted to SELEP following sign off by Essex County Council who is the accountable body by 11 September. SQW – Land and Property was appointed to assist with the development of the business case.

The business case was subjected to independent scrutiny by Steer, SELEP's appointed Independent Technical Evaluator who needed to be satisfied that the project demonstrated value for money and complied with the grant criteria if they were to recommend that the SELEP Accountability Board approve the project and award the funding.

The SELEP Accountability Board met on 20 November 2020 and approved £700k funding towards the cost of the Labworth Car Park improvements.

Procurement Update

Keegans has been appointed Contract Administrator and CDM Principle Designer under the terms of the Braintree District Council Construction Consultancy framework (ref: PROC15-0132).

Due to the seasonal nature of the seafront and the need to complete the works out of season to minimise the disruption to local businesses and visitors to the seafront it was necessary for the procurement exercise to commence ahead of the SELEP Accountability Board meeting on 20th November so that the Council was in a position to award the contract shortly after the Board meeting on 20th November.

Tenders were invited for the works on 8th October 2020 via the Delta Procurement Portal and tenders were required to be returned by 12th November. Two site visits were organised which were attended by a large number of potential tenderers.

During the tender period, it became apparent that the items for the provision of electric vehicle chargers were proving difficult for tenderers to price. Rather than allow this to adversely affect the key elements of the works a revised schedule was issued giving tenderers the option to price these elements if they wished. It has subsequently been decided to run a separate tender exercise for these works.

Twelve tenders were received, 10 of which were deemed to be compliant when evaluated. The non-compliant tenders had either used incorrect pricing schedules or had failed to price various elements of the tender. Tenders were evaluated on a 50% price:50% quality basis. The quality element was assessed having regard to previous experience (10%), project resources (10%), Quality Management (10%), Health and Safety/zero harm (10%) and Social Value (10%)

The tendered prices ranged from £658,708.96 to £1,224,059.25. The prices exclude the cost of providing and installing the solar powered electric charging

points. The pre-tender estimate for the works as detailed in our bid for GBF was £868,365, estimated consultancy fees £43,331 making a total of £911,696.

W&H Roads Ltd has been awarded the contract as they obtained the highest evaluation score. Their tendered price was **£720,997.61**. They scored high on the previous experience evaluation as they have significant experience in the installation of cellular paving and experience in this form of construction is essential to the project.

A pre-start meeting was held on 9th December.

A separate tender exercise will be undertaken for the procurement of the electric vehicle charging points. There are some companies that will install and manage for free the charging points and this option is currently being considered. Even if it is decided that it is better for the Council in the longer term to fund the capital cost of the charging points officers are confident that the total cost of the works will be well within the pre-tender estimated costs.

Operational Arrangements

The works commenced on 11th January 2021 and will be completed by 21st May 2021, i.e. ahead of the busy summer season. In order to minimise disruption to local businesses and visitors to the seafront the contract requires that part of the car park remains available for public use throughout the works. Works will commence at the end nearest the fun parks and move westwards across the car park as the works progress.

The improvements to the car park include the creation of a separate access and exit, removal of the non DDA compliant ramped path separating the two existing car parking areas, new stepped access to the seawall and provision of 10 electric vehicle charging points. The main access and egress areas will be paved with dense bitumen macadam surfacing. Paving for the majority of the car park will consist of environmentally friendly, recycled plastic, cellular paving with a soil infill. The car park will accommodate a total of 203 marked parking bays, including 12 for blue badge holders.

Communication

Local businesses and stakeholders who will be most impacted by the works have been written to informing them of the arrangements. Signage giving advance notification of the works was put up in the car park and social media update posts will periodically be issued whilst the works are being undertaken.

5. Corporate Implications

a. Financial implications

The pre-tender estimate for the works as detailed in the Council's bid for GBF including consultancy fees was £911,696. The full cost for the works will not be known until the tender for the electric charging points has been completed but even if the Council decides that it is advantageous for it in the longer term to pay for the installation of the charging points it is envisaged that the total cost for the works will be well within the pre tender estimated costs.

The Council has secured £700k from the Getting Building Fund towards the cost of the works.

The Council has secured £39K from the South Essex Parking Partnership (SEPP) from its operating surplus which it has put towards this project.

It is a condition of the Getting Building grant funding that the Council will cover any cost overrun. Cabinet at its meeting on 16th September 2020 authorised the s151 Officer in consultation with the Head of Environment and the Cabinet members for Special Projects and Resources to approve a draw down from Council reserves to meet any cost overrun once the tenders had been received so that the proposed improvements to the car park could be progressed in a timely manner and in accordance with the Getting Building Fund grant conditions.

There will be a potential loss of income of up to £20k due to the partial closure of the car park while the works are undertaken. However, as visitors will be able to use the other Council seafront car parks instead it is anticipated that income from these other car parks will increase during this period. The works are scheduled to take place during the pre-season period to minimise loss of income and the impact on visitors and local businesses.

b. Legal implications

The car park is currently in a poor state of repair. The Council has a statutory duty to ensure that its facilities are fit for purpose and safe to use as far as reasonably practicable.

The Council will need to comply with the Getting Building Fund grant conditions which include completing the works by end of March 2022 and covering any cost overrun so that the scheme can go ahead, or else it might be required to pay back the grant it has been allocated.

c. Human resources and equality implications

The upgrading of the car park will improve accessibility across the car park for all users of the car park but particularly for wheelchair users and persons with pushchairs. The proposal includes the provision of 12 bays for blue badge holders, currently the car park is unmarked and there is no provision for blue badge holders.

d. Timescale for implementation and risk factors

The works commenced on 11th January and are scheduled for completion by 21st May. Risk factors which might impact on this project include adverse weather conditions whilst the works are being carried out and failure to complete the works by end of March 2022 in accordance with the grant conditions. The potential impact of Covid-19 is another risk factor.

7. Background Papers:

Report to Cabinet 16.9.2020

Report Author: Trudie Bragg, Head of Environment

CABINET

20th January 2020

Subject: Health and Wellbeing Update

Cabinet Member: Councillor Johnson – People - Health and Wellbeing

1. Purpose of Report

To provide the Cabinet with a comprehensive update on work currently being undertaken to improve Health and Wellbeing in the Borough of Castle Point.

2. Links to Council's priorities and objectives

This report links directly to the Council priority of Health and Community Safety.

3. Recommendations

- 1. Cabinet notes the content of the report and recognises the role of the Council in improving the health and wellbeing of the residents of Castle Point.**
 - 2. Cabinet commits to:**
 - supporting the ongoing work of the Castle Point & Rochford Health & Wellbeing Board and;**
 - ensuring that health and wellbeing considerations continue to be reflected in the Council's work and future plans.**
-

4. Background

- 4.1 Councils have long played a key role in improving the health and wellbeing of the population it serves. From Victorian times until 1974, when the NHS took over most public health functions, local government has a long and proud history of promoting and protecting public health. The Health and Social Care Act 2012 gave local government a renewed and core role in public health with dedicated funding.**
- 4.2 This report presents to Cabinet a comprehensive update on the work being done to improve the health and wellbeing of the residents of Castle Point, both directly and also in partnership, specifically through the Castle Point & Rochford Health and Wellbeing Board. It needs to be recognised that responsibility for health and wellbeing does not simply lie with the health bodies. It is an integrated approach**

that factors in health and wellbeing to strategy and policy making across all parts of the Council and its partners.

- 4.3 The Covid-19 crisis has magnified the importance of an integrated approach across all sectors. So, it is important that the Council continues to recognise and support the joined up working across the healthcare and voluntary spectrum.

5. Report

5.1 Health and Wellbeing Partnerships

Castle Point & Rochford Health & Wellbeing Board

- 5.1.1 Although the statutory responsibility for health and wellbeing sits with Essex County Council (ECC) which manages a county-wide Health and Wellbeing Board (HWB), Castle Point Borough Council has, in partnership with Rochford District Council, been part of a local HWB since 2013, when public health responsibilities moved from the NHS to local government.
- 5.1.2 The Board is non-statutory and does not have any decision-making authority, nor a collective budget. However, it is a group of partners dedicated to working collaboratively to address the health and wellbeing needs of residents and foster ongoing and effective partnership working. Member organisations include the Castle Point and Rochford Clinical Commissioning Group, community healthcare providers, local authorities, ECC, as well as local community, faith and voluntary sector services.
- 5.1.3 The current joint Castle Point and Rochford Health and Wellbeing Strategy is underpinned by a vision to create an environment that supports, encourages and maximises opportunities for everyone to lead healthy, active, fulfilling lives and maintain their independence for as long as possible. The focus is on early intervention and prevention and empowering residents to take responsibility for their own health. The strategy focuses on three main priorities:
1. Reducing levels of overweight and obesity
 2. Improving mental health and wellbeing
 3. Supporting people to lead independent lives to stay in their own homes for as long as possible
- 5.1.4 Public health funding allocated by ECC is used to support the delivery of initiatives that are aligned to these priorities and actions within our health and wellbeing strategy to improve residents' health and wellbeing. In Castle Point grants have been awarded to support the delivery of a range of projects, including:
- Grow It Cook It Eat It courses;
 - additional sessions at the Thundersley Community Shed;
 - stressbuster courses to help young people build resilience and learn coping mechanisms to deal with stress and anxiety;
 - the purchase of interactive technology to provide mental stimulation and improve wellbeing for young carers and people with dementia;
 - basic cookery courses for older adults to support healthy eating; and

- inclusive physical activity and sports sessions at Waterside, as well as Let's Keep Moving groups in Canvey and Benfleet in partnership with Active Essex.

5.1.5 The Board is currently undertaking a reset of its Health and Wellbeing Strategy, with the aim to launch a new strategy in March 2021. The strategy will be based on a whole systems approach and reducing health inequalities.

5.1.6 A new priority – community resilience – will be included in the new strategy. This aims to build on existing community strengths that have been highlighted during the Covid-19 pandemic, to create local leaders that empower communities and individuals to care for and help each other and themselves. This mirrors the direction of travel across the wider health system and primary care networks, working to deliver health services on a more local population level.

5.1.7 The Health and Wellbeing Strategy is informed by the Joint Strategic Needs Assessment (JSNA). This is a process used to assess the current and future health, wellbeing and care needs of a local authority area (in this case Essex County Council). The purpose is to inform strategic decision making, commissioning of services and reduce inequalities across all ages. Information is supplied separately for each of the 12 Districts and Boroughs across Essex to determine issues and needs on a smaller geographic level to enable a more localised, targeted approach.

5.1.8 The JSNA and more recent data from Public Health England's Fingertips health profiles highlight the following areas for attention in Castle Point:

Prevalence of overweight and obesity – in 2018/19, almost two thirds (65.6%) of adults in Castle Point aged over 18 years were classified as overweight or obese. This was higher than the prevalence across the whole of Essex (62.6%) and England (62.3%). In addition, almost a quarter (23.6%) of reception-aged children and over a third (34.7%) of children in Year 6 were classified as overweight or obese. These figures are also higher than the figures for Essex (22.3% and 31.4%) and the figures for England (22.6% and 34.3%), respectively.

Percentage of physically active adults – 2018/19 data from Sport England's Active Lives Adult Survey shows that less than two thirds (61.4%) of adults aged 19+ in Castle Point were doing at least 150 minutes of moderate intensity physical activity per week (as per the Chief Medical Officer's recommendations), which is lower than the figure for Essex (67.1%) and England (67.2%).

Hospital admissions from falls and hip fractures – the rate of emergency hospital admissions due to falls in persons aged over 65 years was 2369 per 100,000 in Castle Point in 2018/19. This was higher than the rate across Essex (2111) and England (2198). Similarly, the rate of emergency hospital admissions due to hip fractures in people aged 65 and over was 633 per 100,000, which was also higher than the rate for Essex (585 per 100,000) and England (558 per 100,000).

Measles – in 2018, Castle Point had the highest incidence rate of measles in the county (11.1 per 100,000 people), significantly worse than the Essex (1.5 per 100,000) and England average (1.74 per 100,000 people).

Chronic Obstructive Pulmonary Disease (COPD) – this is the name for a group of serious lung conditions that cause breathing difficulties, including chronic bronchitis and emphysema. The age standardised rate of emergency hospital admissions for COPD in adults aged over 35 years was 444 per 100,000 in Castle Point in 2018/19. This is higher than the rate across Essex (351) and England (414).

Excess winter deaths - between August 2018 and July 2019, the rate of Excess Deaths for all ages was 20.9%, higher than the average for England (15.1%) and Essex (20.4%). In the over 85s age group during the same period, the level of Excess Winter Deaths was 37.6%. This is also higher than the rate for England (18.2%) and Essex (26.8%)

South East Essex Alliance

5.1.9 Cabinet should also note that in recent months, the Council has been participating in monthly meetings of the South East Essex Alliance, a partnership of the following organisations:

- Southend Borough Council
- Essex Partnership University Trust
- Health Care Partnership
- Castle Point Borough Council
- Southend University Hospital Foundation Trust
- South East Essex Clinical Commissioning Groups (CCGs – one for Southend and one for Castle Point and Rochford)
- Voluntary Services
- Southend Public Health
- Rochford District Council
- Mid and South Essex University Hospitals Group
- Essex County Council
- Healthwatch
- Primary Care Networks

5.1.10 The aim of The Alliance is to bring key partners together to provide the localism needed within the South East Essex system to create opportunities for people to live well in South East Essex. This extends beyond the traditional boundaries of health and social care and incorporates wider system partners to tackle the social determinants of ill health.

5.1.11 A practical example of how The Alliance is helping to work better across the wider health systems concerns the flu vaccination programme during Covid-19 and how the CCGs have been able to link up with local authorities to establish suitable venues to administer vaccines whilst maintain social distancing.

5.2 Wider determinants of health

5.2.1 Health and wellbeing is influenced not only by biological and lifestyle factors, but also a range of broader social, economic and environmental factors including material wealth, education, housing and employment. These are collectively known as ‘the wider determinants of health’. The mechanisms by which these

impact on health outcomes are complex and interlinked; for more details, see the Dahlgren and Whitehead model of health determinants in Appendix 1.

- 5.2.2 Many of these determinants of health sit outside of what might be considered the responsibility of the “health sector”, including the NHS, and it is recognised that many fall into the Council’s remit (see section 5.3.1 for specific examples). As such, the Council has a key role to play in supporting residents’ health and wellbeing and has the ability to address some of these determinants (and thus reduce health inequalities) through the services it provides.
- 5.2.3 There is a social gradient across many of these determinants, with those from more deprived backgrounds experiencing worse health outcomes than people who are the least deprived. Castle Point has seen sustained increases in deprivation relative to districts across England, according to the latest Indices of Multiple Deprivation 2019 Report. These inequalities translate into differences in life expectancy between the most and least deprived areas. For example, in Castle Point the inequality in life expectancy at birth is 4.3 years for females and 6.0 years for males between the most and least deprived areas.

5.3 Strategic fit with the Council’s existing and emerging Corporate Plan

- 5.3.1 In the current Corporate Plan 2018-21, one of the four priorities is Health and Community Safety and indeed much of the work of the Council has a direct impact on the health and wellbeing of the residents of Castle Point. Some examples include:

Housing

- **Council homes:** As a social landlord, the Council provides housing for residents in the Borough which must meet the Decent Homes Standard (this is also the case for other registered providers in Castle Point). This standard supports the health and wellbeing of residents;
- **Private sector housing:** The Environmental Health team investigates and enforces rectification of serious hazards in homes such as cold and damp. This role includes the regulation of homes of multiple occupancy; and
- **Disabled Facilities Grants:** For adaptations to be made to enable residents to continue to live safely in their own homes.

Environmental Health

- **Food Standards:** Food establishments in the Borough are subject to inspection and enforcement to ensure that basic food safety requirements are met;
- **Air quality, noise and other sources of pollution:** Monitored across the Borough and available at essexair.org.uk;
- **Occupational Health and Safety:** The Environmental Health team investigates complaints and carries out a range of proactive work, with regard to the Health and Safety of persons employed in the Borough. The Council’s in-house Corporate Health and Safety Advisor provides advice and guidance to all Council services; and
- **Infectious Disease Control:** Working in close partnership with Public Health England and Essex County Council’s Public Health Team, the team assists in the investigation of outbreaks of a range of infectious

diseases and incidents of food poisoning. Extensive front-line work has been undertaken during 2020 in response to the COVID-19 pandemic.

Operational Services, Streetscene and Leisure

- ***Parks, Open Spaces and Leisure Facilities:*** Enable residents to make use of leisure centres, walking trails, country parks, outdoor gyms, play equipment and playing pitches, which provide a variety of opportunities for residents to be physically active and improve mental wellbeing; and
- ***Street Cleaning, Fly-tip Removal and Domestic Waste/Recycling:*** Helps to maintain a clean and pleasant environment as well as avoiding some of the health hazards from waste if it were left to build up.

Licensing & Community Safety

- ***Licensed premises:*** Consideration to an appropriate level of licensed premises in the Borough, including establishments which sell alcohol, fast food and gambling sites etc.; and
- ***Community safety:*** Reducing anti-social behaviour, crime, domestic abuse and drug and alcohol related activities.

Planning and Regeneration

- ***Urban and rural design and (re)development:*** Investment to ensure that health and wellbeing is considered at every stage;
- ***Master planning:*** Health and wellbeing will be a factor in the preparation of master plans for development sites, including integration with existing communities to ensure that new facilities and open spaces created by new development are available for all;
- ***Town centres:*** Regeneration plans for the town centres and Canvey Seafront will encourage greater walking and cycling, and outdoor activities and exercise;
- ***Building Control:*** Ensures that new development in the Borough is built to standard and is safe to live in. Building regulations are updated by the Government to take account of changes in environmental standards; and
- ***Local Plan:*** Identifies areas for growth across the Borough and considers health and wellbeing within this across a range of facets: from ensuring enough business space to encourage jobs in the local economy; to securing an adequate supply of affordable homes; to promotion of active travel through cycles paths and walkways; securing access to and provision of green spaces, healthcare facilities; and the prevalence of fast food outlets and their proximity to school settings.

5.3.2

Health and wellbeing will be an important feature in the emerging new Corporate Plan for 2021-24. The graphic below sets out the proposed high-level objectives for the new corporate plan and whilst there is a specific objective around health and wellbeing, it is clear that many of the other objectives will also have an impact on this area.



5.4 Covid-19

- 5.4.1 The Covid-19 pandemic has brought public health to the forefront, partly because of the long-lasting and profound detrimental impact this will likely have on people's physical and mental health and wellbeing. Not only from the direct effects of the virus, but also the indirect effects, such as loss of employment, debt, disrupted school and university education, and lifestyle changes that may have occurred from prolonged periods of time spent at home and reduced social contact. The severity of these impacts will differ, but undoubtedly the pandemic will increase the number of vulnerable people in our society and exacerbate existing vulnerability. Due to existing health inequalities these effects are likely to be greater and worse felt by those in more deprived areas, and subsequently widen these existing health inequalities.
- 5.4.2 The ongoing pandemic has further highlighted the importance of the community and voluntary sector services (CVS) in supporting local communities. CVS partners have played a critical role in the local response to the pandemic and this has highlighted the effectiveness of partnership working and the importance of community networks to mobilise resources quickly and deliver timely support to those who need it. It is also important to note the role that this sector plays in supporting the wider health and wellbeing of Castle Point residents; these same organisations work hand-in-hand with statutory services and provide advice and support which in many cases helps to prevent needs escalating and poor health from developing, thus relieving some of the pressure on primary care in GP surgeries and acute care in hospitals.
- 5.4.3 A vibrant and effective community and voluntary sector is key to achieving many of the positive outcomes for people in the Borough and the Council will continue to work in partnership with this sector, providing the necessary ongoing support.

5.5 Looking forward and next steps

- 5.5.1 As covered above, the strategic framework for health and wellbeing in Castle Point includes both the Castle Point & Rochford Health and Wellbeing Strategy and the current and emerging Castle Point Corporate Plan. Even at this early stage of development, the Health and Wellbeing Strategy proposes the following core principles:

Early intervention and prevention – it is recognised that early intervention and prevention leads to better outcomes for individuals and also are significantly more cost effective than treatment of poor health/illness as conditions develop.

Partnership working – across the many statutory bodies like Essex County Council and the NHS that work in and influence this field, as well as with the community and voluntary sectors that have an increasingly important role to play in public health.

Whole systems approach – With the diverse range of organisations and inherent complexity that exists in the health and wellbeing landscape, it is important that information on what services are available to residents is easily accessible and that referral routes into these services are as straightforward and timely as possible.

Reducing health inequalities – a core principle of public health is to tackle the health inequalities that exist often because of broader economic, social and environmental factors.

- 5.5.2 In conclusion, although Castle Point Borough Council does not have the statutory responsibility for health and wellbeing, it is clear that a lot of the Council's work both directly and indirectly impacts on the overall health and wellbeing of residents. Through the development of the new Health and Wellbeing Strategy and by ensuring that health and wellbeing considerations run through the new Corporate Plan 2021-24, the Council will continue to focus on and deliver positive outcomes for the residents of Castle Point.

6. Corporate Implications

a. Financial implications

Much of the work that the Council does to directly impact on the health and wellbeing of people in Castle Point comes from within existing budgets. Castle Point Borough Council & Rochford District Council have separate public health budgets that are allocated by Essex County Council. The grants allocated to each authority this year were £18,100 and £18,492 respectively.

b. Legal implications

There are no direct legal implications at this stage.

c. Human resources and equality

Castle Point's public health work is supported by the Public Health Improvement Officer who works across Castle Point and Rochford. Although this paper does not have any direct equality implications at this stage, the public health agenda

has a specific focus on reducing health inequalities across the population, with many of these inequalities caused by socio-economic factors.

d. Timescale for implementation and risk factors

The new Castle Point & Rochford Health & Wellbeing Strategy will be developed by March 2021. The new Corporate Plan 2021-24 will be adopted by Council in July 2021.

7. Background Papers:

Joint Strategic Needs Assessment 2019

Castle Point and Rochford Health and Wellbeing Strategy 2019-21

Castle Point Corporate Plan 2018-21

Report Authors:	Ben Brook	bbrook@castlepoint.gov.uk
	Sarah Alderton	salderton@castlepoint.gov.uk

Appendix 1 – Model of Health Determinants



Source: Dahlgren and Whitehead (1991)

CABINET**20th January 2021****Subject: Financial Update****Cabinet Member: Councillor Varker - Resources****1. Purpose of Report****This report is intended to:**

- **Provide Cabinet with the latest 2020/21 forecast in respect of the General Fund.**
- **Update Cabinet on developments of a financial nature, which may impact on the Council's financial plans in respect of either the General Fund, Housing Revenue Account (HRA) or Capital Programme.**
- **Update Cabinet on developments in relation to the impacts of COVID-19 on the Council and the assistance received from Government.**

2. Links to Council Priorities and Objectives**This report is linked to the Council's priority of "*A Commercial and Democratically Accountable Council*".****Sound and strategic financial management is essential in order to ensure that resources are available to support the Council's priorities and maintain or improve services.****3. Recommendations**

- 1. That Cabinet note the report and financial forecast at Appendix 1.**
- 2. That Cabinet note and agree the changes to the Housing Revenue Account Capital Programme at Appendix 2.**

4. Background & basis of the financial forecast

- 4.1** The Financial Planning Strategy is incorporated within the Policy Framework and Budget report which is approved by Council in February each year. The strategy requires the submission of a Medium Term Financial Forecast (MTFF), enabling the Cabinet to monitor latest estimates of future spending and resources, and take appropriate action to ensure that the Council's financial targets are met.

5. Financial Impact of COVID-19 and Government Assistance

- 5.1** In September it was reported to Cabinet that the financial impact on the Council in 2020/21 caused by COVID-19 was forecast at **£2.139m** and was fully mitigated through a combination of grant funding, use of the furlough scheme and the government income loss scheme.
- 5.2** Since that time, the Council has continuously reviewed its financial forecasts, the Country entered a second period of lockdown and further funding announcements

have been made. The table below summarises the current expected 2020/21 financial impact on the Council. This information changes on a weekly basis.

	£m
Net pressure caused by COVID-19	2.629
Grant funding from Government	(1.252)
Income loss covered by Government	(1.092)
Use of Furlough scheme	(0.285)
Total	Nil

- 5.3 As this report was being written, the Prime Minister announced a third national lockdown. The financial impact of the third national lockdown is not reflected within the figures above but will be determined and subsequently included in the report to Cabinet in February.
- 5.4 Known and reasonably certain financial impacts arising from COVID-19 will be incorporated into the detailed revised budget which will be presented to Cabinet/Council in February 2021. Less certain impacts relating to future financial years which may or may not be wholly or partially offset by government funding, will not be included within the detailed budget but will either be reflected in the Council's calculation of its minimum level of General Reserves or set aside in an earmarked reserve.

6. Changes to approved budgets

- 6.1 The following budget changes have occurred since the September financial update report to Cabinet.

	£000's	Description
1.	78	Test & Trace Support Payment Scheme (Standard & Discretionary) (28.09.2020)
2.	40	COVID-19: Local authority compliance and enforcement grant (8.10.2020)
3.	218	Coronavirus (COVID-19): emergency funding for local government (4th tranche) (22.10.2020)
4.	1,808	Additional Restrictions Support Grants (6.11.2020)
5.	1,076	Local Restrictions Support Grants (6.11.20)
6.	110	Essex Business Adaptation Funding (27.11.2020)
7.	183	Test and Trace Isolation payment scheme (5.12.2020)
8.	41	CEV Support Funding (5.12.2020)

- 6.2 The audit of the statement of accounts for 2019/20 has been concluded and an unqualified opinion given by the Council's External Auditor. The financial forecast at Appendix 1 includes the outturn for 2019/20.
- 6.3 Various central government grants intended to compensate authorities for the financial impact of COVID-19 have also been reflected in the financial forecast at Appendix 1. The accounting requirements in respect of business rates are complex and Cabinet will note that there is a requirement to carry forward grant from 2020/21 into 2021/22 to offset a deficit on the NNDR collection fund which, by the design of collection fund accounting, will fall in that year. In order to achieve this outcome the forecast shows significant figures on lines 4, 6 & 8.

Changes to the Capital Programme - Housing Revenue Account (HRA)

- 6.4 The budget has been amended to reflect a programme of works (Appendix 2) based upon work achievable in light of current restrictions and tendering of works. Main changes include the roll forward into 2021/22, of work programmes relating to Digital TV, Doors, Roofing and UPVC Facias and Soffits. Budget has also been rolled forward from 2019/20 into 2020/21 to enable completion of new housing developments delayed by restrictions brought in during March 2020. Programmes of work such as Kitchens and Bathrooms have also been subject to a high refusal rate by tenants, likely to be driven by the current covid-19 restrictions.
- 6.5 The programme also includes provision of **£339k** relating to the introduction of a new Housing Management System as reported to Cabinet in March 2020 and **£90k** for new housing developments reported to Cabinet in October 2020.
- 6.6 Cabinet are asked to approve the updated programme of works and a recommendation to this effect is included above.
7. **Revenue/Capital budgets “on-watch”**
- 7.1 This section of the report highlights revenue or capital budgets, HRA or General Fund, which are identified by the Strategic Director (Resources) as “on-watch”. This term refers to expenditure and income budgets where there is reason to believe that performance may not meet expectations and where the impact on the Council’s overall financial plan is likely to be material.
- 7.2 For the purpose of this report, items will be included if they have a full year financial impact of at least **£50k** and / or are felt to be of interest to Cabinet.

	£000's	Description																								
1.	152	<p>The co-mingled waste contract is predicted to exceed full year budget by approximately £152k. This variance will be funded by the earmarked reserve established as part of the 2020/21 budget setting process.</p> <p>Cabinet will recall that the pricing of this contract is particularly volatile, as demonstrated by the following table showing the actual charge per tonne for the year to end of December:</p> <table><tr><td>April</td><td>78.99</td><td>August</td><td>84.57</td><td>December</td><td>84.55</td></tr><tr><td>May</td><td>58.60</td><td>September</td><td>75.62</td><td></td><td></td></tr><tr><td>June</td><td>39.53</td><td>October</td><td>70.42</td><td></td><td></td></tr><tr><td>July</td><td>69.22</td><td>November</td><td>74.98</td><td></td><td></td></tr></table> <p>In addition to the volatile pricing, the tonnages have also increased significantly from 2019/20. For the year to end of November, an additional 476 tonnes have been collected which is the equivalent of having an additional month in the year. The service area are currently undertaking a detailed review.</p>	April	78.99	August	84.57	December	84.55	May	58.60	September	75.62			June	39.53	October	70.42			July	69.22	November	74.98		
April	78.99	August	84.57	December	84.55																					
May	58.60	September	75.62																							
June	39.53	October	70.42																							
July	69.22	November	74.98																							

8. Knightswick Shopping Centre (Knightswick)

- 8.1 The centre went into full lockdown at the end of March 2020 and reopened in June having established arrangements to ensure social distancing. Whilst some traders have been able to partially open during the second lockdown in November, the centre remains largely closed. This has impacted on traders and their ability to meet their rent and service charge commitments to the Council. No debts have been written off yet, and with the exception of one trader who has gone into administration, the managing agent is working with tenants to ensure that as far as possible all debts are discharged.
- 8.2 The original provision for doubtful debts has been increased from **£27k** to **£191k** to reflect the difficulties in collecting payments up to the end of October 2020. It is anticipated that this provision will increase further to **£243k** by the end of 2020/21 after the last quarter bills are dispatched in early January. Only when all avenues to recover rent and service charge from tenants is exhausted will the provision for writing off debts be applied. The position is reviewed monthly.
- 8.3 The impact of COVID-19 / lockdown on debt recovery may result in a lower level of funds being held in the Knightswick earmarked reserve. The balance forecast for the end of 2020/21 is **c£525k** which is **£175k** less than planned.

9. Key financial developments

Updates to key financial developments are provided within the following paragraphs. Information reported in earlier financial update reports is not reproduced below.

Essex Region Business Rates Pool

- 9.1 The Council has expressed an interest in continuing with membership of the pooled arrangement for 2021/22. Membership consists of all Essex authorities and the Fire authority but excludes Thurrock Council.

Council Tax Preceptors Sharing Agreement

- 9.2 Unsurprisingly COVID-19 and the consequential lockdown(s) and economic disruption has had an impact on the ability of some residents to pay their Council Tax. This will have a knock on effect to the amount of funding due to the Council in respect of this agreement.
- 9.3 Based on quarter two performance information, the value forecast to be payable to the Council at the end of the financial year will be **£230k** against a full year budget of **£300k**. The variance will be addressed as part of the forthcoming budget process.

Spending Review

- 9.4 The scope of the Spending Review was narrowed to cover one year only, setting departments' resource and capital budgets for 2021/22. The NHS, schools, and 'priority infrastructure projects' (e.g. HS2 and hospital building) will still be fully funded for multi-year resource settlements. The Spending Review was conducted on 25 November and highlights are set out below:

- A council tax referendum threshold of 2% (not confirmed, but it is still assumed that the £5 limit for districts would also apply)

- A 3% Social Care Precept (Unitary and County authorities)
- A further year of the current New Homes Bonus Scheme (not applicable to Castle Point)
- Additional COVID-19 funding of £3.0bn for 2021/22, including £0.8bn to support authorities with tax revenue losses
- Pay rises in the public sector will be restrained and targeted in 2021/22
- An equitable sharing of local taxation collection losses between local authorities and the Treasury.

10. Financial risk factors

- 10.1 The budget report presented to the Cabinet meeting in February and Council on the same night indicated some risk areas that the Cabinet should be mindful of until the position and risk relating to each has been clarified.

11. Corporate implications

a) Legal implications

This report is presented on behalf of the “section 151 officer” – the officer appointed to have responsibility for the Council’s financial administration. It is their duty to ensure that the Council is regularly informed and updated on these matters.

b) Human Resources and equality implications

There are no Human Resource or equality implications arising directly from this report.

c) Timescale for implementation and risk factors

The budget report presented to the Cabinet meeting in February and Council on the same night indicated some risk areas that the Cabinet should be mindful of until the position and risk relating to each has been clarified.

The financial implications of COVID-19 on future years are yet to be determined.

Report Author: Chris Mills, Strategic Director (Resources)

Background Papers:

- Policy Framework & Budget Setting 2020/21, incorporating the Financial Planning Strategy. (February 2020)
- COVID-19 Public Health Emergency and Recovery. (June 2020 Cabinet)
- Financial Update. (July & September Cabinet)
- COVID-19 Financial modelling (CPBC) (on-going)

Appendix 1 – Medium Term Financial Forecast

Medium term financial forecast		2019/20 ACTUAL	2020/21	2021/22	Notes
Line	Current policies and service plans	£'000s	£'000s	£'000s	
1	Total net expenditure / estimated exp. for future years		12,574	10,374	Fluctuations year to year are predominantly caused by phasing of maintenance spend, pension payments and other expenditure "offset" by earmarked reserves.
2	Changes to Budget since February 2020 including impact of Covid-19		2,629	178	
		10,842	15,203	10,552	
	Funding sources				
3	Council Tax	7,861	8,150	8,393	New funding regime now to be introduced from 2022/23. 2020/21 includes receipt of funding from central government which is taken into earmarked reserves (line 8) and applied against collection fund deficit in 2021/22 (lines 6 and 8).
4	Business Rates (related transactions)	2,864	6,203	2,830	
5	Capital grants, other grants and contributions	1,119	3,784	1,630	Includes government funding in respect of COVID-19, shareback agreement and application of seafront coastal communities funding.
6	Net Collection Fund(s) surplus / (deficit)	103	49	(3,474)	See narrative at line 4
7	Transfer (to) / from General reserve	(484)	0	0	Net movement includes NNDR Equalisation Reserve - used to offset specific business rates related transactions and variances and Pension Reserve (every 3 years). See also narrative at line 4.
8	Transfer (to) / from Earmarked reserves (net)	(621)	(2,982)	931	
9	Total funding sources	10,842	15,203	10,311	
10	Budget / Funding Gap	0	0	(241)	
	General Reserve	£'000s	£'000s	£'000s	
11	Balance at start of year	5,039	5,523	5,523	Minimum recommended balance for General Reserves is £2m *** Sufficiency of reserve levels are to be reviewed in response to COVID-Revised position
12	Contribution to / (from) General Fund (line 6 & 9)	484	0	(241)	
13	Potential planning appeals & associated legal costs	0	0	(20)	
14	Balance / (deficit) at end of year	5,523	5,523	5,262	
	Earmarked Reserves	£'000s	£'000s	£'000s	
15	Balance at start of year	10,077	10,698	13,338	The precise timing of the use of earmarked reserves is, due to their nature, generally unknown Earmarked reserves are reviewed annually to ensure sufficiency and where need has diminished funds will be returned to General Reserves
16	Contribution (to) / from General Fund (line 7)	621	2,982	(931)	
17	Total other expected usage of earmarked reserves - not allocated within the detailed budget	0	(342)	(297)	
18	Balance at end of year	10,698	13,338	12,110	
	Council Tax				
19	Tax at band D	258.03	263.16	268.38	Target increases within Council Tax referendum limits. The tax at band D does not include the amount charged by Canvey Island Town Council.
20	Increase	2.98%	1.99%	1.98%	

Appendix 2 - Housing Revenue Account Revised Capital Programme 2020/21

HRA Capital Programme	2019/20 Actual	2020/21 Current Estimate	2020/21 Updated Estimate
	£000's	£000's	£000's
Disabled adaptations	134	120	135
Central heating	393	200	163
Window replacements	53	122	128
Insulation	14	10	78
Kitchen improvements	95	311	211
Environmental improvements	-	50	30
Digital TV	2	125	6
Roofs	82	229	40
Lifts	-	15	15
Electrical rewiring	39	38	42
Chimneys	-	14	-
Doors	385	55	10
Bathroom improvements	40	228	183
Common areas	64	60	60
Water supply and tank replacement	7	-	-
UPVC fascia's and soffits	76	70	-
Wall finishes	-	99	99
Affordable Housing	38	20	25
Refurbishment at Wardens Accommodation	40	-	-
New build at Lawns Court	1	-	-
Fire and CO Detector installation	14	-	9
New Build Church Close	356	-	547
New Build Windsor Gardens	293	-	28
Purchase 60 North Avenue	294	-	-
Demolition at Linden Way	-	-	43
Housing Management System implementation	-	-	339
New Build Link Road	-	-	30
New Build 54-60 Linden Way	-	-	30
New Build Cedar Road	-	-	30
Unallocated Provision	-	100	20
	2,421	1,864	2,299
<p>Note: The overall increase in 2020/21 is the net result of amounts rolled forward from 2019/20, new items in respect of the replacement of the Housing Management System and preparatory work for the next phase of new development which have been previously approved by Cabinet and the requirement to roll forward programmes into 2021/22. All overall programme increases have been reported to and approved by Cabinet.</p>			

CABINET

20th January 2021

Subject: Annual Report on the Treasury Management Service and Actual Prudential Indicators 2019/20

1 Purpose of Report

The annual treasury report is a requirement of the Council's reporting procedures. It covers both the treasury activity and the actual Prudential Indicators for 2019/20.

The report meets the requirements of both the CIPFA Code of Practice on Treasury Management and the CIPFA Prudential Code for Capital Finance in Local Authorities. The Council is required to comply with both Codes through Regulations issued under the Local Government Act 2003.

2 Links to Council's priorities and objectives

The scrutiny and approval of the Council's Treasury Management activity is linked to the Council's priority of a Commercial and Democratically Accountable Council through sound financial management.

3 Recommendations:

1. That following scrutiny, the Treasury Management Activity Report for 2019/20, including the prudential indicators reported in Annexe D, is approved.
-

4 Background

- 4.1 The 2019/20 Treasury Management Strategy summarises the Council's obligations defined in the Code of Practice for Treasury Management in the Public Services, issued by the Chartered Institute of Public Finance and Accountancy (CIPFA).
- 4.2 During 2019/20 the Council complied with its legislative and regulatory requirements.

5 Treasury Report for 2019/20 and scrutiny of treasury activity

- 5.1 As required by the Code, the activity report for 2019/20 is submitted at Annexe A for scrutiny by Cabinet.
- 5.2 It is important to ensure that the Council's treasury management activities are subject to a robust process of scrutiny. This report provides Members with

information on treasury management activity and variances in order to fulfil this process. The report has already been scrutinised at Audit Committee on 24th November.

6 Corporate Implications

a Legal implications

This report is the responsibility of the Strategic Director (Resources) – the Officer appointed by the Council as section 151 Officer to have responsibility for the Council's financial administration. Submission of such a report is a requirement of CIPFA's Standard of Professional Practice on Treasury Management.

Under the revised Code of Practice, Cabinet was nominated at Special Council 16th February 2010 to ensure effective scrutiny of the treasury management strategy and policies.

b Financial implications

There are no new implications.

c Human resources and equality implications

There are no new implications.

d Timescale for implementation and risk factors

No new targets applicable.

Report Author: Rob Greenfield - Accountant

Background Papers:

Chartered Institute of Public Finance and Accountancy: *Code of Practice for Treasury Management in the Public Services*.

CPBC: *Treasury Management Strategy Statement for 2019/20*.

CPBC: *Working paper: external loan calculation 2019/20*.

Treasury Management Activity Report for 2019/20

1 Introduction

- 1.1 This report summarises the Council's treasury management activity for 2019/20 and compares actual interest transactions with the revised estimates set for 2019/20.
- 1.2 The Council must comply with the Code of Practice on Treasury Management in the Public Services, issued by CIPFA and updated in 2017. The code requires the Council to annually set a Treasury Management Strategy. The Strategy for the 2019/20 financial year was approved by Council on 20 February 2019.
- 1.3 This report confirms that all Treasury Management activity during the year was undertaken in accordance with this strategy and in consultation, where appropriate, with our external advisers, Link Group.

2 The Economy

- 2.1 **Short-term interest rates.** The Bank of England base rate started the year at **0.75%** and dropped to **0.25%** then **0.10%** in March 2020 where they are forecast to stay until 2023-24. The Council therefore continues to earn very low rates on its investments, while facing the challenge of increased counterparty risk.

3 Borrowing

- 3.1 A summary of external borrowing at 31st March 2020 is in Annexe B. The principal amounts are shown in this annexe but in the statement of accounts the amounts for borrowing also include interest outstanding.
- 3.2 The Council operated within treasury limits and Prudential Indicators set out in the Council's Treasury Policy Statement and annual Treasury Strategy Statement throughout the year. The outturn for the Prudential Indicators is shown in Annexe D.
- 3.3 In October 2020 the Council borrowed £9m from Public Works Loan Board to fund the purchase of the Knightswick Shopping Centre. The loan is a 10-year equal instalment loan at a fixed rate of 1.08%. The balance of the £11.225m purchase price and costs and planned improvements, all totalling £4.5m, is being funded from internal borrowing.
- 3.4 Annexe B shows that interest paid on borrowings was almost exactly as budgeted.

4 Investments

- 4.1 The Council's investment policy is governed by MHCLG Guidance, which was implemented in the annual Investment Strategy approved by Council on 20 February 2019. The investment activity during the year conformed to the approved strategy, and the Council had no liquidity issues.
- 4.2 Annexe C summarises the Council's activities for the year relating to the temporary investment of surplus funds. The average daily balance was **£34.7m** in 2019/20

(£32.1m in 2018/19). Only the principal amounts are shown in this annexe but in some areas within the Statement of Accounts the investment balances include interest outstanding.

- 4.3 Annexe C also shows that the amount of interest received on these investments was over budget by **£61k** (31%). The variance was due to prudent budgeting and average interest rates and balances being moderately higher than estimated. The average interest achieved was 0.74% compared to the 7-day LIBID average of 0.53%.

5 Benchmarking

- 5.1 Three benchmark indicators for 2019/20, explained in the Annual Treasury Management Strategy, are reported as follows:

- **Security – Weighted Credit Rating Score for the year of 6.0 exceeded the target of 4.0.**
- **Liquidity – Weighted Average Life was at a highly liquid level, averaging 42 days over the year.**
- **Yield – Interest received on investments – income was over budget, as reported in paragraph 4.3 above.**

6 Regulatory Framework, Risk and Performance

- 6.1 The Council's treasury management activities are regulated by a variety of professional codes, statutes and guidance, including:

- The Local Government Act 2003, and associated Statutory Instruments;
- The CIPFA Prudential Code for Capital Finance in Local Authorities;
- The CIPFA Code of Practice for Treasury Management in the Public Services.

- 6.2 The Council has complied with all of the relevant statutory and regulatory requirements which require the Council to identify and, where possible, quantify the levels of risk associated with its treasury management activities. In particular its adoption and implementation of both the Prudential Code and the Code of Practice for Treasury Management means both that its capital expenditure is prudent, affordable and sustainable, and its treasury practices demonstrate a low risk approach.

Summary of Loan Transactions and Interest Payable (accrued daily) for the year to 31st March 2020

Loan transactions activity for the year

	Amount o/s 01/04/2019 £000's	New Loans £000's	Amount o/s 31/03/2020 £000's
Public Works Loan Board			
General Fund	5,250	9,000	14,250
HRA	36,451	0	36,451
Totals for the Council	41,701	9,000	50,701

Interest payable Comparison of estimate with actual

Budget Profile to 31/03/2020 £000's	Actual Interest to 31/03/2020 £000's	Variance 31/03/2020 £000's
256	255	1 0.4%
1,087	1,087	0 0.0%
1,343	1,342	1 0.1%

Interest rates for the year

	Range of loans		Average
	From	To	
General Fund	1.08%	4.10%	2.63%
HRA	2.31%	3.49%	2.98%
Totals for the Council	1.08%	4.10%	2.91%

Base rate history

08/01/2009	1.50%
05/02/2009	1.00%
05/03/2009	0.50%
04/08/2016	0.25%
02/11/2017	0.50%
02/08/2018	0.75%
11/03/2020	0.25%

Summary of Temporary Investments and Interest Received (accrued daily) for the year to 31st March 2020

Type of Borrower	Amount Invested 01/04/2019 £000's	Made in the Year £000's	Repaid in the Year £000's	Amount Invested 31/03/2020 £000's
Investments by Value:				
Treasury bills	3,986	8,478	10,471	1,993
Local Authorities	6,500	17,000	15,000	8,500
Money Market Funds	17,680	125,154	124,204	18,630
Notice accounts	2,000	0	0	2,000
Investments	30,166	150,632	149,675	31,123
Lloyds current account	484	0	286	198
Cash equivalents	484	0	286	198
Total	30,650	150,632	149,961	31,321
Number of Investment Transactions:				
	Number	Number	Number	Number
Treasury bills	4	8	10	2
Local Authorities	3	8	7	4
Money Market Funds	23	174	187	10
Notice accounts	2	0	0	2
Investments	32	190	204	18
Lloyds current account	1	0	0	1
Cash equivalents	1	0	0	1
Total	33	190	204	19

Interest Received on Temporary Investments for the year to 31st March 2020

	£000's
Actual Interest Received	257
Revised estimate	196
Variance	61 31%

Temporary Investments

	£000's
Average Balance for the Period	34,659
Average Interest Rate for the Period	0.74%
Benchmark: Average 7-Day LIBID Rate	0.53%

Prudential Indicators

Indicator 1 - Key indicator of prudence - Gross Debt and the Capital Financing Requirement

"In order to ensure that over the medium term debt (i.e. gross external borrowing) will only be for a capital purpose, the local authority should ensure that debt does not, except in the short term, exceed the total of the capital financing requirement in the preceding year plus the estimates of any additional capital financing requirement for the current and next two financial years."

The requirement is met for the current year and is expected to be met for the forthcoming two financial years.

Indicator 2 - Capital Expenditure

	2019/20 Revised Estimate £000s	2019/20 Actual £000s
General Fund	14,908	14,326
Housing Revenue Account	3,791	2,421
Total	18,699	16,748

Indicator 3 - Indicator of Ratio of Financing Costs to Net Revenue Stream

	2019/20 Revised Estimate %	2019/20 Actual %
General Fund	4	4
Housing Revenue Account	37	37

This indicator shows financing costs such as interest charges and the minimum revenue provision as a percentage of the net General Fund and HRA revenue budgets.

Indicator 3B - Local Indicator of Ratio of Financing Costs to Net Revenue Stream

	2019/20 Revised Estimate %	2019/20 Actual %
General Fund	9	9
Housing Revenue Account	39	37

This is a variation on the above indicator, which includes in the financing costs any revenue contributions made to fund capital expenditure.

Indicator 4 - Indicator of Capital Financing Requirement (CFR)		
	2019/20 Revised Estimate £000s	2019/20 Actual £000s
General Fund	18,893	18,457
Housing Revenue Account	36,350	36,418
The CFR is a measure of the capital expenditure incurred historically by the Council that has yet to be financed.		

Indicator 5 - Authorised Limit for External Debt		
	2019/20 Revised Estimate £000s	2019/20 Final £000s
Borrowing	58,459	58,141
Other Long-Term Liabilities	0	0
Total	58,459	58,141
This indicator shows the overall limit for total external debt, including allowances for changes in the CFR, contingencies, risks, unusual cash flow movements and so on.		

Indicator 6 - Operational Boundary for External Debt		
	2019/20 Revised Estimate £000s	2019/20 Final £000s
Borrowing	57,156	56,836
Other Long-Term Liabilities	0	0
Total	57,156	56,836
This indicator shows a similar calculation to the previous indicator, without all of the above allowances for contingencies, etc.		

Indicator 7 - Upper Limits of Fixed and Variable Exposure		
	2019/20 Revised Estimate £m	2019/20 Actual £m
Upper Limit - Fixed Rates	56	51
Upper Limit - Variable Rates	(22)	(30)

This indicator identifies upper limits for net investment / borrowing at variable and fixed rates. Currently all borrowings are at fixed rates and our investments are generally at variable rates. Because of this the fixed rate limit is a positive amount and the variable rate is a negative amount. Both indicators were within the limits at year end.

Indicator 8 - Maturity Structure of Fixed Rate Borrowing			
	Upper Limit %	Lower Limit %	Actual %
cumulative within 1 year	50	0	3
cumulative within 2 years	50	0	18
cumulative within 5 years	60	0	35
cumulative within 10 years	80	0	58
after 10 years	100	0	42

These gross limits are set to reduce the Council's exposure to large fixed rate sums falling due for refinancing.

For further information on prudential indicators including revised estimates for 2019/20 please refer to sections 11, 12 and 13 of the Policy Framework and Budget Setting report for 2020/21, presented to the Special Meeting of the Council on 19 February 2020

CABINET

20th January 2020

Subject: Housing Progress – Report back on Gas Servicing, Maintenance, Repairs and Electrical Testing Tender

Cabinet Member: Councillor Mrs B Egan – Place - Housing

1. Purpose of Report

To provide Cabinet with details of the tender process and the procurement of a contractor by the Housing Service for the delivery of the Gas Servicing, Maintenance, Repairs and Electrical Testing Contract.

2. Links to Council's priorities and objectives

The Housing service is explicitly linked to Council's priority of Housing & Regeneration.

3. Recommendations

Subject to the issue of the Standstill Period pursuant to the Public Contracts Regulations 2015 and no legal challenge being received, the Cabinet agrees to award the Contract for Gas Servicing, Maintenance, Repairs and Electrical Testing to Council owned housing properties to Aaron Services Ltd.

4. Background

The Council has a Housing Stock of approximately 1,500 properties with landlord responsibility for the gas and electric safety checks and ensuring correct safety certification is in place.

The Council appoints a contractor to deliver both the Gas Servicing and Electrical Testing works.

4.1 The current contractors for the Gas Servicing and Maintenance contract are Aaron Services Limited.

The 5-year contract with Aaron Services Limited commenced on 1st April 2014 with a further 2-year extension awarded in 2019. The contract with Aaron Services Limited expires on 31 March 2021.

The Electrical Service Contract was awarded to Re-Gen UK for a period of 1 year and 10 months on 9th July 2018. The contract expired on 8th May 2020.

When considering procurement options for the Gas and Electrical testing contracts it was considered best practice to combine both elements into one contract with the benefit of aligning appointments, improving access and reducing visits for tenants. Additionally and as detailed below combining the contracts leads to a potential reduction in the overall cost based on the estimated contract value.

To align the procurement and tender timeframes a temporary contractor was required to be put in place for a period of 10 months to deliver electrical testing. Aaron Services Limited quoted for the works in line with the National Housing Federation schedule of rates and are currently undertaking Electrical Testing works

5. Procurement Process

5.1 Due to the aggregated value of the works the Council was required to follow the European Union procurement rules pursuant to the Public Contracts Regulations 2015 and advertise that it was seeking to procure a service provider in the Official Journal of the European Union (OJEU).

5.2 South Essex Homes (SEH) provide property management services in their capacity as Managing Agent for Castle Point borough Council, including procuring contracts for the delivery of the service. For the procurement of contracts that are subject to the OJEU threshold rules South Essex Homes use external specialists and appoint external consultants to deliver such procurement

Faithorn Farrell Timms (FFT) were appointed by South Essex Homes to act as their procurement agent for the Gas Servicing and Electrical Testing Contract.

5.3 The procurement process includes:

- placing of the necessary advertisement for the Pre-Qualification Questionnaire (PQQ),
- preparing all documentation to support the process,
- managing the evaluation of the PQQ submissions,
- preparing the Invitation to Tender (ITT) for those who passed the PQQ process
- managing the evaluation of the ITT submissions
- preparation of all contract documentation

5.4 Submissions to the process were received as follows:

15 PQQ Submissions were received, reducing to 12 as 3 were excluded following financial and credit rating checks.

Following the evaluation of these submissions, 7 contractors met the necessary criteria and were invited to tender for the contract.

Tender submissions were received from all 7 contractors for the Gas Servicing and Electrical Testing work.

5.4 Tender evaluation:

All stages of the evaluation were set out in the ITT documents issued to the contractors.

A full report prepared by FFT on behalf of SEH, detailing the tender evaluation process and evaluation scoring matrix for the Gas Servicing and Electrical Testing contract is at Confidential Appendix A.

In summary, the initial stages of evaluation assess compliance with methodology and instructions regarding submissions additionally the requirement to sign and return a Form of Tender. Following satisfactory completion of these checks the compliant tenderers move to the next stages of the evaluation.

5.5 Price evaluation:

The price evaluation process was undertaken by FFT. The price element was worth a maximum of 40 points (of the maximum 100 points for the whole tender).

5.6 Technical evaluation:

The technical evaluation was undertaken by Castle Point Borough Council (CPBC and SEH. The technical evaluation included the evaluation of the written submissions in response to technical questions asked and the responses to questions posed at interview. The technical element was worth a maximum of 60 points (of the maximum 100 points for the whole tender).

5.7 Moderation:

During each stage of the technical evaluation FFT monitored scores to ensure no discrepancies arose in the marking of the evaluation team members

5.8 Outcome:

The evaluation process identified the highest scoring contractor as Aaron Services Limited.

5.9 Preferred bidder evaluation:

Following identification of the preferred bidder a further financial check is undertaken to ensure the tenderer meets the minimum required level of economic and financial standing. This assessment is undertaken by CPBC. Aaron Services Limited passed the financial evaluation and no issues were identified that would preclude their appointment.

5.10 Final recommendation:

From the results of the tender evaluation Aaron Services Limited achieved the highest combined scores, submitting the most economically advantageous tender.

5.11 Contract term and value

The contract is to be let on the basis of a 5-year contract period with the option for a 5 year extension. The estimated contract value is **£2m** or £200k per annum.

5.12 Awarding of contract:

Where a contract is subject to the EU procurement directives, a contract award decision must be open to review before contract conclusion. This is known as the 'standstill period'.

The standstill period provides for a short, (10 calendar day) pause between the point when the contract award decision is notified to bidders, and the final contract conclusion, during which time suppliers can challenge the decision.

6 Proposals

- 6.1 It is proposed that the contract will be awarded to Aaron Services Limited and will commence on 1 April 2021.
- 6.2 The Contract will be managed by South Essex Homes in their capacity as Managing Agent for Castle Point Borough Council.
- 6.3 Following the standstill period it is proposed that those contracts will be finalised by January 2021.
- 6.4 Tenants will be advised of the award of contract and the combined gas and electrical service delivery, by newsletter at the earliest opportunity.

7. Corporate Implications

a. Financial Implications

The tender process and contract value have been based on the historic information available from the current contracts and are therefore within current budget resources. The value of the Gas testing Contract is currently in the region of **£183k** per annum

The value of the Electrical testing Contract is currently in the region of **£49k** per annum

Consequently, the estimated annual value of the contract would represent a reduction of **£32k** per annum in the budgeted cost.

b. Legal implications

As the Landlord of over 1,500 properties the Council has a statutory obligation to undertake annual Gas Servicing of domestic and commercial boilers and to and to inspect and test properties ensuring electrical safety standards are met.

The Housing Act 1985 sets out the requirements for a landlord to maintain its property and the tenants right to have qualifying repairs undertaken and paid for by the landlord of the property.

The value of this contract exceeds the EU financial thresholds and the procurement process followed is compliant with the EU procurement rules.

c. Human Resources and Equality

The actions for this procurement have been undertaken within available operational resources and within the terms of the Service Level Agreement with South Essex Homes.

There are no direct equality implications at this stage from the information provided in this report. The Contractors will be required to support the Council's Equality Scheme.

d. Timescale for implementation and risk factors

The new contract will commence on 1 April 2021.

Aaron Services Limited are the current contractors and there are therefore no handover arrangements to be put in place.

There is a potential risk for the decision to be challenged, however this is substantially reduced with the robust procurement process and compliance with the standstill requirements. The 2015 Act makes it explicit that the Council cannot enter into the contract if it has not complied with the standstill obligations or if the award has been challenged.

Should the Council fail to comply with its legal obligations or directly award the contract without undertaking a proper procurement process the remedies available include one or more; cancellation of the contract awarded (ineffectiveness) if there is a serious rule breach, civil financial penalty, damages or contract shortening.

7. Background Papers:

Report Author: Diane Logue - Head of Housing