



HILLINGDON
LONDON



CABINET

To all Members of the Cabinet:

Date: THURSDAY, 27 JULY 2023

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** Members of the Public and
Media are welcome to attend
this meeting and observe the
public business discussed.

This meeting will also be
broadcast live on the
Council's YouTube Channel.

Ian Edwards, Leader of the Council
(Chairman)

Jonathan Bianco, Deputy Leader of the
Council & Cabinet Member for Property,
Highways & Transport (Vice-Chairman)

Martin Goddard, Cabinet Member for
Finance

Douglas Mills, Cabinet Member for
Corporate Services

Susan O'Brien, Cabinet Member for
Children, Families & Education

Jane Palmer, Cabinet Member for Health
& Social Care

Eddie Lavery, Cabinet Member for
Residents' Services

You can view the agenda
at www.hillingdon.gov.uk or use a smart
phone camera and scan the code below:



Published:

Wednesday, 19 July 2023

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist. When present in the room, silent mode should be enabled for all mobile devices.

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services.

Please enter via main reception and visit the security desk to sign-in and collect a visitors pass. You will then be directed to the Committee Room.



Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

Lifts must not be used unless instructed by a Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.

Notice

Notice of meeting and any private business

The London Borough of Hillingdon is a modern, transparent Council and through effective Cabinet governance, it seeks to ensure the decisions it takes are done so in public as far as possible. Much of the business on the agenda for this Cabinet meeting will be open to residents, the wider public and media to attend. However, there will be some business to be considered that contains, for example, confidential, commercially sensitive or personal information. Such business is shown in Part 2 of the agenda and is considered in private. Further information on why this is the case can be sought from Democratic Services.

This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 to confirm that the Cabinet meeting to be held on:

27 July 2023 at 7pm in Committee Room 6, Civic Centre, Uxbridge

will be held partly in private and that 28 clear days public notice of this meeting has been given. The reason for this is because the private (Part 2) reports listed on the agenda for the meeting will contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. An online and a hard copy notice at the Civic Centre in Uxbridge indicates a number associated with each report with the reason why a particular decision will be taken in private under the categories set out below:

- (1) information relating to any individual
- (2) information which is likely to reveal the identity of an individual
- (3) information relating to the financial or business affairs of any particular person (including the authority holding that information)
- (4) information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
- (5) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- (6) Information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.
- (7) Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Notice of any urgent business

To ensure greater transparency in decision-making, 28 clear days public notice of the decisions to be made both in public and private has been given for these agenda items. Any exceptions to this rule are the urgent business items on the agenda marked *. For such items it was impracticable to give sufficient notice for a variety of business and service reasons. The Chairman of the relevant Select Committee has been notified in writing about such urgent business.

Notice of any representations received

No representations from the public have been received regarding this meeting.

Date notice issued and of agenda publication

19 July 2023
London Borough of Hillingdon

Agenda

Public Notice & Advisory

- 1 Apologies for Absence
- 2 Declarations of Interest in matters before this meeting
- 3 To approve the minutes of the last Cabinet meeting 5 - 14
- 4 To confirm that the items of business marked Part 1 will be considered in public and that the items of business marked Part 2 in private

Cabinet Reports - Part 1 (Public)

- 5 Strategic Climate Action Plan 15 - 34
- 6 Appropriation of land at the former Yiewsley Swimming Pool and Falling Lane, Yiewsley 35 - 154
- 7 Hillingdon Electric Vehicle Infrastructure Strategy 155 - 196
- 8 Public Spaces Protection Order 2023 197 - 242
- 9 Monthly Council Budget Monitoring Report: Month 2 243 - 264
- 10 Public Preview of matters to be considered in private 265 - 270

Cabinet Reports - Part 2 (Private and Not for Publication)

11	Electric Vehicle Charge Point (EVCP) Contract	271 - 290
12	Managed Service for the Supply & Distribution of Materials for the In-House Repairs Team	291 - 304
13	Short-term Care Home Beds Contract	305 - 310
14	Passenger Lift Maintenance, Service and Repairs Contract	311 - 318
15	Provision of Pest Control Services Contract	319 - 322
16	House Extension & New Build Programme	323 - 334
17	Property Disposals - Carew Road & Chester Road, Northwood	335 - 342

The reports above in Part 2 of this agenda are not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.

18 Any other items the Chairman agrees are relevant or urgent

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CABINET

7pm, 27 July 2023

Committee Room 6

Civic Centre, Uxbridge, UB8 1UW



Advisory about this meeting & Public Notices

About this Cabinet meeting

This is a meeting of Hillingdon Council's [Cabinet](#), the body responsible for making all the key decisions in the Borough, putting residents first. It is chaired by the Leader of the Council, Councillor Ian Edwards. Cabinet meets on a monthly basis.

Watching the Cabinet Meeting online

This meeting will be broadcast live on the Council's YouTube channel: Hillingdon London:
<https://www.youtube.com/user/HillingdonLondon>

Attending the Cabinet Meeting – Committee Room 6

Residents, the Public and the media are welcome to attend for the public items on the agenda (see below). You will kindly be asked to leave when the Cabinet reaches the private items listed. If you attend Cabinet, you will not be able to directly speak, present to or lobby Councillors during the actual meeting, however, you are welcome to observe and listen to the proceedings quietly. If you are a resident and there is a particular local matter that you wish to raise with a Cabinet Member, then we recommend you to take part in our well established [Petitions Scheme](#) in which thousands of residents each year participate in. Contact Democratic Services for more information on 01895 250636 or email us at petitions@hillington.gov.uk

What's on the agenda?

At the start of the virtual meeting, the Chairman will undertake some initial housekeeping matters and then go through a list of agenda items (reports) to make official decisions on them as set out in the table below. The meeting will first start with public items and then move to any private items (called Part 2), where the Public live feed will be cut. This is because these items often involve, for example, commercially sensitive information like competitive tender bids from private companies. The items and reports on this agenda are:

Agenda Item		Private reason
1	Apologies for Absence	Public
2	Declarations of Interest in matters before this meeting	Public
3	To approve the public decisions and minutes of the last Cabinet meeting	Public
4	To confirm that the items of business marked Part 1 will be considered in public and that the items of business marked Part 2 in private	Public

Cabinet Reports - Part 1 (Public)

	Strategic Climate Action Plan	Public
	Appropriation of land at the former Yiewsley Swimming Pool and Falling Lane, Yiewsley	Public
	Electric Vehicle Infrastructure Strategy	Public
	Consideration of new Public Spaces Protection Orders	Public
	Monthly Council Budget - monitoring report Month 2	Public
	Public Preview of matters to be considered in private	Public

Cabinet Reports - Part 2 (private)

	Electric Vehicle Charge Point (EVCP) Contract	Private (3)
	Managed Service for the Supply & Distribution of Materials for the In-House Repairs Team	
	Short-term care home beds contract for hospital discharge	Private (3)
	Passenger Lift Maintenance, Service and Repairs Contract	Private (3)
	Pest Control Services Contract	Private (3)
	House Extension & New Build Programme	Private (3)
	Property Disposals - Carew Road & Chester Road, Northwood	Private (3)

**if applicable, this denotes urgent business item (see notice below)*

After the Cabinet meeting / the decisions made

The decisions of the Cabinet will be published on the Council's website the next day, usually the Friday after the meeting. This will also include decisions on those matters discussed in private, so the Council is as open as possible and the public can see every decision made. If you have any queries about a particular decision, use the contact on the Council's website for further information. You can view [Cabinet's decisions here](#) - just select the appropriate meeting.

Public Notices (5 days)

This is the formal (legal) bit of this advisory notice. The Council is required by law to give advance public notices of the decisions to be made by the Cabinet, the date the Cabinet meets and whether the decisions will be taken in public or private and the reasons why. This assists with making decision-making more transparent and accountable for local residents and taxpayers. Up to 5 months in advance (and a minimum of 28 days in advance), a notice of upcoming decisions and Cabinet meetings will be given on the [Forward Plan](#) - this is a key document available for viewing online or at the Civic Centre. A second notice is then given about 1 week before a particular Cabinet meeting when the agenda is published (a 5 day notice). Further notices may be given if urgent decisions are tabled at the meeting at short notice.

Notice of meeting and any private business

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27 July 2023 at 7pm in Committee Room 6 at the London Borough of Hillingdon

will be held partly in private and that 28 clear days public notice of this meeting has been given. The reason for this is because the private (Part 2) reports listed on the agenda for the meeting will contain either confidential information or exempt information under Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. An online and a hard copy notice at the Civic Centre in Uxbridge indicates a number associated with each report with the reason why a particular decision will be taken in private under the categories set out below:

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- (4) information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
- (5) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- (6) Information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.
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Notice of any urgent business

To ensure greater transparency in decision-making, 28 clear days public notice of the decisions to be made both in public and private has been given for these agenda items. Any exceptions to this rule are the urgent business item(s) on the agenda marked *. For such items it was impracticable to give sufficient notice for a variety of business and service reasons. The Chairman of the relevant Select Committee has been notified in writing about such urgent business.

Notice of any representations received regarding private reports

For transparency reasons, there is a legal provision for public representations to be made to further query why a particular report is marked private (or Part 2) on the Cabinet agenda based on the reasons set out above - and for the Cabinet to respond to such representations.

To provide maximum transparency, the Cabinet seeks to publish as much information in public as possible, and where matters are to be considered in private, it provides a public preview of such business on the agenda and makes any private decisions made public after the meeting.

Democratic Services can confirm that no representations from the public have been received regarding this meeting at this time of notice relating to any private reports on the agenda.

Date notice issued and of agenda publication

19 July 2023

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Decisions & Minutes

CABINET

Thursday, 22 June 2023

**Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge UB8 1UW**



Published on: 23 June 2023

Decisions come into effect on: from 5pm, Friday 30 June 2023

Cabinet Members Present:

Ian Edwards (Chairman)
Jonathan Bianco (Vice-Chairman)
Martin Goddard
Douglas Mills
Susan O'Brien
Jane Palmer

Members also Present:

Jan Sweeting
Peter Curling
Scott Farley
Sital Punja
Stuart Mathers
June Nelson

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Eddie Lavery.

2. DECLARATIONS OF INTEREST IN MATTERS BEFORE THIS MEETING

No interests were declared by Cabinet Members present.

3. TO APPROVE THE MINUTES OF THE LAST CABINET MEETING

The decisions and minutes of the Cabinet meeting held on 25 May 2023 were agreed as a correct record.

4. TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS OF BUSINESS MARKED PART 2 IN PRIVATE

It was confirmed that the reports on the agenda, as marked public and private, would be considered as shown.

5. BUDGET OUTTURN 2022/23

RESOLVED:

That the Cabinet:

- 1. Note the budget position and treasury management update as at March 2023 (Month 12) as outlined in Part A of this report.**
- 2. Approve the financial recommendations set out in Part B of this report below:**
 - a) Approves the rephasing of £26,300k 2022/23 General Fund Major Projects and £2,266k from the Programme of Works expenditure and associated financing budgets into future years.**
 - b) Approves the release of the £500k General Contingency budget into the Council's Earmarked Reserve balance.**
 - c) Approves the rephasing of £9,734k 2022/23 HRA capital expenditure and financing budgets into future years as set out in the report.**
 - d) Accepts £78k grant funding from the Department for Environment, Food, and Rural Affairs (Defra) for costs associated with the delivery of new post-Brexit port health authority functions at the Heathrow Imported Food Office.**
 - e) Accepts a grant of £36,962 from North West London Integrated Care Board to fund local initiatives to address health inequalities faced by care leavers.**

Reasons for decision

Cabinet received the final budget results for the financial year to 31 March 2023.

The Cabinet Member for Finance noted the net in-year underspend on normal activities along with the addition of a further £1.6m into earmarked reserves, ensuring the Council could carry forward £20m of such reserves into the 2023/24 financial year. Along with general balances of £26.8m, it was welcomed that the Council had in effect £46.8m of reserves at its disposal at the start of the new financial year, with the objective of retaining and building such reserves as paramount.

The macro-economic position was outlined by the Cabinet Member, along with both continuing and legacy financial pressures, including Covid and inflation, which it was noted had caused a material impact on costs. The Cabinet Member highlighted the importance of the Council's savings programme, which for 2022/23 would be fully achieved.

Cabinet was updated on the outturn position of the Housing Revenue Account and Capital Budget. In respect of the Dedicated Schools Budget, it was welcomed that there was a reduction in the year of the deficit by £1.7m, although it was noted there were continuing pressures from inflation in the high needs block.

The Cabinet Member welcomed the positive cash flow situation and advised that aggregate borrowings had reduced during the year by £33m, along with composite interest rates which the Council borrows at, at a level below the Bank of England Base Interest Rate.

Cabinet made a number of other financial related decisions including the rephrasing of capital budgets into future years and accepting grants for the Imported Food Office at Heathrow and to address health inequalities faced by care leavers.

The Leader of the Council welcomed the good outturn position, and noted how the Council had been able to manage its business well during a period of high inflation and financial pressures. Along with the fact that the Council had been able to add substantially to its reserves, it was noted that this was something that set Hillingdon Council apart from other local authorities. The Leader welcomed the savings both achieved to-date and planned for the forthcoming year, but mindful of future pressures, explained that a further review would need to take place. The Leader thanked the Cabinet Member and Council Officers for their efforts in producing a sound budget outturn position.

Alternative options considered and rejected

None.

Relevant Select Committee		Finance & Corporate Services
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	Decisions 2 a-e can be called-in by 5pm, Friday 30 June 2023.	
Officer(s) to action	Andy Evans	
Directorate	Finance	
Classification	Public - <i>The report and any background papers relating to this decision by the Cabinet are available to view on the Council's website or by visiting the Civic Centre, Uxbridge.</i>	

6. PUBLIC PREVIEW OF MATTERS TO BE CONSIDERED IN PRIVATE

RESOLVED:

That Cabinet note the reports to be considered later in private and Part 2 of the Cabinet agenda and comment on them as appropriate for public information purposes.

Reasons for decision

The Leader of the Council introduced the report which provided a public summary of the matters to be discussed in the private part of the Cabinet meeting later, increasing the Council's transparency.

Alternative options considered and rejected

These were set out in the public Cabinet report.

Relevant Select Committee	As set out in the report
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	This matter is not for call-in, as noting only.
Officer(s) to action	Mark Braddock
Directorate	Central Services
Classification	Public - <i>The report and any background papers relating to this decision by the Cabinet are available to view on the Council's website or by visiting the Civic Centre, Uxbridge.</i>

7. CIVIC CENTRE TRANSFORMATION PROGRAMME 2023/24 - APPOINTMENT OF MAIN REFURBISHMENT CONTRACTOR

RESOLVED:

That the Cabinet:

- 1) Accept the tender from Greyline Ltd for refurbishment works to Phases 1, 2 and 3 of the Civic Centre of the London Borough of Hillingdon at the value of £6,244,282.69.
- 2) Agrees to the Capital Release of £2,562k for the first two phases of works:
 - a. Phase 1 – 2 East (Pilot Quadrant office refurbishment) and 1 North (Staff Breakout and a reception area currently used by Housing)
 - b. Phase 2 – Corporate Reception and Middlesex Suite Refurbishment
- 3) Delegates any further decisions on the project, and to Phase 3 of the works (7 further Office Quadrants) to the Leader of the Council, Cabinet Member for Property, Highways and Transport and Cabinet Member for Finance, in consultation with the Corporate Director of Place.

Reasons for decision

Cabinet agreed to accept a tender and approve capital release funds for the main refurbishment works at the Civic Centre, which would support the transformation, refurbishment and re-use of the Civic Centre as a workplace, the co-location of services to residents and to reduce the Council's carbon footprint.

The Cabinet Member for Property, Highways and Transport noted that the Civic Centre was the Council's largest asset and the importance to ensure the occupation of floorspace was maximised going forward.

Alternative options considered and rejected

Cabinet could have decided to not proceed with the works, and thereby not realise any benefits of using various areas of the Civic Centre.

Relevant Select Committee	Property, Highways and Transport
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	These decisions can be called-in by 5pm, Friday 30 June 2023
Officer(s) to action	Jenny Evans
Directorate	Place Directorate
Classification	Private - <i>Whilst the Cabinet's decisions above are always made public, the officer report relating to this matter is not because it was considered in the private part of the meeting and contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended).</i>

8. CIVIC CENTRE TRANSFORMATION PROGRAMME 2023/24 - MIDDLESEX SUITE ROOF REMEDIALS AND ASSOCIATED WORKS

RESOLVED:

That the Cabinet:

1. Accept the tender and approve the award of contract to Greyline Builders Limited for the replacement of the existing flat roof covering and associated sundry repair works to the Middlesex Suite Grade II listed building at a cost of £750,608 following a procurement exercise as set out in the Tender Appendix; and
2. Agree to the capital release request of £936k from the Civic Centre Transformation Programme 2023/24 capital budget for the External Fabric Remedials including the roof remedials and associated works, and asbestos removal at the Middlesex Suite, Civic Centre, Uxbridge.

Reasons for decision

The Cabinet Member for Property, Highways and Transport introduced a report, which Cabinet agreed, for a contract and the necessary funding to progress essential roofing and remedial works to the Grade II Middlesex Suite at the Council's Civic Centre, so it can be used for future service requirements.

Alternative options considered and rejected

Cabinet could have decided not to proceed with the works, which would lead to disrepair and not realise any future benefits of using the Suite.

Relevant Select Committee	Property, Highways and Transport
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	These decisions can be called-in by 5pm, Friday 30 June 2023
Officer(s) to action	Gary Penticost / Glen Martin
Directorate	Place Directorate
Classification	Private - <i>Whilst the Cabinet's decisions above are always made public, the officer report relating to this matter is not because it was considered in the private part of the meeting and contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended).</i>

9. CONTRACT FOR THE SERVICING, REPAIRS AND MAINTENANCE OF GAS FIRED HEATING INSTALLATIONS IN DOMESTIC PROPERTIES

RESOLVED:

That the Cabinet:

1. **Accept the tender from Village Heating Ltd for the provision of the Servicing, Repairs and Maintenance of Gas Fired Heating Installations in Domestic Properties to the London Borough of Hillingdon for a period of 3 years at an estimated value of £1,051k per annum.**
2. **Furthermore, agree that this includes the provision to extend the contract for a period of 2 years, delegating approval of this to the Leader of the Council and Cabinet Member for Property, Highways & Transport, in consultation with the Corporate Director for Place.**

Reasons for decision

The Cabinet Member for Property, Highways and Transport introduced a report, which Cabinet agreed, for a contract for Gas Servicing Safety Checks and Maintenance of the Council's housing properties, following a competitive procurement process.

Alternative options considered / rejected

None, as by not awarding such a contract, the Council would be at risk of not meeting its statutory compliancy obligations in relation to Gas Safety.

Relevant Select Committee	Property, Highways and Transport
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	These decisions can be called-in by 5pm, Friday 30 June 2023
Officer(s) to action	Gary Penticost / Michael Breen
Directorate	Place Directorate / Resources Directorate
Classification	Private - <i>Whilst the Cabinet's decisions above are always made public, the officer report relating to this matter is not because it was considered in the private part of the meeting and contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended).</i>

10. WARREN FARM, HAREFIELD

RESOLVED:

That the Cabinet:

1. Note that no objections were received following the Intention to Dispose of Open Space Notice which was advertised in the local paper for two consecutive weeks, though one comment was received as set out in the report.
2. Declares that Warren Farm Breakspear Road North Harefield UB9 6LZ is surplus to requirements - the Property is shown edged red at Appendix A.
3. Authorises the sale of the freehold interest in Warren Farm at the value and on the terms as detailed in the report.
4. Authorises the grant of a Farm Business Tenancy prior to disposal of the freehold interest as set out in the report.
5. Delegate authority to the Corporate Director of Place, in consultation with the Cabinet Member for Property, Highways & Transport, to make all future decisions regarding this disposal.

Reasons for decision

The Cabinet Member for Property, Highways and Transport introduced a report, which Cabinet agreed, to dispose of the Council's freehold interest in a small farm. Cabinet made the necessary property decisions to support continued use of the site, in the Green Belt, for agricultural purposes.

Alternative options considered / rejected

Cabinet considered the alternative options as set out in the confidential report.

Relevant Select Committee	Property, Highways and Transport
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	These decisions can be called-in by 5pm, Friday 30 June 2023
Officer(s) to action	James Raven / Julia Thompson
Directorate	Place Directorate
Classification	Private - Whilst the Cabinet's decisions above are always made public, the officer report relating to this matter is not because it was considered in the private part of the meeting and contained information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighed the public interest in disclosing it in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended).

11. ANY OTHER ITEMS THE CHAIRMAN AGREES ARE RELEVANT OR URGENT

No additional items were considered by the Cabinet.

The meeting closed at 7:16pm

Internal Use only*	Implementation of decisions & scrutiny call-in
When can these decisions be implemented by officers?	<p>Officers can implement Cabinet's decisions in these minutes only from the expiry of the scrutiny call-in period, unless otherwise stated above, which is:</p> <p>5pm, Friday 30 June 2023</p> <p>However, this is subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the Cabinet decision must then be put on hold.</p>
Councillor scrutiny call-in of these decisions	<p>Councillors on the relevant Select Committee shown in these minutes for the relevant decision made may request to call-in that decision. The call-in request must be before the expiry of the scrutiny call-in period above.</p> <p>Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further</p>

	<p>advice can be sought from Democratic Services if required:</p> <p>Scrutiny Call-In - Power Apps (secure)</p>
Notice	<p>These decisions have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.</p> <p>This Cabinet meeting was also broadcast live on the Council's YouTube channel here for wider resident engagement.</p> <p>Please note that these minutes and decisions are the definitive record of proceedings by the Council of this meeting.</p> <p>If you would like further information about the decisions of the Cabinet, please contact the Council below:</p> <p>democratic@hillingsdon.gov.uk Democratic Services: 01895 250636 Media enquiries: 01895 250403</p>

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STRATEGIC CLIMATE CHANGE ACTION PLAN PROGRESS REPORT

Cabinet Member(s)	Cllr Eddie Lavery
Cabinet Portfolio(s)	Residents' Services
Officer Contact(s)	Jo Allen - Place Directorate
Papers with report	Appendix 1 – 2023/24 Priorities

HEADLINES

Summary	<p>This report provides an update on the progress made to date on delivering the objectives set out in the Strategic Climate Action Plan (2021).</p> <p>It also outlines the work undertaken in meeting the 2022/23 priorities to ensure the Council is making sufficient progress towards achieving its carbon neutrality aspirations across its own operations by 2030.</p>
Putting our Residents First Delivering on the Council Strategy 2022-2026	<p>This report supports our ambition for residents / the Council of: Live in a sustainable borough that is carbon neutral</p> <p>This report supports our commitments to residents of: A Green and Sustainable Borough</p>
Financial Cost	There are no direct financial implications of this report.
Relevant Select Committee	Residents' Services Select Committee
Relevant Ward(s)	All Wards

RECOMMENDATIONS

That the Cabinet:

1. Notes the progress made in the Strategic Climate Action Plan.
2. Approves the 2023/24 priorities identified in this report.

Reasons for recommendation:

The Council's Strategic Climate Action Plan (2021) sets out the objectives to be taken to achieving the Council's aspirations to achieve carbon neutrality across its own operations by 2030. This is an interim annual progress report in lieu of a full strategic review planned for July 2024, which will be open to public consultation and engagement.

The Council's Strategic Climate Action Plan identifies six corporate commitments and a suite of objectives across nine key themes.

Six Corporate Commitments	Nine Key themes
<ul style="list-style-type: none"> To lead and inspire our residents, businesses, and schools to reduce their own carbon emissions. To become 'Carbon-Neutral' by 2030. To achieve 100% clean electricity across the Council's services by 2030. To raise awareness and develop the potential of young people to respond to the challenge of the climate emergency. To enhance opportunities for biodiversity across the borough and particularly in urban areas. To remain open to the opportunity to go further, and to be innovative and creative to exceed the stated goals wherever possible. 	<ul style="list-style-type: none"> C1 Community Leadership. C2 The Councils Own Operations. C3 Building Better Places. C4 Using and Producing Clean and Green Energy. C5 Waste Management. C6 Climate Change Adaptation and Mitigation. C7 Carbon Offsetting. C8 Sustainable Transportation. C9 Transparency, Communication & Reporting.

In addition, a series of priorities were set for 2022/23 these include:

- Identifying assets to be retained and prioritised for carbon savings.
- Identifying large gas consuming assets and prioritising actions to determine solutions, in particular relating to the Civic Centre property. All building managers are to be contacted to prioritise gas and electricity savings.
- Securing the toolkits and methodologies to accurately record and monitor emissions associated with fleet mileage.
- Progressing work on identifying opportunities for electricity generation from solar power.
- Progressing work on identifying opportunities for tree planting to offset carbon emissions.
- Improving carbon reporting and identifying a consistent toolkit for capturing all emissions to enable robust data to be uploaded to the Council website for public scrutiny.
- Developing a programme of work that defines the targets for all the objectives and action plans set out in the Climate Action Plan.
- Embedding the actions from the Climate Action Plan into the emerging Corporate Strategy.
- Ensuring all objectives and workstreams set out in the Climate Action Plan have a home in subsequent service plans.
- Developing an engagement strategy with schools, communities, and businesses.
- Commencing work on understanding the carbon footprint associated with procured services and work towards securing low carbon procurement frameworks.

The target relates to Scope 1 and 2 emissions associated with the Council's operations.

Scope 1	Scope 2	Scope 3
<p>These include emissions from activities owned or controlled by the Council that release emissions into the atmosphere.</p> <p>They are direct emissions.</p> <p>Examples of Scope 1 emissions include emissions from combustion in owned or controlled boilers, furnaces, and vehicles.</p> <p>This includes the burning of gas in boilers for space and water heating.</p>	<p>These include emissions released into the atmosphere associated with your consumption of purchased electricity, heat, steam and cooling.</p> <p>These are indirect emissions that are a consequence of the Council's activities, but which occur at sources that other control.</p> <p>This includes electricity consumption to enable Council operations.</p>	<p>Emissions that are a consequence of your actions, which occur at sources which you do not own or control and which are not classed as Scope 2 emissions.</p> <p>Examples of Scope 3 emissions are business travel by means not owned or controlled the Council such as the purchase and supply of materials.</p> <p>This is excluded from the Carbon Neutral commitment by 2030</p>

With the appointment of the new Climate Manager, seconded in October 2022, a detailed review of the strategy, plans and deliverables, to that point, was implemented. The Climate Manager then created short term priorities in order to progress efficiently and effectively, these included;

- establishing a clear roadmap to help ensure the Council is on track to the achieve the aspirations detailed with the Climate Action Plan.
- creation of a project pipeline detailing each of the nine strategic objective workstreams, with tracking in place to measure impact against overall objectives.
- repositioning of climate message with within the Council by meeting heads of services and related teams across the business.
- Partner collaboration, ensuring LBH have visibility on regional/national projects and at relevant networks and forums to raise profile and ensure we are part of the national climate conversation.

The actions of the Climate Manager has seen the project gain momentum with clear plans to drive forward with the aim of meeting aspirations detailed in the Climate Action Plan.

Progress against the Climate Action Plan objectives has been positive, and the Council has made strides towards its overarching carbon reduction aspirations. There has been a 2.6% reduction in emissions since the previous reporting cycle 2020/21, contributing to an overall 14.5% reduction in emissions from the baseline reported in 2018/19, equating to 1,909.53 tonnes CO₂e.

Alternative options considered / risk management

The Council has committed to undertaking an annual progress report of the Strategic Climate Action Plan. Alternative options were therefore not considered.

Select Committee comments

The Residents' Services Select Committee is responsible for the cross-cutting overview and scrutiny role into climate change. Annually, the committee reviews progress on the delivery of the Climate Action Plan. It was last monitored at their meeting on 15 March 2023. The minutes of the meeting are available as background papers listed at the end of the report.

SUPPORTING INFORMATION

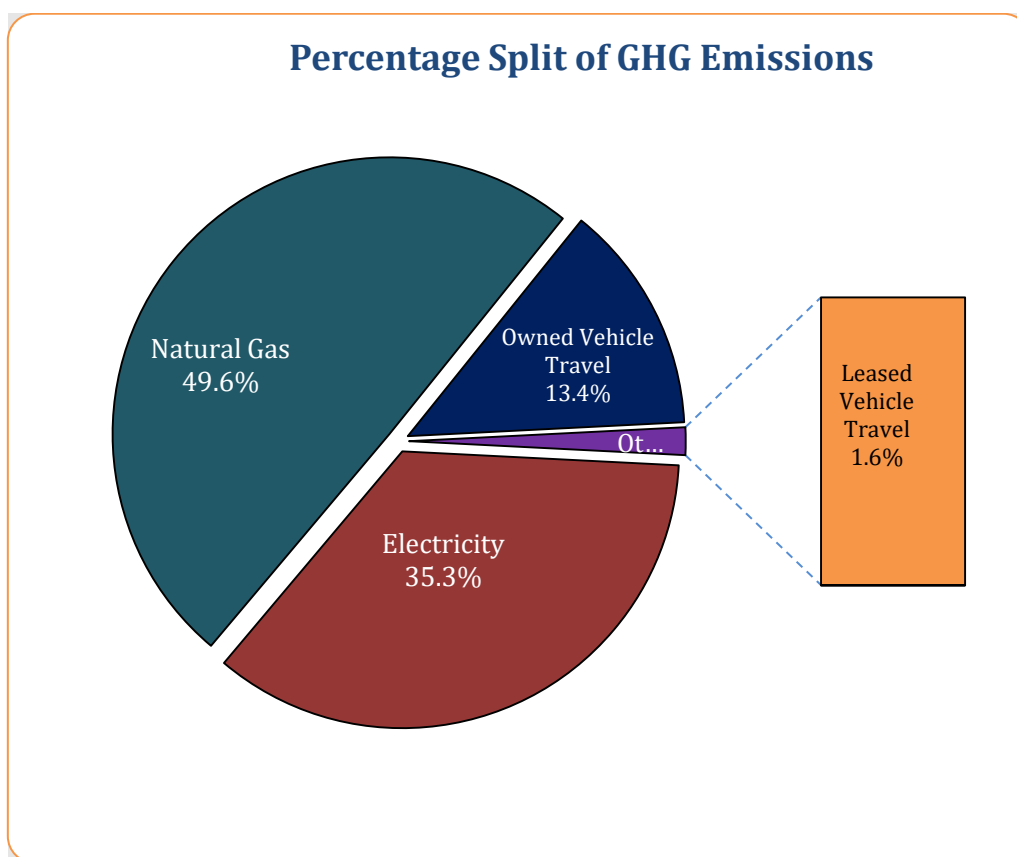
In support of the Council's 2030 commitment to become carbon neutral, an emissions inventory was commissioned factoring in assets that fall under the Council's remit. The inventory was completed in February 2023 and provided four years of data. It must be noted that the Council is responsible for a wide range of services and activities and reporting tools have not always been consistent.

The Council set the boundary of the inventory to be all GHG emissions over which the Council has operational control, and other selected GHG emissions which the Council is in a good position to influence.

- **Corporate Estate:** energy (electricity and natural gas) used to heat and power buildings which are owned and operated by the Council from the General Fund and Housing Revenue Account (HRA).
- **Non-Building Supplies:** energy used in the operation of streetlighting, community safety, and other utilities (i.e. pumping stations, aerial amplifiers) across the Borough.
- **Council Vehicle Fleets:** GHG emissions from the activities of LB Hillingdon's vehicle fleet as part of the Council's operations. This includes vehicles owned outright by the Council such as refuse and maintenance vehicles, as well as vehicles hired on a seasonal/ad hoc basis.

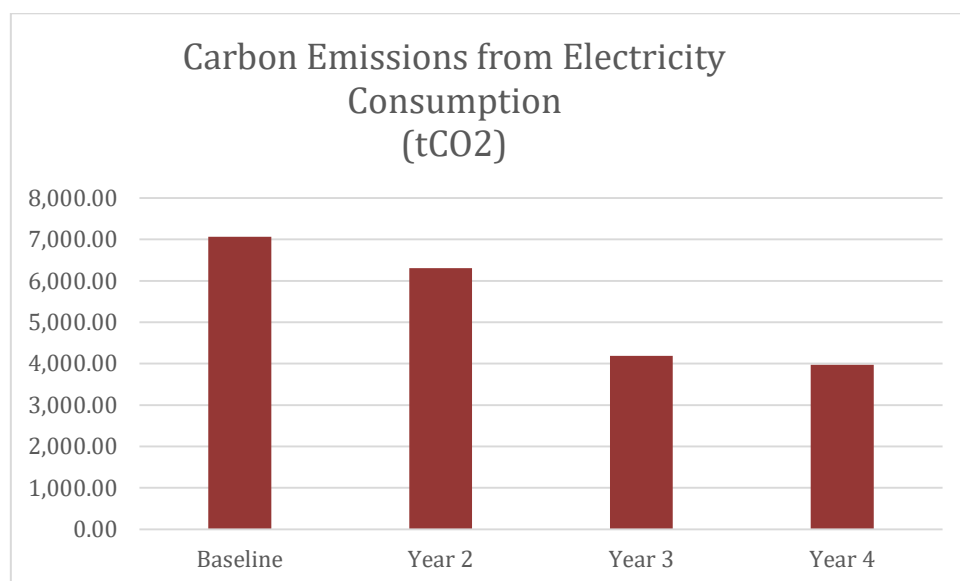
This emissions inventory and associated report are key as it enables the Council to have a view of emission sources, year on year, providing insight into the progress that the Council has made and identify areas of focus for future reporting periods.

There are essentially three main areas that contribute to the Council's operational carbon footprint: electricity usage, gas consumption and business (including fleet) mileage, and the percentage split of emissions is shown below for this reporting cycle 2021/2022.



The following tables and graphs provide a breakdown of emissions by category and detail the carbon consumption since the Council's baseline year of 2018/19.

Electricity usage

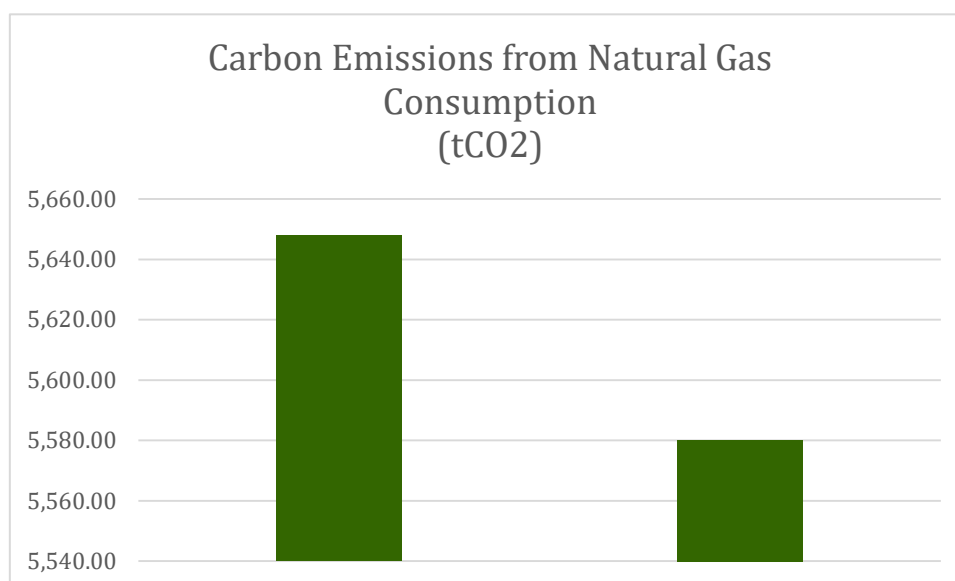


There has been a 43.8% reduction in electricity emissions since the 2018/19 baseline year. This decrease is based on a significant reduction of electricity consumption across the building portfolio, plus a reduction in grid electricity conversion factors.

The Council has made significant progress in relation to the reduction of electricity usage, including.

- Since the commencement of the LED scheme in September 2022, 720 light fittings have been replaced as part of the LED scheme with a further 728 in the current pipeline for 2023/24. One of the schemes, at Grainges Car Park, has seen consumption reduce by approximately 38% per month since installation was completed.
- Sourcing renewable electricity for the property portfolio delivers a positive impact on reducing GHG emissions.
- A street lighting replacement programme has been undertaken in recent years, delivering a 59.24% kWh reduction in usage since the programme started.

Gas usage



Natural gas emissions have decreased by 1.2% this reporting cycle, gas usage has been significantly impacted by a change from estimated to actual metered readings. This resulted in significant under reporting of the actual consumption in the baseline position leading to inconsistent data. The switch to automatic readings was necessary to ensure that accurate consumption was recorded.

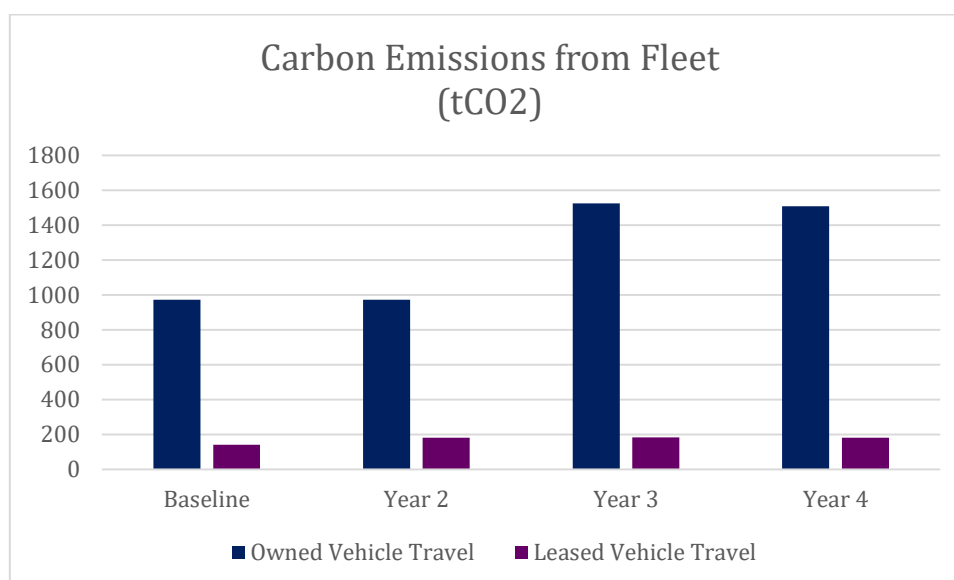
Ensuring the highest quality data available relating to gas consumption is a priority for 2023/24 and will provide a much clearer understanding and in turn the need for greater interventions.

The Civic Centre is ranked first in overall gas consumption, across the corporate estate. An audit was conducted and has identified opportunities to improve the carbon footprint. Designs are in development for a proposed refit programme. The proposals include ASHP (air source heat pumps), BMS upgrade (Building Management System), insulation, double glazing and loft insulation. Once the report is reviewed and proposed emissions savings are ratified a further update will be presented to Cabinet.

Site Name	Electricity (tonnes CO ₂ e)		Natural Gas (tonnes CO ₂ e)		Total Consumption (kWh)	Total Emissions (tonnes CO ₂ e)
	kWh	tCO ₂ e	kWh	tCO ₂ e		
Civic Centre	4,370,692	1,010	5,561,051	1,019	9,931,743	2,028.72

Minimising consumption of natural gas and further enabling the transition to cleaner fuels will be a key priority for Hillingdon Council in future reporting years to reduce emissions associated with this source.

Fleet



The Council's fleet emissions show an increase from the baseline year of 51.5% due to a historic data that was incorrect. As part of the 2022/23 priorities programme, work was undertaken to accurately capture the carbon emissions associated with fleet operations. Results show a 1.5% improvement across the most recent reporting cycle. Supply chain issues have resulted in a delay in the fleet replacement programme and the current fleet of 91 vehicles are due to be tendered during the next financial year, including the options to incorporate electric vehicle within the estate.

The trial of technological reduction measures is currently underway across the fleet, providing real-time reports on driving styles and habits (i.e. harsh braking) which lower a vehicles fuel efficiency. The adoption of vehicle telematics has also been introduced reporting on driving styles and habits (i.e. harsh braking), which lower a vehicles fuel efficiency. Encouraging behavioural change across the fleet can lead to significant reductions in annual fuel consumption. Another effect of this data will be to reduce the amount of time vehicles spend idling, one of the biggest contributors to carbon emissions and air pollution.

The recommendation to appoint an Electric Vehicle (EV) charging contractor along with a comprehensive EV strategy at July 2023 Cabinet will provide an accessible infrastructure for residents, visitors and LBH fleet.

With limited infrastructure available at Harlington Road Depot to charge electric vehicles, the need to deliver electric vehicles alongside the right infrastructure is crucial. DNO (*Distribution Network Operator*) capacity is a challenge across the country and the capacity doesn't always exist within the grid to power charging requirements.

Feasibility opportunities are underway to evaluate methods of onsite energy generation to help reduce the cost of charging. These include the merits of installing a large Photovoltaic Generator (PV) at Harlington Road depot.

Corporate Estate

The recent emissions inventory, completed in February 2023, identified the top assets in the corporate estate and non-building supplies. The combined emissions from the top 20 listed in the table below account for over 80% of the Councils total 21/22 emissions footprint.

Site Name	Electricity		Natural Gas		Total Consumption (kWh)	Total Emissions (tonnes CO ₂ e)
	kWh	tCO ₂ e	kWh	tCO ₂ e		
Civic Centre	4,370,692	1,010	5,561,051	1,019	9,931,743	2,028.72
Street Lighting Southern Area UMS	3,047,560	704.35	0	0	3,047,560	704.35
Skeffington Court 1-75	205,592	47.52	2,917,926	534.45	3,123,518	581.96
Breakspear Crematorium	343,082	79.29	2,452,139	449.13	2,795,221	528.43
Fairlie House	85,490	19.76	1,882,944	344.88	1,968,434	364.64
Street Lighting Eastern Area UMS	1,095,953	253.3	0	0	1,095,953	253.3
Colley House	48,582	11.23	993,386	181.95	1,041,968	193.18
Uxbridge Library	480,061	110.95	295,952	54.21	776,013	165.16
Harlington Road Depot	285,783	66.05	439,264	80.46	725,047	146.51
Park View Court 1-60	104,932	24.25	660,612	121	765,544	145.25
Missouri Court 1-42	47,452	10.97	726,794	133.12	774,246	144.09
Mandela Court	18,898	4.37	712,004	130.41	730,902	134.78
Ascott Court	36,940	8.54	636,337	116.55	673,277	125.09
Darrell Charles Court	52,082	12.04	601,149	110.11	653,231	122.14
Michael Shersby House	57,294	13.24	592,437	108.51	649,731	121.75
Triscott House	272,928	63.08	293,464	53.75	566,392	116.83
Wallis House	56,027	12.95	563,080	103.13	619,107	116.08
Barr Lodge	33,103	7.65	570,562	104.5	603,665	112.15
James Court	40,290	9.31	554,303	101.53	594,593	110.84
St Catherines Farm Court	31,621	7.31	531,967	97.44	563,588	104.74

As part of the upcoming project pipeline, building energy efficiency audits will be conducted across the top energy consuming sites. The audits will review key sources of energy consumption such as: lighting systems, building fabric, heating & cooling, buildings controls, renewables and low carbon technology. Upon completion of the audits a centralised list of carbon reduction projects will be scoped enabling the Council to seek sources of funding to implement these projects and start decarbonising its operations and demonstrate progress towards our Net Zero carbon aspirations.

2022/23 Priorities update

As part of the Climate progress report presented to Cabinet in September 2022, a series of priorities were set for 2022/23. Progress has been encouraging and elements with a challenging timeline will rollover into the updated prioritisation programme for 2023/24 and will be reported on in the next cycle.

A snapshot of progress and projects completed or underway during this reporting cycle are detailed below, supporting the Council's climate commitment aspirations and delivery of the 2022/23 priorities.

Projects under grant funding

The Council is able to take advantage of grant funding via a bid process. Multiple applications have been tendered with numerous successful awards achieved, including:

- Green Homes Grant Local Authority Delivery Scheme (LADS) Phase 1A, November 2020 – December 2021 (completed).
The Council were awarded a grant of £3,862,804. This project delivered:
 - 412 Loft Insulations.
 - 607 Cavity Wall Insulations.
 - 97 Windows.
- Social Housing Decarbonisation Fund (SHDF) Wave 1, April 2022 – June 2023
A successful grant submission was achieved, and the Council were awarded £1,581,432 to be spent by June 2023 with further co-funding from Council Resources of £2,368,174 to be spent by 31st October 2023. This project is set to deliver:
 - 158 cavity wall properties in the borough.

Other projects

- An extensive street lighting replacement programme has been undertaken in recent years, delivering a 59.24% kWh reduction in usage since the programme started.
- Since the commencement of the LED scheme in September 2022, 720 light fittings have been replaced as part of the LED scheme with a further 728 in the current pipeline for 2023/24. One of the schemes, at Grainges Car Park, has seen consumption reduce by approximately 38% per month since installation was completed.
- A boiler replacement programme is currently underway to replace communal gas boilers, with over 20 sites tendered to date. Boiler replacement in Heathfield Rise, a general needs housing scheme comprising of 36 dwellings spread across two blocks, took place in 2021 and is currently reporting a 16.09% kWh reduction in usage.
- The Trees for Cities tree-planting programme enables environmental offsetting through planting trees to mitigate air quality damage and offset the carbon impacts and helps us work towards and achieve our sustainability objectives. The 2021/22 programme delivered as follows:

- Yeading Open Space: 9,000 - 13,500 whips
- Stockley Park: 91 standards
- Dawley Road: 2,570 whips

The tree planting programme for 2022-23 has now been confirmed as follows:

- Rosedale: 500-1,000 whips and 20-30 standards
 - Stonefield Park: 500 whips and 20-30 standards
 - Philpots Farm: up to 4,000 whips
- Planting outside of the Tree for Cities programme season runs each winter between November and March, and for the last 4 winters the numbers are:
 - 2022/23: 8,479 (currently not including Trees for Cities projects)
 - 2021/22: 11,655 standards and whips
 - 2020/21: 14,288 standards and whips
 - 2019/20: 469 standards (pre Trees for Cities partnership)
 - 2018/19: 601 standards (pre Trees for Cities partnership)
 - The Council remains committed to providing high quality, convenient and effective waste and recycling services for residents, delivery of projects include:
 - Changes to its collection routes to make them more efficient and to support the reduction in carbon emissions.
 - Introduction of a small recycling bag to engage more businesses.
 - Flat/high rise food recycling programme, scheduled to launch following a successful trial in 2022.
 - 14 waste campaigns / roadshows planned for or held in 2023.
 - Reuse workshops for residents in place.
 - 'Pass it On' Scheme, which recycles and repairs walking aids ready for reuse by residents.
 - The use of barriers and trees can help mitigate against exposure to nitrogen dioxide, trapping particulates and aiding dispersal. The school screening programme has seen 39 barriers installed, with the final phase nearing completion.
 - Air quality and health awareness school projects; in 2022 and 2023, this will have been delivered to around 40 schools.
 - School condition surveys have been undertaken incorporating energy efficiency reports, to inform and support future condition works.
 - Commissioning the delivery of a strategic flood management plan to be presented to Cabinet in December 2023.
 - Embedding the Council's Low Carbon Supplier Charter and Low Carbon Procurement Policy into all new Procurements, which will assist with identifying emissions associated with the supply chain and helping to secure carbon reduction.
 - Recommendation to appoint an Electric Vehicle (EV) charging contractor and EV strategy at July 2023 Cabinet; this will provide an accessible infrastructure for residents, visitors and LBH fleet.

- Tender of vehicle replacement programme to ensure that the fleet maintains an optimum balance of maintenance, cost and reliability, incorporating electric optimisation once EV infrastructure is developed and implemented.
- Establishment of a clear roadmap to help ensure that LBH is on track to achieve the aspirations detailed within the Climate Action Plan. Project on a page (POP) views have been created for each of the 9 strategic objective workstreams
- Climate updates presented to Residents Services Select Committee and Headteachers Forum.
- An analysis and opportunities reviews are under way across the borough with a view to further expand the adoption of solar technology across the corporate estate.
- Development of a Project Pipeline for next 2 years for incorporating a project benefits tracker to monitor completed projects, carbon emissions and financial savings delivered.
- Embedding the Council Strategy into the Climate Action Plan.

2023/24 Priorities

A series of ambitious priorities for 2023/24 have been identified and are in addition to business-as-usual operations relating to emissions reductions – for example, flood and air quality action plans, waste management, along with other work linked to the Plan across the Council.

The recommended priorities include:

- To improve carbon reporting, introduction of a toolkit to accurately record and monitor emissions to ensure robust data availability.
- Development of a GHG emissions trajectory tool which will calculate the annual carbon reductions that are required to achieve net zero carbon by 2030.
- Development of toolkits to estimate the residual carbon emissions (carbon emissions that cannot be mitigated).
- To develop a formalised net zero carbon reduction plan, define key milestones and carbon reduction measures (in priority order) on a rolling programme through to 2030.
- Enhance our online content to provide consistent sustainability messaging, providing proactive guidance to residents and businesses.
- To develop an internal Climate & Ecological governance structure, embedding climate informed decision-making (2023-25).
- To embed and measure performance against ambitious targets in our decision-making.
- To ensure that our suppliers reflect our drive to reduce environmental impact and engage with our partners to deliver positive action on climate change.
- To engage and collaborate on environmental issues with schools.
- To engage and collaborate on environmental issues with communities and businesses.
- To commence work on the Council's climate adaptation strategy in light of the importance of the growing threat from extreme weather.

- To progress work on identifying opportunities for electricity generation.
- To develop an internal Climate sustainability training programme for staff that is built into induction for new starters.
- Amplify and share our learnings and collaborate to generate insight and innovation.
- To stay informed, actively participate in numerous programmes to ensure the Council are part of the national climate conversation and are tracking progress against the latest developments.

The scope of work for Q2/Q3 (July to December), detailed below, defines progress made and planned, incorporating the 2023/24 priority milestones.

- A Communications plan to be implemented to ensure that residents, businesses, schools and staff have a clear understanding of our Climate Action Plan vision. We'll use the most appropriate comms channels to share our plan to tackle the climate emergency and look to inspire our residents, businesses and schools to reduce their own carbon footprint. We'll also share the wealth of online resources available, including hints and tips etc, which provide practical advice on becoming carbon neutral.
- Continued partnerships with various like-minded advocates to achieve our climate aspirations, such as West London Climate Emergency Officers Group and London Environment Directors Network (LEDNet). Working with such groups introduces us to other Councils and organisations taking the same journey; such partnerships are a forum for innovation and collaboration, share challenges and opportunities.
- Development of Climate forum as detailed under C1.5 Community Leadership in plan, to develop ideas collectively and to collaborate towards achieving climate change objectives, building the foundations for the development of Climate forum for launch in Q4 (Jan - March 2024)
- Green Walls have been utilised for many years, modern systems now deliver so much more, with research proving their worth in delivering both environmental and economic benefits, regulating a buildings temperature reducing carbon footprint, providing wildlife habitats and improving air quality are a few of the benefits. It is estimated that a *1m² green wall can absorb up to 2kg a year, while a tree absorbs around 5.5kg. Locations are currently under review and market sounding underway. **arch daily article published March 2022*
- A City Tree bench offers a green space without roots, it cools like 67 young trees and reduces CO2 emissions to the equivalent of 44 young trees, site visits are planned at neighbouring boroughs where benches are in situ, and identification of locations across the borough are in development.
- Monitoring of water consumption meter readings and/or utility bills detailing the amount of water consumed in Council buildings and other non-building supplies.
- Development of LBH's GHG Emissions Trajectory Tool, enabling LBH to set annual carbon reduction targets and proactively monitor its year-on-year performance and track progress.

This tool will enable us to calculate the annual carbon reductions that are required to achieve Net Zero Carbon by 2030 by:

- Developing carbon emission reduction targets, profile the emissions reduction trajectory (to 2030) and set annual milestone/Key Performance Indicators (KPIs) (in alignment with Net Zero Carbon ambition).
 - Developing target, trajectory, milestone/KPI toolkit for annual performance monitoring (this will be dynamic and will readjust targets/trajectory, based on actual Year-on-Year carbon emissions performance to enable effective measuring, monitoring and reporting on performance against carbon emission reduction targets).
 - Estimating the residual carbon emissions (carbon emissions that cannot be mitigated) to enable the Council to look at its options for carbon offsetting or sequestration (absorption), such as through tree planting, and start to estimate what level of investment might be required for these activities.
- Aim for the highest quality data where available.
 - Develop the process for recording mileage for both owned and hire vehicles and consumption for vehicles which are not under direct control of the Vehicle Fleet Manager and are operated by other departments.
 - Development of monitoring tool to include fugitive emission sources that have not been included within/ since baseline calculations.
 - Appraisal of sites under council ownership completed, to establish opportunities where biodiversity improvements could be made. Under the Environment Act 2021 all planning permissions granted in England will have to deliver at least 10% biodiversity net gain. The expected implementation of the new legislation is November 2023. Biodiversity Net Gain (BNG) aims to leave the natural environment in a measurably better state than before. Appraisal of sites under council ownership has been completed, to establish opportunities where biodiversity improvements could be made. The scope of the feasibility report included;
 - UK habitat survey results
 - Opportunities for improvement
 - Feasibility for each site based on opportunities, possible cost and constraints.
 - Possible habitat units available (assessment of current value)
 - Conclusions and scope for further sites

2035 Carbon Neutrality (Scope 3 Emissions)

To commence progress on understanding the carbon footprint from Council's procured services (scope 3 emissions) and to investigate low carbon procurement frameworks. This is required to meet the motion set out in November 2021 for ensuring, where practical and cost effective, all the Council's procured services are net carbon zero by 2035. This includes:

- Fugitive GHG Emissions (refrigerants): GHG emissions from the replenishment of air conditioning and refrigeration systems across the corporate estate.
- Council employee business travel: Fuel claims for business travel in leased vehicles or Grey Fleet (employees using their own vehicles for business travel) during the reporting year.
- Water consumption in Council buildings: Meter readings and/or utility bills detailing the amount of water consumed in Council buildings and other non-building supplies during the reporting year.
- Other fuels used in Council buildings and sites: Fuels other than electricity or natural gas used in Council buildings and Council operated sites. This can include fuels used in generators and other stationary equipment (e.g. gas, oil, Liquefied petroleum gas – LPG).
- Waste arising from the Council's operations: Waste generated by the Council's operations during the reporting year.

Summary

Overall, the progress made in reducing emissions associated with electricity consumption and fleet usage has been undeniably positive, marking a significant step in the right direction. The efforts to minimise the consumption of natural gas have additionally contributed to this achievement; however, as we look to the future, the Council acknowledges that further action is needed to address the emissions associated with this particular energy source.

Transitioning to cleaner fuels will be a key focus in the upcoming reporting years. By embracing renewable energy sources and implementing sustainable practices, we can significantly reduce the environmental impact and emissions attributed to fossil fuel consumption. This transition will not only help mitigate climate change but also improve air quality and promote the overall well-being of our community.

The Council is moving in the right direction and remains dedicated to actioning decarbonisation. We will continue to push ourselves and encourage others to drive meaningful and lasting change to tackle this climate emergency. We recognise that addressing the climate emergency requires a collective effort, and we are committed to fostering partnerships and collaborations to mobilise resources and knowledge. Together, we can create a sustainable and resilient future for generations to come.

Financial Implications

There are no direct financial implications arising from this strategic progress update.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

As the second largest of London's 33 Boroughs, covering an area of 44.6 square miles, Hillingdon Borough contains large expanses of maintained parks, nature reserves and semi-rural countryside providing residents and visitors with access to nature and green spaces. The Climate Change Action Plan sets out the action that the Council has taken to date to reduce its own carbon emissions. Taking action to continue to further reduce carbon emissions and adapt to the impact of climate change will help residents, businesses and communities to avoid disruption to day-to-day lives, and ensure that the Borough is a cleaner and healthier place to live in.

Consultation carried out or required

The Council's Strategic Climate Action Plan was subject to public consultation. This report provides an update on progress against actions within the Plan.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and confirms that there are no direct financial implications associated with the recommendations within this report. Corporate Finance further notes the Council's commitment to becoming carbon neutral by 2030 and to reduce carbon across the property portfolio. The impact of individual priorities will be reviewed as part of ongoing work and as part of the wider MTF budget setting process.

Legal

Legal Services confirm that there are no specific legal implications arising from this report. Further legal advice will be given as necessary to ensure that the Council continues to meet its obligations under climate change legislation.

BACKGROUND PAPERS

[Council Motion – Climate Emergency Declaration – 16 January 2020](#)

[Council Motion – Climate Targets Update - 18 November 2021](#)

[Residents' Services Select Committee Monitoring – 15 March 2023](#)

[Strategic Climate Action Plan approved by Cabinet – 8 July 2021](#)

TITLE OF ANY APPENDICES

Appendix 1 – [2023-24 Priorities .docx](#)

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23/ 24 Priorities

As part of the Climate Progress Report, presented to Cabinet in September 2022, a series of priorities were set for 2022/23. Progress has been widely positive and elements with a challenging timeline will rollover into the updated prioritisation programme for 2023/24 and reported on in the next cycle.

- A. To improve carbon reporting, introduction of a toolkit to accurately record and monitor emissions to ensure robust data availability.
- B. Development of a GHG emissions trajectory tool which will calculate the annual carbon reductions that are required to achieve net zero carbon by 2030.
- C. Develop toolkits to estimate the residual carbon emissions (carbon emissions that cannot be mitigated).
- D. To develop a formalised net zero carbon reduction plan, define key milestones and carbon reduction measures (in priority order) on a rolling programme through to 2030.
- E. Enhance our online content to provide consistent sustainability messaging, providing proactive guidance to residents and businesses.
- F. To develop an internal Climate & Ecological governance structure, embedding climate informed decision making (2023-25)
- G. To embed and measure performance against ambitious targets in our decision-making.
- H. To ensure that our suppliers reflect our drive to reduce environmental impact and engage with our partners to deliver positive action on climate change.
- I. To engage and collaborate on environmental issues with schools.
- J. To engage and collaborate on environmental issues with communities, and businesses.
- K. To commence work on the Council's climate adaptation strategy in light of the importance of the growing threat from extreme weather.
- L. To progress work on identifying opportunities for electricity generation.
- M. To develop an internal Climate sustainability training programme for staff and it is built into induction for new starters.
- N. Amplify and share our learnings and collaborate to generate insight and innovation.
- O. To stay informed, actively participate in numerous programmes to ensure the Council are part of the national climate conversation and are tracking progress against the latest developments.

Overall Progress



Manageable challenges, on track to delivery priorities.

Nine Strategic Objective Dependencies

- C1 Community Leadership
- C2 The Council's Own Operations
- C3 Building Better Places
- C4 Using and Producing Clean and Green Energy
- C5 Waste Management
- C6 Climate Change Adaptation and Mitigation
- C7 Carbon Offsetting
- C8 Sustainable Transportation
- C9 Transparency, Communication and Reporting

Six Corporate Commitments

1. To lead and inspire our residents, businesses, and schools to reduce their own carbon emissions.
2. To become 'Carbon-Neutral' by 2030.
3. To achieve 100% clean electricity across the council's services by 2030.
4. To raise awareness and develop the potential of young people to respond to the challenge of the climate emergency.
5. To enhance opportunities for biodiversity across the borough and particularly in urban areas.
6. To remain open to the opportunity to go further, to be innovative and creative to exceed the stated goals wherever possible.

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APPROPRIATION OF LAND AT THE FORMER YIEWSLEY SWIMMING POOL AND FALLING LANE, YIEWSLEY

Cabinet Member(s)	Cllr Ian Edwards Cllr Jonathan Bianco
Cabinet Portfolio(s)	Leader of the Council Cabinet Member for Property, Highways & Transport
Officer Contact(s)	Jenny Evans, Place Directorate
Papers with report	Appendix 1 - Site Plan Appendix 2 - Cabinet Report dated 14 October 2021 and minutes Appendix 3 - Equality Impact Assessment Appendix 4 - Consultation responses received May / June 2023 and redacted petitions

HEADLINES

Summary	<p>This report seeks Cabinet authority to appropriate land from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972. This will facilitate the redevelopment of the former Yiewsley Swimming Pool and Falling Lane, Yiewsley by allowing the Council to utilise statutory powers to override third party rights that may prevent the implementation of any proposed development.</p> <p>A planning application has not yet been submitted in respect of the proposed development however, the design is at an advanced stage, and it is intended that the development will provide significant benefits to the local community including the provision of housing and community uses.</p>
Putting our Residents First Delivering on the Council Strategy 2022-2026	<p>This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities</p> <p>This report supports our commitments to residents of: Thriving, Healthy Households</p>
Financial Cost	No financial cost to the Council from this report
Select Committee	Property, Highways & Transport
Relevant Ward(s)	Yiewsley

RECOMMENDATIONS

That the Cabinet:

- 1) Having considered the consultation responses, approves the appropriation of the Site (subject to compliance with all necessary legal requirements) in exercise of statutory powers to appropriate for planning purposes, exercising powers under S122 of the Local Government Act for the planning purposes of facilitating redevelopment having regard to the Equalities Impact Assessment, for residential and other community uses pursuant to section 226 of the Town and Country Planning Act 1990.**
- 2) Approves the use of powers to override easements, restrictions and other rights in respect of the Site pursuant to section 203 of the Housing and Planning Act 2016 (the 2016 Act) following the grant of planning permission for the proposed development.**
- 3) Resolve that the area of Land at the former Yiewsley Swimming Pool and Falling Lane, Yiewsley shown edged [red] on the plan at Appendix 1 (the Site) is no longer required for the open space purposes for which it is currently held.**

PRINCIPAL REASONS FOR RECOMMENDATION

The appropriation of the Site for planning purposes is necessary to facilitate the redevelopment of the Site. Without appropriation of the Site for planning purposes, there would be a risk that proposed redevelopment would not be delivered.

The appropriation of the Site will achieve the improvement of the social economic and environmental well-being of the Council's area, because it will enable the delivery of housing and community benefits.

It is considered that the public benefit of appropriation of the Site for planning purposes is likely to outweigh any private rights which might be interfered with as a result of appropriation for planning purposes.

Alternative options considered / risk management

The Land could be cleared and returned to use as recreational green space, but this course of action is not considered appropriate because there is sufficient open space within 400 m of where residents live in Yiewsley for all open spaces. Also, a new leisure centre for recreation and leisure use is being built at the at Rowheys Place, West Drayton approximately 2 miles away. In addition, the significant economic, social, and environmental benefits that would be delivered by the proposed development of the Land would not be delivered if the Land was returned to public open space. These significant benefits outweigh any detrimental impacts arising from the loss of the Land held for public walks and pleasure grounds as open space. In any event the majority of the land on Falling Lane has not been available for use for public walks and pleasure grounds for approximately 14 years and the part of the Land on Otterfield Road has not been available to be

utilised for the purposes described in the conveyance to the Council for 11 years. If the Land is to be developed, then there is no alternative but to appropriate the Land to planning purposes.

Democratic compliance / previous authority

The principle of development of the Land was approved at Cabinet on the 18 May 2017 and on 14 March 2019. On the 14 October 2021, as set out in Appendix 2, Cabinet agreed the following:

- 1) Authorises officers to give public notice of the Council's intention to appropriate the land from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972 as amended by the Local Government Planning and Land Act 1980 section 118 schedule 23 on the land set out in the plans.
- 2) Delegates authority to the Leader of the Council and Cabinet Member for Property and Infrastructure, in consultation with the Corporate Director of Infrastructure, Transport and Building Services, to consider any objections to the proposed appropriation; decide whether the land should be appropriated for planning purposes and to make all necessary decisions to give effect to the above recommendation and any other decisions which are required in relation to the land.

Whilst delegated authority to the Leader and relevant Cabinet Member is provided for a decision on this matter, as permitted in the Council Constitution, it has been agreed by the Leader to refer the matter back to the full Cabinet for a decision and for greater transparency.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

The Site comprises an area of 5066 sq. metres of land at former Yiewsley Swimming Pool and Falling Lane, Yiewsley. Part of the Site was previously used as a municipal swimming pool which was demolished in circa 2011 (the Former Swimming Pool Site).

The freehold to the Site is owned by the Council. Restrictive covenants are contained within a Conveyance dated 24 August 1922 between (1) William Garner and (2) Ernest James Sutton over the Former Swimming Pool Site (the **1922 Conveyance**). Please see below for a summary of the restrictive covenants:

- *not to hold a fair, burn bricks or tiles or do anything which may be a nuisance or annoyance;*
- *not to erect any house or building to be used for the carrying on of any trade or business whatsoever and not to allow any such house to be used as a tavern or beer shop;*
- *not to excavate any gravel, sand or clay or any material of any kind except for the purpose of buildings;*
- *not to erect any house or building closer to the road than is shown by a dotted building line which is fifteen feet distant from Otterfield Road;*

- *not to allow any erection of building or portion thereof (except ordinary dressings or bay windows) to project upon or overhang the space between the building line and the road boundary;*
- *not to erect any house or residence under a certain value;*
- *not to erect any temporary buildings of any kind or a caravan (except workshops and sheds to be used only temporarily while houses are being built); and*
- *not to use the parcels of land (or part thereof) as a road or right of way or allow any adjoining owner to use the same as a road or right of way so as to form a connection into the roads on the Otterfield Road estate.*

together "the **Restrictive Covenants**".

Due to the age of the 1922 Conveyance, it is not clear whom the benefit associated with the Restrictive Covenants resides with. It is possible that the proposals for development of the Site will interfere with the Restrictive Covenants which is why it is recommended that the Council engages Section 203 of the 2016 Act to override the same.

A Conveyance dated 21 December 1926 made between (1) the Mayor and Commonalty and Citizens of the City of London and (2) the Yiewsley Urban District Council (the **1926 Conveyance**) and a Conveyance dated 21 March 1934 between (1) William Henry Knowles and (2) Urban District Council of Yiewsley and West Drayton (the **1934 Conveyance**) provides that Site (and other adjoining land) be held for the purposes of public walks and pleasure grounds.

The Council considers that the entries within the 1926 Conveyance and the 1934 Conveyance is akin to a statutory trust under section 10 of the Open Space Act 1906 (the **1906 Act**). Where the Council acquires land under the 1906 Act it holds land on trust for those purposes. Therefore, as the land is held on trust for such purposes, there could be a departure from the terms of any such trust upon the proposed residential and community use development being carried out. Appropriation is therefore necessary, to free the Site from any such trust that may exist.

The Council obtained planning permission for the redevelopment of the Site to provide mixed use development including one three-storey block comprising health centre and gym; one two-storey block comprising 12 supported housing/living flats and associated accommodation; car parking; landscaping; and ancillary development by a planning permission dated 13 June 2014 (ref: 18344/APP/2013/3564). However, this planning permission was never implemented.

Following the above, a further application was submitted in 2021 which was subsequently withdrawn (ref: 76795/APP/2021/3704) for the demolition of existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed-use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level and residential uses above. Detailed Description: Demolition of existing Yiewsley Library Building and the erection of a 5-storey residential building, comprising 50 dwellings, with 28 under-croft parking spaces (13 for residential and 15 for use by Rabbsfarm Primary School). The Otterfield Road site proposes the erection of a 6-storey building, comprising 50 dwellings, with 25 car parking spaces (23 for residential and 2 for library users) (the Withdrawn Application).

The Council has revised the aforementioned plans for redevelopment following detailed consideration of resident feedback received during the consultation period for both applications. The Council has not yet submitted a planning application in respect of the revised proposals, but the new proposals will include the following benefits:

- Optimising use of previously developed land;
- 95 new residential units meeting the Borough identified housing need and providing much needed affordable housing, including wheelchair accessible units;
- 100% affordable housing;
- Private and communal amenity spaces;
- Enhanced pedestrian connectivity to and from the Site and into the wider recreation ground;
- Modern, fit for purpose housing and meets or exceeds space standards;
- An energy efficient development that will lower energy bills for residents;
- A modern library and community facility;
- On-site play space provision.

It is anticipated that the planning application, which is at an advanced stage of preparation, will be submitted to the local planning authority for determination in Summer/Autumn 2023.

The Council is not seeking to appropriate the amenity space of Yiewsley Recreation Ground which was designated as Metropolitan Open Space in January 2020 pursuant to the Hillingdon Local Plan (adopted in 2012). The Site is considered to be brownfield land and consists largely of existing hardstanding.

Delegated authority was granted to the Leader of the Council and Cabinet Member for Property & Infrastructure in consultation with the Corporate Director of Infrastructure, Building Services and Transport on 14 October 2021 to begin the procedure for the appropriation of the Site and to consider any consultation responses; decide whether the Site should be appropriated for planning purposes and make all necessary decisions to give effect to the recommendations and any other decisions which are required in relation to the Site. The Council then instigated a consultation exercise for the appropriation of the Site in November 2021 but the appropriation was not subsequently pursued following the withdrawal of the Withdrawn Application (the Previous Consultation Responses).

As a result, due to the passage of time, on 31 May 2023 the Council embarked on a further consultation period which was open for comments until 27 June 2023 (the Existing Consultation Responses). The Council has considered both the Previous Consultation Responses and the Existing Consultation Responses below to ensure a fair process.

Consultation

Local authorities who have acquired land for a statutory purpose must hold that land for that purpose. They can only change the purpose for which they hold land using statutory powers of appropriation. The power to appropriate land to planning purposes in this context simply involves formally changing the purpose for which land is held, so that it is held for a 'planning purpose'. Planning purposes in this context therefore means appropriation which will facilitate the carrying out of development, re-development or improvement of land which is likely to contribute to the economic, social or environmental wellbeing of the area, or which is required in the interests of the proper planning of the area in which the land is situated. The Proposed Development of the Property in accordance with planning policy will be such a planning purpose.

Pursuant to Section 122(2A) of the 1972 Act before appropriating land consisting of open space, the Council must first:

- Advertise its intention to appropriate open space land for two consecutive weeks in a newspaper circulating the local area; and
- Consider any objections to the proposed appropriation.

Provided that the above steps are complied with the Council would upon redeveloping the Site be released from any trust for the enjoyment of the public imposed by a S10 Trust (Section 122(2B) of the 1972 Act).

The Existing Consultation Responses comprise of fifty (50) objections which were submitted via the online portal, three (3) emails to the local MP and the Leader and Mayor of the Council as well as two separate petitions.

The themes which have arisen from the online portal objections and emails and Council's response to the same are listed in the table below. The petitions are considered separately below:

Item	Objection Theme	Councils Response
1	<i>A new development of flats will add pressure to existing services such as education and youth services, healthcare, public transport and emergency services in addition to an increase in traffic, congestion and added pollution.</i>	<p>The Council has not yet submitted a planning application for the proposed development. The process of appropriation is separate from the planning process. These matters will be considered in detail during the assessment of the application by the Council (acting as local planning authority). Residents will be able to provide consultation responses on the planning application when it is submitted.</p> <p>As part of the planning application that will separately come forward the Council will be required to submit various assessments e.g. a transport assessment which will demonstrate the impact any proposed development will have and any mitigations. The Council as local planning authority may impose planning conditions to secure any necessary mitigations.</p>

2	<p><i>The Council cannot be said to contribute towards achieving the promotion of the improvement of the economic, social or environmental wellbeing of the whole or any part of the area and the requirements of the covenant should be maintained by the Council. Alternatively, the Council should progress developments for community use such as a community centre or GP surgery as there is too much housing being built in the area.</i></p>	<p>Section 227 of the Town and Country Planning Act 1990 permits the Council to acquire by agreement any land which it thinks will facilitate the carrying out of development, re-development or improvement likely to contribute to the economic, social or environmental wellbeing of the area or which is required in the interests of proper planning in the area in which the land is situated.</p> <p>Development of the land would provide public benefit as the Site is currently considered brownfield and consists of largely existing hardstanding. The redevelopment would bring new and improved community uses to the area in addition to the proposed additional housing (including affordable housing) – see development proposals above.</p>
3.	<p><i>The consultation process for the appropriation should have been more open and directed to local residents as part of the consultation process. There was failure to give proper public notice pursuant to R (Day) v Shropshire Council [2023] UKSC 8.</i></p>	<p>The correct consultation process (as has been outlined above) has been followed. Notices were placed for two consecutive weeks in the London Gazette and site notices were placed in the following locations:</p> <p>Entrance to both site, attached to entrance gates and lamp posts. Copy of consultation documents made available in Yiewsley Library.</p> <p>The notices referred to a website whereby the consultation materials could be viewed and materials were also made available in hard copy at Yiewsley Library.</p> <p>A press release was also issued alongside a community briefing note (which is not a statutory requirement).</p> <p>The Council took the advice of Trowers & Hamlin LLP in respect of the consultation and the preparation of consultation materials.</p> <p>The Council is satisfied that the correct process has been followed.</p>
4	<p><i>The previous consultation provided draft plans for the site, the consultation feedback is not meaningful without this information</i></p>	<p>As has already been outlined above, the planning process and the appropriation process are separate. The previous consultation process for the proposed appropriation was carried out in tandem with the planning application for the Withdrawn Application.</p> <p>This current consultation has not been accompanied by a relevant planning application and this will follow</p>

		<p>shortly. The Council has considered the Previous Consultation Responses below to ensure that all opinions have been considered. When a new planning application is submitted it will be the subject of a separate consultation exercise by the Council in its capacity of local planning authority.</p>
5	<p><i>New developments such as high rise flats will lead to loss of daylight and a loss of green space.</i></p>	<p>As part of the process in any planning application, the local planning authority will undertake an analysis of these matters.</p> <p>There is no proposed loss of current publicly available green space. The land, notwithstanding a designation as open space, is considered brownfield land which is covered by hardstanding.</p>
6	<p><i>New flat developments are usually expensive and end up vacant as local people cannot afford to live in these flats. The flats will bring down the value of other properties and there are already too many flats in the area.</i></p>	<p>Whilst the proposed development will be subject to a separate planning application consultation exercise, the Council intends that the proposed development will provide 100% affordable housing significantly in excess of the Council's local plan and the London Plan requirements. The Council also intends to provide affordable housing in excess of the policy requirement, but this will be confirmed in the planning submission.</p>
7	<p><i>These developments will have an adverse effect on the ecosystems and biodiversity of the area</i></p>	<p>As part of the process in any planning application, the local planning authority will consider these matters. It should be noted however that the development is proposed on land that is currently covered with hardstanding.</p>
8	<p><i>The Council are not taking into account the guidance and advice on maintaining open space as per the LBH Open Space Strategy 2011-2026, 'Rights for Nature' movement, Hillingdon Strategic Climate Action Plan, Local Plan Part 2 - Development Management Policies, GLA chapter 7 London Living Spaces & Places Policy 7</i></p>	<p>All relevant guidance will be taken into account during the design and planning process.</p> <p>There is no proposed loss of current publicly available green space.</p>
9	<p><i>Closing the library in its current location will inhibit access to residents to library services whilst the new library is built and accessibility to new library will worsen as the current library has parking and is next to bus stops.</i></p>	<p>The Council intends to continue to ensure that there is library service provision in the Yiewsley and West Drayton area during any redevelopment. Any closure proposed would be taken into account during the planning application process.</p>

10	<i>Will any new proposed developments be more accessible to all such as those with disability?</i>	Any designs will take into account Equality Act 2010 requirements for accessibility to the residential units, library and local park.
11	<i>It is illegal to appropriate community land for housing</i>	As is explained further at Section [6] above there is a statutory process which has to be followed to appropriate open space land.
12	<i>The Council are re-lodging applications to wear down residents.</i>	The Council chose to re-consult on the proposed appropriation to ensure that the process was fair and to ensure that any new residents were given the opportunity to voice their opinion. The Council also recognise that residents previously expended efforts replying to the previous consultation and so they have considered the Previous Consultation Responses below.

In addition to the aforementioned objections, two separate petitions have been created as follows:

- A petition with 542 signatures to stop the loss of Yiewsley Library in the current location and to stop housing being built on the former Yiewsley Swimming Pool Site; and
- A petition with 25 signatures to stop flats being built on Yiewsley Recreation Ground.

Consultation responses and petitions are set out in Appendix 4.

When a planning application is submitted interested persons will be able to make representations on such application to the Council as local planning authority. As is noted above, the proposal is not to appropriate any land which was recently designated as Yiewsley Recreation Ground.

The themes which have arisen from the Previous Consultation Responses (which have not already been considered above) and Council's response to the same are listed in the table below:

Item	Objection	Councils Response
1	<i>Development is out of character / not in keeping with the local area</i>	This comment relates to the previous development proposals pursuant to the Withdrawn Application and therefore are not relevant to this decision.
2	<i>There is no S106 associated with the development to support local infrastructure / community facilities</i>	This comment relates to the previous development proposals pursuant to the Withdrawn Application and therefore are not relevant to this decision. The proposed application will be subject to any contributions towards local infrastructure as are required by policy and the local planning authority.
3	<i>The [Site] is incorrectly being classified as a brownfield site where it should be greenfield given it has been reverted to open space and grassland</i>	The Site is considered to be brownfield because it consists largely of existing hardstanding following the demolition of the former swimming pool.

4	<i>Development affects public right of way to bowling green and to park by the Library</i>	This comment relates to the previous development proposals pursuant to the Withdrawn Application and therefore are not relevant to this decision.
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The Council considers that it has addressed all other comments raised pursuant to the Previous Consultation Responses at Section 7 above as similar issues arose from the Existing Consultation Responses.

In summary, it is considered that most of the concerns which have been raised will be considered pursuant to the planning application process. The Council have considered all of the consultation responses carefully to ensure that any issues relevant to the appropriation of the Site have been considered and specifically that the correct statutory process has been followed.

Issues

Before the Site can be appropriated for planning purposes, the provisions of Section 122 of the Local Government Act 1972, namely that the area of land in question is no longer required for the purposes for which it was held immediately before appropriation must be satisfied. This means that it is necessary to first establish the purpose for which the Site is currently held.

Pursuant to the 1926 Conveyance and the 1934 Conveyance the Site is held for the purposes of public walks and pleasure grounds. Part of the Site was previously used as a municipal swimming pool (however this was demolished in circa 2011). The Site is no longer required for this purpose because a new leisure centre including swimming pools is under construction 1.5 miles away.

The Council should also be satisfied that the relevant area of land should be appropriated such that it becomes held for planning purposes by applying the tests set out in section 226(1) and (1A) of the Town and Country Planning Act 1990. The following matters therefore need to be considered by the decision maker and determined before land can be formally appropriated:

- Whether the appropriation will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land and whether this is likely to contribute to the achievement of the economic, social or environmental well-being of the area.

It is considered that the appropriation will facilitate public benefit as will make efficient and viable use of the Site which is currently considered brownfield and consists of largely existing hardstanding. The redevelopment would bring new and improved community uses to the area in addition to the proposed additional housing (including affordable housing) – see the specific development proposals at paragraph 2 above.

Against the above background, in order to deliver the proposed development, and to realise the wider public benefits, it is necessary to ensure that there are no third party rights that could prevent the proposed development from being delivered so that the rights of such third parties are converted into entitlements to compensation, without any risk of injunctions being made to restrain infringements of third party rights.

Section 122 of the Local Government Act 1972 provides that the Council may appropriate for any purpose any land which belongs to the Council which is no longer required for the purpose for

which it is held immediately before the appropriation. Section 203 of the Housing and Planning Act 2016 provides that any restrictive covenants and other adverse rights or interests affecting the proposed land to be appropriated for planning purposes as set out in this report can be overridden, thereby releasing any proposed scheme from the risk of a third party beneficiary of such rights from obtaining an injunction to restrain the development and converting their entitlement (if any) to monetary compensation.

It is accepted that appropriating the land for planning purposes may infringe private rights (in particular the Restrictive Covenants and the trust). However, this infringement must be considered in the context of the history and the configuration of Site which demonstrates that the likely benefits of the proposed development (explained above) will significantly outweigh any harm as a result of infringement of private rights which appear to be inactive and historic in nature.

The Site currently consists largely of existing hardstanding and therefore although the Site is technically designated as open space, in practice, it is not currently utilised as such. The hardstanding exists because part of the Site is used as the existing library car park and the remainder consists of hardstanding which remains from when there was a swimming pool on the Site which was demolished in circa 2011. Therefore, the Council consider that the Site should be considered as brownfield land. There are currently no proposals to appropriate any green space which will be fully retained. As such the public ability to use green space in this area will not be affected by the proposals or the appropriation

The impact in terms of infringement of the trust can be further mitigated when it is considered that the previous swimming pool use itself could have been in breach of the terms of the trust. It is possible that this part of the Site may have already been appropriated pursuant to the predecessor of s122 of the Local Government Act 1972. The Council has proceeded on the cautious basis that this is not the case and that the trust still applies. However the Council consider that this history demonstrates that the impact of appropriating the land and overriding the trust is largely mitigated by the fact that the Site has not been used as open space in the traditional sense for many years.

As such the Council considers that the impacts on private and public rights through the appropriation are limited in practice and that any impacts are greatly outweighed by the benefits of redevelopment.

At this stage, the Cabinet are asked to resolve to appropriate the Site for planning purposes and to approve the use of powers to override restrictive covenants and other rights in respect of the Site pursuant to section 203 of the Housing and Planning Act 2016.

The Human Rights Act 1998 in Article 1 of Part II - The First Protocol:

It is considered that there is a compelling case in the public interest for the land to be appropriated. The Human Rights Act 1998 places an obligation on public bodies such as the Council to demonstrate that the use of powers such as appropriation is in the public interest and is proportionate to the end being pursued. As noted above, it is accepted that appropriating the land for planning purposes will infringe private rights, however the Council considers this wholly justified given the above context on grounds of public interest and promotion of economic, social and environmental well-being, and that in any event any injured party will have the right to claim appropriate compensation for their injuries. Promoting the redevelopment of the Site is considered to be consistent with the principles of good public administration and is in the public interest in the delivery of the proposed development.

The Equality Act 2010 requires that the Council when exercising its functions must have "due regard" to the need to eliminate discrimination, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. As such Equality Impact Assessments (EqIA) has been undertaken in respect of the impact of the appropriation and development proposals. This EqIA is attached as Appendix [3] to this report. The EqIA sets out a number of positive impacts that the scheme will deliver including more affordable homes of a higher quality, that are safer, more accessible and more fuel efficient and sustainable, and therefore have the potential to improve the quality of life for people of all ages and backgrounds. Specifically beneficial advancing equalities the EqIA identifies the following:

- increased choice of housing in the area.
- significant provision of fully accessible affordable housing, including units for wheelchair use, allowing greater housing options for all residents;
- new homes will be an opportunity to 'design out crime', therefore improving community safety;
- new energy efficient housing with the potential to reduce energy bills and fuel poverty;
- new homes and a new community library built to modern accessibility standards, such as those with disabilities will be able to benefit from more appropriate and adaptable homes and community facilities, in terms of level access, wheelchair accessibility etc;
- improvements to the step-free access into the recreation ground from the Fairfield Road car park are part of the proposals, with disabled bays being provided in the new development;
- improvements to the paths within the recreation ground are also proposed as part of the application therefore increasing accessibility to recreation facilities for the wider community; and
- the new state of the art library, with integrated community facility, with access afforded direct from the public car park - aiding community cohesion and bringing the existing vacant land into community use. with access afforded direct from the public car park - aiding community cohesion and bringing the existing vacant land into community use.

The EqIA does note some minor adverse impacts of the development mainly during construction, which includes temporary relocation of the library. For example for older or more vulnerable residents. The disruption of building works may cause anxiety and the Council will have procedures in place to mitigate against this as part of its proposals, as set out in the EqIA. It is felt that on balance the positive impacts for delivering the Scheme are significantly greater than the negative and the EqIA confirmed that the overall impact of the Scheme is beneficial on persons with protected characteristics.

Financial Implications

There are no direct implications arising from this report if it is approved that the site is no longer required for open space purposes and is appropriated for planning purposes. Financial implications may arise in the future and will be subject to Cabinet Reports. The cost of advertising the proposed appropriation in the local newspapers and the cost of consultation will be met from existing revenue budgets.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The appropriation of the Land will result in the land being held for planning purposes. A final decision will be made regarding the appropriation of the Land to planning purposes.

Consultation carried out or required

There is a statutory right to object to the proposed appropriation of the Land.

The Council has advertised its intention to appropriate the Land and must take any consultation responses into account before formally deciding to appropriate the Land.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting that there are no direct financial implications associated with the recommendations in this report.

Legal

Section 122 of the Local Government Act 1972 (the 1972 Act) permits the Council to appropriate any land which belongs to them and is no longer required for the purpose for which it is held immediately before the appropriation, for any purpose for which it is authorised by the 1972 Act or any other enactment to acquire land by agreement.

The most relevant acquisition power for these purposes is section 227 of the 1990 Act. This permits the Council to acquire by agreement any land which it thinks will facilitate the carrying out of development, re-development or improvement likely to contribute to the economic, social or environmental wellbeing of the area, or which is required in the interests of the proper planning of the area in which the land is situated.

Any reference to appropriation for planning purposes is, by virtue of the provisions in section 246 of the 1990 Act, regarded as a reference to appropriation for the purposes for which land can compulsorily be acquired under section 226 of the 1990 Act (which are the purposes set out in paragraph [6] above).

The Council must also be satisfied that the Land is no longer required for the statutory purposes for which it is currently held prior to the appropriation. This “surplus to requirements” component of s122 of the 1972 Act enables the Council to prioritise relative needs. It follows that the Council is entitled to look at the current use of the Land as well as the prospective use of the Land and on this project, what the Land can deliver. The Council can consider matters such as whether sufficient use is currently made of the Land and the need to secure an enhanced form of redevelopment.

Section 122(2A) of the 1972 Act before appropriating land consisting of open space, the Council must first advertise its intention to appropriate open space land for two consecutive weeks in a newspaper circulating the local area; and Consider any objections to the proposed appropriation. The appropriation has been duly advertised and this is discussed at paragraph [7] above which also summarises the consultation responses. Following the appropriation the Site will be released from the trust detailed at paragraph 1 of this report (Section 122(2B) of the 1972 Act).

Appropriating land for planning purposes can engage s203 of the 2016 Act allowing the Council to override private third-party rights, subject to payment of compensation under section 204 of the 2016 Act, provided the four conditions discussed in the main body of this report are met.

Provided all the conditions for the application of s203 are met third party right will be overridden automatically (i.e without further decision or action from the Council) and it is irrelevant who carries out the development. The affected third-party would be entitled to claim for statutory compensation when development takes place, but they would not be entitled to obtain damages or to an injunction once the land has been appropriated.

The types of rights that can be overridden under section 203 comprise;

- a. a “relevant right or interest” i.e. “any easement, liberty, privilege, right or advantage annexed to land and adversely affecting other land (including any natural right to support)”, and
- b. a restriction as to the user of land arising by virtue of a contract (and the Restrictive Covenants fall into this category).

Where it is known that appropriation for planning purposes would affect third-party rights, case law states that the Council must consider that it has sufficient reason in the public interest to interfere with third-party rights and that the interference is no more than is necessary. The Council must also act in accordance with the rights under the European Convention on Human Rights, and as advised in paragraph [15] above, this includes Article 1 of the First Protocol (right to peaceful enjoyment of possessions) and Article 8 (right to respect for private life, family and home). The Council must strike a fair balance between the public interest and the individual's rights and consider whether the interference is “proportionate”. In view of the factors described in this report it is considered that it is necessary to appropriate the Site for planning purposes and that there is a compelling case in the public interest to support the decision to do so.

Compensation, if payable, under section 204 of the 2016 Act is calculated on the same basis as compensation payable under sections 7 and 10 of the Compulsory Purchase Act 1965.

Property

The Property and Estates Team can confirm that the above proposals do not impede with any plans, proposals or strategies from an Estate / Asset Management direction.

Comments from other relevant service areas

Where reports span across other service areas relevant services should be consulted and brief comments included here to support the recommendation.

BACKGROUND PAPERS

NIL

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Appendix 1

This map shows the Yiewsley Recreation Ground and its surroundings. The recreation ground is a large green area in the center, containing a bowling green, skatepark, play area, and sports court. To the north of the recreation ground is a residential area with houses and a car park. To the south is a residential area with houses and a church. The map includes a north arrow and a scale bar. The following table provides details for the highlighted sites:

Site Name	Area (m²)	Area (ha)
YIEWSLEY LIBRARY SITE	1,771m²	0.1771ha
YIEWSLEY FORMER POOL SITE	3,295m²	0.3295ha

0 5m 10m 20m 50m

SCALF-11250943

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APPROPRIATION OF LAND AT FORMER YIEWSLEY SWIMMING POOL AND FALLING LANE YIEWSLEY

Cabinet Member(s)	Cllr Jonathan Bianco
Cabinet Portfolio(s)	Cabinet Member for Property & Infrastructure
Officer Contact(s)	Michele Wilcox, Infrastructure, Transport & Building Services
Papers with report	Site Plans

HEADLINES

Summary	<p>This report seeks Cabinet authority to begin the procedure for the appropriation of land from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972 as amended by the Local Government Planning and Land Act 1980 section 118 schedule 23.</p> <p>The report seeks to delegate authority to the Leader of the Council and Cabinet Member for Property & Infrastructure, in consultation with the Corporate Director of Infrastructure, Building Services and Transport to consider any consultation responses to the proposed appropriation; decide whether the land should be appropriated for planning purposes and to make all necessary decisions to give effect to the recommendations and any other decisions which are required in relation to the land.</p>
Putting our Residents First	This report supports the following Council objectives of: <i>Our Built Environment and Strong financial management.</i>
Financial Cost	Advertising Costs of £456.
Relevant Select Committee	Corporate, Finance and Property
Relevant Ward(s)	Yiewsley

RECOMMENDATIONS

That the Cabinet:

- 1. Authorises officers to give public notice of the Council's intention to appropriate the land from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972 as amended by the Local Government Planning and Land Act 1980 section 118 schedule 23 on the land set out in the plans.**
- 2. Delegates authority to the Leader of the Council and Cabinet Member for Property and Infrastructure, in consultation with the Corporate Director of Infrastructure, Transport and Building Services, to consider any objections to the proposed appropriation; decide whether the land should be appropriated for planning purposes and to make all necessary decisions to give effect to the above recommendation and any other decisions which are required in relation to the land.**

Reasons for recommendation

A full report on title has shown the land known as Yiewsley Recreation Ground, Falling Lane and the former Yiewsley Swimming pool at Otterfield Road is affected by the restrictive covenants imposed under a conveyance dated 21 August 1922, 21 March 1934 and 21 December 1926. As the land to be sold is included within the land affected by this agreement, the Council will have to obtain a release of the site from these agreements. Legal Services recommend that this is done by appropriating the site and this is done by advertising the proposed appropriation from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972 as amended by the Local Government Planning and Land Act 1980 section 118 schedule 23.

Alternative options considered / risk management

There is no alternative but to appropriate the land if the site is to be developed and sold.

Democratic compliance / previous authority

Cabinet on 18th May 2017 authorised the development of the sites for residential development.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. Cabinet on the 17th of May 2017 authorised the development of the sites for residential development and a new library. There are two sites as shown on the site plans. The first is the former Yiewsley swimming pool site (known as the Otterfield Road site) and the second is the land at Falling Lane. The swimming pool had previously been closed in 2010 and demolished in 2011. Both sites are surplus to requirements, and it is proposed that new library with residential flats will be built at the Otterfield Road site and residential flats at the Falling Lane site.
2. The report on title established that the site is registered in a freehold title owned by the Council, freehold title number AGL 201173. The title contains a covenant that the land will be held for the purposes of public walks and pleasure grounds, and this affects both sites.
3. As it is proposed that the Otterfield Road site will be sold to Hillingdon First Ltd for development and that the Falling Lane site is developed for residential, the Council will have to obtain a release of the restrictive covenants that affect these sites. Legal Services recommend that this is done by appropriating both sites and this is done by advertising the proposed appropriation from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972 as amended by the Local Government Planning and Land Act 1980 section 118 schedule 23.
4. The Council will need to advertise its intention to appropriate the land pursuant to Section 122 of the 1972 Act in a local newspaper for two consecutive weeks and take any consultation responses into account before formally deciding to appropriate the land.
5. Site plans are attached showing the relevant land in question.

Financial Implications

There are no direct financial implications arising from the recommended appropriation of the land, although this will facilitate the ultimate disposal of the site. The costs from the required advertisement are estimated at £456 this will be managed from within existing approved resources. Disposal of the site is expected to secure a substantial Capital Receipt and contribute towards the funding of the Council's 2021/2022 Capital Programme.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The appropriation of this land will result in the land being held for planning purposes. This will facilitate the development and sale of the land which will then enable the proposed residential development schemes and a new library to be brought forward.

Consultation carried out or required

The Council will need to advertise its intention to appropriate the land in a local newspaper for two consecutive weeks and take any consultation responses into account before formally deciding to appropriate the land, as part of a statutory process of consultation.

In addition, the Council received an petition in 2018 objecting to the development and seeking the retention of the restrictive covenants which are relevant to the land appropriation. It was agreed at that time that the lead petitioner would be advised when the consultation process would commenced so that the petition's views could be considered as part of the statutory consultation process, as opposed to a Cabinet Member petition hearing, in accordance with the Council's Petition Scheme. Officers will contact the lead petitioner to inform them when the consultation process begins.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and financial implications above, noting that the minor advertising costs will be funded from existing resources. It is anticipated that agreeing these recommendations will lead to the disposal of the site, with the expected proceeds contributing towards the Council's forecast 2021/22 Capital Receipts target.

Legal

If the Council wishes to appropriate land from public open space to planning, it will need to be satisfied that the provisions of Section 123 of the Local Government Act 1972 are met and in particular that the land is no longer required for the purposes for which it was held immediately before appropriation.

The Council will also need to be satisfied that the land should be appropriated such that it becomes held for planning purposes by applying the tests set out in Section 226(1) and (1A) of the Town and Country Planning Act 1990.

Case law has established that in determining whether land is required for a particular purpose, it is legitimate to weigh up the relative importance of different needs and to exercise judgment in the public interest. In this case, the area of land in question is not needed to facilitate the open space purposes. However, the decision maker will need to be satisfied that there is in fact no need for the land to be used as public open space and that in weighing up competing needs, the balance falls in favour of appropriation and a declaration that the land is surplus to requirements.

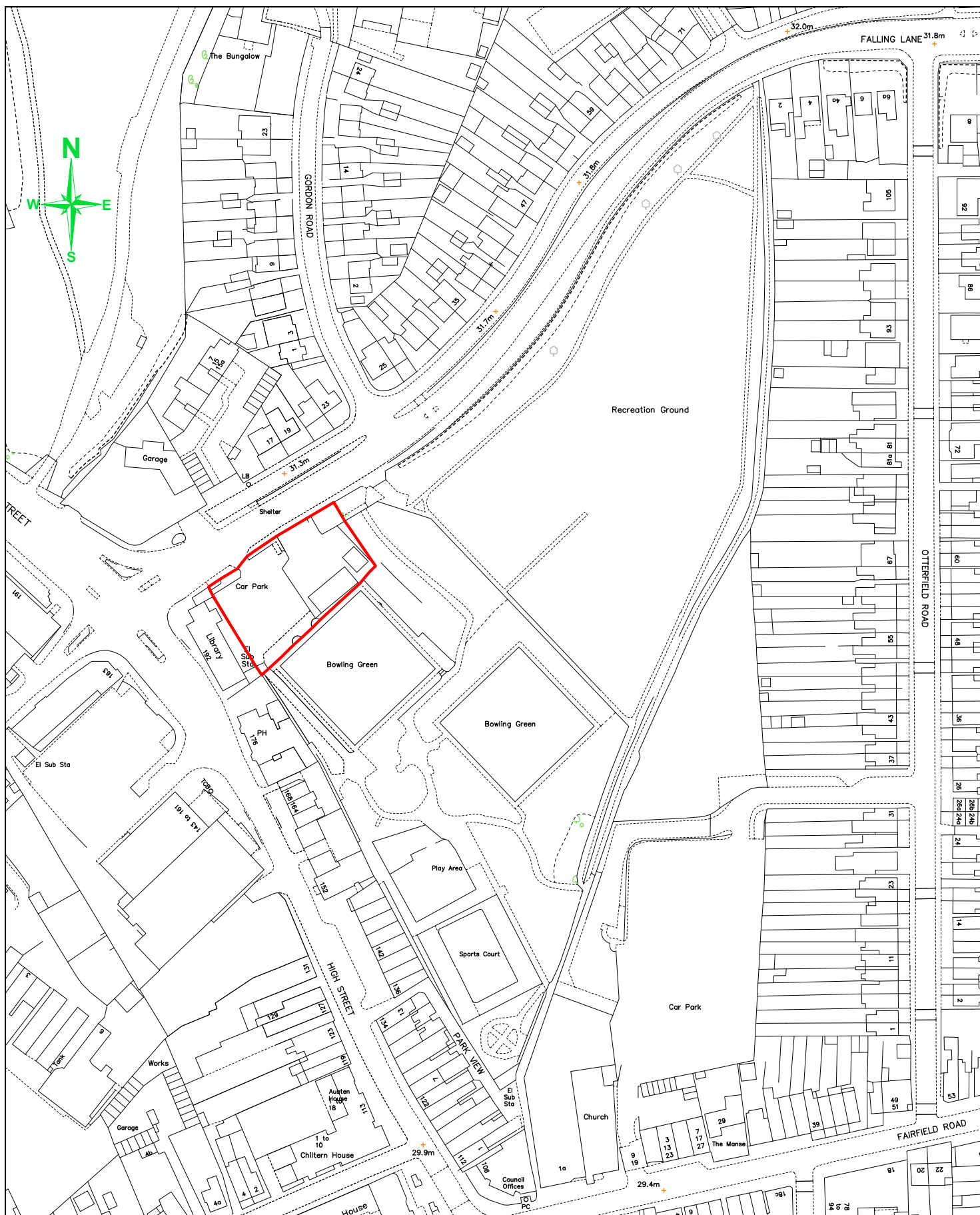
Pursuant to Section 122 (2A) of the 1972 Act the Council will need to advertise its intention to appropriate the land in a local newspaper for two consecutive weeks and take any consultation responses into account before formally deciding to appropriate the land.

Infrastructure / Asset Management


This report has been authored by Property and Estates and Infrastructure / Asset Management comments are included within the report.

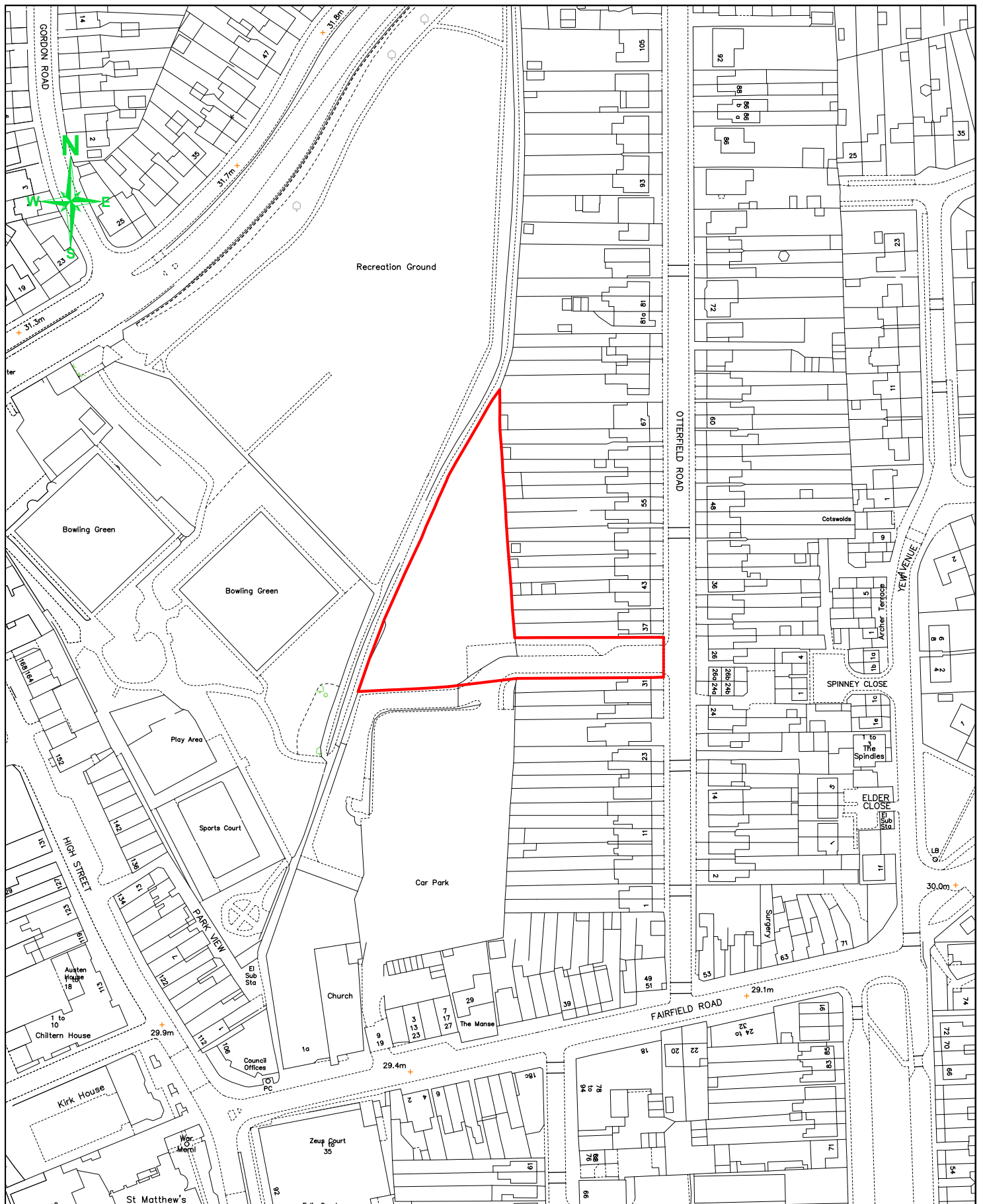
BACKGROUND PAPERS

NIL.




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	PROPERTY SERVICES CIVIC CENTRE, HIGH STREET UXBRIDGE, MIDDLESEX, UB8 1UW	TITLE Land at Falling Lane West Drayton Page 58	DRG No YIE 336
			SCALE 1:1250 @ A3
			DATE 06/08/2021



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	PROPERTY SERVICES CIVIC CENTRE, HIGH STREET UXBRIDGE, MIDDLESEX, UB8 1UW	TITLE Land at Otterfield Road West Drayton Page 59	DRG No YIE 336
			SCALE 1:1250 @ A3
			DATE 06/08/2021

Minutes and Decisions

CABINET

Thursday, 14 October 2021

**Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge**



Decisions published on: Friday 15 October 2021

Decisions come into effect from: 5pm, Friday 22 October 2021

Cabinet Members Present:

Ian Edwards (Chairman)
Jonathan Bianco (Vice-Chairman)
Douglas Mills
Martin Goddard
Susan O'Brien
Jane Palmer
Eddie Lavery
John Riley

Other Members present:

Duncan Flynn (Attendee of the Cabinet meeting as Chief Whip - non-voting)
Nick Denys

1. APOLOGIES FOR ABSENCE

All Members of the Cabinet were present.

2. DECLARATIONS OF INTEREST IN MATTERS BEFORE THIS MEETING

No interests were declared by Members present.

3. TO APPROVE THE MINUTES OF THE LAST CABINET MEETING

The decisions and minutes of the Cabinet meeting held on 2 September 2021 were agreed as a correct record.

4. TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS OF BUSINESS MARKED PART 2 IN PRIVATE

This was confirmed.

10. APPROPRIATION OF LAND AT THE FORMER YIEWSLEY SWIMMING POOL AND FALLING LANE, YIEWSLEY

RESOLVED:

That the Cabinet:

- 1. Authorises officers to give public notice of the Council's intention to appropriate the land from public open space to planning purposes pursuant to section 122 of the Local Government Act 1972 as amended by the Local Government Planning and Land Act 1980 section 118 schedule 23 on the land set out in the plans.**
- 2. Delegates authority to the Leader of the Council and Cabinet Member for Property and Infrastructure, in consultation with the Corporate Director of Infrastructure, Transport and Building Services, to consider any objections to the proposed appropriation; decide whether the land should be appropriated for planning purposes and to make all necessary decisions to give effect to the above recommendation and any other decisions which are required in relation to the land.**

Reasons for decision

The Cabinet Member for Property & Infrastructure outlined the history to the Yiewsley Recreation Ground and the former Yiewsley Swimming pool sites, noting that Cabinet in 2017 had authorised their development for much needed housing and community facilities.

Cabinet, therefore, agreed to undertake statutory consultation to appropriate the land at these sites from public open space to planning purposes to enable the release of the restrictive covenant, thereby enabling the Council to progress their development.

The Leader of the Council welcomed the development of these sites in order to put them to good use for the benefit of residents.

Alternative options considered and rejected

Cabinet could have decided not to progress the appropriation of the land, but this would not have enabled the progression of these sites to be developed.

Relevant Select Committee	Corporate, Finance & Property
Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)	5pm, Friday 22 October 2021
Officer(s) to action	Michele Wilcox
Directorate	Infrastructure, Transport & Building Services
Classification	Public
	<i>The report and any background papers relating to this decision by the Cabinet are available to view on the Council's website or by visiting the Civic Centre, Uxbridge.</i>

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Equality and Human Rights Impact Assessment

STEP A) Description of what is to be assessed and its relevance to equality

What is being assessed? Please tick ☒

The creation of new housing and relocation of an existing library in Yiewsley town centre.

Who is accountable? E.g. Head of Service or Corporate Director

Perry Scott, Corporate Director of Infrastructure, Building Services & Transport

Date assessment completed and approved by accountable person

January 2022

Names and job titles of people carrying out the assessment

Jenny Evans, Service Manager, Capital Programme Works Service

A.1) What are the main aims and intended benefits of what you are assessing?

The main aims of the development are to deliver additional housing supply in line with planning policies in the borough.

The assessment is to ensure there is no disproportionate negative impact from the development on any particular group.

The redevelopment of the 2 linked sites will provide positive opportunities for existing local residents and the wider community, including those with protected characteristics, as defined in the Equality Act 2010.

The developments provide more affordable homes of a higher quality, that are safer, more accessible and more fuel efficient and sustainable, and therefore have

the potential to help reduce fuel poverty and improve the quality of life for people of all ages and backgrounds.

The new homes will be an opportunity to 'design out crime', therefore improving community safety.

This will also be an opportunity to build new homes and a new community library to modern accessibility standards, such as those with disabilities will be able to benefit from more appropriate and adaptable homes and community facilities, in terms of level access, wheelchair accessibility etc.

Improvements to the step-free access into the Recreation Ground from the Fairfield Road car park are part of the proposals, with disabled bays being provided in each development.

Improvements to the paths within the Recreation Ground are also proposed as part of the application.

The new state of the art library, with integrated community facility, will also be developed that will bring additional foot traffic to this part of the town centre.

The development also allows the council to build larger homes that will positively impact large families with children, who are currently overcrowded.

The planning application reference is 76795/APP/2021/3704

A.2) Who are the service users or staff affected by what you are assessing? What is their equality profile?

The residents being affected are those who live in Yiewsley Town Centre, Yiewsley Ward

Yiewsley lies in the South West of Hillingdon and is bordered by Uxbridge South, Brunel, Botwell and West Drayton as well as Buckinghamshire.

Population:

In 2017, Yiewsley's population is 14,410 residents, an increase of 11.0% since 2011 (12,979); this is similar to the 10.9% increase for Hillingdon overall. Yiewsley is made up of 401.3 hectares (4.0 kmsq), with 35.9 people per hectare (3,591 per kmsq). The average number of people per household in Yiewsley is 2.53.

Age:

22.8% of Yiewsley residents are under the age of 16. 72.9% of residents fall into the working age bracket (defined as a resident aged between 16 and 74) and the remaining 4.3% are over the age of 75.

Gender:

The proportion of men to women in the ward is 50.0% to 50.0%. This is a small change from 2011 when there was a 49.6% to 50.4% male to female ratio in the ward.

Ethnicity:

In terms of ethnicity, In the 2011 census, 66.2% of residents in the ward identify themselves as White British background (this includes English, Northern Irish, Scottish, Welsh, Irish, Gypsy or Irish Traveller and Other White). 3.8% from Mixed / Multiple Ethnic groups, 19.3% from Asian / Asian British background (including Indian, Pakistani, Bangladeshi and Chinese), 7.4% from Black / African / Caribbean / Black British backgrounds and 3.4% from other ethnic backgrounds (including Arab).

*Yiewsley Ward Profile January 2019

A.3) Who are the stakeholders in this assessment and what is their interest in it?

Stakeholders	Interest
Residents of Yiewsley Ward and the wider borough	<p>That the proposals to redevelop the 2 sites in Yiewsley bring forward more high-quality homes of all tenures, and a new library and community facility, that are safer, more accessible and more fuel efficient and sustainable.</p> <p>That the redevelopment proposals improve the quality of life for residents.</p> <p>That the needs of residents are taken into account during the building process and disruption is kept to a minimum.</p>
Director of Infrastructure, Building Services and Transport	<p>That the proposals to redevelop the 2 sites in Yiewsley bring forward more high-quality homes of all tenures, and a new library and community facility, that are safer, more accessible and more fuel efficient and sustainable.</p> <p>That the redevelopment proposals improve the quality of life for residents.</p> <p>That the needs of residents are taken into account during the building process and disruption is kept to a minimum.</p> <p>That by providing additional and</p>

	affordable homes, this will help to reduce waiting times on the housing register and alleviate pressure.
Director of Planning, Environment, Education and Community Services	<p>That the proposals to redevelop the 2 sites in Yiewsley bring forward more high-quality homes of all tenures, and a new library and community facility, that are safer, more accessible and more fuel efficient and sustainable.</p> <p>That the redevelopment proposals improve the quality of life for residents.</p> <p>That the needs of residents are taken into account during the building process and disruption is kept to a minimum.</p> <p>That by providing additional and affordable homes, this will help to reduce waiting times on the housing register and alleviate pressure.</p>
Chief Executive	<p>That the proposals to redevelop the 2 sites in Yiewsley bring forward more high-quality homes of all tenures, and a new library and community facility, that are safer, more accessible and more fuel efficient and sustainable.</p> <p>That the redevelopment proposals improve the quality of life for residents.</p> <p>That the needs of residents are taken into account during the building process and disruption is kept to a minimum.</p> <p>That by providing additional and affordable homes, this will help to reduce waiting times on the housing register and alleviate pressure.</p>
Council Leader and Cabinet	That the proposals to redevelop the 2 sites in Yiewsley bring forward more high-quality homes of all tenures, and a new library and community facility, that are safer, more accessible and more fuel efficient and sustainable.

	<p>That the redevelopment proposals improve the quality of life for residents.</p> <p>That the needs of residents are taken into account during the building process and disruption is kept to a minimum.</p> <p>That by providing additional and affordable homes, this will help to reduce waiting times on the housing register and alleviate pressure.</p>
--	--

A.4) Which protected characteristics or community issues are relevant to the assessment? ✓ in the box.

Age	✓	Sex	✓
Disability	✓	Sexual Orientation	
Gender reassignment			
Marriage or civil partnership		Carers	
Pregnancy or maternity		Community Cohesion	✓
Race/Ethnicity	✓	Community Safety	✓
Religion or belief		Human Rights	

STEP B) Consideration of information; data, research, consultation, engagement

B.1) Consideration of information and data - what have you got and what is it telling you?

There is no evidence to suggest that one group of people who share a protected characteristic may be more likely to be negatively impacted by the proposals than another.

The council is aware that the redevelopment may have some short-term adverse impacts on certain groups, for instance older or more vulnerable residents.

The disruption of building works may cause anxiety for some residents and the council will have procedures in place to mitigate against this as part of its proposals.

Consultation

B.2) Did you carry out any consultation or engagement as part of this assessment?

Please tick ✓

NO ☐

YES ✓

Residents were consulted as part of the statutory planning application process.

Consultations were held with Access Officers to ensure the needs of residents with disabilities were considered in the development.

B.3) Provide any other information to consider as part of the assessment

Consultations were held with Housing Policy Officers to ensure the needs of the borough were taken into account. Hillingdon's draft Housing Strategy 2021/22 to 2025/26 has 'Increasing Access to Affordable Housing' as one of its five priorities.

There is a need for a mix of affordable homes, including low cost home ownership, to meet the needs of those with a range of income levels, the strategy is clear that the predominant affordable housing need is for low cost rented housing at Social Rent or London Affordable Rent levels.

Development would be in line with the most significant affordable housing needs. The tenure mix also includes wheelchair accessible rented dwellings which are also in short supply and in need.

C) Assessment

What did you find in B1? Who is affected? Is there, or likely to be, an impact on certain groups?

C.1) Describe any **NEGATIVE** impacts (actual or potential):

The impact of the disruption of the building programme may have a short-term disproportionately negative impact on older residents, vulnerable people or those with a disability. This includes the temporary library re-location.

Procedures will be put in place to mitigate against any negative impact including provision of a communication strategy during the building programme.

C.2) Describe any **POSITIVE** impacts

There are many positive impacts of the proposed redevelopment which would benefit people with protected characteristics. These are outlined below.

The new design allows for step free access to all areas – this will be particularly beneficial for those with mobility issues and parents with young children.

The new homes will incorporate 10% of all homes designed to wheelchair accessible standards – this will be particularly beneficial to those with mobility issues, their carers and some older residents.

There will be a good range of homes available, from one bed to three bed homes – this will benefit families with children and those in extended family groups.

There will be discrete residential blocks around resident only courtyard communal gardens and fewer homes per communal entrance – this will aid community cohesion and safety.

The existing Yiewsley library will be re-located in a new community facility with access afforded direct from the public car park - aiding community cohesion and bringing the existing vacant land into community use.

D) Conclusions

The council believes that the redevelopment will provide positive opportunities for existing residents and the wider community, including those with protected characteristics.

This is because it provides more affordable homes of a higher quality that are safer, more fuel efficient and accessible, therefore improving the quality of life for people of all ages and backgrounds.

The council is aware that the redevelopment may have some short-term adverse impacts on certain groups, for instance older or more vulnerable residents.

The disruption of building works may cause anxiety for residents and the council will have procedures in place to mitigate against this as part of its proposals.



Signed and dated:

...

15.02.2022.....

Name and position: Perry Scott Corporate Director of Place

Consultation Responses:

I have lived in this area all my life and it has changed for the worse not the better you keep building these places with no thought of the dentists, schools, doctors, we are over run with people and flats you build on every bit of empty space you all should be ashamed of yourselves you don't live in this area and probably never will as it is now a horrible place to live this is why all the local people move away you have taken all the decent shops away B and M which should never of gone is lying empty all of you are disgusting people to what you have done to my area my grandparents would be turning in their graves with the state of the place they grew up in go and build these flats where you live see how you like it buildings on every bit of land no it won't happen will it because you would stop it 😞

Dear Sir/Madam,

Re: <https://www.hillingdon.gov.uk/proposed-appropriation-west-drayton>

I wish to express my vehement objection to the planned appropriation of the land at Otterfield Road and Falling Lane, West Drayton, UB7 8PE. This land, steeped in history, has long been a valuable resource to our local community.

The forthcoming Crossrail development appears to have stirred ambitions in the council to maximise the use of our local land for new housing projects. These plans would inevitably impose additional burdens on our community. Our health care facilities, emergency services, utilities, and amenities are already stretched thin; these developments would bring an influx of residents placing further demands on these essential services. The existing residents are already struggling to access these strained resources.

Furthermore, the proposed overdevelopment would also severely strain our local infrastructure, particularly our roads and the single train station in our area. The impact would not just be limited to congestion but also would take a significant toll on the quality of life for existing residents.

Being a resident of West Drayton/Yiewsley since 2015, I have personally witnessed the negative impact of continuous development over the past eight years. Despite promises of improvements, the overzealous drive to construct as many homes as possible has primarily led to adverse effects. A salient example can be found on page 13 of the 'Places and Spaces Urban Realm on the Crossrail Route' book, where the council's failure to construct a bridge across the canal is glaringly evident, yet associated housing projects proceeded without any hindrance.

The repercussions of these developments are evident in the increasing levels of traffic congestion, reduced availability of medical appointments and diminishing time spent with physicians when finally seen.

Moreover, there is a conspicuous absence of investment directed towards our youth. While I acknowledge the construction of a leisure centre in West Drayton, it seems Yiewsley has been largely overlooked. The Morrisons on the high street remains shut, in a state of uncertainty, and other buildings are left vacant. Yet the council appears eager to pursue housing projects without adequately considering necessary infrastructure upgrades.

Our local green spaces and recreational areas, deeply integral to the identity and heritage of Yiewsley - which was once a woodland clearing known by the name of a man, Eowils, in Old English - are under threat. This relentless pursuit of opportunistic overdevelopment, ignoring the fundamental principles and consequences for the local residents, is alarming.

Instead of seeking to exploit these spaces for profit, I urge the council to refocus its efforts towards serving the people of Yiewsley. These lands should be used to foster support for our youth and provide facilities that benefit the community. I urge the council to divert their attention from incessant housing projects and consider the true needs of Yiewsley - reinvigorating our

community and breathing new life into our local area.

If you must, and I imagine will, regardless of our views which are part of a pro forma or 'token consultation', build homes there, you must err toward keep the numbers on the lower end of the scale, if at all.

Please acknowledge receipt of this objection.

Sincerely,

Dear Sir,

I have read and considered the documents your Department provided copies of at Yiewsley Library this morning and wish to register my formal objection to this proposal as it cannot possibly be argued that this would in any way be likely to contribute to achieving the promotion or improvement of the economic, social or environmental wellbeing of the whole or any part of the area.

The Council should develop and maintain the space for the purpose of recreation for the Yiewsley population as specified in the restrictive covenants and statutory trust as was intended and the Council since the closure of the swimming pool has not delivered on. This rare, valuable open space in the area is very actively used by the population in the district and the Council should restore the old swimming pool site for the recreational use of the population.

Yours sincerely,

To Whom It May Concern,

I am once again saddened by the councils illegal proposed appropriation of community land for housing on the Otterfield Road site. It is illegal to take this land away from the community, why does the council insist on attempting to procure the land illegally from the community and use it for profit?

I understand the new plans for the site have not yet been published but any plans involving anything other than a community use building should not be allowed. The land, as the council knows, has a covenant on restricting use for community only. Anything else built on this land is illegal.

It is also incredibly saddening that the council have not letter dropped the local residents who will be directly impacted by this plan to get their opinion on the proposed appropriation. Only doing what is legally required by adding a notice into the West London Gazette is sneaky as they know the local residents will not all see this and therefore miss the deadline for comment.

There are many housing projects planned in the local area - including new plans at the local garage at the top of the park on Falling Lane. Changing the use of the land on Otterfield Road is not only unnecessary but will cause a large negative impact in the local area. The council will remember all the reasons the local residents listed previously as to why the land should be kept for the community, some of which I will repeat below:

- Its illegal to change the use from community use only.
- We need a local community area that is connected to the park for the benefit of the local area and schools.
- Overshadowing the park with a high rise building will not only make the current park less enjoyable to be in but will also not fit with the local area as it will back up to and overshadow a victorian semi detached road. You will be infringing on the local residents privacy without even consulting them!
- Traffic Issues - there are current traffic issues on Otterfield Road and Fairfield Road due to there being too many parked cars as well as too much traffic passing through the narrow streets. Adding houses into this area (with less than enough parking spaces for at least 2 per house) is terrible planning. I remember the previous plan didnt even have 1 car parking space per flat! Trying to say the reason for inadequate planned parking is to encourage people to not own cars is naive and lazy; the council know better and they know the negative impact this short sighted decision would have on the local area. It's difficult enough to park on our road as residents. Building more houses would not only increase traffic jams but would also stop the local residents from being able to park.
- Pollution - with such few easily accessible, safe and open green spaces, why would you want to add more traffic and pollution.

It is disgraceful that the council is once again trying to overturn a legal covenant protecting the land - the fact that you are doing it in such a covert manner to try and avoid the backlash you had when previously trying to do this from local residents is shocking. Ive copied in the "My London" in the hopes that they will cover this abhorrent council behaviour.

Even in your statement the following clause is written:

- 3.1 The Council intend to appropriate the Site because they intend to develop the Site to provide housing and community uses. The Council needs to appropriate the Site first because there are a number of restrictive covenants and a statutory trust which currently bind the Site which restrict this type of development

Your last plan for the site: the erection of a 6-storey building, comprising 50 dwellings, with 25 car parking spaces (23 for residential and 2 for library users)

I do hope the council rethink this planned appropriation for the sake of the future of the local community.

Regards,

Dear Capital Programme Works Service,

I have some objections to the proposed appropriation of land at Otterfield Road and Falling Lane, West Drayton UB7 8PE. These objections can be divided in to two broad points.

1) The appropriation application is not connected with an explicit planning outline as was previously the case, therefore it is impossible to provide an informed response to the application as a member of the public.

There were two previous planning applications for the site the most recent of which showed the Council had intentions of extreme levels of over-development of the site, but these proposals (Planning Application 76795/APP/2021/3704) were withdrawn on 1st August 2022. The Appropriation Application does not state whether or not these plans will be resubmitted, abandoned or adapted. The Council appears to be simply engaging in a process to override the restrictive covenants in place for the former swimming pool site while making no guarantees that the requirements or even the spirit of those covenants will be respected.

I submit that it is unacceptable to seek appropriation without a transparent statement from the council regarding their intentions for the site in regard to i) The use of the swimming pool site for a purpose 'for the benefit of the residents' in line with the letter and spirit of the covenants and ii) the intensity of the proposed build, especially with regard to the number of storeys proposed.

2) The lack of amenities of the local area relative to the amount of development it has experienced, despite being subject to one of the highest rates of housing development in the Borough over the last ten years, leading to the deterioration of the economic, social or environmental wellbeing of the area. This is contrary to the requirements of an appropriation application as this application is likely to worsen the situation.

There is a serious lack of development of infrastructure and amenities to support the building of housing in the area which has led to a reduction in the quality of life for local residents in the form of pressure on services, congestion and overcrowding. For example:

i) Schools: no new schools have been build in the past 10 years. Some schools have been enlarged or developed but this was often needed anyway.

ii) Health Care: the same two GP practices serve the locality that have been here for the last thirty years – they have not significantly increased in capacity. The single large dentist practice has recently become private only, removing the previous availability of local NHS dentistry.

iii) Roads: the length of the main roads, the High Street and Station Road experience regular long traffic jams at peak times and the duration of these peaks are increasing.

iv) Rail: the much vaunted Elizabeth Line is massively congested at peak times, is unreliable due to repeated mechanical failures or lack of personnel and can run as low as one train an hour, as TfL are more interested in serving Heathrow or going direct to Reading.

v) Buses: uses are overcrowded, particularly the 222 Uxbridge to Hounslow and limited by the congestion on the High Street and Station Road.

vi) Crime: there is no visible police presence on foot in Yiewsley ever.

vii) Retail Provision: we have recently lost our Argos and Currys stores: B&M left their Cowley Road store last year and the site has been derelict since then. A particular loss was the closure of the Morrisons store, nominally for redevelopment but this seems to be proceeding very slowly

and has left the Tesco store on Trout Road both without competition or capacity to provide reliable supplies of food. Smaller stores have arisen to try and fill the gap but they tend to lack range or quality and can be more expensive than the big name stores.

In contrast, the building of high rise intensive housing continues apace: Trout Road (six storeys) and the Morrisons site (140 housing units) are actively being built with planning has been approved in the last few weeks for 100 housing units on Tavistock Road to add to the massive estate already there.

This all means that further housing developments are not viable within the Yiewsley town area and any Appropriation of the Otterfield Road and Falling Lane site must be for the purpose of alleviating these problems, otherwise it will be in breach of the legal and moral requirement to 'promote the improvement of the economic, social or environmental wellbeing' of the area.

Regards,

----- Forwarded message -----

F>

To: "" <yiewsleyappropriation@hillingdon.gov.uk>

Cc: ">

Sent: Sat, 3 Jun 2023 at 1:24

Subject: Objection to the intended appropriation of land at Otterfield Road and Falling Lane, West Drayton, UB7 8PE

Dear Sir/Madam,

Re: <https://www.hillingdon.gov.uk/proposed-appropriation-west-drayton>

I wish to express my vehement objection to the planned appropriation of the land at Otterfield Road and Falling Lane, West Drayton, UB7 8PE. This land, steeped in history, has long been a valuable resource to our local community.

The forthcoming Crossrail development appears to have stirred ambitions in the council to maximise the use of our local land for new housing projects. These plans would inevitably impose additional burdens on our community. Our health care facilities, emergency services, utilities, and amenities are already stretched thin; these developments would bring an influx of residents placing further demands on these essential services. The existing residents are already struggling to access these strained resources.

Furthermore, the proposed overdevelopment would also severely strain our local infrastructure, particularly our roads and the single train station in our area. The impact would not just be limited to congestion but also would take a significant toll on the quality of life for existing residents.

Being a resident of West Drayton/Yiewsley since 2015, I have personally witnessed the negative impact of continuous development over the past eight years. Despite promises of improvements, the overzealous drive to construct as many homes as possible has primarily led to adverse effects. A salient example can be found on page 13 of the 'Places and Spaces Urban Realm on the Crossrail Route' book, where the council's failure to construct a bridge across the canal is glaringly evident, yet associated housing projects proceeded without any hindrance.

The repercussions of these developments are evident in the increasing levels of traffic congestion, reduced availability of medical appointments and diminishing time spent with physicians when finally seen.

Moreover, there is a conspicuous absence of investment directed towards our youth. While I acknowledge the construction of a leisure centre in West Drayton, it seems Yiewsley has been largely overlooked. The Morrisons on the high street remains shut, in a state of uncertainty, and other buildings are left vacant. Yet the council appears eager to pursue housing projects without adequately considering necessary infrastructure upgrades.

Our local green spaces and recreational areas, deeply integral to the identity and heritage of

Yiewsley - which was once a woodland clearing known by the name of a man, Eowils, in Old English - are under threat. This relentless pursuit of opportunistic overdevelopment, ignoring the fundamental principles and consequences for the local residents, is alarming.

Instead of seeking to exploit these spaces for profit, I urge the council to refocus its efforts towards serving the people of Yiewsley. These lands should be used to foster support for our youth and provide facilities that benefit the community. I urge the council to divert their attention from incessant housing projects and consider the true needs of Yiewsley - reinvigorating our community and breathing new life into our local area.

If you must, and I imagine will, regardless of our views which are part of a pro forma or 'token consultation', build homes there, you must err toward keep the numbers on the lower end of the scale, if at all.

Please acknowledge receipt of this objection.

Sincerely,

I AM TOTALLY AGAINST THIS DEVELOPEMENT WE DO NOT HAVE ENOUGH SERVICES TO COPE WITH THIS AMOUNT OF PROPERTIES NOT ENOUGH DOCTORS ETC PLUS IT IS VIRTUALLY THE ONLY GREEN SPACE LEFT IN YIEWSLEY ITS NOT FAIR ON THE RESIDANT THAT LIVE IN THIS AREA ALREAD

We have enough new building in the area. No more doctors dentists schools. The area is at breaking point. You just keep selling of land in the area. This is a communal space for local people which you are running into the ground so you can sell it. 9n those grounds i oppose this.

Sent from Outlook for Android

I object most strongly to this proposal. This land was as you already know GIVEN to the people of yiewsley and west Drayton. The people want an open space for their children, not more high rise flats ect. So think again consider the children who live in yiewsley and west Drayton

Sent from my iPhone

Again I oppose the building of yet more flat in Yiewsley especially when those flat will be built in the only park that is in Yiewsley. Stockley park is not Yiewsley.

There already is an agreement that flat will be built on the present FLC car sales site.

The old swimming pool site should be used to benefit the population of Yiewsley i.e. the medical centre that should have been agreed, with some sort community centre.

I hope you are well.

We run a website <https://yiewsley.org> and we are deeply concerned about the Notice of Appropriation issued by Hillingdon Council on 31st May 2023.

There was an Invitation to look at Plans for the proposed building of flats on Yiewsley Library and the former Yiewsley Swimming Pool site held on Thursday 6th October 2022, between 3.30pm - 7.30 pm.

Please can you provide me with the following:

1. The number of consultees who attended the consultation event.
2. A summary of the consultees' views on the proposed redevelopment, including how many people were in favour of the proposal and how many people were against the proposal.
3. A list of meetings at which the results of the consultation were discussed.
4. Who paid for the costs of hiring the library.
5. How much the organisation who hired the library paid for the space.

Thank you for your assistance in this matter.

Yours sincerely

<https://yiewsley.org>

EMAIL 1: 17/6/23

Dear Sir/Madam,

I vehemently object to the plans you are trying to force through on land that was bequeathed for an open space for public use and recreation for the residents of Yiewsley.

This land was a gift to the peoples of Yiewsley and is not for development or for any other use.

Kind Regards

EMAIL 2: 19/6/23

Dear Sir/Madam,

Please see the Subject Line to accept this as an objection to Hillingdon Council regarding the appropriation of Covenanted Land in Yiewsley.

Kind Regards

I most strongly object to the action of LBH to appropriate land which the swimming pool was on 13 years ago.

It is LBH who has left this land without a health centre or facility of any kind for 13 years – LBH has already FAILED the people of Yiewsley and West Drayton,

The land in question belongs to the people for all time.

Not voting for the present party as it continues to ignore the residents.

Dear Sir/Madam,

RE: Objection to the Appropriation of Yiewsley Recreation Grounds

I am taking the time out of my busy schedule to write to you with my objections to the planned appropriation of the Yiewsley Recreation Grounds. I have many objections as to why I feel that this should not go ahead. These are as follows:

1. The historical value and importance that the Yiewsley Recreation Ground and former Swimming Pool site have.

Both these sites belong to the residents of Yiewsley! Covenanted to them for leisure and recreational purposes, this Covenant dates back to the 1930s or thereabouts. This land was acquired by local businesses and residents and a covenant was issued to protect it. The space should therefore be used for the sole benefits of existing Yiewsley residents!

In line with the Covenant on the site it should therefore be used as a community space - a swimming pool (formerly promised), a health centre (formerly promised), a gym/fitness space (formerly promised), community centre for the youth and/or elderly. Anything that will benefit the local residents. All the leisure spaces and sites are far away for most residents, so something for the local residents to use would be of far more benefit.

You only have to go to the park after schools' finish to see how much it is used both in the afternoons, evenings and weekends.

2. The impact on local residents will be huge

I bought my property in 2005 and used and have continued to use the facilities since. I appreciate and love this area and so do many of the residents. It seems to be that it's the Council that doesn't - erecting development after development of flats. What's interesting is that all of these developments also seem to be South of the borough. Surely there should be an even split across the Borough for developments, planned, proposed and approved. Yiewsley residents voices and feelings need to be heard and at present they are not!

This space was left by former Yiewsley residents for the residents and entrusted to the Council, the Council is therefore clearly going against the wishes of the donors and should rethink approving this. The purpose of leaving it to residents was to provide a space for them for leisure purposes, it is used regularly by schools, children centres, elderly, fitness and leisure.

3. The lack of investment into public facilities

With all the flats and developments coming up in the area spaces like this are needed more and more, as people require the outdoor open spaces more and more for the mental health and wellbeing. The space at present is used by so many: to have a jog/run or stroll during the day, to walk their dogs, to get some fresh air, to take children out to play, to have a garden/outdoor space to use if already living in cramped/congested conditions etc. Research has shown that depression and anxiety increases being in confined spaces which many of the residents currently live in.

This space should therefore if anything be invested in and not appropriated for other use/s.

Whoever makes a decision to overturn this covenant and go against the original benefactors

wishes, good luck to you! As I have said before I believe in 'karma' and to those individuals making these decisions, I would say make them wisely, as I am sure going against the original benefactors wishes, will have them turning in their graves.

With best wishes,

Dear Sir/Madam,

RE: Objection to the Appropriation of Yiewsley Recreation Grounds

Hello,

I am writing to express my objections to the proposed appropriation of the Yiewsley Recreation Grounds. As a resident of Yiewsley, I have several reasons why I believe this should not go ahead.

Firstly, the Yiewsley Recreation Ground and former Swimming Pool site hold historical value and importance to the residents. This land was acquired by local businesses and residents, and a covenant was issued to protect it for leisure and recreational purposes. Therefore, it should only be used for the benefit of the existing Yiewsley residents.

In line with the covenant, the site should be used as a community space for the residents. This could include a swimming pool, health centre, gym/fitness space, or a community center for the youth and elderly. These amenities would benefit the local residents as all the leisure spaces and sites are far away for most residents.

The impact on local residents would be significant if the appropriation goes ahead. The Yiewsley Recreation Grounds are regularly used by many residents for various activities. The lack of investment in public facilities in the area makes spaces like this even more necessary for mental health and well-being.

Moreover, Yiewsley residents' voices and feelings need to be heard, and at present, they are not. The Council should rethink approving the appropriation as this space was left by former Yiewsley residents for the residents and entrusted to the Council. The purpose of leaving it to residents was to provide a space for them for leisure purposes, which it currently serves.

Therefore, I urge the Council to invest in this space instead of appropriating it for other uses.

We have become aware of a decision to revoke the covenant and disregard the wishes of the original donors. We strongly oppose this decision and may resort to legal action to prevent the council from taking what is not rightfully theirs. As elected officials, it is your duty to represent the interests of the borough and its residents. We urge you to prioritize public spaces over constructing more housing units, as our area is already crowded. We require better amenities, such as a Marks and Spencer or a Waitrose, instead of numerous off-licenses, nail salons, mobile phone stores, and hairdressers. We have a new station, but the coffee shop is too small; we need to enhance the offerings in our area. We want better business offerings such as Pret A Manger or Starbucks, but we demand a better standard for our area and expect you to deliver. We are tired of this situation and demand that you take action to improve our high street. If you fail to fulfil your promises, we will not hesitate to vote for someone else.

Dear Councillor,

I would like to make clear my objection to your plans to "appropriate" the sites at Yiewsley Library and the site of the former swimming pool in the strongest possible terms.

As I am sure you know, the Yiewsley swimming pool (which I used a lot and campaigned to keep) was closed on the pretext of building a health centre. What happened to that?

Healthy exercise for everyone (swimming and parks) is the best way to combat obesity which is costly for the NHS. Education is the basis of a prosperous society. Many writers, actors and academics say that their curiosity in learning was ignited by their local library. You should know that I and many other people use the library for computers and printing and that the library staff are extremely helpful and I am sure go beyond their duty in helping people with computer difficulties.

Please explain why this apparently short sighted and deeply cynical development is even being contemplated especially as it is, if not illegal, clearly against the spirit of covenant.

Who stands to benefit financially? Are you collectively so lacking in imagination that this is the kind of country you really want?

Yours faithfully

Dear Sir /Madam,

I understand that the council intend to appropriate the two Yiewsley Park Covenants of land. One situated where the library is positioned and the old swimming Pool land. We do not want the land appropriated for building high rise flats, we want the land to remain for the people of Yiewsley as originally stated in the covenant for recreational purposes.

I have lived in Yiewsley for 36 years and have used all the facilities, library, swimming pool, park. I have been so saddened by the decline and lack of interest the Council have taken for our local surroundings. I have seen other areas in the North of the borough with beautiful spaces created for the enjoyment of the local people.

We have next to nothing and I am quite disgusted that we are being overburdened with high rise flats with no consideration for the people living in them. There are no new facilities to accommodate all these new people living in the area.

No New Schools, An NHS system that is bursting at the seams there doesn't seem to be any consideration for us in Yiewsley. Please can you let us know what plans you have to build the infrastructure needed to support the ever growing population of Yiewsley and West Drayton

We have an amazing community of people who want to see the land returned to a space for the community. It has already been outlined that open spaces are so important to help with the growing concerns over mental health, the pandemic has created even more reason to look after our community of people.

We have so many drug and alcohol problems and placing people into high rise flats will only exacerbate the problem creating isolation and losing the community feeling.

We would like the Council to consider a vision of a future that will bring the community together like we used to have.

A beautiful space for the local people is what we need. A place for everyone to meet have a cafe,

reading space , chess area, community growing space whatever the people want. There are so many ideas that have been shared amongst our friends and people in the community to create a new social green space. This could be the first and would be an amazing template for the rest of the country providing a much needed pleasure garden area for everyone.

Little by little each small space has been taken and neglected and left to rot. We really would like to have our land returned and created into a positive experience.

Creating the proposed options for the high rise Flats will bring about a lot of stress, mental health and will not benefit the community in any way. Speaking to neighbours and friends about this has caused much anguish in the community.

If you have driven down Otterfield Road you may have experience the traffic Jams that are a regular occurrence. The Car Park is already full up, taking additional spaces for the new residents will put pressure on the doctors and will reduce the foot fall for local businesses as people will decline in their visit to the town. We are already under served with parking spaces in this areas for the local businesses.

The additional pollution created from the building proposals. I am sure many children will be suffering as a result of cement dust, building dust created all around the park. plus all the extra fumes from the lorries. I have seen the devastation caused from the building site in Royal lane. How will you protect our children in the park during the building process of these developments. Will you be monitoring the pollution levels and halt any works should it be excessive and exceed legal levels?

These are only a few of the objections I have listed, there are so many reasons not to proceed with the appropriation and I would like to ask you to look at your conscience of what the impact will be to not just 1 person but to many in the community.

Is the council willing to consider this action? I feel as a resident the people are not being put first we are being put last.

I do not approve of the the appropriation of the land and I feel I have the right to object as a Yiewsley Resident of 36 years.

I object to the development on the Yiewsley covenants as the flats will overlook children playing in the park I feel this is not appropriate.

The proposed building will cast a shadow across the grounds.

It will affect the value of my property

Please find below some research on High Rise flats and social Care impact of residents.

<https://www.mdpi.com/2078-1547/10/2/34/htm>.

My Questions are as follows

What new facilities are you proposing to support the additional people living in the area of Yiewsley?

Is there a plan for more schools, doctors, health care these are already over subscribed?

What do you propose to do for local people providing computer access when the library is demolished a service used by hundreds of people ? As the library wont be available until a new one is built.

Students use the library to study as a quiet space, when they live in a noisy and busy home what replacement are you offering? As we will be without a library service until a new one is built.

What are you plans to reduce the lorries and disruption in Otterfield Road during the building proposal as it is already a busy and congested road and quite often comes to a stand still?

How do you propose to support with more parking spaces to access the local shops, park, children's playgroups, schools, while the building work is going on? Ie where are the builders going to park?

The noise and disruption to the area during building will be distressing and especially for people in the park and working from home in the nearby area. Do you propose to limit the working times to overcome this noise pollution if this goes ahead?

What do you propose to do about disabled access to the park? Wheelchairs users use the Car Park by the Library to access the park safely.

Can we be assured that building works would be stopped if pollution and noise levels were increased above legal limits?

How many proposed homes will be discounted to be made affordable for people on low incomes living in Yiewsley?

What are your proposed financial offers to sell these homes to local people?

How will this development create a better living experience and benefit the people of Yiewsley?

I look forward to your response to my questions.

With kind regards,

1. YIEWSLEY is one of the most dangerous towns to live in the borough
2. Too many flats already and you're still building down tavistock and trout road!
3. No gardens for flat tennents
4. Too much crime already in area
5. Too contested/polluted
6. No new doctors or dentists
7. Too much traffic
8. Build in other areas, Northwood, Ruislip, Ickenham.
9. keep having electric outages in area.
10. We need parks for a place play to socialise, play and meet with friends. Walk out dogs.

Kindest Regards

I do not want Hillingdon Council to take community owned land in Yiewsley, particularly the Yiewsley Park and library area, and build flats on it. I do not want to lose Yiewsley Library at its present location. I do not want housing built on the former Yiewsley Swimming Pool site. I object to all current applications by Hillingdon Council to build on that area of land. My reasons for objection include:

- The junction at the library is already very congested - yet more flats will bring yet more cars to the junction. There is a large body of evidence on the long and short term respiratory damage caused by traffic fumes of idling cars. If the council pursues building flats at this intersection, this damage would intentionally be inflicted on schoolchildren in the nearby school and at the school pedestrian crossing near the library and Yiewsley Park. Hillingdon Council should take note of the role of Lewisham council played in the death of Ella Adoo-Kissi-Debrah due to polluted air.
<https://www.bbc.co.uk/news/uk-england-london-56801794>
<https://www.theguardian.com/environment/2020/nov/30/air-pollution-girl-died-london-should-have-treated-emergency-ella-kissi-debrah>

- The land around Yiewsley Park was protected by covenant during its sale, and intended for future generations to enjoy open, green space. William Knowles conveyed by Covenant (a legal agreement and promise that is held into the future), worded specifically: 'the whole of the grounds forever to remain recreational' .. "...for the purposes of Public Walks and Pleasure Grounds" in 1926. To sell the land to developers is to break the law's intention.

- Residents have objected repeatedly, across multiple forums (change.org, in person, by email, at council meetings) to the appropriation of the land protected by covenant. Each time the objections are upheld, the council repeat the planning application. This indicates to me a lack of awareness of, or respect for, needs for residents. It is intimidating and exhausting for residents like myself. The council are creating anxiety in residents including myself that the council are using their size, and familiarity with bureaucracy, to wear down residents by re-lodging applications. The applicant (council) are using state funds to push internal agendas, and are using their superior power, staffing and wealth to do so - this is not a healthy relationship, and any application that succeeds on this basis should be considered legally and morally unsound.

- "Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace. Large differences in disease prevalence are reported when comparing residents of very green and less green settings"

We are in a national crisis of poor mental health, particularly following Covid, combined with unrelenting pressure on the local health services. Yiewsley is one of the poorest socioeconomic boroughs in London, adjacent to high polluters such as Heathrow airport, M4 and M25. Removing green spaces in this context as a strategy would deliberately and intentionally increase poor mental and physical health across the area, both for residents, and the health services trying to support them. How can this be a policy that Hillingdon Council endorse while at the same time demanding council tax payments from these same residents?

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>
<https://www.newscientist.com/article/mg24933270-800-green-spaces-arent-just-for-nature-they-boost-our-mental-health-too/>
<https://www.nature.com/articles/s41598-021-87675-0>

- Hillingdon would be destroying its own reputation as a green borough if it builds yet more flats in Yiewsley. Since the flat building outbreak started, the average price of rental has rocketed to be similar to inner city prices (£1600 minimum), long term local residents are being priced out, so many flats are empty and there are no local services being built for the ones that are already in use. We regularly see trucks trying to clear blocked waste pipes as the flats have been jammed in on top of existing Victorian sewage systems, not designed for the sudden rash of skyscrapers. Protecting the covenanted land would make articles like the below more impactful and show a genuine commitment to underfunded, poor and traditionally voiceless areas of the borough such as Yiewsley.

<https://www.hillingdon.gov.uk/article/8367/Hillingdon-judged-again-to-have-the-most-top-class-parks-in-the-country>

- Biodiversity supports ecosystem services mitigating heat, noise and air pollution, e.g. from Heathrow airport and local traffic congestion. At a time when climate change and biodiversity loss is at the top of the global and national agenda, how can Hillingdon Council justify SPEEDING UP biodiversity loss in the Yiewsley area?

The UK is one of the world's most nature-depleted countries - in the bottom 10% globally. Yiewsley and West Drayton are amongst the most polluted areas in the borough, with Heathrow and motorways encircling it. Deliberately putting flats on one of the last few areas of biodiversity in the area is a criminal act and will speed up the negative impacts of climate change on local residents, local plant, animal and insect ecosystems, and ultimately increase associated deaths and poor health in the area.

<https://www.bbc.co.uk/news/science-environment-58859105>

- Hillingdon Council should consider the growing movement of "rights for nature", where councils and governments recognise the rights of nature to exist in its own personhood, and criminalise the same acts against land as against people. The council will find itself on the wrong side of the law, not to mention history, by intentionally selling land it a) does not own outside the covenant and b) selling that land as property, to be destroyed by developers.

<https://www.theguardian.com/environment/2021/jul/17/laws-of-nature-could-uk-rivers-be-given-same-rights-as-people-aoe>

<https://www.garn.org/>

- There is already a lack of light (due to skyscraper style flat building, out of character with the surroundings) and lack of green space for local residents in the area. There are over large housing developments and associated traffic congestion on tiny roads already in adjacent roads like Trout Road and Winnock Road.

Hello,

I am a resident of Yiewsley and would like to object to the proposed development. I can understand that development is good but we can see there is an overdevelopment of flats going on in west drayton and Yiewsley. Approvals were granted for the rebuild of Morrisons into flats, FLC car sale land and old B&M site. There are already a lot of flats in west Drayton and Yiewsley. The council should consider that there is already a lack of services like GP facilities, dentist surgeries, leisure facilities, school places, and other infrastructure/services. The crime rate in Yiewsley has gone up. If the land was available, why was the leisure centre built in another part of west drayton?

Has the council considered how they will handle the traffic load on high street post-building flats? We have not even seen any results of the consultation that happened previously in Yiewsley Library. Were there any plan changes post the consultation in Yiewsley Library?

Regards,

My objections are the same as was put on the papers you left at the poor display of planned appropriation and development of the sites back in October 2022 which you have failed to make others aware of.

1. You have failed to give proper public notice as required under the statutes which now regulate such land in line with the CA case of R (on the application of Day) (Appellant) v. Shropshire Council (Respondents). I have seen no display of the Notice required in public places such as the library and highway posts in front or the fences surrounding the car parking area behind the library or anywhere else and neither do there appear to be any public newspapers in Yiewsley area where it could be advertised for 2 consecutive weeks as required.

I got notice as I saw the petitioner's partner when walking on my way to church down Otterfield Road last Sunday morning only!

2. The addition of a large number of flats as was the intention of such poor incomplete plans we saw in October is adverse to the access for already busy Yiewsley High street and Falling Lane, We have had to have traffic lights installed now to cross Falling Lane towards the footpath access I use to get into my former council estate where the Coppice is based.

3. The roads and access already being congested with heavy building lorries from other development works initiated by the councils sell offs of much other land in this area is highly polluted and this will make matters worse.

4. The council has already left abandoned building sites sold off to developers opposite the present library for years since I moved here in 2019, incomplete and being damaged, so called social housing, now area is a slum, also former useful Morrisons store but something wrong with the lease so it lies empty and going derelict, same with large former B & B store and nurseries further down towards Cowley a flood plan so that back fired but is now derelict and an eye sore. I now learned of Hillingdon Hospital Trusts plans passed as opposed to for similar traffic and parking reasons, 327 flats and commercial below with no proper access for parking and all those vehicles along either Royal Lane access partly one way, Colham Road the other side, a busy narrow bus route the other side where the flats are to be, narrow Pield End Road along its present frontage very busy bus route and very narrow and congested and small dangerous roundabout at peak times.

5. There are now totally erodes and zero facilities in Yiewsley, we lost all banks and building societies, shops and other services, the GPS totally inadequate and failing the present population so how to deal with more in these new flats as that is all they can be? Also only small part on the former pool site was to be used to re-build the library.

6. Total waste of public money and land demolish the present library not long ago refurbished, other ones are far a way its a focal point for notices of public interest you just want to keep Yiewsley in the dark!

7. Danger, dust traffic accidents caused by the demolition and re building works.

8. Loss of the present parking behind the present library as local businesses left have no parking only Aldi and Tesco do. Rabbs Farm School and others use part of the parking area now off Falling Lane and users of library have parking but what is intended will not replace this. You are adding hundreds of flats all over the area with zero parking and such traffic congestion, zero policing, just more road traffic crime and other crime!

9. Preservation of pool area and facilities was intended to help local social behaviour for youngsters, sports and so on, keep them out of mischief and healthy for us all and proved so in lockdown, you are just destroying it all by this action and mental health issues with no help are on the rise due to this general trend you are pursuing!

PLEASE CONFIRM RECEIPT OF MY OBJECTIONS.

THE LACK OF NOTICE HAS PREVENTED ME LODGING AN ADDITIONAL PETITION ON PAPER. IT IS ANOTHER FAIT ACCOMPLI AS USUAL!

This land was dedicated to the community of yiewsley I object to any building on the park

Hello there,

I just signed the petition "Stop Hillingdon Council Taking Land in Yiewsley" and wanted to see if you could help by adding your name.

Our goal is to reach 500 signatures and we need more support. You can read more and sign the petition here:

<https://chng.it/jC9bvYRwZ5>

Thanks!

I strongly object to the council's plan to close Yiewsley library and site of Yiewsley pool to build yet more flats, the local schools are already full to bursting, as I expect doctors surgery are too! I object to breach of covenants and statutory trust for the land, the high road traffic is already chaos most of the time without lorries and building materials being delivered, with all the hundreds of flats already in a very small area, we need a local library and open spaces for those people who have no garden, where is the logic in this plan, I have lived here for over 30 years and we have seen a nice town destroyed by all these flats, congestion and loss of decent shops and services and as for parking anywhere it madness for all residents in the town, I hope some people will see the madness of this idea and listen to residents already struggling with losing this town which has become a ghetto.

This is an objection to Hillingdon Council using the Yiewsley Library site and the Yiewsley swimming pool sites for flats.
You are breaking the covenant put in place to devote those sites for the purposes of public walks and pleasure grounds.

It is disgraceful that Hillingdon council is even attempting this build.

People require green space and recreation as part of a balanced lifestyle to support crucial mental health and wellness.

Additionally Hillingdon council have only allowed one month in which residents are able to object. All disgraceful actions.

Please have the decency to acknowledge this email.

Object to the appropriation of land Yiewsley

To whom it may concern.

I am objecting to the proposal of flats being built on both areas of Otterfield Road and Falling Lane.

With the increase of dwellings it will put a massive strain on the current resources. Schools, doctor's surgeries and our local hospital. Which are already struggling to keep on top of their targets.

It will also increase traffic in both of the areas especially on Otterfield Road which is already congested with cars with the current residents.

So it's a no from me, we don't need anymore flats within this area.

Kind regards

I would like to formally lodge my objection to Hillingdon Council's Notice of Appropriation of Land on Yiewsley Recreation.

Dear Sir/Madam

Please register my objection to the use of Yiewsley Recreation Ground for anything other than recreational use as stated in the Covenant of 1926.

There is fast becoming less and less green space with more and more houses and flats taking over.

Yours faithfully

EMAIL 1:
Dear Sir/Madam,

Please find attached my letter objecting to the proposed notice of Appropriation in Yiewsley.

Thank you.

Yours faithfully,

EMAIL 2:
Dear Sir/Madam,

As a local resident in Yiewsley I have already submitted my own objection to the proposed Appropriation of land in Yiewsley.

However, I have been so incensed by these proposals that I have also organised a public on-line petition against them on Change.Org, which has to date received 475 signatures.

The petition can be found here: <https://www.change.org/StopYiewsleyLandGrab>

The text of the petition is:

"Hillingdon Council are trying to take community owned land in Yiewsley and build flats on it. We do not want to lose Yiewsley Library at its present location. We do not want housing built on the former Yiewsley Swimming Pool site.

The land was purchased with a covenant which said the land should be held "...for the purposes of Public Walks and Pleasure Grounds." The land could be used for preparing young people for GCSE Natural History. Or simply as space for local people to run around on. Following Covid, it is vital for mental health to have green spaces. "

It is my intention to submit the details of those who have signed the petition to the Council before the closing time for notice of objections, both electronically and on paper to the council office on Tuesday 27 June 2023. I will use my best endeavours to bring you in a hard copy of the petition by the deadline. If however, I am delayed owing to technical difficulties, please make a reasonable adjustment for me under the Equality Act 2010.

Thank you.

Yours faithfully

<https://www.change.org/StopYiewsleyLandGrab><https://www.change.org/StopYiewsleyLandGrab>
<https://www.change.org/StopYiewsleyLandGrab><https://www.change.org/StopYiewsleyLandGrab>
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Hello

I am a Yiewsley resident and wish to lodge my objection to the library being knocked down to build yet more flats.

There is a perfectly good library situated in an advantageous position and I believe it will be a waste of tax payer money to build a new one.

Also, Yiewsley is becoming congested with the many developments being built over the past 5 yrs and I question the benefit this will bring to residents considering the traffic, noise and pollution that will result from yet more building works.

Kind regards

Otterfield Road, Yiewsley, Middlesex

Dear Sir/Madam,

Please find attached my formal objection to the Appropriation of Land at Yiewsley Recreation Ground, Falling Lane, and the former Yiewsley Swimming Pool site at Otterfield Road.

Kindly acknowledge receipt.

Thank you for your assistance in this matter.

Yours faithfully,

Hi Sir/Madam,

I Object to the appropriation of Land at Otterfield Road and Falling lane, West Drayton.

We want more green space, and we want Yiewsley Library to continue as a Good Library.

Thanks and regards,

I do not want Hillingdon Council to take community owned land in Yiewsley, particularly the Yiewsley Park and library area, and build flats on it. I do not want to lose Yiewsley Library at its present location. I do not want housing built on the former Yiewsley Swimming Pool site. I object to all current applications by Hillingdon Council to build on that area of land. My reasons for objection include:

- The junction at the library is already very congested - yet more flats will bring yet more cars to the junction. There is a large body of evidence on the long and short term respiratory damage caused by traffic fumes of idling cars. If the council pursues building flats at this intersection, this damage would intentionally be inflicted on schoolchildren in the nearby school and at the school pedestrian crossing near the library and Yiewsley Park. Hillingdon Council should take note of the role of Lewisham council played in the death of Ella Adoo-Kissi-Debrah due to polluted air.

The land around Yiewsley Park was protected by covenant during its sale, and intended for future generations to enjoy open, green space. William Knowles conveyed by Covenant (a legal agreement and promise that is held into the future), worded specifically: 'the whole of the grounds forever to remain recreational' .. "...for the purposes of Public Walks and Pleasure Grounds" in 1926. To sell the land to developers is to break the law's intention.

- Residents have objected repeatedly, across multiple forums (change.org, in person, by email, at council meetings) to the appropriation of the land protected by covenant. Each time the objections are upheld, the council repeat the planning application. This indicates to me a lack of awareness of, or respect for, needs for residents. It is intimidating and exhausting for residents like myself. The council are creating anxiety in residents including myself that the council are using their size, and familiarity with bureaucracy, to wear down residents by re-lodging applications. The applicant (council) are using state funds to push internal agendas, and are using their superior power, staffing and wealth to do so - this is not a healthy relationship, and any application that succeeds on this basis should be considered legally and morally unsound.

- "Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace. Large differences in disease prevalence are reported when comparing residents of very green and less green settings"

We are in a national crisis of poor mental health, particularly following Covid, combined with unrelenting pressure on the local health services. Yiewsley is one of the poorest socioeconomic boroughs in London, adjacent to high polluters such as Heathrow airport, M4 and M25. Removing green spaces in this context as a strategy would deliberately and intentionally increase poor mental and physical health across the area, both for residents, and the health services trying to support them. How can this be a policy that Hillingdon Council endorse while at the same time demanding council tax payments from these same residents?

- Hillingdon would be destroying its own reputation as a green borough if it builds yet more flats in Yiewsley. Since the flat building outbreak started, the average price of rental has rocketed to be similar to inner city prices (£1600 minimum), long term local residents are being priced out, so many flats are empty and there are no local services being built for the ones that are already in use. We regularly see trucks trying to clear blocked waste pipes as the flats have been jammed in on top of existing Victorian sewage systems, not designed for the sudden rash of skyscrapers. Protecting the covenanted land would make articles like the below more impactful and show a

genuine commitment to underfunded, poor and traditionally voiceless areas of the borough such as Yiewsley.

<https://www.hillingdon.gov.uk/article/8367/Hillingdon-judged-again-to-have-the-most-top-class-parks-in-the-country>

- Biodiversity supports ecosystem services mitigating heat, noise and air pollution, e.g. from Heathrow airport and local traffic congestion. At a time when climate change and biodiversity loss is at the top of the global and national agenda, how can Hillingdon Council justify SPEEDING UP biodiversity loss in the Yiewsley area?

The UK is one of the world's most nature-depleted countries - in the bottom 10% globally. Yiewsley and West Drayton are amongst the most polluted areas in the borough, with Heathrow and motorways encircling it. Deliberately putting flats on one of the last few areas of biodiversity in the area is a criminal act and will speed up the negative impacts of climate change on local residents, local plant, animal and insect ecosystems, and ultimately increase associated deaths and poor health in the area.

<https://www.bbc.co.uk/news/science-environment-58859105>

- Hillingdon Council should consider the growing movement of "rights for nature", where councils and governments recognise the rights of nature to exist in its own personhood, and criminalise the same acts against land as against people. The council will find itself on the wrong side of the law, not to mention history, by intentionally selling land it a) does not own outside the covenant and b) selling that land as property, to be destroyed by developers.

<https://www.theguardian.com/environment/2021/jul/17/laws-of-nature-could-uk-rivers-be-given-same-rights-as-people-aoe>

<https://www.garn.org/>

- There is already a lack of light (due to skyscraper style flat building, out of character with the surroundings) and lack of green space for local residents in the area. There are over large housing developments and associated traffic congestion on tiny roads already in adjacent roads like Trout Road and Winnock Road.

Yours faithfully

As a Labour Councillor for West Drayton I have been contacted by so many of my residents who are asking me to be their voice. They ask me to say that the land being earmarked for flats on the old swimming pool site Yiewsley belongs to the people of Yiewsley, given to them by a resident who wanted it to be used forever and a day as a place of recreation and leisure and not to be used for any other reason.

The merit of their objection and mine is that Yiewsley is already in significant deficit in respect to adequate green spaces, and with developments already in train, the local population will grow and grow, so green spaces will continue to be at a premium. I ask the Council to reconsider their development of this land and put Yiewsley residents FIRST.

To whom it may concern,

I am emailing to object the appropriation of land on Yiewsley swimming pool site.

The land on which the old swimming pool was built was given to the people of Yiewsley and held in a covenant. Yiewsley is already in deficit for green spaces. Safe spaces for all the community to use for recreation, keeping fit, walking dogs, meeting with & making new friends.

Seeing the number of flats we have had built in & around the Yiewsley area is of growing concern. Our infrastructure cannot take anymore flats. We need more community spaces, affordable, local club spaces which can double up as venues for hire - there aren't many places locally as we have recently found out. Our doctors, dentists & Hillingdon hospital are bending under the strain of how many people are in the area. This is compromising the health of everyone that needs these services now & in the future.

All these people living in flats with no access to a garden are being effected in health matters both physically & mentally, having to rely on time in their days to make it to the park. Access to a garden & the importance of this for everyone is being overlooked.

The flats that are built do not consider how much space people need & fit what they can is the smallest rooms. Depression & mental health problems are increasing. There is a correlation between this & how people are living.

Compromising our green spaces & free spaces by adding more properties will only add to the increasing pollution problem in the area & with the ULEZ charges so coming into play, this seems to be a contradictory response.

The natural land helps protect us in many areas including from flooding as well as supporting the air quality & encouraging a strong wildlife presence. I haven't seen evidence of hedgehogs in our gardens for 20years - 20 years in which the population & the number of properties with fewer gardens & land left to nature.

Our schools are struggling with finding spaces for children. Children's services have been reduced & there are plans afoot to change them again yet there are more families in need of the services. More families will mean more spaces are needed.

With every new build, it is a strain on resources.

My son goes to Rabbsfarm Primary school. The roads he has to walk along are already unsafe & crowded. These roads will be effected in safety & ease of use not only by work access as the flats are being built but also by the new property & cars etc on the road.

Our health is suffering the added pollution that more properties, more people & more cars on the road are bringing.

The area is feeling unsafe, & honestly, sadly, it's becoming ugly & going through the high street it feels like everything is encroaching on you & becoming claustrophobic. It isn't a happy, welcoming feeling anymore. Having been born, raised & lived here for almost 45years, it's a sad, depressing feeling.

We have so many flats which are standing empty & the ones which are for private rental or sale are far too expensive. People don't want to or cannot pay that sort of money. Why add more to this?

Please hear the people of the community & honour the covenant placed on this piece of land. Make it a good, safe, useable part of the community, for the community.

Thank you for taking time to read this email & for counting this objection.

Kind regards,

Dear Capital Programme Works Service,

I hope this email finds you well. I am writing to express my strong objection to the proposed appropriation of land at Otterfield Road and Falling Lane in West Drayton, with the postcode UB7 8PE. I have carefully reviewed the details of the proposal and have serious concerns regarding its potential impact on the local community and environment.

First and foremost, I would like to highlight the significance of this land to our community. The proposed appropriation would result in the loss of a valuable green space that is currently enjoyed by residents and plays a crucial role in enhancing the quality of life in our neighborhood. This land serves as a recreational area, offering opportunities for outdoor activities, exercise, and relaxation. It fosters a sense of community and acts as a natural habitat for various wildlife species, contributing to the biodiversity of the region.

Furthermore, the development of this land raises concerns about increased traffic congestion and associated issues. West Drayton already experiences heavy traffic flow during peak hours, and the proposed appropriation could exacerbate the situation. The additional strain on local infrastructure, including roads and public transportation, would not only inconvenience residents but also have a negative impact on air quality and overall sustainability.

In addition to these concerns, I am worried about the potential adverse effects on the local ecosystem. The destruction of green spaces often leads to a loss of trees and vegetation, which are vital for maintaining a healthy environment. These natural elements provide shade, absorb carbon dioxide, and mitigate the effects of urban heat islands. They also play a crucial role in stormwater management and reducing the risk of flooding. The loss of such environmental benefits would be detrimental to the overall well-being of our community.

Considering the aforementioned issues, I urge you to reconsider the proposed appropriation of land at Otterfield Road and Falling Lane. I believe it is essential to preserve and protect our existing green spaces, which are becoming increasingly scarce in urban areas. Instead of prioritizing development at the cost of our environment and community well-being, we should explore alternative solutions that promote sustainable growth and maintain the unique character of our neighborhood.

I kindly request that you take into account the concerns raised by myself and other concerned residents regarding this matter. It is crucial to ensure a transparent and inclusive decision-making process that incorporates the opinions and interests of the local community. I would appreciate the opportunity to participate in any public consultations or meetings related to this proposal to voice my concerns further.

Thank you for your attention to this matter. I trust that you will carefully consider the objections raised and act in the best interest of our community and the environment. I look forward to hearing from you and being kept informed about any developments related to this proposal.

Yours sincerely,

I strongly oppose Hillingdon Council appropriation of covenanted land at Otterfield Road (formerly Yiewsley swimming pool) and Falling Lane (presently Yiewsley Library).

Presumably this renewed application is signed off by the current Mayor councillor Ahmad-Wallana and supersedes paperwork signed by councillor Roy Chamdal.

I am appalled by the Council's intention to "grab land on the cheap" for housing development, thereby depriving Yiewsley/West Drayton residents of their much needed parkland.

Covenants are our protection against intrusive developments.

In 1927 the Urban District Council had the foresight to ratify, and sign the deed of covenant to retain the two pieces of land and parkland "in trust" for the purposes of pleasure, leisure, health and well-being.

They recognised the importance of protecting spaces for local people due to increased demand from industry and developers.

Therefore these two pieces of restrictive covenanted land, alongside the existing greenfield, bowling green, skate park, fitness area and children's play area in their totality and historically formed "Yiewsley recreational Grounds".

This document stated "The whole said piece of land shall forthwith be dedicated and in perpetuity maintained as open space for public use and recreation"

The Covenant also specified "No buildings other than lodges (low use buildings) to be erected in order to support these facilities".

Previous Opposition to use land for housing provision (both sites)

Local people have vehemently opposed the appropriation of these sites for housing development in their various guises dating back to 2014 and earlier.

These schemes asset strip the land, do not enhance the park or satisfy the covenants requirements to benefit all the community to enjoy the open spaces and recreational facilities.

It involves demolishing our perfectly functioning library, adding to the carbon footprint and rebuilding on the Otterfield Road land. However this scheme is clearly dependent on finance acquired by building flats on both plots of land.

Aims of the Hillingdon Local Plan

According to the LBH local plan part 2 the Council have been actively identifying smaller pieces of green belt/covenanted land to declassify or downgrade to brownfield sites.

In this report WD/Yiewsley area has been identified as a travel hub (Elizabeth line) therefore allotted high density units, in all probability blocks of flats to be constructed and not traditional houses.

This makes preserving these two sites even more relevant for future generations.

This explains why you are determined to nullify the covenant, and forge ahead with this development against residents wishes.

I only hope the Covenant is upheld as I understand for legal reasons this would go before the Planning Inspectorate in London for approval or possibly the High Court.

Alternate sites

Alternative sites should be optimized before covenanted land is appropriated.
For example land at Rainbow Industrial Estate ,Trout Road (previously identified and planning submitted for housing development). This is an ideal location due to its proximity to the High Street, left derelict and boarded up for at least a couple of decades. Currently wasted as a building materials and storage facility until December 2023. allowing for further land contamination.

History and gradual erosion of amenities

Over time Yiewsley Recreational Grounds have reduced in size or access restricted in preparation to sell off our land.

According to 1934/1935 map the park was well established- green area for walking, tennis courts, bowling green and open air lido (later enclosed to become indoor swimming pool).

The now Council car park - Otterfield Rd/Fairfield Rd was originally a large sports ground.

The Falling Lane entrance had flower beds and a building predating the present library to support the parks activities.

Recent history

Permission was granted to build a purpose built library, it fulfilled the covenants criteria. A facility for public use providing educational and pleasurable activities.

The council were reminded by the Secretary of State (1980s?) when permission was required to extend hard standing for car parking on land that was still protected by the Covenant

Gradually ingressions have resulted in loss of facilities:

Closure of public toilets.

Removal of bowling club house.

Ever expanding hard standing laid.

Demolition of Yiewsley pool.

Areas boarded up and neglected for 11 plus years.

Metropolitan Open Land

Ian Edwards previously issued a statement to assure residents that if appropriation went ahead, the rest of the park would not be developed as it was classified as MOL.

GLA chapter 7 London Living Spaces & Places Policy 7•17 MOL The supporting text states

"Appropriate development should be limited to small scope structures to support outdoor open spaces and minimise any adverse impact on the openness of MOL .

Development is allowed in very special circumstances"

However if a large scale housing development is planned, this will impact on the openness or enclose the MOL. Therefore it wouldn't meet the required criteria to protect the land ,resulting in declassification and leave the land vulnerable to further development as and when LBH deems necessary .

The land on which the old swimming pool was built was given to the people of Yiewsley and held in a covenant. Yiewsley is already in deficit for green spaces so i think this should not happen at all

please do not give this old swimming pool land to anyone.
increase the amount of green land and put the fruit trees all around the place
this will make the place green and also attract birds and bees.

I do not want Hillingdon Council to take community owned land in Yiewsley, particularly the Yiewsley Park and library area, and build flats on it. I do not want to lose Yiewsley Library at its present location. I do not want housing built on the former Yiewsley Swimming Pool site. I object to all current applications by Hillingdon Council to build on that area of land. My reasons for objection include:

- The junction at the library is already very congested - yet more flats will bring yet more cars to the junction. There is a large body of evidence on the long and short term respiratory damage caused by traffic fumes of idling cars. If the council pursues building flats at this intersection, this damage would intentionally be inflicted on schoolchildren in the nearby school and at the school pedestrian crossing near the library and Yiewsley Park. Hillingdon Council should take note of the role of Lewisham council played in the death of Ella Adoo-Kissi-Debrah due to polluted air.

<https://www.bbc.co.uk/news/uk-england-london-56801794>

<https://www.theguardian.com/environment/2020/nov/30/air-pollution-girl-died-london-should-have-treated-emergency-ella-kissi-debrah>

- The land around Yiewsley Park was protected by covenant during its sale, and intended for future generations to enjoy open, green space. William Knowles conveyed by Covenant (a legal agreement and promise that is held into the future), worded specifically: 'the whole of the grounds forever to remain recreational' .. "...for the purposes of Public Walks and Pleasure Grounds" in 1926. To sell the land to developers is to break the law's intention.

- Residents have objected repeatedly, across multiple forums (change.org, in person, by email, at council meetings) to the appropriation of the land protected by covenant. Each time the objections are upheld, the council repeat the planning application. This indicates to me a lack of awareness of, or respect for, needs for residents. It is intimidating and exhausting for residents like myself. The council are creating anxiety in residents including myself that the council are using their size, and familiarity with bureaucracy, to wear down residents by re-lodging applications. The applicant (council) are using state funds to push internal agendas, and are using their superior power, staffing and wealth to do so - this is not a healthy relationship, and any application that succeeds on this basis should be considered legally and morally unsound.

- "Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace. Large differences in disease prevalence are reported when comparing residents of very green and less green settings"

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boroughs in London, adjacent to high polluters such as Heathrow airport, M4 and M25. Removing green spaces in this context as a strategy would deliberately and intentionally increase poor mental and physical health across the area, both for residents, and the health services trying to support them. How can this be a policy that Hillingdon Council endorse while at the same time demanding council tax payments from these same residents?

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

<https://www.newscientist.com/article/mg24933270-800-green-spaces-arent-just-for-nature-they-boost-our-mental-health-too/>

<https://www.nature.com/articles/s41598-021-87675-0>

- Hillingdon would be destroying its own reputation as a green borough if it builds yet more flats in Yiewsley. Since the flat building outbreak started, the average price of rental has rocketed to be similar to inner city prices (£1600 minimum), long term local residents are being priced out, so many flats are empty and there are no local services being built for the ones that are already in use. We regularly see trucks trying to clear blocked waste pipes as the flats have been jammed in on top of existing Victorian sewage systems, not designed for the sudden rash of skyscrapers. Protecting the covenanted land would make articles like the below more impactful and show a genuine commitment to underfunded, poor and traditionally voiceless areas of the borough such as Yiewsley.

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- Biodiversity supports ecosystem services mitigating heat, noise and air pollution, e.g. from Heathrow airport and local traffic congestion. At a time when climate change and biodiversity loss is at the top of the global and national agenda, how can Hillingdon Council justify SPEEDING UP biodiversity loss in the Yiewsley area?

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<https://www.bbc.co.uk/news/science-environment-58859105>

- Hillingdon Council should consider the growing movement of "rights for nature", where councils and governments recognise the rights of nature to exist in its own personhood, and criminalise the same acts against land as against people. The council will find itself on the wrong side of the law, not to mention history, by intentionally selling land it a) does not own outside the covenant and b) selling that land as property, to be destroyed by developers.

<https://www.theguardian.com/environment/2021/jul/17/laws-of-nature-could-uk-rivers-be-given-same-rights-as-people-aoe>

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- There is already a lack of light (due to skyscraper style flat building, out of character with the

surroundings) and lack of green space for local residents in the area. There are over large housing developments and associated traffic congestion on tiny roads already in adjacent roads like Trout Road and Winnock Road.

I am writing to object to this proposal.

As I understand it - this land was purchased with a covenant which said the land should be held "...for the purposes of Public Walks and Pleasure Grounds."

To me it is fundamental that open space for public use should be preserved - once it is lost it is gone forever. This expecially in build up urban areas. A more suitable alternative proposal needs to be arrived at.

TO WHOM IT MAT CONCERN

Hillingdon Council are trying to take community owned land in Yiewsley and build flats on it. We do not want to lose Yiewsley Library at its present location. We do not want housing built on the former Yiewsley Swimming Pool site.

The land was purchased with a covenant which said the land should be held "...for the purposes of Public Walks and Pleasure Grounds." The land could be used for preparing young people for GCSE Natural History. Or simply as space for local people to gun around on. Following Covid, it is vital for mental health to have green spaces."

This writing serves to object Hillingdon Council's proposal to Appropriate this land from residents and also their development proposals for the Library and Swimming Pool sites.

KINDLY STOP TAKING LAND FOR FLATS!

Thank you.

Yours faithfully,

Dear Sir /Madam,

I understand that the council intend to appropriate two area of land in Yiewsley currently protected by Land Covenants.

One where the current library is positioned and the the other being the old swimming pool land. Many local residents do not want the land appropriated to building high rise flats, they want the land to remain as is for the people of Yiewsley as originally stated in the covenant for recreational purposes.

I have lived in Yiewsley for 20 years. During this time and have used many of the local facilities, the library, swimming pool, park, local shops.

If yet more residential flats are built on this protected land, my concerns include increased traffic and pollution on Otterfield Road and Yiewsley as a whole.

More strain on local services, especially doctors surgeries which are already under immense pressure, and local schools.

The proposed building are too high and do not match the surrounding area, plus the children play areas will be overlooked.

Property values will decrease.

Increased pollution and noise from any building work, large trucks and lorries.

The former land of the swimming pool should be used for recreation and community. Somewhere for those people already living in the many, many, many flats that have been built in recent years on any spare land available, to enjoy.

Enough building, more open space.

My Questions are as follows

What new facilities are you proposing to support the additional people living in the area of Yiewsley?

Is there a plan for more schools, doctors, health care these are already over subscribed?

What do you propose to do for local people providing computer access when the library is demolished a service used by hundreds of people ? As the library wont be available until a new one is built.

Students use the library to study as a quiet space, when they live in a noisy and busy home what replacement are you offering?

What are you plans to reduce the lorries and disruption on Otterfield Road during the building proposal as it is already a busy and congested road and quite often comes to a stand still?

How do you propose to support the parking spaces needed to access the local shops, park, children's playgroups, schools, church, while the building work is going on? where are the builders going to park? I understand the current council car park will be reduced by a third if plans go ahead.

The noise and disruption to the area during building will be distressing and especially for people in the park and working from home in the nearby area. Do you propose to limit the working times to overcome this noise pollution if this goes ahead?

What do you propose to do about disabled access to the park? Wheelchairs users use the Car Park by the Library to access the park safely.

Can we be assured that building works would be stopped if pollution and noise levels were increased above legal limits?

How many proposed homes will be discounted to be made affordable for people on low incomes living in Yiewsley?

What are your proposed financial offers to sell these homes to local people?

How will this development create a better living experience and benefit the people of Yiewsley?

Over the 20 years I have lived in Yiewsley, I have seen a dramatic change. We really don't need more & more flats built. Let's preserve what outside places are left for EVERYONE to enjoy.

I look forward to a response to my questions.

With kind regards,

Dear Sir /Madam,

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The former land of the swimming pool should be used for recreation and community. Somewhere for those people already living in the many, many, many flats that have been built in recent years on any spare land available, to enjoy.

Enough building, more open space.

My Questions are as follows

What new facilities are you proposing to support the additional people living in the area of Yiewsley?

Is there a plan for more schools, doctors, health care these are already over subscribed?

What do you propose to do for local people providing computer access when the library is demolished a service used by hundreds of people ? As the library wont be available until a new one is built.

Students use the library to study as a quiet space, when they live in a noisy and busy home what replacement are you offering?

What are you plans to reduce the lorries and disruption on Otterfield Road during the building proposal as it is already a busy and congested road and quite often comes to a stand still?

How do you propose to support the parking spaces needed to access the local shops, park, children's playgroups, schools, church, while the building work is going on? where are the builders going to park? I understand the current council car park will be reduced by a third if plans go ahead.

The noise and disruption to the area during building will be distressing and especially for people in the park and working from home in the nearby area. Do you propose to limit the working times to overcome this noise pollution if this goes ahead?

What do you propose to do about disabled access to the park? Wheelchairs users use the Car Park by the Library to access the park safely.

Can we be assured that building works would be stopped if pollution and noise levels were increased above legal limits?

How many proposed homes will be discounted to be made affordable for people on low incomes living in Yiewsley?

What are your proposed financial offers to sell these homes to local people?

How will this development create a better living experience and benefit the people of Yiewsley?

Over the 20 years I have lived in Yiewsley, I have seen a dramatic change. We really don't need more & more flats built. Let's preserve what outside places are left for EVERYONE to enjoy.

I look forward to a response to my questions.

kind regards,

To whom it concerns

The land for appropriation in Yiewsley wreck, was left to the community to be used as a recreational facility. The covenant states that the council hold in trust, for the public to keep these lands "forever in recreational use and not to be built on. It feels that we the residents are being taken advantage of regarding this site and the adherence to the covenant.

The land behind Otterfield Road being earmarked for the erection of high rise flats, will infringe on the privacy and loss of light for the current residents.

Yiewsley and West Drayton is already over urbanised. It is always the developers that benefit not the residents. It is not acceptable that we have a continuing increase in population with no extra GP facilities, school placements, hospital beds etc.

Further development of the area will lead to more traffic, we already have the transfer station with multiple lorries going up and down the high street. In the future, Yiewsley, will I suspect, be affected by the third runway, and the pollution problems this will cause.

I am concerned for my area for all the above reasons and hope my objections will be taken into consideration.

Yours faithfully

Dear Sir/ Madam,

I wish to comment on your notice issued on 31.5.2023 for the proposed Appropriation of land at Otterfield Road and Falling Lane, Yiewsley. I am commenting as a local resident and as a Chartered Surveyor. I am a former resident of Yiewsley.

I do not have any objection to the Appropriation of land at Otterfield Road known as the site of the former Swimming Pool. The Swimming Pool was closed in 2010 and since then the Conservative run Council has done nothing with the site. This shows how poor the Council is. To have a site vacant for so long shows the Council to be very slow and inefficient. I am not commenting at this stage on any potential use of the site.

I wish to object to the Appropriation of land at Falling Lane known as the Library site. This land should stay as public open space and should remain in it's current use. No development should take place on that land. The land is currently used for a public car park and a car park for parents using Rabbs Farm Primary School. I have parked my car in the public car park on numerous occasions in the last 5 years.

The Conservative run Hillingdon Council cannot be trusted to develop this site in a responsible way to benefit the local people. They produced a ridiculous Planning Application for the erection of a 5 storey residential building comprising 50 dwellings and an underground car park, which was a massive overdevelopment of the site. Their aim seemed to be to make money from a development rather than produce a facility that would benefit local people.

Any development of the site would have to be on a small scale to fit in with the surrounding area. A two storey development with a surface car park would be the sort of proposal you might expect for this site to be submitted by developers (to take account of the surrounding area). No Undercroft or Underground car park would be appropriate for this site, for the reason outlined in the paragraph below.

On 27.12.2021, I took the dog for a walk and saw a Fire taking place in an Undercroft car park under the buildings at the junction of Cowley High Street and Station Road. It was some time before the Fire Brigade arrived and local residents brought ladders to rescue people from the Second Floor residential building. I think that everyone was rescued, but one man was heavily affected by smoke and was taken to Hospital. Any Undercroft or Underground car park is a potential Fire Hazard because people always store materials there which can catch fire. Then the people living above are at a severe risk.

Please can you acknowledge receipt of this objection.

Your Sincerely

As Ward Councillor of Yiewsley I have been contacted by many residents who have repeatedly expressed their anger towards the Council on this Notice of Appropriation of land in Yiewsley Recreation Ground.

With over 300 separate objections to the initial Appropriation, the Council withdrew the plans in August 2020 and put out to consultation in October, minor revisions to the plans. An event was held in Yiewsley Library where 100 residents turned up expressing their objections.

Having requested but not been provided with the report from that Consultation, I find it difficult to understand how the Council can serve a Notice of Appropriation. Surely the residents have a right to know what the response from that Consultation was.

Yiewsley is being built up densely without the community provision and infrastructure needed to support the density of people. Services are at an all time low and problems from anti social behaviour and crime on the increase. The library is an ideal location on the high street for its users and moving it doesn't serve the residents. The lack of Green Spaces for the community in Yiewsley makes the Grounds even more cherished by the community. Since the old swimming pool site was demolished, plans of a new swimming pool followed by a health centre have been promised. It is extremely saddening to see that more residential dwelling on covenanted land is how the Council wish to proceed.

Residents are requesting that the land of Yiewsley Recreation Ground be left alone by the Council and instead work with residents to create more facilities that support the health and well-being of the community.

There is absolutely no need for this Appropriation and social housing can be built on other developments if the Council wished to do so.

May I remind the Council of the Covenants:

(a) "The whole of the said piece of land shall forthwith be dedicated and forever maintained as an open space for public use and recreation". (b) "No buildings other than lodges bandstands lavatories cricket pavilions refreshment rooms shelters sheds and buildings of a like nature shall at any time be erected on any part of the said piece of land without the previous consent of the county council it being understood that such consent will only be granted in the case of buildings intended to be used for the purposes of ancillary to the enjoyment of the said piece of land as an open space for public use and recreation".

Yiewsley Urban District Council purchased the land and agreed to a covenant so that future generations could enjoy open, green space. In 1934, William Knowles conveyed the land with a Covenant (a legal agreement and promise that is held into the future), worded specifically: "To hold the same unto the Purchasers their successors and assigns in fee simple for the purposes of Public Walks and Pleasure Grounds. Subject to the said stipulations and restrictions so far as the same are now applicable and affect the land hereby conveyed."

The residents ask the Council to withdraw the Notice and engage with the Community on what happens to this land.

Please note that residents are seeking legal advice to enforce the Covenants and an appeal will be forthcoming should the residents not be listened to.

I sincerely hope that in this instance, the Council will listen to the Residents and as per their motto "Put Our Residents First".

Kind regards

Dear Cllr Ian Edwards,

I have some objections to the proposed appropriation of land at Otterfield Road and Falling Lane, West Drayton UB7 8PE.. As a local representative I wanted to know whether you support these objections and if so how you propose to halt or significantly amend them or alternatively, if you support the new development, how you can justify that position in the light of the objections I describe below.

These objections can be divided in to two broad points.

1) The appropriation application is not connected with an explicit planning outline as was previously the case, therefore it is impossible to provide an informed response to the application as a member of the public.

There were two previous planning applications for the site the most recent of which showed the Council had intentions of extreme levels of over-development of the site, but these proposals (Planning Application 76795/APP/2021/3704) were withdrawn on 1st August 2022. The Appropriation Application does not state whether or not these plans will be resubmitted, abandoned or adapted. The Council appears to be simply engaging in a process to override the restrictive covenants in place for the former swimming pool site while making no guarantees that the requirements or even the spirit of those covenants will be respected.

I submit that it is unacceptable to seek appropriation without a transparent statement from the council regarding their intentions for the site in regard to i) The use of the swimming pool site for a purpose 'for the benefit of the residents' in line with the letter and spirit of the covenants and ii) the intensity of the proposed build, especially with regard to the number of storeys proposed.

2) The lack of amenities of the local area relative to the amount of development it has experienced, despite being subject to one of the highest rates of housing development in the Borough over the last ten years, leading to the deterioration of the economic, social or environmental wellbeing of the area. This is contrary to the requirements of an appropriation application as this application is likely to worsen the situation.

There is a serious lack of development of infrastructure and amenities to support the building of housing in the area which has led to a reduction in the quality of life for local residents in the form of pressure on services, congestion and overcrowding. For example:

i) Schools: no new schools have been build in the past 10 years. Some schools have been enlarged or developed but this was often needed anyway.

ii) Health Care: the same two GP practices serve the locality that have been here for the last thirty years – they have not significantly increased in capacity. The single large dentist practice has recently become private only, removing the previous availability of local NHS dentistry.

iii) Roads: the length of the main roads, the High Street and Station Road experience regular long traffic jams at peak times and the duration of these peaks are increasing.

iv) Rail: the much vaunted Elizabeth Line is massively congested at peak times, is unreliable due to repeated mechanical failures or lack of personnel and can run as low as one train an hour, as TfL are more interested in serving Heathrow or going direct to Reading.

v) Buses: uses are overcrowded, particularly the 222 Uxbridge to Hounslow and limited by the congestion on the High Street and Station Road.

vi) Crime: there is no visible police presence on foot in Yiewsley ever.

vii) Retail Provision: we have recently lost our Argos and Currys stores: B&M left their Cowley Road store last year and the site has been derelict since then. A particular loss was the closure of the Morrisons store, nominally for redevelopment but this seems to be proceeding very slowly and has left the Tesco store on Trout Road both without competition or capacity to provide reliable supplies of food. Smaller stores have arisen to try and fill the gap but they tend to lack range or quality and can be more expensive than the big name stores.

In contrast, the building of high rise intensive housing continues apace: Trout Road (six storeys) and the Morrisons site (140 housing units) are actively being built with planning has been approved in the last few weeks for 100 housing units on Tavistock Road to add to the massive estate already there.

This all means that further housing developments are not viable within the Yiewsley town area and any Appropriation of the Otterfield Road and Falling Lane site must be for the purpose of alleviating these problems, otherwise it will be in breach of the legal and moral requirement to 'promote the improvement of the economic, social or environmental wellbeing' of the area.

I look forward to hearing from you.

Regards,

Dear Mayor,

I understand that you will be involved in the appropriation of Yiewsley covenanted land.

We have been fighting as community to keep this land and would like to create a community garden for all in the old swimming pool space . We have sent numerous objections over the years, stating we do not want any more development of tower blocks on this area.

We are a fabulous community of people who are under funded and under resourced. Creating more tower blocks is not the answer, as we are already are over crowded in this small green space.

My concern is while a new library is being built what services will be in place while this is going on

I spoke to people using the library in only one visit.

1.One person didn't have access to a computer to do their tasks,

2.one person used it for study because their home environment was too noisy,they had no where to study at home.

3. People using the current facility have easy access as there is a bus stop outside.

4. Another person used it for their printing needs as they were on a low income and couldn't afford a printer.

5. Another child minder uses the facility to get books weekly to help the children she looks after.

These were only a few of people I spoke with, that will be without a service that is essential.

My other concern is the congestion in Otterfield road and around the car park. How will you address an already busy road that get snarled up regularly?

We have Wilkos lorry's, plus building lorries, doctors, playschool, shoppers to savers, Iceland and surrounding shops. This is a recipe for disaster servicing all these areas with less parking especially once the builders have to park too.

What will be proposed to ease the already ready congested roads if this goes ahead.

We are also concerned about disabled access. At the moment people can easily park in the library car park to access the park facilities. This will be more difficult with library proposal, they would then have to try and get down Otterfield Road, park in the car park and then attempt to wheel themselves up a very steep narrow incline.

I assume this has been I considered too, if not how are you going to support this for disabled people?

These are only a few of my concerns, the list goes on and on

I look forward to hearing from you with your response in due course.

With kind regards,

Dear Mr Johnson

I hope you have seen the Notice of Appropriation issued by Hillingdon Council on 31 May regarding the development of the Yiewsley library site and the former Yiewsley pool site. Please see: <https://www.hillingdon.gov.uk/proposed-appropriation-west-drayton>

Proposed appropriation of land at Otterfield Road and Falling Lane, West Drayton, UB7 8PE - Hillingdon Council

Have your say by 5pm on Tuesday 27 June.

www.hillingdon.gov.uk

Please could you provide a quote saying what you think about this? I have approached the Labour, Liberal Democrat and Green parties for comment. This issue is relevant to any potential recall petition and the General Election.

Yiewsley voters want to know how far their local MP or potential alternative candidates support residents in their efforts to protect publicly owned land with precious recreational covenants. Also how to avoid knocking down buildings like Yiewsley library and releasing unnecessary carbon into the atmosphere.

I look forward to hearing from you.

Thank you for your assistance in this matter.

Yours sincerely

Hello,

I object to this planning.

Regards

Capital Programme Works Service, Hillingdon Council, Civic Centre, High Street, Uxbridge, UB8 1UW

23rd June 2023

Dear Sirs,

It is regrettable to have to again outline the many major societal/community objections against the Appropriation of Public Lands held in Trust for

Recreational benefit to the residents of Yiewsley Ward. The Appropriation is completely against public benefit and will diminish quality of life for Yiewsley residents, present and future. Recognised by LBH as an area "of poorer environmental quality... in Local Plan Part 1 Strategic Policies Built Environment. Yiewsley was then sited "with a need to ensure that planned for growth does not take place at the expense of valued local, open spaces."

LBH Open Space Strategy 2011-2026 - 3.2.3 Priorities for Action: Yiewsley (page 39) 1. There is an insufficient quality of accessible open space serving Yiewsley District Centre 2. Yiewsley Ward

requires another further 40 hectares of open space to meet the overall quantity standard 3. There is deficiency in the accessibility of level space in the eastern part of Yiewsley **Remedy 19** = Increase the quality of **accessible open space** in Yiewsley including recreational, open space to meet the quantity standards **Item 103** = Policies for managing development within a Local Green Space should be consistent with those for Green Belts The southern parcel of land is a local, green space - boarded up without reason cutting off public use and dishonouring the Trust under which the land was transferred. Photo taken 22.6.2023 This public green space has not been maintained or any facilities returned to replace the swimming pool, gym & community café destroyed despite substantial public objections in 2010. LBH has an opportunity to enhance this sustainable, environmental existing public green space. LBH Appropriation of public trust land goes against the Strategic Climate Action Plan.

Hillingdon Strategic Climate Action Plan Action C3.4 To ensure all new development is environmentally responsible, including protecting existing designations and sites of interest. 1

Corporate Climate commitment 5: to enhance opportunities... particularly in urban areas. "We can find better ways to use green space and open space." Residents have suggested many preferred recreational, well being, community spaces as options for their public trust land. Yiewsley residents have signed repeated petitions with thousands of signatures against the change of use of both precious public recreational spaces. **Action C6.6** requires consideration of "the impacts of reducing green spaces, paving over gardens and increasing hardstanding." I. Building flats on covenanted land will both reduce green space and increase hardstanding II. Increase pollution in an over developed area with increased home deliveries per flat III. Increased traffic congestion, poor infrastructure Falling Lane/High Street junction; already clogs main road arteries from school drop offs to Rabbs Farm and The Pride Academy. **C6 commentary** - "mitigation means making up for those areas already lost." The first Hillingdon football club was founded as **Yiewsley F.C.** in 1872. 1985 Leas Stadium off Falling Lane was sold to property developers who built a housing estate on the land. Yiewsley's 4 football pitches (open spaces) were lost to housing development. There has not been a replacement football pitch established in Yiewsley. LBH proposes environmental irresponsible building on open space is against LBH own policies.

SIC Non Compliance Consistent, historic stripping of Yiewsley Recreational Grounds community facilities leave Yiewsley residents bereft of a safe space for social cohesion to connect people. NB: community Bowling Hut Appropriated in 2018 was not replaced with new community meeting space facility.

National Planning Policy Framework July 2021 Provides that previously developed land (Brownfield)... where the fixed surface has blended into the landscape "**excludes areas such as parks, recreation grounds**" There is legal precedent that applies to the misrepresentation designation of Brownfield areas and can be legally challenged. **National Institute for Health and Care 22 Research** "*research has shown that people in the most deprived areas are more likely to live close to a park than elsewhere. But if a park is unsafe or in disrepair, people will not use it.*" The appropriation of valued, functioning public owned, Existing Open Space with street level entrance to the park and library goes against public benefit and disability access. Where there are invaluable existing **open views**, residents' privacy is currently maintained by a lack of **tall buildings** in this Public Realm. The repurposing of land for social housing in an already overcrowded and deprived area is paramount to deliberate **Ghettoization**. 2 Hillingdon has a major wealth/open spaces/well being North to South divide. LBH proposes to appropriate public land from the poorest Ward in the Borough, selling off what little resource Yiewsley has against the public's benefit. Notably compared to a £6m spend on Ruislip Woods extension.

Evidence to provide the impact of open views provided by open spaces: **Local Plan Part 2 - Development Management Policies** Policy DMHB 10: High Buildings and Structures Pt 3... be sensitive to.. its relationship with public and private open spaces and its impact on local views". Point 7 - be well managed, provide positive social and economic benefits and contribute to socially balanced and inclusive communities. LBH serves Hillingdon Residents unequally. Selling off what is already owned holds not benefit Yiewsley residents. Suggesting replacement of a well functioning Library instead of refurbishment of the existing 2nd floor is ignoring alternatives and does not excuse the appropriation.

Dear Sir/Madam,

Objection to appropriation of land at Yiewsley Recreation Ground, Falling Lane and the former Yiewsley Swimming pool at Otterfield Road

I am a resident of Otterfield Road and I am writing to object to the council's application to appropriate the public land at the above sites and the removal of their protective covenants. These covenants were obviously designed to protect the sites from exactly what the council are planning to do with this precious public land and it must not be allowed to go ahead. These sites are intended to be available for the benefit of residents and are classified as part of a park/recreational ground.

The future use of the former swimming pool site should be determined by consultation with the local people and could provide healthful, community purposes such as community shared recreational space or even allotments.

The Library at the Falling Lane site has recently been significantly refurbished and it would make no sense to demolish it for redevelopment. The council has just adopted a climate action plan and must recognise that demolition and construction are major contributors to climate change.

The current location of the library is also much better connected to public transport than the proposed new location and its accessibility is also good. This is essential both for Library and other community uses that it supports – Internet access, Polling Station, Councillor Surgeries etc. The Public Sector Equality Duty is a vital part of the Council's statutory duties which it must consider at the same time as this attempt at Appropriation.

I am aware that there is a considerable ground swell of objection in the population locally and do not believe that the council is "putting residents first" in any way with these proposals. I trust that they will be withdrawn forthwith.

Dear Mr Scott

I am writing to raise my concerns regarding the appropriation of land at Otterfield Road and Falling Lane, West Drayton, UB7 8PE.

As you are aware, there are covenants in place which preserve the recreational use of this land, and it has long been cherished by residents for this exact purpose. There are no good or compelling reasons to override this covenant, and the Council could leave itself exposed to the possibility of judicial review if it decides to contravene them on this occasion.

This open space is particularly critical in the context of the rapid urbanisation taking place in the area.

London desperately needs more affordable housing, and we need to build it in a way that creates healthy environments for Londoners – for those moving into the new housing and for those already living in the communities where building is taking place. The COVID pandemic taught us that social and recreational spaces such as that on which this plan

depends are vital for residents' physical and mental wellbeing. It would be deeply concerning if the Council chose to imperil that.

While I am pleased that the Council has pledged to protect the Yiewsley Recreation Ground's amenity space, residents rightly feel that they have been left out of the consultation process by the Council on this occasion. This has been carried out by the council and by developers with no results or briefing given to residents in advance of the appropriation notice. It is ultimately the residents who will have to live with the consequences of any development on green spaces close to their homes, and this must be taken into consideration by the Council before any plans proceed.

Dear Sir/Madam,

Objection to Appropriation of land at Yiewsley Recreation Ground, Falling Lane, and the former Yiewsley Swimming pool at Otterfield Road

I am a resident of Otterfield Road, and I am writing to formally object to Hillingdon Council's application to appropriate the public land at the above sites and the removal of their protective covenants.

As an aid to understanding, this letter looks at the following points:

1. Supreme Court urges careful consideration when Recreational Covenants are affected.
2. Consultation has been inadequate.
3. What is the current law on consultation?
4. Need for community engagement with genuine choices, not just one option!
5. Notice of Appropriation
6. The Housing Land supply in Hillingdon
7. There are sufficient housing units being built in Yiewsley
8. Proposed developments on the Recreational Covenant sites
9. The current Yiewsley Library site and the Public sector Equality Duty
10. Community space already exists in Yiewsley.
11. We need more green space in Yiewsley, not less.
12. Hillingdon Council ignored us at the ballot box.
13. Petition opposing the Notice of Appropriation

1. Supreme Court urges careful consideration when recreational covenants are affected.

In the recent Supreme Court case of *R v Shropshire Council ex parte Day* [2023] UKSC8, paragraph 42 of the judgment highlighted Baron VC rejecting Sunderland Corporation's submission that they were entitled to use the land for any public purpose:

"But I am of the opinion that buildings not connected with public walks or pleasure grounds are plainly unlawful."

Lady Rose, who gave the main judgment, said:

"If as a result of this appeal, other local authorities and parish councils decide to follow that advice and take stock of how they acquired and now hold the pleasure grounds, public walks and open spaces that they make available to the public to enjoy then that, in my judgment, would be all to the good."

In the recent case of *Fearn and others v Board of Trustees of the Tate Gallery*, [2023] UKSC the UK Supreme Court said that whether the use of land wrongfully interferes with the ordinary use and enjoyment of neighbouring land the interference must be substantial. It is no answer to a claim for nuisance to say that the defendant is using its land reasonably or in a way that is beneficial to the public.

2. Consultation has been inadequate.

Please can you explain why the Council has not released details of the outcome of the consultation event which took place at Yiewsley Library in October 2022 regarding the proposals to redevelop the two sites?

I have approached Hunters, the developers, to ask them for the outcome of the consultation event. But I have not received a substantive response with the information I requested. I have approached Mr Malhotra of Hillingdon Council Planning Department to request details of the outcome of the event. But I have not received a substantive response with the information I requested. I have asked one of my local ward representatives, Cllr Sital Punja, and she has advised me that she has made a Members Enquiry about the consultation event. But she has received no substantive information.

So, I put in a **Freedom of Information Act request** which I have not received a substantive reply to.

3. What is the current law on consultation?

You will be aware that there is currently a case before the Court of Appeal about the nature of consultations relating to the DWP's National Disability Strategy. There is also the High Court case which the London Borough of Hillingdon is bringing in relation to the Ultra Low Emission Zone which may impact on the law relating to consultation.

4. Need for community engagement with genuine choices, not just one option!

Before we had Yiewsley High Street upgraded, with funding provided by the then Mayor of London, we were consulted at Yiewsley Library over what we thought of the layout and design that was being proposed. I attended and gave feedback to the council officer whose job it was to engage with residents. This included being consulted over issues like the number of trees and flower beds which were suggested.

Surely, if we have the urban design expertise within the London Borough of Hillingdon to perform this kind of work, it is possible to engage with Yiewsley residents about what use should be made of the sites with Recreational Covenants?

The future use of the former Yiewsley Swimming Pool site should be determined by consultation with local people and could provide community shared recreational space or even allotments.

5. Notice of Appropriation

I do not think that the process which has been undertaken in relation to the Notice of Appropriation is adequate. The Notice states that it is:

"...in connection with the proposed future development of the site for the provision of housing and community uses."

Logically, this means that the outcome of the consultation event undertaken in October 2022 is **a relevant factor which residents ought to be advised about prior to the deadline for submission of objections, for the consultation to be meaningful.**

Please can you explain why the Council has not consulted with the public in Yiewsley about **what we would like** to have built on the sites with Recreational Covenants?

Why was Hillingdon People magazine, which Council Tax payers fund, and which goes to all households in Hillingdon, not used to consult residents about the sites with Recreational Covenants and the Notice of Appropriation?

The May/June edition of Hillingdon People contains information about Yiewsley, but nothing about the consultation process for the proposed Notice of Appropriation. It contains nothing about the outcome of the event which was held in conjunction with developers at Yiewsley Library in October 2022.

When the Council wants to change its residents' legal rights, it does not use Hillingdon People to tell people their rights are being taken away.

6. The Housing land supply in Hillingdon

In December 2021, I sat through a number of days of the online appeal regarding the proposed development of the B&M site and read both Counsel's closing submissions in the case. It is clear from that appeal that Hillingdon Council has not consulted residents properly about the future development of Yiewsley.

The submission made by counsel for the London Borough of Hillingdon stated at paragraph 99: *"The delivery of housing is only of moderate weight because the Council has a healthy five-year housing land supply and is complying with the requirements of national policy to boost significantly the supply of housing."*

Counsel would only have said this under instruction by the London Borough of Hillingdon Solicitor and ought to be capable of being relied upon as a true statement.

The B&M flats appeal also showed Hillingdon Council is likely to receive a planning application to build flats in the Trout Road site, which was put forward by Hillingdon Council as an alternative site for the health centre which would be part of that application. The appeal site at B&M would also have provided a health centre, more quickly than the proposal at the Trout Road site.

The B&M appeal also revealed Hillingdon Council has appointed an urban design expert to do some drawings about what flats could be accommodated on the site at Trout Road.

There had been no public involvement in the designs, which were described as a "high level exercise."

7. There are sufficient housing units being built in Yiewsley.

Currently, Yiewsley has 86 residential units that have recently been completed in Horton Road, adjacent to the canal, please see: 71582/APP/2016/4582

In addition, 158 residential units are due to be built at the former Morrison's supermarket site, please see: APP/R5510/W/20/3250434 (LPA Ref. 2370/APP/2019/2880).

This development, if the amendment is approved in Major Planning Committee for Morrisons in the High Street, the proposed elevation will over dominate the area. There will no doubt be months of mayhem in Yiewsley High Street when all the work starts, as when, many years ago when the Co-op was built, the traffic was nowhere near as busy as it is now.

Yiewsley High Street, which is already a pollution hotspot according to *Air Quality in Hillingdon: A Guide for Public Health Professionals* published in 2022, also has the lorries from the construction of HS2 driving up the High Street to contend with.

8. Proposed developments on the Recreational Covenant sites

The National Policy Planning Framework 2021 has a new focus on design quality.

The proposed development that was exhibited at Yiewsley Library in October 2022, on the former Yiewsley swimming pool site, is overbearing on the residents of Otterfield Road and of users of the park.

Visual amenity will be reduced for park users.

9. The current Yiewsley Library site and the Public sector Equality Duty

The Library at the Falling Lane site has recently been significantly refurbished and it would make no sense to demolish it for redevelopment. The council has adopted a Climate Action plan and must recognise that demolition and construction are major contributors to Climate Change.

The upstairs of the two storey Yiewsley Library building could be used for young people to have space to do homework and for after school activities. It could also be used for groups such as older people and other groups who share protected characteristics under the Equality Act 2010.

The current location of Yiewsley Library is also much better connected to public transport and the U1, U3, U5 and 222 bus stops are adjacent or just opposite the Library. By contrast, the proposed new location of the Library is far less accessible, with no bus routes going to the front door.

Accessibility is needed both for Yiewsley Library and other community uses that it supports – Internet access, Polling Station, and Councillors' Surgeries.

At night time in Winter, late-night opening of the Library in its proposed new location would not be good for people who worry about their safety on the streets. The existing site has bus stops and a High Street nearby.

It would be a breach of the Public Sector Equality Duty to move the Library from its existing site to a site further away from bus stops. The technical guidance for the Public Sector Equality Duty, which Hillingdon Council has a link to on its website, should be read by decision makers prior to making this decision.

10. Community space already exists in Yiewsley.

There are three Churches in Yiewsley close to the High Street who have had public meetings organised by members of the community held in them. They also let their premises out to a variety of groups. Is there any evidence of groups who want space to hold meetings or group activities, being rejected by the Churches? If so, why has Hillingdon Council not let them use the upstairs of Yiewsley Library? Building unnecessary buildings might add to Gross Domestic Product but it is not a good use of the available land.

11. We need more green space in Yiewsley, not less.

Green space helps to reduce the adverse impact of urbanicity on people's Mental Health.

Please see the attached paper entitled *Understanding urbanicity: how interdisciplinary methods help to unravel the effects of the city on mental health* (2020). If you look at Box 2 on

page 3, it highlights the impact of urbanicity on people. The paper further highlights how lack of green space has been associated with the prevalence of anxiety and autism spectrum disorders. Low green space was associated with a 1.52 increased schizophrenia risk with profound effects for low green space during childhood.

I am aware that there is a considerable groundswell of objection in the population locally and do not believe that the council is "Putting residents first" in any way with these proposals.

12. Hillingdon Council ignored us at the ballot box.

Hillingdon Conservative local council 2022 Manifesto stated at page 4 that it would build a new Library in Yiewsley. Voters in Yiewsley decided to reject the Conservative offer to us. I specifically asked James Cantwell, one of the Conservative candidates in the local council election, whether the fact that Hillingdon Council was going to build a new Leisure Centre in West Drayton meant that the Council's financial position was such that it needed to build flats on the former Yiewsley Swimming Pool site to get income in. He flatly denied that this was the case.

13. Petition opposing the Notice of Appropriation

A petition has been started, which I have signed, which states:

"Hillingdon Council are trying to take community owned land in Yiewsley and build flats on it. We do not want to lose Yiewsley Library at its present location. We do not want housing built on the former Yiewsley Swimming Pool site.

The land was purchased with a covenant which said the land should be held "...for the purposes of Public Walks and Pleasure Grounds." The land could be used for

preparing young people for GCSE Natural History. Or simply as space for local people to run around on. Following Covid, it is vital for mental health to have green spaces.

Please sign this petition to object to Hillingdon Council's proposal to appropriate this land from residents and also their development proposals for the Library and Swimming Pool sites."

I would urge you to recommend to Councillors that these proposals are withdrawn forthwith, and a proper community consultation, and not just a binary choice, is undertaken with residents.

I write to object in the most strenuous of terms to the proposed appropriations of public open space park lands from the people of Yiewsley.

I re-submit my objections from 31 Dec 2021. Unfortunately, ongoing issues of health prevent me from being able to submit a new document. It is acknowledged that certain aspects of the document are focused on the specific procedural circumstances of the last 'consultation'. However, it is in working to oppose Hillingdon's dishonourable conduct from that period that my own health was driven into further decline. The preservation of the extent and character of the extremely limited open spaces available in Yiewsley is now more important to my own health than ever before. And, Hillingdon show disregard for the health of Yiewsley as a community in seeking to steal from us part of our open spaces and park lands.

Contained herein (in the attachment incorporated in full by reference) are detailed, specific and still applicable objections including, but not limited to, the topics covered in detail from pages 7 through 10. These issues include – without limitation -- issues of disability access, right to green spaces, mental health, increased and forced exposures to pollution and noise, extinguishment of rights of

way and access, breaking the Green Chain, disenfranchisement, diminishment of the de facto village green and a site of local importance, over-development, failure to provide services, excesses of traffic and deficiencies of parking, high street regeneration and material misrepresentations of the nature of these sites.

This appropriation will make no material contribution in social housing but will contribute to the overcrowding and deprivations South of the A40 without returning any benefit to the local residents that will bear the entire adverse impact whilst receiving no benefit. The Hillingdon Cabinet prefer to take land from one of the areas in the Borough with the highest rates of child poverty in all of Hillingdon rather than even consider social housing in their own constituencies.

The Hillingdon

Cabinet have no shame and the only residents that they put first are those that directly elected them, those North of the A40. The Hillingdon Cabinet's history of the last 12 years of pushing development of Yiewsley's recreational spaces reeks of colonial arrogance and indifference to basic humanity.

Principal Estates Surveyor, Property & Estates Department,
London Borough of Hillingdon, Civic Centre, High Street, Uxbridge,
Middlesex UB8 1UW

The forthcoming points made in respect of the proposed appropriations are but a shadow of my intended submission. At the moment, I am but a shadow of myself. I am writing whilst suffering from COVID, feverish, weak, with difficulty in thought and vision, with hands that are in tremor whilst I am attached to a ventilator with supplementary oxygen on standby so that I can maintain an element of strength to fight this oppressive action. We are in a Pandemic, nothing is normal and Democratic Process fails.

No Consultation of this Significance has Legitimacy in these Circumstances

Assuming favourable course for this disease, I nevertheless, and all with whom I have had contact, are in isolation for a minimum of 11 days. My current state is illustrative and evidencing of how we are not in normal times. During the period of this 'consultation', COVID cases were doubling every 1-2 days. My experience is not unique. In contact with Hillingdon over this last month, officers routinely make excuses for limitations in Council services with reference to COVID. Indeed, COVID banners are to be had at the top of most every Hillingdon web page.

We have been and remain in a pandemic where peoples' rights of association have been curtailed in law and further in practice through the official guidance of their government. Democracy demands association and cannot function without it. Hillingdon have chosen the cold and dark of winter, the time when people have been struggling to have any time with their families whilst under the constant shadow of additional COVID restrictions and anticipated lock down. Hillingdon renders up these as explanations for their failure to maintain standards, yet have pushed forward an immense planning application at a time when Hillingdon themselves cannot questions from citizens.

These are not the times in which major decisions can credibly claim to be in keeping with democracy, natural justice or human rights. The timing of Hillingdon's actions to deprive the people of their open space could not have been more carefully calculated to impede

the exercise of true democracy. Yet, as if that were not sufficient, the Leader of the Council has acted to actively disenfranchise the citizens of Yiewsley, those most immediately impacted by this travesty.

The fact that virtually all of the Members of Hillingdon Council have cancelled their constituent surgeries evidences that they, themselves, do not believe it possible to maintain normal democratic functions. And, if these Members deem it necessary to remove themselves from association with the citizens that they are sworn to hear and represent, there is no means by which citizens may responsibly compensate for that deficit.

There is a fundamental dishonesty in colouring this 'consultation' as in any form in keeping with the principles of democracy, natural justice or human rights.¹ I believe it evident that the Leader of the Council has violated his own oath of office and has exercised party political power to illegally instruct the Members elected to represent Yiewsley ward to violate their own oaths of office. Having accepted said instruction, the Yiewsley Members have violated their own oaths. This process will not withstand casual moral scrutiny, let alone investigations by government, digging by investigative journalists or the plethora of available legal actions.

It is rare that bias may be conclusively demonstrated, but in this process, it is evidenced. This Council have proceeded with unwavering determination to expropriate Yiewsley of all assets of community value. And, they have left enough evidence along the way that there is and will be a case to answer.

The Cabinet Lacks *Current* Authority to Begin this Appropriation

At the October 14 Cabinet meeting authorising this Appropriation 'consultation', in oral argument, in the advance cabinet papers and in the minutes the authority cited for taking this action is the 2017 Cabinet meeting. Perhaps unknown to Cllrs Bianco and Edwards, the people have previously compelled production of that report. The schemes that were authorised are of significant different to that currently filed for planning permission. The changes are far from deminimus, varying in housing density, purposes of housing, footprint, seizure of additional lands from the Fairfield Road Parking Lot, and complete abandonment of the provision of community amenity (which was to be included in addition to the Library which enjoys its own legal protections).

The Council Cabinet has not considered what is an entirely different scheme and voted its approval. The Council Cabinet has not had officer reports that pertain to this new scheme. The Cabinet revisit the scheme, and (it will undoubtedly then) grant new authority. However, in doing so, the citizens of Hillingdon will have had the Cabinet act legally (if not morally).

This current consultation is without valid authority and therein voided.

Pre-Determination of Outcomes:

A consultation process cannot be democratic if the outcome is pre-determined. Before being muzzled by their Party Leader Ian Edwards, it was represented by at least one Yiewsley Counsellor that this process of both Appropriation and Planning was (is) a "done

deal". This alone is sufficient grounds for Judicial Appeal of both the Appropriation and/or Planning Process. Similar representations have been made in the past without the evidence now available begging investigation of malfeasance.

¹ Your very person and office have failed to maintain fidelity to the Hillingdon Constitution. The violations of Constitutional rights have created disenfranchisement and further violations of due process and natural justice.

The Gazette Notice is Materially Deficient

The Gazette notice is deficient in identification of the sites to be Appropriated and, through these deficiencies, the specifics of the notice further denies citizens of Hillingdon of their right under the natural laws of justice of the opportunity for prior notice of the hearing. MP Boris Johnson and the Hillingdon Conservative Party have on multiple occasions taken credit for "putting Yiewsley on the map." However, the area identified in the notice is listed as West Drayton. The official Royal Mail designation for the area is "Yiewsley, West Drayton." West Drayton is itself a distinct Ward. The notice fails to properly identify the locations of the properties to be "Appropriated".

The lands at Otterfield Road are known as the Former Yiewsley Pool Site. And, the lands at Falling Lane are known as the Library site of the Yiewsley Recreation Grounds. As is clearly evidenced in all internal Council documents, especially Cabinet Reports and statements by the Cabinet Members themselves evidence, the sites subject to Appropriation have well-known names by which they are identified. Indeed, the sites are so referenced in the planning applications submitted for these sites.

Site Postings are Materially Deficient

I have had sight of a return from a Freedom of Information Act request concerning the citing of notices for the planning and appropriation processes. In fact, by representation of Hillingdon Council itself, no notice was posted near any of the four entrances to the Yiewsley Recreation Grounds nor within the Grounds. No site notice was placed on the hoardings that illegally deny people access to the Pool Site. However, those hoardings are maintained clear such that any posting, had it been made, would have served actual notice.

In the event, the notices actually made by the Council did not serve the planning or appropriation process thresholds for site notifications. Natural law requires prior notice of hearings. All notification has been deficient.

Natural Law Demands Transparency of Process

Under natural law, people must have adequate notice of a hearing or process and the process must be transparent and governed by known procedure, part of what is necessary for a fair hearing.

This Appropriation process has at all times been opaque. In addition to the deficiencies of notification, there are no established references to how the process is to be conducted and what evaluation criteria are to be employed.

The 'rules' governing this consultation are being made up on the fly. This affords no

legitimacy to anything that follows. This round of consultation must be voided. The Cabinet can then, after granting themselves proper authority, return for another 'consultation'

Systematic Denial of the Right to be Heard

The Council's initial and only official notice has demanded that submissions be made only in writing and only via post. This requirement creates an effective barrier to participation, disenfranchising many citizens. There appears to be no reason of statute for this requirement. The decision to require submissions in this manner does not withstand scrutiny regarding any intent to hold a fair, open and inclusive consultation process. The Council otherwise embraces, indeed forces, interactions between citizens and itself into web formats. The postal requirement is arcane and whiffs of wilful obstruction.

In the event, it was eventually made clear – but only to a small number of parties making direct queries with the Principal Estates Surveyor --- that the Principal Estates Surveyor could and will accept submissions by email.

However, at no point has this information been published by the Council. It has not been included in the "Have Your Say" notices added to the Council's web site weeks after the consultation began, nor in their later revision. The Leader of the Council Ian Edwards has stated that he is responsible for the appearance of these consultation notices on the web site. The Leader of the Council Ian Edwards has also engaged in multiple emails with citizens but has not once is he known to have advised people of their option to send emails.

This consultation unnecessarily restricted the ability of people to make submissions, resulting in disenfranchisements that render this specific consultation on appropriation void.

The Council Has Mislead People Online

It has been observed that questions and comments posted through social media have been met with assurances that comments made in this forum, specifically twitter, shall be taken into consideration in this process. If this were true, there has been no general notification to citizens. There is evidence of a citizen being assured that his comments on planning and appropriation will be taken into account. However, the planning process had closed for comments a full month earlier. Herein is further evidence that the current consultation exercise is a shambles and this round voided.

The Council has Confused People

Without any advance warning, the Council dropped nearly 1,200 pages of planning materials, for two distinct sites, intertwined with original and superseded documentation. Not even the legally mandated Design and Access Statements stand alone.

The Planning Office offered no support to people; plans are not available to view in person despite there being in excess of 60 A0 drawings where is the only place relevant details of these schemes are to be found. Planning has not even the capacity to return emails or phone calls from citizens who wish to understand their rights.

Simultaneously, the Council initiated the Appropriation consultation without providing citizens any clarifications or support in process. At a minimum, this duty would have fallen to Ward Counsellors, but Ian Edwards – in the name of ‘protecting’ the Appropriation consultation – denied citizens all access to Ward Counsellors

Local Development Framework Statement of Community Involvement (SCI)

At the same meeting where the Cabinet improperly authorised this ‘consultation’ process, the Cabinet approved an updated LDF SCI. By way of the Cabinet Member’s report, the 2021 and 2006 SCIs are not of great material difference. These are statutory documents subject to the approval of the Planning Inspectorate and govern the legally required community consultations for planning, including major planning applications.

The SCI document makes strong advisories to external developers concerning the form and necessities of public consultations prior to submissions of planning applications. Hillingdon has done none of this.

Furthermore, the Council’s own code of conduct for planning explicitly acknowledges that planning submissions for the “Council’s own development can give rise to suspicions of impropriety.”

There is more than suspicion. The council ignored all the objectives of the Statement of Community Involvement, the Leader placed a party-political muzzle on the people’s elected representative who willingly abandoned their Constitutional and procedural duties and obligations. And, has simultaneously advanced the Appropriation ‘consultation’.

In the face of other material deficiencies related to the planning process, the Appropriation ‘consultation’ is further tainted and must be conducted again to maintain even a veneer of legitimacy.

Aggregation of Title, Combination of Trusteeships, Inappropriate Aggregated Consultation
By what authority has the Council combined the Trusteeship of the two sites, the Yiewsley Recreation Grounds and the Pool Sites? The entire proposition has been presented to citizens as a unitary prospect. However, there should be a clear and distinct process of managing the Appropriation for each site separately.

The Council have chosen to submit a planning application linking the two sites to meet various statutory obligations for social housing. However, Ian Edwards has repeatedly and emphatically stated that the Appropriation and Planning Processes are independent. If this were true, then there should also be to independent consultations with one covering each of the covenanted sites.

Geographically Disjointed Sites; Inappropriate Aggregation of Social Housing Mandates
The Council has chosen a most unique planning process under which two geographically distinct sites are aggregated for the purposes of satisfying social housing obligations. This is inappropriate. Social housing planning goals are not just to provide housing, but to integrate it into the community.

Social housing is meant to be interspersed with a development. By having one site all private and the other all social, Hillingdon continues its de facto policy of ghettoization and over concentration of housing, just as is seen with other social housing projects and the concentrations of HMOs.

The burden on the Southern wards is disproportionate. Are we to assume that nobody needs social housing North of the A40? And, if geographically distinct developments are allowed to be aggregated for the purpose of satisfying social housing obligations, then nothing stops Hillingdon building fancy single family homes in rich neighbourhoods then offsetting their social obligations by continuing the overcrowding of its most deprived wards.

Proposed appropriation of public open land at two sites of Yiewsley Recreation Grounds /

Pool Sites.

The entirety of this exercise is a shameless exploitation of the people of Yiewsley facilitated by disenfranchisement and violations of human rights: putting Yiewsley Residents last.

The Council has simultaneously attempted to assert that the Appropriation and Planning Processes are independent. Yet, repeatedly they blur these lines as best suits. In the event, with land being appropriated for planning purposes with those plans already having been submitted and closed for comment, the Appropriation process stands all the more absurd. The Council have published no terms of reference for this process, therein violating a principle of natural justice that the purpose and process of proceedings should be publicised, public and clear.

The Bowling Green

With the main entrance to the Yiewsley Recreation Ground closed, the Bowling Green will be as the Council originally intended in its 2017 plans, a de facto part of the new construction. Access to the Bowling Green is made through the Library Site. Remaining access involves diversion in excess of 100 metres.

Without the lands at the Library site which have already claimed inappropriately by the Council, the future of the Bowling Green is unsupported and unsupportable. There can be no replacement facility to support activities on that land. The Bowling Green is orphaned space that better serves the new private residents of the stolen appropriated lands than the citizens of Yiewsley and Hillingdon. Should citizens manage to gain access to the Bowling Ground, they will be overpowered by a new structure, overlooked by residents on balconies and roof gardens, and meet with other's who's own ground level gardens back to the Bowling Green. There can be no peace afforded to the public. And, especially in the case of children, the area is now completely overlooked with no consideration for safeguarding.

The Main Recreation Grounds

The new residences at the Pool Site will literally cast a shadow upon the remainder of the

park. The people's experience of the remaining lands is forever diminished. Anyone walking the main path will be a few meters away from people on their balconies and roof top gardens. Instead of a stroll around the park, the people become inmates let into the yard for exercise under the eye of the guards. And, from what was once the people's land, a handful of people shall have the privilege of overlooking the park. The Council, for its own greedy purposes, is granting permissions that it would not grant to any other property development. The Council prohibits other residents from even having Juliette Balconies. Yet, when it comes to intrusion for the Council's profit, different rules are to be applied.

Mental Health and General Well Being, Seasonal Affective Disorder

It is absurd to frame the perceived impact of these appropriations in terms of the just the lands to be seized themselves. The remaining lands will forever be diminished in utility and aesthetics, with substantial area reserved to private residents.

There has been no evaluation of the mental health impacts of these appropriations / building proposals. I have spoken with, and I know others who have spoken with, people who describe the park as their "lifeline". They have expressed great anxiety at the proposed changes but are also incapable of representing themselves in this process.

I am better positioned to speak of my own experience. I am autistic, prone to extreme, chronic depression, general and social anxiety and suffer severely from Seasonal Affective Disorder. I am also mobility impaired. When I am able to do so, the Yiewsley Recreation Ground affords the opportunity to take in the morning sun with a quiet stroll or wheelchair journey, without the anxiety of being overlooked. In the early hours of a winter day, the Yiewsley Recreation Grounds are vibrant with people seeking that morning commune with the sun.

Development of the Pool site will forever rob people of an essential function of the remaining Recreation Grounds.

The proposals made herein are materially detrimental to my own health and well-being. And, the park will be forever diminished in the critical role it plays for thousands of people.

The Council has a Duty of Care to the community to formally assess the mental health impacts.

And, to do so in an open, transparent and consultative manner.

Yiewsley Management Plan – Escaping Pollution and Noise

- o Appropriation would close the main entrance to the Yiewsley Recreation Grounds. As is stated in Council's own Yiewsley Recreation Ground Management Plan, the main entrance for the YRG is through that entrance on Falling Lane that has dedicated car parking for Library users and are currently subject for appropriation.

- o Access to the Yiewsley Recreation Grounds via the main entrance is what allows pedestrians to avoid the pollution of the High Street, therein critical for physical and mental health and well-being.

- o This plan is prepared by Hillingdon Borough's own Green Spaces team who are uniquely qualified to have made that determination of main entrance and themselves assert the value of "...using the park as an alternative cut through or simply as a retreat from the

busy day to day life”

- o To use the remaining alternative gate, people will be diverted nearing one hundred meters and in that diversion forced to endure more of the chaos, pollution and noise of the A408 inside a new pollution canyon at the already intolerable and overloaded junction of the A408 (Falling Lane) and the High Street.

- o Citizen science for the site reports NO2 levels significantly higher than those modelled for the Planning Application. And the Planning Application is deficient in modelling for anticipated development when it is only required to consider approved development.

Rights of Way/Access

- o Appropriation of open spaces at the Library site would extinguish clear Rights of Way that have clearly existed, unchallenged, since 1926, nearly 100-years. Earlier maps suggest no prior hindrance of access and investigation of deeds is likely to affirmatively demonstrate earlier access. The public currently enjoys the rights of access through the main entrance to the park. Residents currently enjoy an unfettered right of way over the lands to be appropriated at the Library site, leading to the high street, Trout Road, the Tesco superstore and heading towards Rabbs Farm school. Access to the park through that land is critical for residents living or accessing that area of Yiewsley.

kkenety – appropriation objections 9

- o The preponderance of the land at the Library site is paved and used for parking. A

Parking

lot in a Park is still a Park (NPPF, revised 2021). Various Councillors including current Leader of the Council, Ian Edwards, have persisted in referring to this as a brownfield site. It is not (again, by NPPF). De facto, it is not on the Brownfield Register.

Green Chain

- o The Council appears to have removed the Library site from the “Green Chain”. However, there are no material circumstances to justify such a decision. The right to traverse the entirety of the park, and specifically to cross at the gate at the Library site, is what enables people to avoid the pollution and congestion of the High Street and the A408 and to continue to/from green spaces via the Philpots’ open space.

- o The people of Yiewsley had no effective representation in this process as it is clearly evidenced that their own representatives have at all times been bent to the will of their political party.

Disenfranchisement in Local Plan

Furthermore, in this matter, I assert the general argument that the people of Yiewsley have suffered systematic disenfranchisement and were not afforded representation in this process with a new and transparent consultation, under the supervision of the planning inspectorate, where the people of Yiewsley have the representation that they are afforded under Hillingdon’s own Constitution.

Village Green / Site of Special Local Importance

Had Yiewsley had been served with fidelity by competent Counsellors, they would have sought to see that the Yiewsley Recreation Grounds be given a protected status, e.g. as the Village Green and Site of Special Local Importance that it de facto is.

Has Yiewsley been served with fidelity by competent Counsellors, they would have seen that the Pool Site was given a formal status such as Metropolitan Open Land that

recognised that it is, in fact, a park and refuted the disingenuous argument that it is a Brownfield site. Instead of establishing these de jure protections, Yiewsley's Counsellors were at all times beholden to their political masters who coveted the profits to be made by seizing them from the people. Hillingdon will deprive thousands of people, to benefit barely one hundred, but obtain immense capital and revenue flows by means of this theft appropriation.

Disability concerns

The Parking lot portion of the YRG Park facilitates on Falling Lane support the usability of YRG facilities. This same argument was made in the LBH application to the Secretary of State in 1971 which first allowed the creation of parking in that area to enhance, in part, library services. However, in the event, parking at that site has created necessary accessibility to the YRG for families with young children, the elderly (e.g. Brown Badge holders) and the disabled (e.g. Blue Badge holders).

- Each of these is a protected class. There is no evidence of any consideration of the Disability or Equality Acts.
- I am, myself, a member of the last class. I have at times only been able to access that corner of the park because of the availability of Parking.
- Most blue badge holders cannot reliably cover 20 metres in distance.
- Appropriation of the Library area will deny disabled (and other classes) access to much of the remaining YRG.
- I strongly object to the reduction in access to this open space for disabled people and demand that there be an Equality review undertaken in transparent and consultative manner.

High Street Regeneration

- o The existence of parking spaces for the access to Yiewsley Recreation Grounds is important to the High Street. Yiewsley High Street was once identified as the most depressed in the UK. Little has been done to turn that around. This appropriation proposal will have a negative impact on the remaining businesses.
- o The Appropriation must formally consider the detrimental impact on the High Street. The Council has multiple formal policies that demand consideration in this area.
- o The High Street remains weak. And, the Council has no plans to support it.
- o Local businesses have limited say in this Appropriation process. Hillingdon undermines them whilst they have been disenfranchised of their right to object or petition.

Historical open space

There is a de facto argument that these lands are, and will always be, necessary for open space purposes. When Yiewsley Recreation Grounds were established in 1926/7 they were subject to the conditions that the land be "for the purposes of public walks and pleasure gardens on Trust to the Urban District Council. At the time the Yiewsley Recreation Grounds and Otterfield Sites were established, Yiewsley Ward had a small fraction of its current population, yet the demand for dedicated space deeded to forever remain open was deemed a paramount undertaking during this interwar period.

The premise of the Appropriation is that the lands are surplus to requirements and “not needed to facilitate open space purposes” wherein the Council’s own open spaces report has identified Yiewsley as requiring MORE open spaces.

- o There is no independence of process and therefore this violates natural justice.

- o The Council has illegally boarded off the green field where there was a Pool making it inaccessible to the public. Once the site had been cleared by demolition, the site was as a matter of law under the NPPF returned to a status of open space whether or not the Council allowed people access.

- o There is no relevant safety argument at any of these locations. None of the sites were perfectly secured and they have been accessed multiple times by myself and others and found to be safe and desirable as part of our open spaces.

The Council’s illegal actions do not establish that the land is not required as open space. This attempted pattern of appropriation by fiat of lock and key has also occurred with locking the Public out of the Bowling Green for a minimum of 5 years.

- These actions of active denial to the Public of their land do not support an assertion that the lands are not required as open space.

- By way of analogy, the Council has acted as if a developer wishing to redevelop a Grade III site; the listed property is allowed to degrade until it is unsafe and must be demolished therein rendering the property real for development options free of the conservation shackles.

- The Council simply cannot deny access such that a space cannot be used by the public and then assert that therefore, the space is not required.

Public Access denied

- The Bowling Green was a target in the 2017 Cabinet development plans. The removal of the public facility for the bowling club did not provide reason for people to have been denied access to the Green save the disingenuous advancement of the false argument that the land therefore not be required.

- Yiewsley Ward Councilor Shehryar Ahmad-Wallana was asked on multiple occasions by residents to secure keys for these areas (Bowling Green and Pool Site) so that the citizens of

Hillingdon could enjoy their own land.²

² Evidence available upon request.

- Cllr Ahmad-Wallana first represented that he had requested such keys and later asserted that he was unable to secure said keys. If a Cllr cannot secure access for the people, then there is clearly a significant council policy for denying citizens access. I submit that denying

people access to lands has been used to disingenuously advance the Council’s fallacious argument for appropriation.

- Indeed, the Council seems so determined to deprive Yiewsley access to their open spaces that, without explanation or any apparent purpose, the Council has recently locked the people out of the Skate Park!

Affirmative Use of Appropriation Sites:

Community Groups have made a point of making access to the Pool Site. And, when it was

stated as part of the planned appropriations, the Bowling Green. We have also protested the removal of the community hut from the Library site and the Council's creeping appropriation of Park Land for designated parking unrelated to the Park. Once again, any assertion that these lands are disused and/or not of significant value to the community are patently false. The Council's own illegal actions are what have left these lands under-utilised. The Council cannot be afforded arguments to advance their appropriation that originate in their illegal actions.

Misrepresentations

This process would be less desirable if this theft Appropriation from the people wasn't further coloured by repeated misrepresentations. This is park land. It is cowardly to not say so. In the saga of Yiewsley Recreation Grounds and Pool Site appropriations, the ongoing repetition of misrepresentation and other lies do not make them true. The Council lacks a mechanism by which such matters can be compelled to correction.

However, the courts do not.

Repeated misrepresentations have been made to colour sites as disused. However, I have obtained records through the Freedom of Information Act that show that Hillingdon's closure of the old pool was not in keeping with either public policy or the statements made by senior council Members. Hillingdon willfully deprived Yiewsley of needed community assets, failed to report their actions to Sport England and ignored the reports prepared by Sport England on how the people of Yiewsley would remain materially deprived even without closure of the pool. Hillingdon sent more money to alternative locations that are functionally inaccessible to the people of Yiewsley than it would have cost to build a new community pool on that site.

Hillingdon's plans for a health centre and gym at the site would at least have had some community value. But, the mismanagement of that project was covered over with lies about how it failed. But, the Council never considered returning the land to the people. The only disuse of the site is through the mismanagement of Hillingdon Council as they advanced seizure of these lands over the last decade. Indeed, it appears that all decisions have been coloured by planned seizure of this covenanted site since at least 2009.

Therein, all community efforts to reclaim their land were rebuffed through process designed to give the appearance of consultation, without the reality thereof.

This Appropriation consultation is in every way reminiscent of the lies of the last decade.

Commercial Intent without Commercial Integrity

As noted in the section titled "Democratic compliance/ previous authority" "Cabinet on 18th May 2017 authorised the development of the sites for residential development.

o Under section 123 of the Local Government Act of 1973, the council has the obligation to obtain the best value consideration that can reasonably be obtained for these lands.

- The Council is undertaking private transfer of these lands unto itself without any market discovery of prices. This is characteristic of the opaque decision making. If the citizens are to be expropriated of their own property, then they can and do demand receipt of maximum consideration.

- These lands, if appropriated for planning purposes as described, must be put up for public auction

- The fact that auction is not mooted further evidences the inevitability of

outcomes with the Council approving their own plans, developed in the shadows, and not made for the maximum benefit of citizens.

o Health and wellbeing value for communities in need of extra recreational facilities and open land needs to be factored into these considerations.

· The Council have made no offering of their relative criteria for this process.

o According to the [Report] the main purpose was to “facilitate the development and sale of the land” without consultation with the public beneficiaries.

o “Disposal of this site is expected to secure a substantial Capital Receipt” Private sale of public lands is not a primary reason for selling public land as per NPPF (revised 2021).

o The Council has already substantially demonstrated a core incompetence in management of development activity by way of the Packet Boat House fiasco where poor building quality was ignored leaving the whole site needing to be closed off putting residents into other accommodation whilst the flats were rebuilt.

o Evidence that the Council was informed of the poor quality and still went ahead with purchasing the buildings for £10m is currently being brought to a public enquiry.

The Concessionary Non-Development Covenant is Subject to Reversion

Recent HM revenue litigation has confirmed that a covenant granted for non-development of land has material value. The heirs of the original grantor for the Pool Site will be able to demand compensation for this change in use of property. The value, imputed from 1936 to today, is likely to be substantial. This has not been considered or broached in any discussion of the appropriation with may bring substantial liability to the Council.

The Council has Ignored its Own Consultation Policies

Appropriation Terms of Reference

o The Gazette Appropriation Notice says that to consider any objection, public must write, in 2021 this traditional method makes no sense. All Council office departments have email addresses. Writing discriminates against users unable to get out especially in a pandemic for ill health or any other reason.

o Alternative options were suggested and rejected. Cabinet could have decided not to progress the appropriation of land, but this would not have enabled the progression of these sites to be developed.

o Public have not had any access to Ward councillors who knew what is being proposed and has excluded people from their rights.

o Planning Law through the SCI makes the ward councillors a critical part of the having a legal planning process. This has not happened.

o Public notice has been minimal, wrapping notices in location far from the appropriation sites is dishonest in the extreme.

o It has been observed that the Council’s social media team has mislead members of the public in terms of the combined Appropriation and Planning Processes. No mention was given concerning benefits the public will lose through the appropriation.

o Alternative options for regeneration of public open space have been offered and rejected.

Cabinet could decide not to progress the appropriation of land, leading developers to other brownfield sites in the locality. Under the Local development framework, community involvement in determining their public spaces is recognised best practice. I heartily recommend this course of action to redeem public faith pre 2022 elections.

Stop Hillingdon Council Taking Land in Yiewsley

A Petition on Change.Org

27 June 2023



Hillingdon Council are trying to take community owned land in Yiewsley and build flats on it. We do not want to lose Yiewsley Library at its present location. We do not want housing built on the former Yiewsley Swimming Pool site.

The land was purchased with a covenant which said the land should be held "...for the purposes of Public Walks and Pleasure Grounds." The land could be used for preparing young people for GCSE Natural History. Or simply as space for local people to run around on. Following Covid, it is vital for mental health to have green spaces.

As at 12:00, 27 June 2023, the following 553 signatories to this petition object to Hillingdon Council's proposal to appropriate this land from residents and also their development proposals for the Library and Swimming Pool sites.

	West Drayton	England	UB7 8PF	UK	09/06/2023
	HAYES	England	UB4 8HP	UK	09/06/2023
	Uxbridge	England	Ub100hw	UK	09/06/2023
	Uxbridge	England	UB8 2HD	UK	09/06/2023
	Ruislip		HA4	UK	09/06/2023
	West Drayton	England	UB7 8PF	UK	10/06/2023
	Uxbridge	England	UB8 2HE	UK	10/06/2023
	Swansea		Sa4	UK	10/06/2023
	Hull	England	HU13 9DS	UK	10/06/2023
	Leeds		LS13	UK	10/06/2023
	England			UK	10/06/2023
	Southend-on-sea		SS0	UK	10/06/2023
	Stanmore		HA7	UK	10/06/2023
	Harlow	England	CM20	UK	10/06/2023
	Ferndown	England	BH22	UK	10/06/2023
	Greenford		UB6	UK	10/06/2023
	London	England	sw12	UK	10/06/2023
	Brent		NW2	UK	10/06/2023
	Plymouth	England	PL5 4LW	UK	10/06/2023
	Edgware		HA8	UK	10/06/2023
	West Drayton	England	UB7 7TR	UK	10/06/2023
	Edinburgh	Scotland	eh151le	UK	10/06/2023
	Brighton		CA2	UK	10/06/2023
	Oxford		OX2	UK	10/06/2023
	Hayes		Ub3	UK	10/06/2023

Name	City	State	Postal Code	Country	Signed On
	London	England	SE7 7EZ	UK	10/06/2023
				UK	10/06/2023
	Hayes		UB3	UK	10/06/2023
	Uxbridge		UB8	UK	10/06/2023
	Cardiff	Wales; Cymru	cf24 1pd	UK	10/06/2023
	Worthing	England	Bn14 8bw	UK	10/06/2023
	Yiewsley	England	UB7 8LG	UK	10/06/2023
	Slough		SL1	UK	10/06/2023
	Harefield, Uxbridge, Middlesex	England	UB9 6EG	UK	10/06/2023
	London		EC4R	UK	10/06/2023
	Perth		PH2	UK	10/06/2023
	yiewsley	England	ub7 8bu	UK	10/06/2023
	Ruislip	England	HA4 8PY	UK	11/06/2023
	West Drayton	England	UB77ST	UK	11/06/2023
	Northolt		UB5	UK	11/06/2023
	London	England	UB7 8DE	UK	11/06/2023
	Ruislip	England	HA4 6LL	UK	11/06/2023
	Yiewsley		Ub7	UK	11/06/2023
	Eltham		SE9	UK	11/06/2023
	London	England	SW4 8JG	UK	11/06/2023
	Wembley		HA9	UK	11/06/2023
	London	England	UB8 1PS	UK	11/06/2023
				UK	11/06/2023
	Uxbridge	England	UB10	UK	11/06/2023
	London	England	NW10	UK	11/06/2023
	Teignmouth	England	TQ14	UK	11/06/2023

Name	City	State	Postal Code	Country	Signed On
	Uxbridge	England	UB109BN	UK	11/06/2023
	Iver Heath	England	SL00RE	UK	11/06/2023
	Ruislip	England	HA4 0DR	UK	11/06/2023
	Wiltshire	England	Sn11 9fh	UK	11/06/2023
	Welwyn Garden City		AL7	UK	11/06/2023
	gillingham	England	me 7 4pz	UK	12/06/2023
	West Drayton	England	ub7 8bt	UK	12/06/2023
	Uxbridge	England	Ub8 3sy	UK	12/06/2023
	Northwood		H6 2tf	UK	12/06/2023
	Rochester		ME2	UK	12/06/2023
	Uxbridge	England	Ub8 3sy	UK	12/06/2023
	Mockba	England	Ub8 9fg	UK	12/06/2023
	Uxbridge		UB8	UK	12/06/2023
	West Drayton	England	UB7 8AR	UK	12/06/2023
				UK	13/06/2023
	Chichester	England	PO19	UK	13/06/2023
	West Drayton middlsex	England	UB7 8DQ	UK	13/06/2023
	Uxbridge		UB8	UK	13/06/2023
	West Drayton	England	Ub77fu	UK	13/06/2023
	Lymington		SO41 8BY	UK	13/06/2023
	Blackburn		BB12AF	UK	13/06/2023
	Louth		LN11 9JG	UK	13/06/2023
	Middleton	England	M24 4BQ	UK	13/06/2023
	Durham		DH1 5XH	UK	13/06/2023
	Clapham	England	SW4 8AR	UK	13/06/2023
	Cwmbran		NP44 8TG	UK	13/06/2023
	Sutton Coldfield		B76	UK	13/06/2023

Name	City	State	Postal Code	Country	Signed On
	London		EC2V	UK	13/06/2023
	Kingsbridge	England	Tq7 1ly	UK	13/06/2023
	Newcastle Upon Tyne		NE2	UK	13/06/2023
	Dundee	Scotland	DD36DW	UK	13/06/2023
	Leicester		LE4	UK	13/06/2023
	Uxbridge		UB8	UK	13/06/2023
	London	England	W7 2AE	UK	13/06/2023
	Sutton	England	SM3 8dr	UK	13/06/2023
	Bognor Regis	England	PO21 3UR	UK	13/06/2023
	Malton	England	YO17	UK	13/06/2023
	Bath	England	BA2 0DZ	UK	13/06/2023
	Salisbury		SP1	UK	13/06/2023
	Edinburgh	Scotland	EH4 1NG	UK	13/06/2023
	Cambridge		CB1	UK	13/06/2023
	Uxbridge	England	UB10	UK	13/06/2023
	Croft	England	Pe244ry	UK	13/06/2023
	West Moors	England	bh22 0ap	UK	13/06/2023
	Wentnor	England	sy9 5ep	UK	13/06/2023
	Leeds	England	LS12	UK	13/06/2023
	Lewisham	England	SE13 5EL	UK	14/06/2023
	Yiewsley		UB7	UK	14/06/2023
	Uxbridge	England	UB10	UK	14/06/2023
	London		EC4N	UK	14/06/2023
	Coventry		CV1	UK	14/06/2023
	Uxbridge		UB8	UK	14/06/2023
	Hayes		UB4	UK	14/06/2023
	West Drayton	England	UB7 7AA	UK	15/06/2023

Name	City	State	Postal Code	Country	Signed On
	Hounslow		TW5	UK	15/06/2023
	West Drayton Middx	England	UB77TZ	UK	15/06/2023
	Slough		SL1	UK	16/06/2023
	Pitstone		LU7	UK	16/06/2023
	London		EC4R	UK	17/06/2023
	Hayes	England	UB49AP	UK	17/06/2023
	West Drayton	England	UB79HW	UK	17/06/2023
	Uxbridge		UB8	UK	17/06/2023
	Northwood	England	HA61JJ	UK	17/06/2023
	West Drayton	England	UB7 7EP	UK	17/06/2023
	Poplar	England	E14	UK	17/06/2023
	Manor Park	England	E12	UK	17/06/2023
	Edgware		HA8	UK	17/06/2023
	Ickenham	England	UB10 8NX	UK	17/06/2023
	Poplar	England	E14	UK	17/06/2023
	West Drayton		UB7	UK	17/06/2023
	West Drayton	England	UB7 8PE	UK	17/06/2023
	Uxbridge		UB8	UK	17/06/2023
	West Drayton	England	Ub79hb	UK	17/06/2023
	Staines	England	TW18	UK	17/06/2023
	West Drayton	England	UB7 9AS	UK	17/06/2023
	Uxbridge	England	UB8 3SL	UK	17/06/2023
	Ruislip		HA4	UK	17/06/2023
	Uxbridge		UB8	UK	17/06/2023
	Northolt		UB5	UK	17/06/2023
	West Drayton	England	UB7 7RJ	UK	17/06/2023
	Chennai		600042	India	17/06/2023

Name	City	State	Postal Code	Country	Signed On
	Rickmansworth		WD3	UK	17/06/2023
	West Drayton	England	ub77nx	UK	17/06/2023
	Manor Park	England	E12	UK	17/06/2023
	Grays		RM17 6QZ	UK	17/06/2023
	Liverpool		L18 1DY	UK	17/06/2023
	Derby		-	UK	17/06/2023
	Wem		SY4 5ED	UK	17/06/2023
	Great Yarmouth		NR31 8HJ	UK	17/06/2023
	West Drayton	England	Ub78pe	UK	17/06/2023
	Uxbridge		UB8	UK	17/06/2023
	Hillingdon	England	Ub83px	UK	17/06/2023
	West Drayton		UB7	UK	17/06/2023
	London		EC2V	UK	17/06/2023
	Ickenham	England	UB10 8hl	UK	17/06/2023
	Slough		SL1	UK	17/06/2023
	West Drayton	England	UB7 8AX	UK	17/06/2023
	West Drayton		UB7	UK	17/06/2023
	West Drayton	England	UB7 7FZ	UK	17/06/2023
	Uxbridge		UB8	UK	17/06/2023
	Hayes		UB3	UK	17/06/2023
	Greenford		UB6	UK	17/06/2023
	Northolt		UB5	UK	18/06/2023
	Uxbridge		UB8	UK	18/06/2023
	Uxbridge	England	UB8 3DD	UK	18/06/2023
	West drayton	England	Ub77ah	UK	18/06/2023
	London	England	ub7 8pe	UK	18/06/2023
	Uxbridge		UB8	UK	18/06/2023

Name	City	State	Postal Code	Country	Signed On
	WEST DRAYTON	England	Ub7 8hg	UK	18/06/2023
	Yiewsley		Ub7	UK	18/06/2023
	Southall		UB1	UK	18/06/2023
	Hayes		UB4	UK	18/06/2023
	Birmingham	England	B18	UK	18/06/2023
	West Drayton		UB7	UK	18/06/2023
	Bushey	England	WD23	UK	18/06/2023
	Northwood		HA6	UK	18/06/2023
	WEST DRAYTON	England	UB7 8BP	UK	18/06/2023
	Croydon		CR0	UK	18/06/2023
	West Drayton		UB7	UK	18/06/2023
	London		WC1X	UK	18/06/2023
	West Drayton	England	Ub78lg	UK	18/06/2023
				UK	18/06/2023
	Ramsey	England	PE26	UK	18/06/2023
	Uxbridge	England	UB8 3TJ	UK	18/06/2023
	King's Lynn	England	PE30 1DD	UK	18/06/2023
	Uxbridge		UB8	UK	18/06/2023
	Slough		SL1	UK	18/06/2023
	Hayes	England	UB4 0NB	UK	18/06/2023
	West Drayton	England	Ub7 7aj	UK	18/06/2023
	hayes	England	UB31EL	UK	18/06/2023
	Uxbridge	England	UB10	UK	18/06/2023
	Yiewsley	England	ub77ry	UK	18/06/2023
	Camberwell		SE5	UK	18/06/2023
	Uxbridge		Ub8	UK	18/06/2023
	Harrow	England	ha1 2dr	UK	18/06/2023

Name	City	State	Postal Code	Country	Signed On
	Ely		CB6	UK	18/06/2023
	Ruislip	England	HA4 9NS	UK	18/06/2023
	West Drayton		UB7	UK	18/06/2023
	Pinner		HA5	UK	18/06/2023
	Hayes	England	ub32dg	UK	18/06/2023
	West Drayton		UB7	UK	18/06/2023
	West Drayton	England	UB77GF	UK	18/06/2023
	London	England	UB4 8PZ	UK	18/06/2023
	Hillingdon	England	Ub83sy	UK	18/06/2023
	West Drayton	England	UB7 7AJ	UK	18/06/2023
	West Drayton		UB7	UK	18/06/2023
	Uxbridge		UB8	UK	18/06/2023
	Edinburgh		EH14 1TJ	UK	18/06/2023
	London		N11 1PB	UK	18/06/2023
	Port Talbot		SA13 2BE	UK	19/06/2023
	ASCOT	England	SL5 0AY	UK	19/06/2023
	Hayes	England	UB3 3JB	UK	19/06/2023
	Yiewsley	England	UB7 8PE	UK	19/06/2023
	Hayes		UB3	UK	19/06/2023
	hayes	England	ub3 3jb	UK	19/06/2023
	Swindon		SN3	UK	19/06/2023
	Hounslow		TW4	UK	19/06/2023
	Ickenham	England	ub108af	UK	19/06/2023
	Gerrards cross	England	SL9 7QT	UK	19/06/2023
	Oakdale	Wales; Cymru	NP12	UK	19/06/2023
	Hemel Hempstead		HP3	UK	19/06/2023

Name	City	State	Postal Code	Country	Signed On
	Ruislip		HA4	UK	19/06/2023
	Bethnal Green		E2	UK	19/06/2023
	Ruislip		HA4	UK	19/06/2023
	Hounslow		TW5	UK	19/06/2023
	Southall		UB1	UK	19/06/2023
	West Drayton		UB7	UK	19/06/2023
	London		UP7 7UP	UK	19/06/2023
	West Drayton	England	UB7 7UQ	UK	19/06/2023
	Motherwell		ML1	UK	19/06/2023
	Uxbridge		UB8	UK	19/06/2023
	Uxbridge		UB8	UK	19/06/2023
	Uxbridge		UB8	UK	19/06/2023
	Lambeth	England	W11	UK	19/06/2023
	Bath	England	Ba1 6jg	UK	19/06/2023
	London		WC1X	UK	19/06/2023
	Bournemouth		BH8	UK	19/06/2023
	Yiewsley	England	UB7 8AH	UK	19/06/2023
	Northolt		UB5	UK	19/06/2023
	Hayes		BR2	UK	19/06/2023
	Yiewsley		UB7	UK	20/06/2023
	Uxbridge		UB8	UK	20/06/2023
	Ruislip		HA4	UK	20/06/2023
	Brixton		SW2	UK	20/06/2023
	Uxbridge	England	UB10	UK	20/06/2023
	UXBridge	England	Ub8 2AU	UK	20/06/2023
	London	England	UB78EU	UK	20/06/2023
	High wycombe	England	HP12 4ST	UK	20/06/2023

Name	City	State	Postal Code	Country	Signed On
	Hayes		UB3	UK	20/06/2023
	Southall		UB1	UK	21/06/2023
	St John's Wood		NW8	UK	21/06/2023
	Ruislip		HA4	UK	21/06/2023
	Kinloss	Scotland	IV36 3XZ	UK	21/06/2023
	London	England	CR8 5DG	UK	21/06/2023
	Hayes		UB4	UK	21/06/2023
	Hounslow		TW3	UK	21/06/2023
	Uxbridge		UB8	UK	21/06/2023
	West Drayton		UB7	UK	21/06/2023
	Cricklewood		NW2	UK	21/06/2023
	Ruislip		HA4	UK	21/06/2023
	London	England	Ub78fd	UK	21/06/2023
	Hanwell		W7	UK	21/06/2023
	Portsmouth		PO1	UK	21/06/2023
	Ruislip	England	HA4 7UQ	UK	21/06/2023
	Ruislip		HA4	UK	21/06/2023
	West Drayton	England	UB7 7AQ	UK	21/06/2023
	High Wycombe	England	HP13	UK	21/06/2023
	Hayes	England	UB4 9JQ	UK	21/06/2023
	West drayton		Ub7	UK	21/06/2023
	london	England	e14 5dy	UK	21/06/2023
	Harrow		HA4	UK	21/06/2023
	West Drayton		UB7	UK	21/06/2023
	Uxbridge		UB8	UK	22/06/2023
	Hounslow		TW3	UK	22/06/2023
	Isleworth		TW7	UK	22/06/2023

Name	City	State	Postal Code	Country	Signed On
	London		EC4N	UK	22/06/2023
	Feltham	England	TW14	UK	22/06/2023
	London	England	TW14 9SB	UK	22/06/2023
	Hounslow		TW3	UK	23/06/2023
	Hayes		UB4	UK	23/06/2023
	Hayes	England	UB3 3JS	UK	23/06/2023
	Uxbridge		Ub8	UK	23/06/2023
	Watford	England	WD19	UK	23/06/2023
	Solihull	England	B92	UK	23/06/2023
	Yiewsley	England	UB7 7RE	UK	23/06/2023
	West Drayton	England	UB7 8PE	UK	23/06/2023
	Harrow on the Hill		HA1	UK	23/06/2023
	Shrewsbury		SY1	UK	23/06/2023
	Hillingdon	England	UB10 9AD	UK	23/06/2023
	Kilburn		NW6	UK	23/06/2023
	Uxbridge		UB8	UK	23/06/2023
	Hayes		UB3	UK	23/06/2023
	West Drayton		UB7	UK	23/06/2023
	London		EC4N	UK	23/06/2023
	Uxbridge	England	ub10 9et	UK	23/06/2023
	Hounslow		TW3	UK	23/06/2023
	London		EC4N	UK	23/06/2023
	London	England	Ub108tj	UK	23/06/2023
	London		EC2V	UK	23/06/2023
	Greenford		UB6	UK	23/06/2023
	Hillingdon	England	UB8 3NY	UK	23/06/2023
	MÃ;laga		29010	Spain	23/06/2023

Name	City	State	Postal Code	Country	Signed On
	West Drayton	England	Ub79lg	UK	24/06/2023
	Isleworth		TW7	UK	24/06/2023
	West Drayton	England	UB7 8LD	UK	24/06/2023
				UK	24/06/2023
	Watford	England	WD18	UK	24/06/2023
	middlesex	England	ub8 3lu	UK	24/06/2023
	Slough		SL1	UK	24/06/2023
	Uxbridge		UB8	UK	24/06/2023
	Uxbridge	England	UB8 2TX	UK	24/06/2023
	London			UK	24/06/2023
	Harefield		90245	UK	24/06/2023
	London	England	UB8 3NU	UK	24/06/2023
	Leeds	England	LS98	UK	24/06/2023
	Hounslow		TW3	UK	24/06/2023
	West drayton	England	UB7 7AT	UK	24/06/2023
	Wrexham		LL13	UK	24/06/2023
	Henley on Thames		RG9	UK	24/06/2023
	Yiewsley	England	UB7 7RN	UK	24/06/2023
	Yiewsley		UB7	UK	24/06/2023
	Nottingham		NG1 4BU	UK	24/06/2023
	Trowbridge		BA14	UK	24/06/2023
	erith		DA8	UK	24/06/2023
	Slough		SL1	UK	24/06/2023
	West Drayton	England	UB7 7XN	UK	24/06/2023
	West Drayton	England	UB7 7FL	UK	24/06/2023
	West Drayton	England	UB7 8DQ	UK	24/06/2023
	London		EC4M	UK	24/06/2023

Name	City	State	Postal Code	Country	Signed On
				UK	24/06/2023
	Yiewsley		UB7	UK	24/06/2023
	WEST DRAYTON	England	UB7 8HF	UK	24/06/2023
	West Drayton		UB7	UK	24/06/2023
	London	England	HA2 9UU	UK	24/06/2023
	Uxbridge		UB8	UK	24/06/2023
	Hounslow		TW4	UK	24/06/2023
	Uxbridge		UB8	UK	24/06/2023
	Hounslow		TW3	UK	24/06/2023
	Uxbridge	England	UB83LP	UK	24/06/2023
	Iver	England	SL0 0NS	UK	24/06/2023
	West Drayton	England	UB7 7RJ	UK	24/06/2023
	Hayes		UB3	UK	24/06/2023
	West Drayton	England	UB7 8AR	UK	24/06/2023
	Yiewsley		Ub7	UK	24/06/2023
	Ruislip		HA4	UK	24/06/2023
	Southall		UB1	UK	24/06/2023
	Uxbridge		UB8	UK	24/06/2023
	Yiewsley	England	UB7 7RN	UK	24/06/2023
	Pinner		HA5	UK	24/06/2023
	Edinburgh		EH1	UK	24/06/2023
	West Drayton		UB7	UK	24/06/2023
	Hounslow		TW4	UK	24/06/2023
	Maidenhead		SL6 2dr	Gambia	24/06/2023
	Gerrards Cross		SL9	UK	24/06/2023
	Uxbridge	England	UB8 2PT	UK	24/06/2023
	West Drayton	England	UB7 7RD	UK	24/06/2023

Name	City	State	Postal Code	Country	Signed On
	Newcastle upon Tyne	England	NE98	UK	24/06/2023
	Uxbridge	England	ub10 0dr	UK	24/06/2023
	Hayes		UB4	UK	24/06/2023
	Blackburn		BB1	UK	24/06/2023
	Hounslow		TW5	UK	24/06/2023
	Hayes		BR2	UK	24/06/2023
	Eastbourne	England	BN22	UK	24/06/2023
	Uxbridge		UB8	UK	24/06/2023
	London	England	Ub83sl	UK	24/06/2023
	Northolt		UB5	UK	24/06/2023
	West Drayton	England	Ub7 8pe	UK	24/06/2023
	Slough	England	SL3 8SY	UK	24/06/2023
	Hayes	England	UB3 2TT	UK	24/06/2023
	West Drayton		UB7	UK	24/06/2023
	Newbury		UB7	UK	24/06/2023
	Manchester		M1	UK	24/06/2023
	Hayes	England	ub3 2dg	UK	24/06/2023
	Uxbridge	England	UB8 3AQ	UK	24/06/2023
				UK	24/06/2023
	London		E9	UK	24/06/2023
	Hounslow		TW3	UK	24/06/2023
	Putney	England	SW15	UK	24/06/2023
	West Drayton		UB7	UK	24/06/2023
	Saint Albans		AL1	UK	24/06/2023
	West Drayton	England	ub7 8es	UK	24/06/2023
	Uxbridge		UB8	UK	24/06/2023
	Stoke-on-trent		ST3	UK	24/06/2023

Name	City	State	Postal Code	Country	Signed On
	Slough		SL1	UK	24/06/2023
	Wigan		WN1	UK	24/06/2023
	Norwich	England	NR2 4BB	UK	24/06/2023
	Uxbridge	England	Ub7 8es	UK	24/06/2023
	portsmouth		po89rs	UK	24/06/2023
	Uxbridge	England	UB8 3JE	UK	24/06/2023
	Glasgow	Scotland	G22	UK	24/06/2023
	Kettering	England	NN15	UK	24/06/2023
	Croydon		Cr0 1tq	UK	24/06/2023
	Hounslow		TW5	UK	25/06/2023
	Uxbridge	England	UB10	UK	25/06/2023
	Yiewsley	England	UB7 7RB	UK	25/06/2023
	Faversham	England	ME13	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Brundall		NR13 5LD	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Ashford	England	TN24	UK	25/06/2023
	Hillingdon	England	UB8 3HB	UK	25/06/2023
	West Drayton	England	UB7 7NU	UK	25/06/2023
	Northolt		UB5	UK	25/06/2023
	Highgate		N6	UK	25/06/2023
	Northolt		UB5	UK	25/06/2023
	Yiewsley, West Drayton	England	UB7 8ES	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	Watford	England	WD24	UK	25/06/2023

Name	City	State	Postal Code	Country	Signed On
	Bermondsey		SE1	UK	25/06/2023
	London		SE18 2BS	UK	25/06/2023
	Peterborough		PE4	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Hayes	England	UB3 1PZ	UK	25/06/2023
	West Drayton	England	UB7 7RB	UK	25/06/2023
	Ickenham	England	UB10 8NE	UK	25/06/2023
	London		EC4R	UK	25/06/2023
	Wembley		HA9	UK	25/06/2023
	Staines	England	TW18	UK	25/06/2023
	Hillingdon	England	Ub10 0hp	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Hayes		UB3	UK	25/06/2023
	Uxbridge	England	UB10 0AD	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	London	England	UB5 6FX	UK	25/06/2023
	Slough		SL1	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	West Drayton	England	Ub77tt	UK	25/06/2023
	slough	England	sl1-3en	UK	25/06/2023
	West Drayton		UB7 7FIL	UK	25/06/2023
	Yiewsley	England	UB7 8AX	UK	25/06/2023
	Manchester	England	M60	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	Uxbridge	England	UB8 2TW	UK	25/06/2023
	Slough		SL1	UK	25/06/2023
	Hayes. middlesex	England	ub49ex	UK	25/06/2023

Name	City	State	Postal Code	Country	Signed On
	Hayes	England	UB3 1JZ	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Liverpool		L19	UK	25/06/2023
	Tintagel		PL34	UK	25/06/2023
	Camberwell		SE5	UK	25/06/2023
	London	England	W42HQ	UK	25/06/2023
	Shetland Islands		ZE2	UK	25/06/2023
	Uxbridge	England	UB10	UK	25/06/2023
	Worthing		BN13	UK	25/06/2023
	Wembury		PL9 0JH	UK	25/06/2023
	blackpool		fy3 9ds	UK	25/06/2023
	London	England	Ub7 8aj	UK	25/06/2023
	Sale	England	M33	UK	25/06/2023
	Slough		SL1	UK	25/06/2023
	Hayes		UB4	UK	25/06/2023
	Slough		SL1	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	Henley-on-Thames	England	Rg9 5ry	UK	25/06/2023
	Worcester		WR2 5QQ	UK	25/06/2023
	London		E13	UK	25/06/2023
	Bethnal Green		E2	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	Banbury		OX16	UK	25/06/2023
	Hounslow		TW3	UK	25/06/2023
	Drayton		UB7	UK	25/06/2023
	Uxbridge	England	ub82nn	UK	25/06/2023

Name	City	State	Postal Code	Country	Signed On
	Southall		Ub8	UK	25/06/2023
	Yiewsley		UB7	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
	Uxbridge		UB8	UK	25/06/2023
		England	sl3 7jh	UK	25/06/2023
	London		EC4N	UK	25/06/2023
	Uxbridge	England	Ub10 9DD	UK	26/06/2023
	Hounslow		TW4	UK	26/06/2023
	West Drayton	England	UB7 9FF	UK	26/06/2023
	Hounslow		TW3	UK	26/06/2023
	West Drayton	England	UB7 9FQ	UK	26/06/2023
	Paddington		W2	UK	26/06/2023
	Hounslow		TW3	UK	26/06/2023
	London	England	UB78LD	UK	26/06/2023
	Hounslow		TW3	UK	26/06/2023
	Yewsley	England	UB7 7FX	UK	26/06/2023
	Hayes	England	Ub10	UK	26/06/2023
	Edgware		HA8	UK	26/06/2023
	Yiewsley ,West Drayton	England	UB7 7FX	UK	26/06/2023
	Barcelona		8027	Spain	26/06/2023
	Burnham-on-Sea		TA8	UK	26/06/2023
	Uxbridge	England	UB8 3QA	UK	26/06/2023
	Uxbridge		UB8	UK	26/06/2023
	Uxbridge	England	ub83qe	UK	26/06/2023
	Manor Park	England	E12	UK	26/06/2023
	Southwark		SE1	UK	26/06/2023
	Pulborough	England	RH20	UK	26/06/2023

Name	City	State	Postal Code	Country	Signed On
	Southall		UB1	UK	26/06/2023
	West Drayton		UB7	UK	26/06/2023
	Southall		UB1	UK	26/06/2023
	Uxbridge		UB8	UK	26/06/2023
	London		EC4N	UK	26/06/2023
	WestDrayton		UB7	UK	26/06/2023
	Southwark		SE1	UK	26/06/2023
	WEST DRAYTON HARMONDSWORTH		Ub7	UK	26/06/2023
	Maidenhead		SL6	UK	26/06/2023
	Greenford		UB6	UK	26/06/2023
	Uxbridge	England	UB7 9EX	UK	26/06/2023
	Magherafelt	Northern Ireland	BT45 7JT	UK	26/06/2023
	Mansfield		NG19	UK	26/06/2023
	Irton		ca19 1td	UK	26/06/2023
	Hounslow		TW3	UK	26/06/2023
				UK	26/06/2023
	Leeds		LS11	UK	26/06/2023
	Uxbridge		UB8	UK	26/06/2023
	Feltham	England	TW13	UK	26/06/2023
	London		E9	UK	26/06/2023
	Gerrards Cross		SL9	UK	26/06/2023
	Uxbridge		UB7	UK	26/06/2023
	West Drayton	England	UB7 8EU	UK	26/06/2023
	Hayes		UB3	UK	26/06/2023
	Hammersmith		W6	UK	26/06/2023
	Edgware		HA8	UK	26/06/2023

Name	City	State	Postal Code	Country	Signed On
	Lincoln	England	ln2 4rt	UK	26/06/2023
	Hillingdon	England	UB10 0EB	UK	26/06/2023
	Watford	England	WD18	UK	26/06/2023
	Worcester		WR5	UK	26/06/2023
	Feltham	England	TW14	UK	26/06/2023
	Watford	England	WD18	UK	26/06/2023
	Harrow		HA2	UK	26/06/2023
	West Drayton		UB7	UK	26/06/2023
	London		EC4N	UK	26/06/2023
	Slough		SL1	UK	26/06/2023
	Ruislip		HA4	UK	26/06/2023
	Rugby	England	CV21 1JF	UK	26/06/2023
	westdrayton	England	ub7 8ae	UK	26/06/2023
	London	England	Ub7 7ue	UK	26/06/2023
	Uxbridge	England	ub7 9al	UK	26/06/2023
	Greenford		UB6	UK	26/06/2023
	Cowley	England	Ub83sh	UK	26/06/2023
	COWLEY		UB8	UK	26/06/2023
	Wokingham	England	RG40	UK	26/06/2023
	Hayes		UB3	UK	26/06/2023
	Hayes		UB3	UK	26/06/2023
	Uxbridge	England	ub83dn	UK	26/06/2023
	Northolt		UB5	UK	26/06/2023
	Uxbridge	England	UB8 3NU	UK	26/06/2023
	Hayes		UB3	UK	26/06/2023
	Molesey		KT8	UK	26/06/2023
	Slough		SL1	UK	26/06/2023

Name	City	State	Postal Code	Country	Signed On
	Uxbridge		UB8	UK	26/06/2023
	Uxbridge		UB8	UK	26/06/2023
	Watford	England	Ws180rd	UK	26/06/2023
	London		ub8 376	UK	26/06/2023
	London		NW1	UK	26/06/2023
	West Drayton	England	UB7 9DH	UK	27/06/2023
	London	England	TW1 2DY	UK	27/06/2023
	Hayes	England	ub4 9ut	UK	27/06/2023

Petition - Hillingdon Council are planning to build flats on Yiewsley Recreation Ground. Residents are campaigning to stop this

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Name	Address	Postcode	Email address	Date
	BUSHEY ROAD	UB3 4AT		10/06/2023 05:16
	BUSHEY ROAD	UB3 4AT		10/06/2023 05:16
		UB7 7JZ		10/06/2023 06:21
	Ferrers Avenue	UB7 7AA		10/06/2023 06:29
	acacia avenue, Yiewsley	UB7 8LN		10/06/2023 06:30
	acacia avenue, Yiewsley	UB7 8LN		10/06/2023 06:30
	Bushey Road	UB3 4AT		10/06/2023 07:04
	Dawley Road, Hayes	UB31LT		10/06/2023 09:38
		UB7 7FR		10/06/2023 11:15
	Colham avenue	Ub78eu		10/06/2023 13:53
	ferrers avenue	Ub77aa		10/06/2023 13:54
	Otterfield Road	UB7 8pe		10/06/2023 16:13
	Fairfield Road Yiewsley	UB7 8EY		11/06/2023 00:22
	Victoria Road	HA4 0DR		11/06/2023 19:34
	Victoria Road	HA4 0DR		11/06/2023 19:34
	Elm Avenue	HA4 8PE		11/06/2023 19:35
	Cowley Road uxbridge	UB8 2DA		11/06/2023 21:37
	Otterfield Road	UB7 8PE		12/06/2023 13:39
	Otterfield Road	UB7 8PE		12/06/2023 13:40
	Otterfield Road	UB7 8PE		12/06/2023 13:42
	Otterfield Road	UB7 8PE		12/06/2023 13:42
	Otterfield Road	UB7 8PE		12/06/2023 13:42
	Otterfield Road	UB7 8PE		12/06/2023 16:21
	Otterfield Road	UB7 8PE		16/06/2023 08:04
	Otterfield Road	UB7 8PE		16/06/2023 08:04

Additional information sent with petition by Lead petitioner:

Hillingdon Council are planning to build flats on Yiewsley Recreation Ground. Residents are campaigning to stop this.

Almost 100 years ago, the local Council was given the land by local resident William Knowles, under the agreement that it would forever be reserved for recreational use. The Council have now entered into a process known as 'appropriation', with the aim to legally change the use of the land, and then to sell it to building developers, so that they can build flats for profit on the site. There are not enough GP surgery spaces and school places to support more flats being built in the area, let alone the increase in crime and anti-social behaviour that could follow.

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HILLINGDON ELECTRIC VEHICLE INFRASTRUCTURE STRATEGY

Cabinet Member(s)	Councillor Jonathan Bianco
Cabinet Portfolio(s)	Cabinet Member for Property, Highways and Transport
Officer Contact(s)	Poonam Pathak, Place Directorate
Papers with report	Appendix A – Hillingdon Electric Vehicle Infrastructure Strategy

HEADLINES

Summary	To seek Cabinet approval for the Hillingdon Electric Vehicle Infrastructure Strategy.
Putting our Residents First	<p>This report supports our ambition for residents / the Council of: Live in a sustainable borough that is carbon neutral.</p> <p>This report supports our commitments to residents of: A Green and Sustainable Borough</p> <p>This report supports the following Council objectives of: A green and sustainable borough; A thriving economy; A digital-enabled, modern, well-run council.</p> <p>Strategic Climate Action Plan (2021)</p> <p>Transport for London, Local Implementation Plan III (2019)</p> <p>In addition, the strategy proposal enabled by this report will underpin the emergent Electric Charging Action Plan and the Sustainable Transport Strategy established by the Strategic Climate Action Plan (2021).</p>
Financial Cost	There are no direct implications as a result of the strategy but the initiatives to support its achievement are funded from a variety of sources including, LIP, other government funding Local Electric Vehicle Infrastructure (LEVI) and a proposed internal capital budget.
Relevant Select Committee	Property, Highways & Transport
Relevant Ward(s)	All

RECOMMENDATION

That the Cabinet approves the Hillingdon Electric Vehicle Infrastructure Strategy and key actions as set out in Appendix A.

Reasons for recommendation

In 2021 the UK Government announced that the sale of new cars wholly powered by petrol and diesel will be banned by 2030. The Councils 'Strategic Climate Change Action Declaration and Plan (released July 2021)' and 'Local Implementation Plan (LIP) 2019 - 2041 (LIP)' established a core aim to deliver and improve the electric vehicle (EV) charging infrastructure across the borough for both current and future EV users. In response to an increased demand for public EV charging on adopted Highway and other Council owned properties the Council has developed an operational strategy for increasing and managing EV charging across the borough. This strategy supports the reduction of transport emissions as part of a hierarchy of sustainable transport, encouraging uptake of EVs by enabling the development of a high quality, accessible and convenient EV charging network. The EV strategy additionally intends to assist the council review its own EV requirements, such as fleet and housing estates.

Alternative options considered / risk management

The Council could consider the do-nothing option and leave the market to install charge points in the borough. However, in order to achieve our own targets as set out in the Sustainable Environment Strategy, the Council will need to consider providing Electric Vehicle Infrastructure based on the demand which may not be commercially attractive for the private sector to install charging points.

There are several advantages to working efficiently and sharing innovation and best practices throughout Hillingdon. It will also assist the Council to move forward effectively and meet challenges of becoming a Net Zero organisation.

Select Committee comments

The former Public Safety and Transport Select Committee have previously undertaken an in-depth review into the future of electric vehicles and future infrastructure in Hillingdon which was approved by Cabinet and is available as a background paper to view at the end of this report. It's successor, the Property, Highways and Transport Select Committee also considered a draft of this Strategy at their meeting on 6 April 2023.

SUPPORTING INFORMATION

Background

The government has proposed an end to the sale of new petrol and diesel vehicles by 2030. In response to the UK governments statement in 2021, TfL updated the 'Mayors Transport Strategy 2018' and revised its commitment by supporting a net-zero carbon target for London by 2030, with the introduction of electric vehicle infrastructure being a core part of the strategy.

Sustainability and climate change are serious issues facing us all, and there is a need to work as a collective across Hillingdon, to address climate change adaptation measures that are within individual organisations leverage, to influence and facilitate change with adaptation to climatic changes that are already locked in. This strategy is established to support air quality improvements and help drive the transition to zero carbon transportation. It is the Council's intention to reduce air pollution through a range of methods and the use of electric vehicles (EVs) is one of the obvious methods by which pollutants can be reduced.

This strategy will support air quality improvements and help drive the transition to zero carbon transportation. It is planned that the EV Infrastructure Strategy will be promoted as part of the councils' Climate Action Plans and supporting communications and engagement strategies and plans. It will be important to manage expectations and to align communications to the capacity of the councils to deliver EV infrastructure improvements.

Strategy

In support of these plans the Council has developed a draft strategy for Electric Vehicle Charge Points (EVCPs) which is set out in the London Borough of Hillingdon EV Strategy. This strategy outlines the Council's proposed approach to:

EVCP types -	The selection of suitable EVCP types based on local user needs.
Setting targets -	Targets for the introduction of EVCPs across the network.
Route to market-	Establishing a route to market aligned with the Councils needs and aspirations.
Delivery model -	A model for EVCPs from installation, operation maintenance and life expiry.
Delivery plan -	The short- medium and long-term EVCP delivery plan.

In summary, the Council's strategy proposal is for the introduction of approximately 300 no. EVCPs (typical rating 50kw or below) on off-highway Council owned property, as well as private settings, such as supermarkets or housing developments etc. located at various locations across the borough (including maintenance compounds and depots) by 2030.

Delivery Model

The preferred Council route to market is an EV charging infrastructure investment model that is partially funded / shared by the Council. This option will allow the Council to engage and work with suppliers to develop an EV charging infrastructure that best serves the Councils vision and values, especially that focused on its residents and stakeholders.

The Council has a short, medium and long-term delivery plan for the introduction of EVCP charging infrastructure on adopted Highway or other Council owned property, each stage of the delivery plan is –

Short Term (2023)	= remove / upgrade / remove 30no. existing legacy assets based on independent assessment of each site.
Medium Term (2026)	= introduce 125 public / destination EVCPs on off-street Council property.
Long Term (2030)	= introduce a further 175 public / destination EVCPs on off-street Council property (total = 300 by 2030).

The installation of 'public' on-street EVCPs with a rating of up to 7kW AC (slow chargers) on the adopted Highway is not currently a priority; however, the Council will continue to monitor the situation in relation to requests from residents and, if the demand is determined, will implement an on-street investment strategy.

Financial Implications

There are no direct financial implications as a result of this the recommendation in this report, with any further decisions as a result of the implementation of the strategy to be considered on a case-by-case basis, such as the Provision of Electric Vehicle Charge Point (EVCP) infrastructure report included on the same agenda. In the implementation of this strategy, the Council will seek to maximise external funding such as Government grants where appropriate.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

Adopting the proposed strategy will provide a range of benefits to Hillingdon residents, including:

- Enable and deliver public EV charging strategically across Hillingdon;
- Adopt a common approach to managing EV charging in Council car parks and Council owned properties;
- Set standards for the quality of public EV charging in Hillingdon which supports development of a network which is high quality, open, accessible and futureproofed.

Consultation carried out or required

There has not been a consultation on the document, given that it is a technical and operational document, rather than broader issues on reducing transport emissions. This strategy has been prior considered by the Property, Highways and Transport Select Committee and developed following a review of market trends, the Council's objective, EV infrastructure requirement, off street parking facilities within the borough and demand.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed the report and concurs with the Financial Implications set out above, noting that the recommendation contained in this report does not have any direct financial implications, however, preceding decisions on the implementation of this strategy will be considered following the appropriate governance route as laid out in the Council's constitution.

Legal Implications

There are no specific legal implications arising from this report. Whenever necessary, legal advice is given in relation to specific issues as they arise to ensure that the Council always meets its legal obligations.

BACKGROUND PAPERS

[Select Committee review into EV Infrastructure and Future Policy Development](#)

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London Borough of Hillingdon

Hillingdon Electric Vehicle Infrastructure Strategy

HIGHWAY SERVICES

July 2023

Prepared by: Poonam Pathak
Date: 12/12/2022

Quality Management / Revision Updates

Version	Issued	Author	Review	Approval
6	12/12/2022	IKT	PP	
<i>Version details -</i> Draft issue for review and comment by the Council.				
7	02/06/2023	IKT	PP	
<i>Version details -</i> Energy Saving Trust (EST) independent review of draft strategy incorporated				
8				
<i>Version details -</i>				
9				
<i>Version details -</i>				

EXECUTIVE SUMMARY

Background Information

In support of the '[Council Strategy 2022 - 2026](#)', the Council's '[Strategic Climate Change Action Declaration and Plan \(released July 2021\)](#)' and '[Local Implementation Plan \(LIP\) 2019 - 2041 \(LIP\)](#)' the Council has established a core aim to deliver and improve the electric vehicle (EV) charging infrastructure across the borough for both current and future EV users. The plans did not however set any measurable targets and since publication EV sales has increased at a much higher rate than predicted. In 2019 most forecasts were predicting a high end year on year increase of approximately 20%, in 2020/21 the UK increase was actually 92% and sales continue to increase slightly above that forecasted for 2022 & 2023 (UK = c23%) – for the latest more information see [SMMT Vehicle Data](#). The Council has therefore concluded that the demand for public EV charging on adopted Highway or other Council owned property should be considered carefully and developed into a short, medium and long term strategy.

Core Aims

Develop and introduce an EV charging solution for the Councils highway network that aligns with the current and future needs of residents and other stakeholders.

Consider the evolving electric vehicle market by using data trends and forecasts to produce a EV charging solution with targets for the short, medium and long term.

Core Objectives

The core strategic objectives established by the Council for the introduction of EV charging on the Councils highway network are:

Environment



Economics



Technical



Procurement



Time (targets)



Electric Vehicle Charger Types

The naming convention adopted by the EV industry when describing the different types of Electric Vehicle Charge Points (EVCPs) is

Home



Slow charge

Public



Slow charge

Workplace



fast charge

Destination



Rapid

Facility



Ultra - rapid

≤ 3.7kW

≤ 7kW

≤ 50kW

≤ 150kW

≥ 150kW

Understanding the EV Market

National Level, - In 2019 the Government announced that as part of its 10 point plan for a “green revolution” in the UK we will end the sale of new petrol and diesel cars and vans by 2030, with all new cars and vans being fully zero emission from 2035. This plan is supported by the Governments [‘UK Electric Vehicle Infrastructure Strategy’](#).

Regional Level, - In 2021 TfL updated the ‘Mayors Transport Strategy 2018’ revised its commitment by supporting a net-zero carbon target for London by 2030, the introduction of EV being a core part of the strategy.

Local Level, - The [‘Council Strategy 2022 - 2026’](#), the Councils [‘Strategic Climate Change Action Declaration and Plan \(released July 2021\)’](#) and [‘Local Implementation Plan \(LIP\) 2019 - 2041’](#) has established a core aim to deliver and improve the electric vehicle (EV) charging infrastructure across the borough.

Council Targets

The Councils strategy shall be for the introduction of EVCPs on the adopted Highway or other Council owned property focus on the provision of ‘Public’ and ‘Destination (Rapid)’ EVCPs in the quantities detailed in the figure below.



Rating (kW) = ≤ 7kW AC (standard chargers).

Council Target = No specific target, the need for introduction will be continually reviewed.



Rating (kW) = ≤ 50kW AC/DC (fast chargers).

Council Target = 300 by 2030 (reduced based on number of ‘destination’ points)



Rating (kW) = ≤ 150kW AC / DC (rapid chargers).

Council Target = No specific target, the need for introduction will be continually reviewed.

Route to Market

The Council has identified three routes to market, the options are:

Option 1 = Full Council Ownership

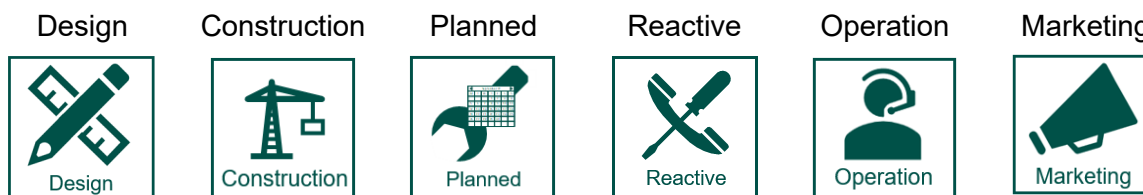
Option 2 = Private Concession Ownership

Option 3 = Shared Council / Private Concession

The potential key benefits and dis-benefits associated with each option have been identified and assessed by the Council, the preferred option subject to the availability of the appropriate levels of funding is option 3.

Delivering the Service

The service required to deliver a public EVCP charging infrastructure on adopted Highway or other Council owned property comprises of the key delivery components detailed below.



When further developing its strategy the Council will produce a performance frameworks and specification for EVCPs designed, installation, maintenance and operation of EVCPs.

The Delivery Plan

The Council has a short, medium and long term delivery plan for the introduction of EVCP charging infrastructure on adopted Highway or other Council owned property, each stage of the delivery plan is -

- Short Term (2023) = remove / upgrade / replace legacy assets based on independent assessment of each site.
- Medium Term (2026) = introduce 125 public destination EVCPs on off-street Council property.
- Long Term (2030) = introduce a further 175 public destination EVCPs on off-street Council property (i.e., a total of 300 by 2030).

The introduction of 'public' on-street EVCPs with a rating of up to 7kW AC (slow chargers) on the adopted Highway is not at this juncture considered a priority, the Council will however continually review the situation with respect to requests from residents and should the demand be determined introduce an on-street investment strategy.

The Consolidated Strategy

The Council has produced a consolidated strategy for the London Borough of Hillingdon – see section 7 (Consolidated Strategy for Hillingdon).

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1 INTRODUCTION

1.1 Background Information

In response to the surge in demand since 2019 and the UK governments announcing that the sale of cars wholly powered by petrol and diesel will be banned by 2030, the London Borough of Hillingdon (the Council) has released a '[Strategic Climate Change Action Declaration and Plan \(July 2021\)](#)' available here; www.hillingdon.gov.uk/climate-action. In support of the plan the Council aims to deliver and improve the electric vehicle (EV) charging infrastructure across the borough for both current and future EV users.

The '[Council Strategy 2022 - 2026](#)' and Council's '[Local Implementation Plan \(LIP\) 2019 - 2041](#)' (LIP) also underpins the Council's intentions for the introduction of EV charging infrastructure.

However, the LIP doesn't set any measurable targets and since its publication in 2019 EV sales has increased at a much higher rate than predicted. In 2019 most forecasts were predicting a high-end year on year increase of approximately 20%, in 2020/21 the UK increase was actually, and sales continue to increase slightly above that forecasted for 2022 & 2023 (UK = c23%) – for the latest more information see [SMMT Vehicle Data](#). The Council has therefore concluded that the demand for public EV charging on adopted Highway or other Council owned property should be considered carefully and developed into a short-, medium and long-term strategy.

Approximately 10 years ago the Council took part in a project whereby residents were given the opportunity to trial an EV for domestic purposes. As part of this project, approximately 30 no. EVCPs were installed in several Council public car parks. This trial has since ended but the asset remains. These existing EVCPs are not embedded within any formal agreement for ongoing service delivery and maintenance, and many are in need of upgrade and/or replacement.

There are currently no Council owned on-street EVCPs located within the borough.

1.2 Strategy Aims

Develop and introduce an EV charging solution for the Councils highway network that aligns with the current and future needs of residents and other stakeholders.

Consider the evolving electric vehicle market by using data trends and forecasts to produce an EV charging solution with targets for the short, medium and long term.

1.3 Strategic Objectives

The core strategic objectives established by the Council for the introduction of EV charging on the Councils highway network are outline below.



Environment

Make an effective contribution towards the strategic objectives established by the Councils [‘Strategic Climate Action Plan’](#) .



Economics

Identify the most economically advantageous solution(s) for the Council.



Technical

Identify and detail the best installation, maintenance and operation solution(s) for the Council.



Procurement

Review the procurement options available and make recommendation on a suitable route(s) to market.



Time

Establish timebound short, medium and long term targets for introduction of the preferred solutions(s).

2 ELECTRIC VEHICLE CHARGING TYPES

The naming convention currently applied to Electric Vehicle Charge Points (EVCPs) in the UK - detailed below – has been used to determine the Councils approach to EV charging on adopted Highway or other Council owned property.

2.1 Home Charging



Installation location	=	Off highway within property boundary (e.g., driveway, private development car park)
Rating (kW)	=	≤ 3.7kW AC (slow chargers)
Typical charge time	=	Eight (8) to ten (10) hours
Connection (exit point)	=	Residents existing supply and associated electricity meter
Accessibility	=	Residents only

2.2 Public Charging



Installation location	=	Adopted Highway or other Council owned property
Rating (kW)	=	≤ 7kW AC (standard chargers)
Typical charge time	=	Eight (8) to ten (10) hours
Connection (exit point)	=	Dedicated supply or existing supply (e.g., lighting columns*)
Accessibility	=	All EV users

* Lighting columns connections typically have a rating of 25A 230V, charging points are therefore slow charging (typically ≤3kW) – note; you do get some higher ratings for taxi ranks and these would be deemed facility chargers.

2.3 Workplace Charging



Installation location	=	Off highway within car parks, workplace premises
Rating (kW)	=	≤ 50kW AC/DC (fast chargers)
Typical charge time	=	Eight (4) to ten (6) hours
Connection (exit point)	=	Dedicated supply or existing supply derived from premises
Accessibility	=	Company employees only

2.4 Destination (Rapid) charging points



Installation location	=	Hotels, restaurants, car parks, shopping centres and some large workplaces
Rating (kW)	=	≤ 150kW AC/DC (rapid chargers)*
Typical charge time	=	≈ one (1) hour
Connection (exit point)	=	Dedicated supply or existing supply derived from premises
Accessibility	=	All EV users (sometimes subject to use of facilities)

* in the case of Council owned 'destination' locations the rating of EVCPs could be from 7kW upwards depending on the design constraints specific to any given site.

2.5 Facility Charging



Installation location	=	Motorway services or dedicated charging stations on long journey routes.
Rating (kW)	=	≥ 150kW DC (ultra-rapid chargers)
Typical charge time	=	≈ thirty (30) minutes
Connection (exit point)	=	Dedicated EV installation supply
Accessibility	=	Company employees only

2.6 Council's Proposed Strategy (EVCP Types)

The introduction of EVCPs on the adopted Highway or other Council owned property shall focus on the provision of 'Public' and 'Destination' EVCPs, focusing on:

- 'public' on-street EVCPs with a rating of up to 7kW AC (slow chargers) on the adopted Highway;
- 'workplace' with a rating of up to ≤ 50kW AC/DC (rapid chargers) on Council owned property.
- 'destination' EVCPs with a rating of up to ≤ 150kW DC (rapid chargers) on Council owned property.

Suitable EVCP locations shall be determined at a local level in consultation with stakeholders and suppliers.

An assessment supporting the decision made can be found in Appendix A (EVCP Type Council Assessment).

3 UNDERSTANDING THE EV MARKET AND DEVELOPING TARGETS

3.1 National Level



3.1.1 Government Policy

The UK Government have announced that the sale of new cars wholly powered by petrol and diesel will be banned by 2030. From 2035 the regulations will require all new cars and vans to be fully zero emission at the tailpipe, meaning that hybrid vehicles powered by a mix of batteries and internal combustion engine (ICE), will also be banned from this date – the same requirement will apply to all HGVs by 2040. Switching away from ICE vehicles is a key policy to help achieve targets to reduce greenhouse gas emissions, such as Carbon Dioxide (CO₂). While some hydrogen powered vehicles are available there are many more EV models on the market, and they are the mainstream alternative to ICE vehicles. Over the past year sales of EVs in London have risen from 15% of new vehicle registrations to around 25%, with hybrids making up a similar proportion of sales.

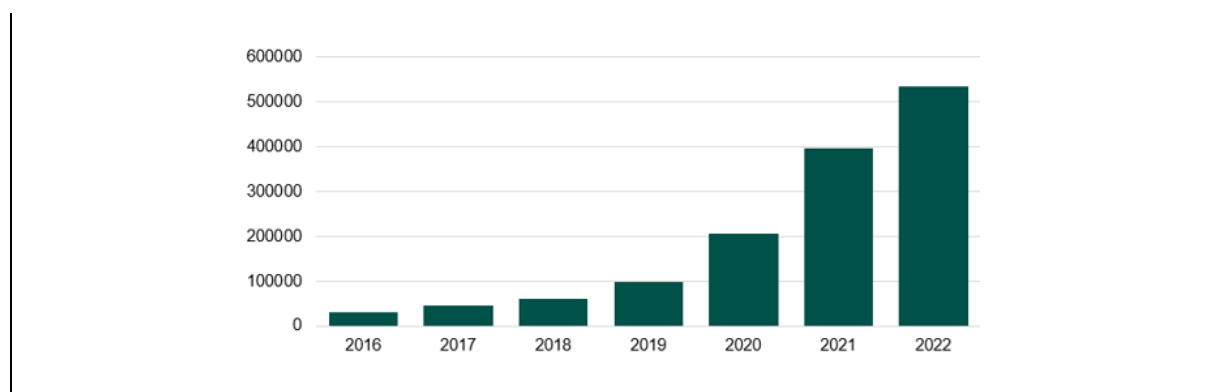
In 2019 the Government announced that as part of its 10-point plan for a “green revolution” in the UK we will end the sale of new petrol and diesel cars and vans by 2030, with all new cars and vans being fully zero emission from 2035.

It is expected that the alternative ‘zero emission’ vehicles will be battery electric vehicles (BEVs), with the potential for hydrogen as another solution.

3.1.2 Current Trend

The graph below shows the **UK** ‘plug-in’ new vehicle registration trend over the last 5 years (2018 to 2022) and the market share in comparison with other vehicle types – source – www.gov.uk (Vehicle licensing statistics data files).

UK ‘plug-in’ new vehicle registrations



In 2021 327k 'plug-in' vehicles were registered in the UK, an increase of C,92% in 1 year. In 2022 year to date the number has risen to 15k, an increase from 2021 of C, 34%. It is important to note that the figures since 2022 have been affected by the global supply chain issues and restricted production due to the conflict in the Ukraine, the latest figures 2023.

3.1.3 Forecasted Need

In 2022 there are over 530k 'plug-in' vehicles registered in the UK, and in 2022 over 20% of new car registrations are for 'plug-in' vehicles. The UK Governments high end estimated is there will be over 11 million electric vehicles in the UK by 2030 and even if progress is slow the forecast is 4.7 million in the same period.

There are currently C,42k EV charging locations in the UK. This number includes all devices ranging from 3.5kW (slow chargers) to 100kW (ultra-rapid chargers). On average, over 1500 to 2000 new EV chargers are being added to the UK's roads each month.

If the growth in EV sales continues to increase at the high end of the forecast by 2030 the UK government expects there to be a need for "around 300,000 public charge points as a minimum in the UK, but there could potentially be more than double that number".

3.1.4 Government Strategy

In response to the UK Prime Ministers 2020 'green revolution' commitment in March 2022 the government release an EV charging infrastructure strategy entitled '[Taking charge: the electric vehicle infrastructure strategy](#)'. The document sets out the government's strategic approach in delivering the charging infrastructure required by 2030.

3.2 Regional Level (London)



3.2.1 Regional Policy

Regional EV charging infrastructure policy within the London boroughs is promoted primarily by TfL. In 2021 TfL revised its original 2050 net-zero carbon commitment, detailed in the '[Mayors Transport Strategy 2018](#)' to "work with boroughs to develop and implement zero emission zones in town centres and central London". The revised commitment aligns with central government commitment by supporting a net-zero carbon target for London by 2030.

Across London there are policies which support the transition to EVs. The most significant air quality measure is the proposed expansion of the Ultra-Low Emission Zone (ULEZ), which introduces charges for older and more polluting ICE powered vehicles. This acts as an incentive for people who regularly drive in central/inner London to upgrade to cleaner vehicles.

The '[London Plan](#)' released in March 2018 and [building regulations for EV](#) , set out the standards for new developments. In the Capital the London Plan, requires EV charging for all residential developments with car parking. The requirement being that "At least 20% of spaces should have active charging facilities, with passive provision for all remaining spaces.

3.2.2 Current Trend

The current trend in EV sales at a regional level within the London boroughs aligns with that experienced at a national and local level – for more details see section 3.1 above & section 3.3 below.

3.2.3 Forecasted Need

In June 2019 TfL released the '[London electric vehicle infrastructure delivery plan](#)'. The plan forecast that the "higher sales scenario" forecast for 2022 was that approximately 15% of all new car registrations would be 'plug-in' vehicles. In the event, according to the latest figures – referred to in the national policy section above – the actual market share of 'plug-in' vehicles in 2022 has been in excess of 20%.

There are currently C,11k EV charging locations within the region (London boroughs). This number includes all devices ranging from 3.5kW (slow chargers) to 100kW (ultra-rapid chargers). It is important to note that this number is increasing quickly with the UK as a whole currently installing C,1500 to 2000 per month.

If the growth in EV sales continues to increase at the high end of the forecast by 3030 the TfL have estimated that there could be a need for up to 60k EVCPs in London including 4k rapid EV chargers.

3.2.4 Regional Strategy

In December 2021 TfL released an EV charging infrastructure strategy for London entitled '[London's 2030 electric vehicle infrastructure strategy](#)'. The documents sets out TfL's vision, addresses recent trends and policy changes, and estimates the EV charging infrastructure needs to 2030 and considers how this could be delivered.

The London EV charging infrastructure strategy seeks to accelerate the transition to zero-emission vehicles by setting out the requirements for the provision of infrastructure, focusing on essential trips.

3.3 Local Level (Council)



3.3.1 Council Policy

The Council's '[Local Implementation Plan \(LIP\) 2019 - 2041](#)' was approved at Cabinet and endorsed by the Mayor in 2019. The LIP states that Council is aspiring to install more electric vehicle charging points (EVCPs) throughout the borough in a demand responsive manner.

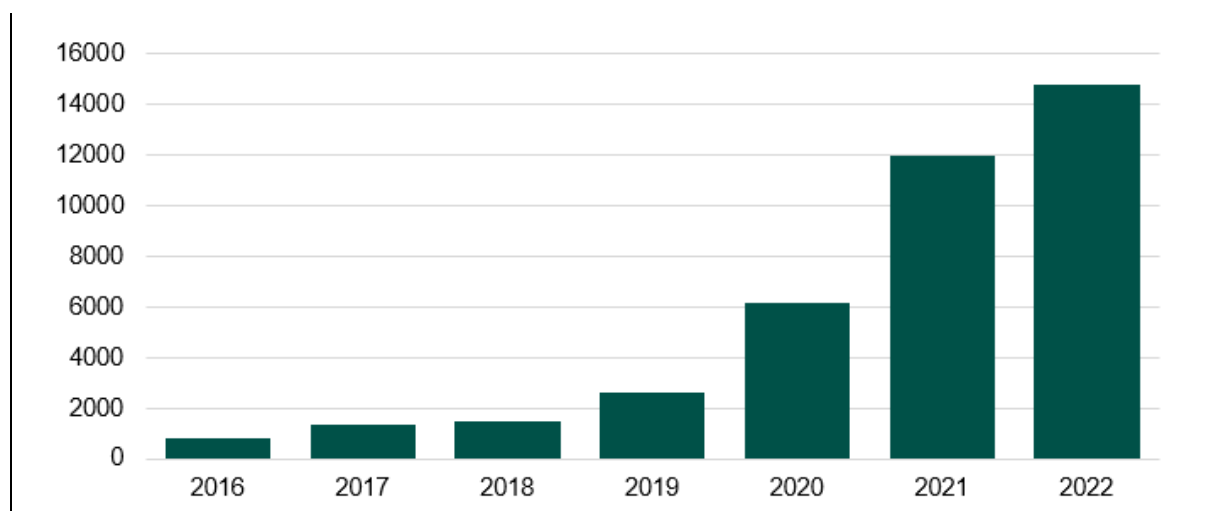
The LIP also commits to delivering EV charging infrastructure for new developments in accordance with the standards set out in the '[Mayors Transport Strategy 2018](#)'. The requirement being (by the strategy making reference to the '[London Plan](#)') that "At least 20% of spaces should have active charging facilities, with passive provision for all remaining spaces."

The LIP also makes reference to the introduction of rapid EVCPs at six potential sites within the borough. The target being installation of rapid EVCPs in Grainges Yard in Year 1 and up to 20 rapid EVCPs in the Council's other public car parks in years 2 and 3.

3.3.2 Current Trend

The graph below shows the **Hillingdon** 'plug-in' new vehicle registration trend over the last 5 years (2016 to 2022 year to date, including fleet vehicles) and the market share in comparison with other vehicle types – source – www.gov.uk (Vehicle licensing statistics data files).

Hillingdon 'plug-in' new vehicle registration (cumulative)



In 2021 12k 'plug-in' vehicles were registered in Hillingdon, an increase of C,93% in 1 year. In 2022 year to date the number has risen to 15k, an increase from 2021 of C, 24%*. It is important to note that the figures for 2022 are being affected by the global supply chain issues and restricted production due to the conflict in the Ukraine, the latest figures are showing a slight decrease in 'plug-in' vehicles registrations and a slight decrease in market share (primarily plug in hybrids).

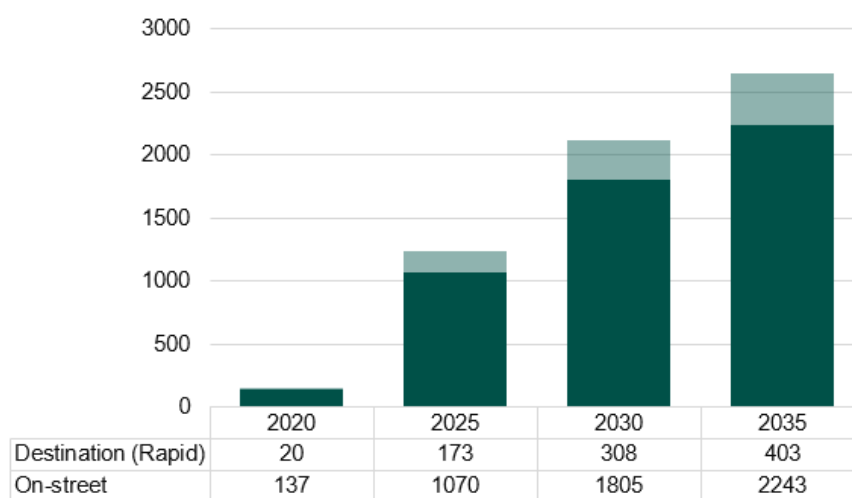
* This figure has been calculated based on Q2 2022 data, it would indicate that EV sales continues to exceed the forecasted high growth of 20% per annum used in most models developed and published 2020.

3.3.3 Forecasted Need

The Council LIP recognises that there has been an increase in the uptake of EV's but points out that it has not currently (in 2019) resulted a surge in demand for on street charging solutions in the borough. The reason cited is the high level of housing stock with off-street parking (where users can install their own charge points) and the small number of flats, when compared with central and inner London. The LIP does however accept that as more flats are built and public appetite for EV grows, Hillingdon are committed to reviewing on street opportunities and technology to be able to meet the demand should it materialise.

In November 2020 the International Council on Clean Transport released a working paper entitled '[Fulfilling electric vehicle charging infrastructure needs in Greater London and its boroughs](#)'. The working paper outlines targets for public EV charging infrastructure at a London borough level up to 2035 and was developed to complement TfLs the '[London Electric Vehicle Infrastructure Delivery Plan](#)' created by the '[Mayor's Electric Vehicle Infrastructure Taskforce](#)'. The public EV charging targets forecast for Hillingdon within the working paper have been summarised in the below.

Working Paper Forecasted EVCP Need



The working paper models a number of scenarios the one shown the table above is the 'primary scenario' used within the report.

It should be noted that the working paper was released in 2020 which was before the unexpected surge in new vehicle registrations in 2021 /22.

When the working paper was released in 2020 the sales share in new vehicle registrations for 'plug-in' vehicles was estimated at approximately 15%, in the actual event in 2022 over 20% of new car registrations are for 'plug-in' vehicles. This would suggest that the forecasted need predicted for 2025 will come sooner.

3.3.4 [Council Strategy](#)

The Councils '[Local Implementation Plan \(LIP\) 2019 - 2041](#)' was approved at Cabinet and endorsed by the Mayor in 2019. The LIP states that Council is aspiring to install more electric vehicle charging points (EVCPs) throughout the borough in a demand responsive manner.

3.4 Council's Proposed Strategy (The EV Market and Developing Targets)

The Council, as the body responsible for managing the highway and on-street parking on borough roads, is the only organisation which can facilitate the installation of on-street EVCPs. Hillingdon also directly manages off-street parking in several public car parks and on of housing estates within the borough. The Council therefore recognises that it has an important role to play in support and delivery of the net-zero carbon commitment in the transport sector.

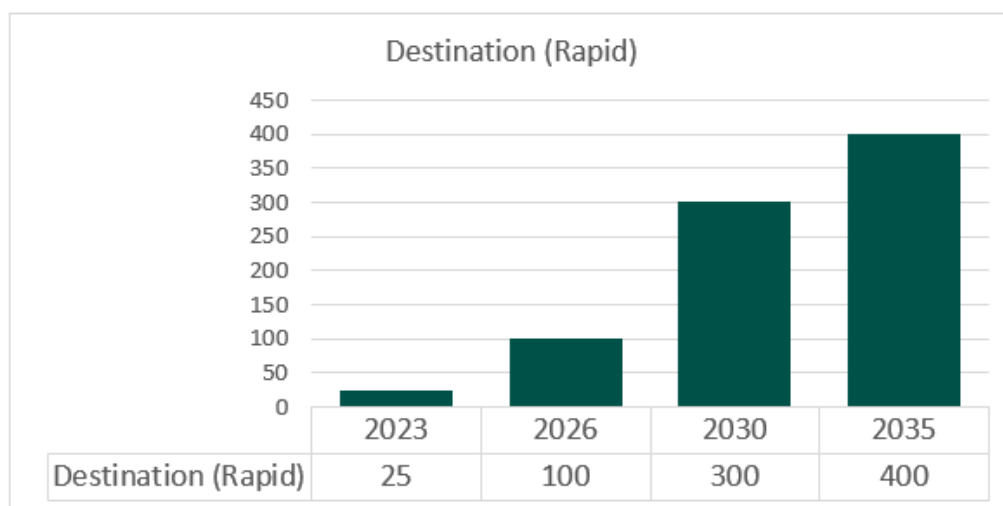
Council Targets

Having considered the relevant guidance and the local data & information available to it the Council has determined that there is an ongoing and increasing demand for 'destination' type EVCPs within its off-highway owned property (i.e., Council owned car parking facilities). However, the requirement for lower rated on-street public charging is not something that is immediately apparent when reviewing the local data and information.

The Council has therefore decided that its primary objective shall be the introduction of 'destination' type EVCPs with a rating of up to ≤ 50kW AC/DC on off-highway Council owned property.

The councils initial commitment to the introduction of EVCPs on off-highway Council owned property will deliver 'Destination (Rapid)' EVCPs in the quantities detailed in the figure below.

Council EVCP Infrastructure Targets



Although the target quantities detailed with the figure above have not been mathematically modelled they do reflect the higher rate than expected EV sales used when the 'International Council on Clean Transport' produced its targets forecast for Hillingdon in 2020. More importantly the Council also considers that the targets realistic in terms of procurement and delivery.

The introduction of 'public' on-street EVCPs with a rating of up to 7kW AC (slow chargers) on the adopted Highway is not at this juncture considered a priority, the Council will however continually review the situation with respect to requests from local residents and should the demand be determined introduce an on-street investment strategy.

New Development Policy

The Councils LIP commits to delivering EV charging infrastructure for new developments in accordance with the standards set out in the ['Mayors Transport Strategy 2018'](#). The requirement being (by the strategy making reference to the ['London Plan'](#)) that "At least 20% of spaces should have active charging facilities, with passive provision for all remaining spaces.

4 ROUTE TO MARKET

4.1 Option 1 = Full Council Ownership

4.1.1 Delivery Model

The Council funds the procurement, installation, maintenance and operation the EV charging infrastructure. With this option the Council would take on sole responsibility for delivery of the EV charging service – see section 5 (Delivering the Service) for details.

4.1.2 Benefits Analysis

The potential key benefits and dis-benefits associated with a wholly Council funded EV charging proposal are highlighted below.

Benefits	Dis-benefits
All ongoing service delivery obligations (maintenance, back-office support) would be in the control of the of the Council.	Significant Council resource requirement.
The Council would receive all the revenue generated from EV charging.	No incentive for suppliers to offer or make improvements that may deliver a more financially viable outcome.
	The Council would be taking on all of the risk associated with capital investment, asset utilisation, maintenance, upgrade and back office support, and as such may not gain full payback if EVCP utilisation is low.

4.2 Option 2 = Private Concession Ownership

4.2.1 Delivery Model

The Council procures an external supplier to fund the installation, maintenance and operation the EV charging infrastructure. With this option the supplier would take on sole responsibility for delivery of the EV charging service – see section 5 (Delivering the Service) for details.

4.2.2 Benefits Analysis

The potential key benefits and dis-benefits associated with a private concession owned EV charging proposal are highlighted below.

Benefits	Dis-benefits
The Council would receive an EV charging facility with no (or limited) investment costs. The Councils cost would be limited to the procurement with a small level of ongoing contract administration.	Supplier offers are difficult to evaluate and model – primarily because the commercial benefits need to be transparent.

The Council could receive a fee from the provider for allowing it to place its EV assets on the Councils network.	Revenue share may be small because the supplier is taking on the risk associated with capital investment, asset utilisation, maintenance and back office support.
All ongoing service delivery obligations (maintenance, back-office support) would be a cost absorbed with the EV provider.	Difficult for the Council to veto / restrict / choose locations because supplier is looking for the most commercially viable locations.
	EV user charges would be wholly governed and controlled by the supplier because the supplier would be taking the investment payback risk.

4.3 Option 3 = Shared Council / Private Concession

The Council procures an external supplier(s) and the Council partially funds the installation of the EV charging infrastructure.

With this option the supplier would take sole responsibility for maintenance and operation of the EV charging service, the costs being extracted from the income generated – see section 5 (Delivering the Service) for details.

4.3.1 Benefits Analysis

The potential key benefits and dis-benefits associated with a private concession owned EV charging proposal are highlighted below.

Benefits	Dis-benefits
The Council would receive an EV charging facility with reduced investment costs.	Supplier offers are difficult to evaluate and model – primarily because the commercial benefits need to be transparent.
The Council could subsidize its investment costs with central government funding initiatives (examples include 'LEVI' funding).	There may not be the market appetite for a shared venture, primarily because provider investment models have not been formulated to accept the risk on the potential for an extended payback period.
The Council would receive a greater share of the revenue generated from EV charging.	The Council may never gain full payback if EVCP utilisation is low.
The Council would retain the ability to influence the commercial arrangements placed on EV users. ie, connection charges and per unit energy costs.	

4.4 Council's Proposed Strategy (Route to Market)

The preferred Council route to market is an EV charging infrastructure that is partially funded by the Council. This option will allow the Council to engage and work with suppliers to develop an EV charging infrastructure that best serves the Council's vision and values, especially that focused on residents and stakeholders. This approach gives the council more control over installation/tariff setting and reduces the risk of funding large installation/operation/maintenance costs.

If the Council funded the procurement, installation, maintenance and operation the EV charging infrastructure the initial investment cost would be high and the risks associated with maintenance and operation would be very difficult to deliver and manage without the expertise offered by private sector suppliers. Equally, the Council would also be concerned that an EV charging infrastructure wholly owned by the supplier would limit the Council's ability to control installation, maintenance and operation of the EV charging infrastructure, and the ability to influence the commercial arrangements placed on EV users.

5 DELIVERING THE SERVICE

The service required to deliver a public EVCP infrastructure on adopted Highway or other Council owned property comprises of the key delivery components detailed below.

5.1 Performance Requirements



Outcome required	The minimum service levels expected for delivery of an EV charging infrastructure to include the Councils requirement for materials & workmanship, working practices & methods, installation, infrastructure performance and lifecycle planning.
Skillset	Understanding of Councils overarching strategy and local stakeholder needs.
Key Risk	Risk that poorly drafted / unclear output specification / requirement document could produce the wrong outcomes for the Council – leading to additional unforeseen costs.
Risk mitigation	Ensure Council has a clearly drafted service level requirements document in place before inviting tenders from suppliers.

5.2 Design



Outcome required	Development of a design solution for EVCP from concept through to a detailed design that can be built without additional Council input.
Skillset	Civil, highway, transport and electrical detailed design capability from inception through to build.
Key Risk	Poor design could lead to additional costs during construction and / or premature failure of infrastructure during its projected lifecycle.
Risk mitigation	Ensure that an appropriately qualified designer is appointed and that the designer fully understands the Councils civil, highway and electrical requirements.

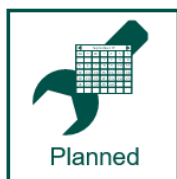
5.3 Construction



Outcome required	Civil, highway and electrical build of the EV charging infrastructure.
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Skillset	Civil, highway, transport and electrical supplier familiar with working in a London borough.
Key Risk	Poor workmanship could lead to additional costs post – construction in the form of highway safety defects, early failure of highway construction / reinstatement etc.,.
Risk mitigation	Ensure that the works is completed by a supplier that fully understands the Councils requirements and can demonstrate that it has the skills required to deliver a project on the highway.

5.4 Planned Maintenance



Outcome required	Ongoing planned maintenance to ensure that each EVCP facility remains safe, useable and continues to operate as intended, the aesthetic appearance is maintained to agreed standards.
Skillset	If installation is completed to the required standards then planned maintenance will be primarily regular visual condition / site inspections and periodic electrical inspection and testing.
Key Risk	A lack of planned maintenance could lead to the EVCPs and the parking sites falling into a poor state of repair.
Risk mitigation	Ensure that a clearly defined planned and programme maintenance proposal is agreed for the full contract term.

5.5 Reactive Maintenance



Outcome required	Reactive maintenance service to ensure all EV charging infrastructure defects are rectified in accordance with agreed service levels -this includes emergency and non-emergency defects, an emergency being defects that represent a danger to EV users and the public.
Skillset	If installation is completed to the required standards then reactive maintenance will be electrical defects and on rare occasions EVCP damage due to RTC's.
Key risk	EVCPs not being repaired in a timely manner either because service levels have not been defined or poor supplier performance.

Risk mitigation	Ensure that the Council has a clearly defined set of response time service levels for reactive maintenance (including emergency and non-emergency type defects).
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5.6 Operation



Outcome required	An ongoing 24/7 remote network management and support function (back office) which typically provides monitoring, client / customer service and financial management.
Skillset	Centrally located technical administration call-centre operated 24/7.
Key risk	Back-office not being operated in a manner that provides the Council and EV users with the correct level of support.
Risk mitigation	Ensure that the supplier has a robust proposal for operation of the EV charging infrastructure and that the proposal is linked to measured and reported service levels.

5.7 Infrastructure Promotion & Marketing



Outcome required	Ongoing promotion and marketing to inform EV customers about the product and features in order to create and maintain awareness, increase demand and drives utilisation (sales).
Skillset	Sales knowledge of the EV market and access to the right EV platforms.
Key risk	If promotion and marketing is lacking EVCPs could result in low utilisation and EVCPs being effectively redundant.
Risk mitigation	Ensure that the supplier can demonstrate that it has a long term commitment to the promotion and marketing of the EVCPs.

5.8 Council's Proposed Strategy (Delivering the Service)

There is no doubt that delivery of an EVCP charging infrastructure on the adopted Highway or other Council owned property requires a host of particular skillsets right through the lifecycle of the asset. The Council can however drive the delivery process by clearly defining its performance requirements for all aspects of the service. ie, from design, construction, maintenance, operation and marketing/ promotion.

The introduction of EVCPs on the adopted Highway or other Council owned property shall be supported by a performance framework and output driven specification that clearly sets out the Council's performance requirement for the following:



- Minimum design standards for EVCPs.
- The design submission and approval / acceptance process.



- Materials and construction requirements.
- Working practices (health and safety, environmental, quality).
- Commissioning and handover requirement.



- Planned maintenance plans and programmes.
- Reporting planned maintenance results.
- Exit plan / handover management (@ end of the contract term).



- Reactive maintenance response times (including consequences of failure to perform).
- Reporting reactive maintenance performance.



- Specify back-office performance and reporting requirements.
- Specify customer care requirement (including dealing with complaints).
- Contract management and EVCP performance reporting.



- Minimum expectation for marketing and promotion.
- Reporting marketing and promotional activity.

Additionally, the Council will require a minimum level of compliance for health and safety, environmental practices and quality management.

6 THE DELIVERY PLAN

6.1 Initial Short Term (2023)

6.1.1 Delivery Plan

The Council has an underlying issue associated with EVCP legacy assets (approximately 30) located in various car parks. The Council's need is the short term / immediate appointment of an organisation that can upgrade, operate, manage and maintain the Council's legacy EVCPs. The caveat being that there will be no guarantee of access to additional EVCP sites on adopted Highway or other Council owned property.

6.1.2 Council's Proposed Delivery Strategy

The Council's proposed approach to its short-term underlying issue associated with EVCP legacy assets is outlined below.

- | | |
|----------|--|
| Action 1 | Commission independent review of each Council owned EVCP legacy asset / site – the primary aim being that a future viability recommendation is made for each site – ie, replacement, upgrade or in some cases removal. |
| Action 2 | If sites are identified for replacement / upgrade prepare short form tender and engage with suppliers that confirm an expression of interest. |
| Action 3 | If sites are identified for removal – commission Council's highways team to decommission and reinstate parking areas. |

① Important note; It is important to note that the EVCP legacy assets were installed when our understanding of the EV market and its potential for growth was in its infancy. Since these sites were introduced, the industry has learned a lot about user behaviour and is now in able to advise on the suitability of locations and EV charger types (ratings) with a lot more confidence. A typical historical issue is slow chargers (<7kW) is EVCPs installed in car parks with no, or limited potential for, overnight use. Other London boroughs are upgrading to fast chargers or in some cases removing public car park installations.

6.2 Medium Term (by 2026)

6.2.1 Delivery Plan

① The Council will run its medium term delivery plan in parallel with its short term plan. There are lots of synergies and shared ideas concepts that make this a sensible approach.

The Council's strategy shall be for the introduction of EVCPs on off-highway Council owned property focusing on the provision of 'Destination (Rapid)' EVCPs in the quantities detailed in the figures below.



Installation location	=	Off highway within car parks, workplace premises
Rating (kW)	=	≤ 150kW DC (rapid chargers)
Current position (2022)	=	0
Council Target	=	125 by 2026 (reduced based on number of 'destination' points)



Installation location	=	Hotels, restaurants, car parks, shopping centres and some large workplaces.
Rating (kW)	=	≤ 150kW DC (rapid chargers).
Current position (2022)	=	0
Council Target	=	No specific target, the need for introduction will be continually reviewed. Where these EVCPs are introduced the target for "workplace" points will adjust accordingly.

6.2.2 Council's Proposed Delivery Strategy

The Council's proposed approach to its short term underlying issue associated with EVCP legacy assets is outlined below.

- a) Produce procurement tender strategy / proposal for each year 2023 to 2026.
- b) Produce a specification for EVCPs designed, installed, maintained and operated on the adopted Highway or other Council owned property.
- c) Identify sites on adopted Highway or other Council owned property (Note; this is already partially complete for car parks).
- d) Investigate and understand how the Council can work with stakeholders and local businesses to contribute towards achieving the Council's targets – e.g., EVCPs in shopping area car parks.
- e) Identify central government funding initiatives and ensure that the Council place robust applications.
- f) Open dialogue with potential key suppliers in London area to establish:
 - i. Acceptance of Council's standard terms and conditions, technical specification, etc.,
 - ii. Acceptance of Council's commercial terms.

iii. Appetite for a shared council / supplier investment model.

g) Produce a suite of tender documents aligned with the Councils specification and targets.

6.3 Long Term (2030)

6.3.1 Delivery Plan

The Council's strategy shall be for the introduction of EVCPs on off-highway Council owned property focusing on the provision of 'Destination (Rapid)' EVCPs in the quantities detailed in the figures below.



Installation location	=	Hotels, restaurants, car parks, shopping centres and some large workplaces.
Rating (kW)	=	≤ 43kW AC/ 50kW DC (rapid chargers).
Anticipated position (2030)*	=	300
Council Target (cumulative)	=	300

* See medium term delivery plan

6.3.2 Council's Proposed Delivery Strategy

① The Council's long term delivery plan will evolve and become more detailed as the medium term delivery plan detailed above is delivered.

7 THE CONSOLIDATED STRATEGY FOR HILLINGDON

The Council, as the body responsible for managing the highway and on-street parking on borough roads, is the only organisation which can facilitate the installation of on-street EVCPs. Hillingdon also directly manages off-street parking in several public car parks and on of housing estates within the borough. The council therefore recognises that it has an important role to play in support and delivery of the net-zero carbon commitment in the transport sector.

7.1 Electric Vehicle Charge Point (EVCP) Types

At this stage the Council has decided that it will focus on the provision of ‘destination’ type EVCPs on off-street Council owned property.



‘destination’ EVCPs with a rating of up to ≤ 43kW AC on other Council owned property.

Suitable EVCP locations shall be determined at a local level in consultation with stakeholders and suppliers and based on expected utilisation.

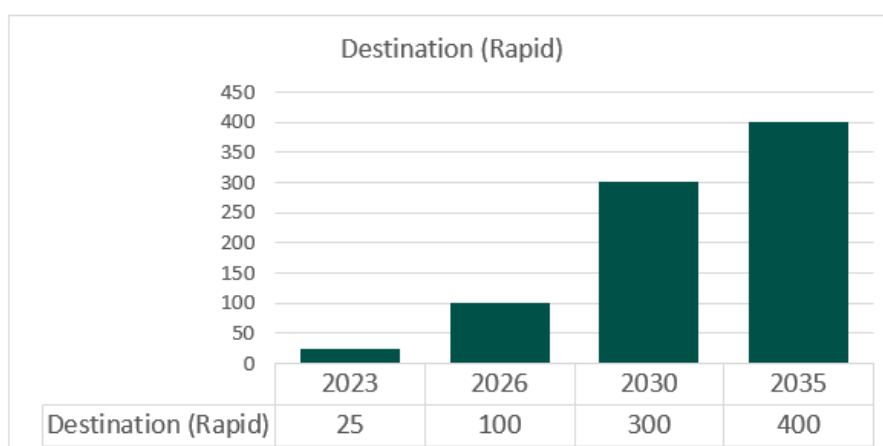
The introduction of ‘public’ on-street EVCPs with a rating of up to 7kW AC (slow chargers) on the adopted Highway is not at this juncture considered a priority, the Council will however continually review the situation with respect to requests from local residents and should the demand be determined introduce an on-street investment strategy.

7.2 The EV Market and Council Targets

Council Targets

The Councils strategy shall be for the introduction of ‘destination’ EVCPs on off-street Council owned property in the quantities detailed in the figure below.

Council EVCP Infrastructure Cumulative Targets



The target quantities detailed with the figure above reflect the higher rate than expected EV sales used when the 'International Council on Clean Transport' produced its targets forecast for Hillingdon in 2020. More importantly the Council also considers that the targets realistic in terms of procurement and delivery.

New Development Policy

The Councils LIP commits to delivering EV charging infrastructure for new developments in accordance with the standards set out in the '[Mayors Transport Strategy 2018](#)'. The requirement being (by the strategy making reference to the '[London Plan](#)') that "At least 20% of spaces should have active charging facilities, with passive provision for all remaining spaces.

7.3 Route to Market

The preferred Council route to market is an EV charging infrastructure that is partially funded by the Council. This option will allow the Council to engage and work with suppliers to develop an EV charging infrastructure that best serves the Council's vision and values, especially that focused on residents and stakeholders.

If the Council funded the procurement, installation, maintenance and operation the EV charging infrastructure the initial investment cost would be high and the risks associated with maintenance and operation would be very difficult to deliver and manage without the expertise offered by private sector suppliers. Equally, the Council would also be concerned that an EV charging infrastructure wholly owned by the supplier would limit the Councils ability to control installation, maintenance and operation of the EV charging infrastructure, and the ability to influence the commercial arrangements placed on EV users.

The introduction of EVCPs on the adopted Highway or other Council owned property shall be supported by an output driven specification that clearly sets out the Councils performance requirements.

7.4 Delivery Plan

7.4.1 Initial Short Term (2023)

The Council has an underlying issue associated with EVCP legacy assets (approximately 30) located in various car parks. The Councils immediate need is therefore the short term / immediate requirement is the appointment of an organisation that can upgrade, operate, manage and maintain the Councils legacy EVCPs.

The Council's proposed approach to its short term underlying issue associated with EVCP legacy assets is outlined below.

- | | |
|----------|--|
| Action 1 | Commission independent review of each Council owned EVCP legacy asset / site – the primary aim being that a future viability recommendation is made for each site – ie, replacement, upgrade or in some cases removal. |
|----------|--|

Action 2 If sites are identified for replacement / upgrade prepare short form tender and engage with suppliers that confirm an expression of interest.

Action 3 If sites are identified for removal – commission Councils highways team to decommission and reinstate parking areas.

7.4.2 Medium Term (2026)

① The Council will run its medium term delivery plan in parallel with its short term plan. There are lots of synergies and shared ideas concepts that make this sensible approach.

The Council's strategy shall be for the introduction of EVCPs on the adopted Highway or other Council owned property focus on the provision of 'Public' and 'Destination (Rapid)' EVCPs in the quantities detailed in the figures below.



Installation location	=	Hotels, restaurants, car parks, shopping centres and some large workplaces.
Rating (kW)	=	≤ 43kW AC/ 50kW DC (rapid chargers).
Current position (2022)	=	0
Council Target	=	100



Installation location	=	Adopted Highway or other Council owned property
Current position (2022)	=	0
Council Target	=	No specific target

The Council's proposed approach to its medium term introduction of EVCPs on the adopted Highway or other Council owned property is as summarised below:

- Produce tender strategy / proposal for each year 2023 to 2026.
- Produce a specification for EVCPs designed, installed, maintained and operated on the adopted Highway or other Council owned property.
- Identify sites on adopted Highway or other Council owned property (already partially complete for car parks).

- d) Investigate and understand how the Council can work with stakeholders and local businesses to contribute towards achieving the Councils targets – e.g., EVCPs in shopping area car parks.
- e) Identify central government funding initiatives and ensure that the Council place robust applications.
- f) Open dialogue with potential key suppliers in London area to establish:
 - iv. Acceptance of Councils standard terms and conditions, technical specification, etc.,.
 - v. Acceptance of Councils commercial terms.
 - vi. Appetite for a shared council / supplier investment model.
- g) Produce a suite of tender documents aligned with the Councils specification and targets.

7.4.3 Long Term (2030 onwards)

The Council's strategy shall be for the introduction of 'destination' EVCPs on off-highway owned property in the quantities detailed in the figures below.



Installation location	=	Hotels, restaurants, car parks, shopping centres and some large workplaces.
Rating (kW)	=	≤ 43kW AC/ 50kW DC (rapid chargers).
Anticipated position (2026)*	=	100
Council Target	=	300

* See medium term delivery plan

① The Council's long term delivery plan will evolve and become more detailed as the medium term delivery plan detailed above is delivered.

Appendix A (EVCP Type Council Assessment)

The Council has assessed each charger type (ie, home, public, destination, workplace and facility) for suitability and concluded that the Council's strategy for the introduction of EVCPs on the adopted Highway or other Council owned property shall focus on the provision of 'Public' and 'Destination' EVCPs. The assessment has been summarised in the table below.

EVCP Type		Location	Rating (kW)	Connection	Accessibility	Conclusion
Home	x	x - private land	n/a	n/a	x - residents only	x - Not suitable for Council strategy
Public	✓	✓ - On-street	✓ - Easy to deliver - design and civils works	✓ - Ease of connection - normally connected to existing infrastructure	✓ - all EV users	✓ - Suitable for Council strategy
Workplace	x	x - private land	n/a	n/a	x - employees only	x - Not suitable for Council strategy
Destination	✓	✓ - Council car parks	✓ - Limiting factor - design and civils works	✓ - Limiting factor - available DNO supplies	✓ - all EV users	✓ - Suitable for Council strategy but not always practical due to limiting factors
Facility	x	x - dedicated stations	x - significant infrastructure	✓ - Limiting factor	✓ - all EV users	x - Not suitable for Council strategy

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PUBLIC SPACES PROTECTION ORDER 2023

Cabinet Member(s)	Cllr Eddie Lavery
Cabinet Portfolio(s)	Cabinet Member for Residents' Services
Officer Contact(s)	Stephanie Waterford / Joanne Howells – Place Directorate
Papers with report	Appendix 1 – Full Consultation Responses Appendix 2 – Equality Impact Assessment Appendix 3 – Final Public Spaces Protection Order 2023

HEADLINES

Summary	The current Borough Public Spaces Protection Order (PSPO) has been reviewed, and this report seeks Cabinet approval to implement the finalised version of the revised PSPO for a further three-year period to 2026. Following a statutory public consultation recommendations and amendments were made based on received responses.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Be / feel safe from harm This report supports our commitments to residents of: Safe and Strong Communities
Financial Cost	There are no direct financial implications expected from the recommendations in this report, although any impact on enforcement costs and fixed penalty notice income will be tracked through the budget monitoring cycle and MTFF process.
Relevant Select Committee	Residents' Services Select Committee
Relevant Ward(s)	All

RECOMMENDATIONS

That the Cabinet:

- 1) Considers the public consultation responses and subsequent PSPO amendments set out in the report and Appendix 1;**
- 2) Has regard to the contents of the Equalities Impact Assessment in Appendix 2 and;**
- 3) Decides whether to approve the finalised Public Spaces Protection Order in Appendix 3 for publication.**

Reasons for recommendation

Public Spaces Protection Orders (PSPOs) are intended to deal with nuisance or problems that are detrimental to the local community's quality of life and work by imposing conditions on the use of the area; enabling residents and visitors to use and enjoy public spaces, safe from anti-social behaviour. The Anti-Social Behaviour Crime and Policing Act 2014 provides local authorities with the necessary powers to introduce such restrictions and prohibitions within the designated area, where evidential tests are satisfied.

The implementation of the PSPO is to be applied to everyone within the designated area, however, it may have an increased negative impact on particular groups including homeless people, those on a low income, the working age population and potentially younger people.

Whilst designed to prohibit certain activities, the PSPO is also intended to enable people to feel Hillingdon is a safe and welcoming place for all.

A council can implement a PSPO on any public space within its own area. The definition of a public space is wide and may include any place to which the public has access as of right or by permission.

Police, council officers and officers authorised by the Council can enforce the conditions of PSPOs and may issue fixed penalty notices for non-compliance. Failure to comply with a PSPO is an offence which could result in a fine of up to £1,000 in a magistrates' court.

PSPOs are regularly reviewed in terms of reported breaches and enforcement undertaken and can be discharged, allowed to lapse at the end of their 3-year period of validity, or the conditions can be varied. A PSPO must be discharged when it becomes unnecessary due to the issue that justified the PSPO being introduced having since ceased.

The following existing prohibitions contained within the PSPO are proposed to be retained for the 2023-2026 PSPO period:

- Alcohol and drug misuse in public spaces
- Idling vehicles
- Use of drones in public spaces
- Urinating, defecating and spitting

- Being in charge of more than 4 dogs (6 with a valid licence)
- Unauthorised encampments
- Begging

Officers have taken into account emerging issues and complaint data from the 2020-2023 PSPO period. New prohibitions are proposed in the 2023-2026 PSPO which will seek to address:

- Smoking/vaping within children's play areas
- Dogs within children's play areas
- Driving e-vehicles or motor vehicles over footways
- Use of amplification equipment in Town Centres (Uxbridge, Hayes & Ruislip)
- Placing of tables/stands/signage in Town Centres (Uxbridge, Hayes & Ruislip)
- Financial Agreements in the street in Town Centres (Uxbridge, Hayes & Ruislip)
- Street Trading & Leaflet distribution without proper consent
- Car Meets/Street Racing
- Use of amplification equipment at the Ruislip Lido

Appendix 3 sets out the Final Public Spaces Protection Order 2023 for Cabinet to consider approving.

Alternative options considered / risk management

Alternative options for the Council's officers to manage anti-social behaviour in public spaces are limited due to available enforcement legislation. Police officers have additional legislative powers to manage criminal activities and offences, however, their resources are limited and restricts their ability to tackle these types of anti-social behaviour.

The Council must consider the impact a PSPO may have on the vulnerable, homeless and rough sleepers and should ensure that it is not aimed at this group of people but at specific activity and behaviour.

An interested person can challenge the introduction of a PSPO in the High Court within six weeks of its introduction. It may also be challenged by judicial review on public law grounds within three months of the decision to implement.

Democratic compliance / previous authority

Cabinet authority is required to approve Public Spaces Protection Orders, noting there are also requirements for statutory consultation on them, which has been undertaken.

Select Committee comments

The Residents' Services Select Committee considered the proposed changes to PSPOs at their meeting on 14 June 2023. The Committee agreed, after the meeting with the Chairman and Opposition Lead, the following comments for submission to Cabinet:

1. We acknowledge the London Borough of Hillingdon's efforts in implementing the Public Spaces Protection Order (PSPO) under the Anti-Social Behaviour Crime and Policing

Act 2014. The Order aims to address various concerns and promote a safer and more pleasant environment for residents and visitors.

2. The inclusion of clear prohibitions related to alcohol and drugs, such as possession, consumption, and being under the influence, demonstrates a commitment to ensuring public spaces remain free from anti-social behaviour. The penalties specified for these offenses align with the seriousness of the violations.

3. The restrictions on vehicles, particularly driving motorised or powered vehicles on footways, footpaths, and grass verges, contribute to pedestrian safety and the preservation of public spaces. Exemptions for mobility vehicles show consideration for individuals with mobility needs.

4. The Order's provisions regarding urinating, defecating, and spitting in public places highlight the importance of maintaining cleanliness and hygiene standards. These regulations are essential for preserving the well-being and comfort of all residents and visitors.

5. The regulations related to dogs, including restrictions on the number of dogs under sole charge and the requirement to remove dog faeces promptly, reflect responsible pet ownership and aim to prevent public nuisance. The provisions encourage individuals to consider the impact of their actions on others and the environment.

6. The prohibition of activities such as lighting fires, barbecues, and fireworks without council consent in parks and open spaces enhances safety and protects these areas from potential damage. Additionally, restrictions on smoking in children's play areas promote a healthy and smoke-free environment for young residents.

7. The Order's focus on general prohibitions, such as encampment without council consent, discouraging verbal abuse, foul language, and begging, contributes to a harmonious and respectful community atmosphere. These regulations promote positive interactions and reduce potential disturbances.

8. The inclusion of penalties for non-compliance with the Order emphasizes the seriousness with which the London Borough of Hillingdon addresses anti-social behaviour and non-compliant actions. The specified fines and consequences demonstrate a commitment to maintaining order and reinforcing community standards.

9. The provision of clear definitions for terms used in the Order ensures consistency and clarity in interpretation, reducing ambiguity and enabling effective enforcement.

Overall, the Public Spaces Protection Order demonstrates the London Borough of Hillingdon's commitment to creating safe, welcoming, and well-maintained public spaces for the benefit of all residents and visitors. The provisions address a range of issues and provide a solid framework for promoting community well-being and reducing anti-social behaviour.

SUPPORTING INFORMATION

1. The Antisocial Behaviour Crime and Policing Act 2014 provides the legal framework to implement PSPO's. Orders may be introduced in a specific administrative area where the Council is satisfied that certain conditions have been met. These conditions focus on the behaviours which the Council is seeking to address which:
 - a. Have a detrimental effect or are likely to have a detrimental effect on the quality of life in a locality
 - b. The effect or likely effect of such behaviours is or is likely to be persistent or continuing or is likely to be unreasonable
 - c. And, justifies the restrictions being imposed through the enactment of a PSPO.
2. The Home Office published statutory guidance in July 2014 to support the effective use of new powers to tackle anti-social behaviour, introduced through the Anti-social Behaviour, Crime and Policing Act 2014. The powers introduced by the 2014 Act were deliberately local in nature.
3. As a public authority, the Council needs to ensure that all its strategies, policies, services and functions, both current and proposed, have given proper consideration to equality, diversity, cohesion and integration. An Equality Impact Assessment (EIA) before the introduction of a PSPO can help to inform how best to balance the interest of different parts of the community and provides evidence as to whether or not the restrictions being proposed are justified, as required by section 59 of the 2014 Act. The EIA is attached at Appendix 2.

Financial Implications

A revenue neutral impact is expected from the recommendations within this report. The cost of the Council's enforcement contractors continues to be funded from income generated via the issue of Fixed Penalty Notices. Should Cabinet approve the inclusion of additional prohibitions within the PSPO, an increase in the existing level of enforcement resources is not anticipated at this stage. However, any impact, in terms of both costs and income generated via the issue of fines, will be reported as part of the budget monitoring cycle and subsequently considered via the next refresh of the Council's MTFF planning process.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The PSPOs allow authorised Council officers to take robust actions against perpetrators who choose to cause harm or nuisance to the environment and/or community. Existing PSPO powers have proved effective in imposing financial sanctions. The January-December 2022 Fixed Penalty Notice figures are summarised below:

Abusive Language	32
Alcohol misuse	38
Barbecue	7
Begging	1
Bird feeding	7
Causing distress	1
Commercial Vehicle in Council Car Park	81
Dog unleashed in children's play area	1
Driving Tuition	8
Car idling	1,253
Motorbike in a green space	1
Obstruction	2
Urine/Defecate/Spitting	300
Littering	8
Total	1,740

Public Consultation

The consultation was launched on 1st May and closed on 16th June 2023, resulting in 123 responses from Members of the public, Residents Associations, and statutory consultees. No responses were received from Ward Councillors. Of the Statutory Consultees, one response was received from the Metropolitan Police.

Most respondents felt that the Council's approach to PSPOs was clear. 69% of respondents felt that the draft PSPO covers or partly covers the major ASB issues in their area. 62% of respondents felt that the Council had not included matters that were expected in the PSPO.

99 individual comments were received, many containing suggestions of the measures which the Council may wish to include in the final draft or raising concerns about some of the proposed measures. The comments have been grouped into the following categories to assist Cabinet:

Ruislip Lido

18 responses mentioned issues at the Ruislip Lido including, ASB, Noise, Litter and specifically the use of amplification equipment/portable speakers. Many respondents would like to see amplification equipment being banned through a PSPO to cover the Ruislip Lido.

Amendment: To extend the prohibition on amplification equipment to all parks and green spaces.

Nuisance Driving/Street Racing

Four responses raised concerns about car races, loud revving of engines, stunt driving etc. with one respondent mentioning the recent spate of car meets in Hayes. The Transport Policing Team have also asked the Council to consider using PSPO powers to deal with the car meets following several focussed operations in Hayes over recent months.

Response: Addition of conditions relating to car meets/street racing. These previously formed part of the 2017-2020 PSPO but were not included in the 2020-2023 PSPO due to the fact that this problem was not present at the time of the review.

Town Centre Events and Promotions

10 respondents felt that the measures proposed will have a detrimental effect on campaigns, political/social/religious expression and stated that this will hinder freedom of speech.

Response – The measures contained within the PSPO aim to direct legitimate organisations through the correct approval route. The introduction of the prohibition provides the Council with enforcement capability to deal with those organisations who do not have appropriate authorisation for the activity and cause impediment, nuisance, overcrowding of town centre areas. The Council currently operates a booking system for events, campaigns and promotional stands which allows consideration of public safety, highway obstruction and other bookings within its town centres. The authorisation is currently free for charity/community/religious/political organisations and can be made via application to the Council's Licensing Service.

Cycling/mopeds/e-scooters

10 respondents raised concerns about nuisance cycling/riding on footpaths in town centres. Uxbridge and Ruislip were mentioned as problem areas. Many of these responses concerned pedal bicycles which would be difficult to enforce under a PSPO as these are permitted to lawfully ride on pavements except for the pedestrianised area of Uxbridge where specific traffic prohibitions apply.

Response – The PSPO remains as it is as there are already measures included to deal with motorised bikes/scooter/mopeds on footways and pedestrianised areas.

Other matters

A large number of responses raised the following concerns which relate to anti-social issues which are outside the scope of PSPO and where primary legislation and/or enforcement options are used:

- Noise
- Problem neighbours
- Skips
- Drug dealing
- Nuisance parking
- Fireworks
- Graffiti
- Untidy gardens
- Youths congregating/loitering

Response: Primary legislation to be used to address these issues, no amendment to PSPO, however the information available to residents will be reviewed and checked so that the reporting

and enforcement of these issues can be better highlighted through the Council's communication channels.

Restriction on Driving tuition within Park/Green Spaces

One respondent commented positively on the removal of the ban on practice manoeuvres in Council car parks.

Recommendation: *Condition related to Driving instruction in PSPO 2020 removed.*

The full list of consultation responses is set out in Appendix 1. Where residents' personal and/or confidential information has been given, this has been redacted from the public version.

Next steps

Subject to Cabinet approval, and the expiry of the scrutiny call-in period and no scrutiny call-in received, these new PSPOs would start to come into effect from 5pm, Friday 4th August 2023 subject to the required publicity and notices in place.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting that there are no direct financial implications associated with this report.

Legal

Legal advice is that the resolution should be for Cabinet to have regard to the consultation responses and EIA and then to decide whether to approve the PSPO.

Section 59 of the Antisocial Behaviour, Crime and Policing Act 2014 enables the Council to make a PSPO where it is "satisfied on reasonable grounds" that the following two conditions are met.

The first condition is that "activities carried on in a public place within the authority's area have had a detrimental effect on the quality of life of those in the locality, or it is likely that activities will be carried on in a public place within that area and that they will have such an effect".

The second condition is that the effect, or likely effect, of the activities is, or is likely to be, of a persistent or continuing nature, is, or is likely to be, such as to make the activities unreasonable, and justifies the restrictions imposed by the notice.

Prior to making a PSPO the Council is required to undertake consultation in accordance with section 72 of the Act and also to have regard, in particular, to "the right of freedom of expression and freedom of assembly" as set out in the human rights legislation.

With regard to proportionality, Cabinet will note that the EIA shows that by dealing with low-level antisocial behaviour via a PSPO as opposed to commencing a criminal prosecution, the

consequences of the behaviour are brought home to the offender without them acquiring a criminal record which can affect their life chances.

It is confirmed that the Council has fully complied with the consultation provisions and Cabinet is required to take the consultation responses into account in deciding whether to confirm the PSPO.

With regard to the rights of freedom of expression and freedom of assembly, it is noted that the PSPO will apply if amplification equipment or furniture is used in connection with an event in town centres without permission from the Council. The requirement to obtain permission is designed to ensure that such events do not impact on public safety or cause nuisance. This is in accordance with case law concerning the scope of the rights of freedom of expression and assembly.

If Cabinet does decide to make the PSPO, the Council is required under The Anti-social Behaviour, Crime and Policing Act 2014 (Publication of Public Spaces Protection Orders) Regulations 2014 to publish the PSPO on its website and also to place sufficient notices across the Borough to advise the public that a PSPO is in force.

BACKGROUND PAPERS

The Antisocial Behaviour, Crime & Policing Act 2014 - [Anti-social Behaviour, Crime and Policing Act 2014 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2014/12/section/1)

Home Office Guidance for Frontline Professionals – Anti-social Behaviour Powers June 2022 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1088750/2022_Updated_ASB_Statutory_Guidance-FINAL.pdf

Local Government Association PSPO Guidance for Councils = https://www.local.gov.uk/sites/default/files/documents/10.21%20PSPO%20guidance_06_1.pdf

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Public Spaces Protection Order (PSPO) 2023 Consultation Results

1. In what capacity are you responding to this consultation?

[More Details](#)

As a Hillingdon resident	117
On behalf of a Hillingdon resident	0
As some who studies in Hillingd...	0
On behalf of a local business	1
On behalf of a community or vo...	4

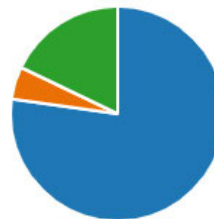


2. Is our approach to this Public Spaces Protection Order (PSPO) clear to you?

[More Details](#)

[Insights](#)

Yes	95
No	6
Partly	22



3. Do you feel this PSPO covers the major Anti Social Behaviour issues in your area?

[More Details](#)

[Insights](#)

Yes	44
No	38
Partly	41



4. Have we missed anything you expected to see in this PSPO?

[More Details](#)

Yes	76
No	47



5. If you have answered no or partly to the above questions, or would like to make any additional comments regarding the PSPO, please tell us below:

ID	Name	Responses
1	anonymous	It is very pleasing to see that you have removed the ridiculous rule about learner drivers practising in car parks.
2	anonymous	No
3	anonymous	There is an issue in the area with littering and this needs to be looked at. Construction works with open skips, remnants from rubbish collection day, broken glass etc. The area is deteriorating to the extent people are moving out of the area. Hillingdon should introduce waste collection bins and stricter rules on residents waste disposal.
4	anonymous	There is a massive safety issue, especially in Hayes, with people launching fireworks in their front gardens, down dark alley ways and on pavements next to main roads. Last year a stranger placed a lit rocket in a glass bottle down a dark alley and then angled it at the pavement as I was walking past. I have also been hit by exploded bits of fireworks in recent years. I'm surprised this isn't more of a priority for the council than people trying to raise money for charity.
5	anonymous	There has been an extremely high number of young people causing a nuisance in the town centre. I work in a local school and go into town for my lunch break. On seven occasions, I have seen children of secondary school age in The Chimes, The Pavillions and some other high street shops shouting and attempting to cause disruption to the customers and the elderly.
6	anonymous	Lots of issues with graffiti in YIEWSLEY and West Drayton. Need serious fines and penalties. Shops in and around should be banned selling spray cans. For example Wilko and other small independent shops. Also most shops in the above area have advertising stickers around the shop frames. Can you enforce that they remove them. These also get put in street lights and railings etc. Also dumped estate agent boards. Estate agents again should be fine for not removing and deposing of and when a house is sold should be removed within a certain time frame.
7	anonymous	You have completely ignored the West Drayton area where there is a huge drug issue. It's impossible to go to any park without coming across drug use and there are drug exchanges taking place as a daily occurrence around the Bell Farm area (particularly Bell Avenue). There appears to be no inclination from the council or the police to do anything about this.
8	anonymous	You seem to have completely missed an entire area. West Drayton is getting terrible with open drug use in public areas, drug use whilst wandering the streets and frequent dealing in all areas of the Bell Farm estate, that despite being reported, is being ignored.
9	anonymous	Dropping litter
10	anonymous	Loitering in a Children's play area .
11	anonymous	Fly tipping and graffiti is a major cause of concern
12	anonymous	People loitering around graves with alcohol/dogs
13	anonymous	vehicles being parked over sidewalks. noise from "souped up" engines on vehicles. residents and landlords being held accountable for untidy/overgrown gardens that are attracting vermin and wasp nests, creating problems for neighbouring properties.
14	anonymous	-Vehicles using Hayes town centre as their personal racing track. As a community we have been reporting and moaning about it for almost 2 years. Its particularly worse Summer Autumn - station rd, station approach, blyth rd. clayton rd, dawley rd, Hayes Cars doing donuts/driving round roundabouts the wrong way etc and motorbikes doing wheelies along footpaths. There is no specific time, its usually in the

ID	Name	Responses
		<p>evenings but its infuriating to put it mildly. most of the cars dont even have front reg plates. I have had neighbours cars written off, a telegraph pole knocked down, garden walls destroyed. and yes the police were made aware on many occasions... most of us just gave up because help wasnt forthcoming. - Modified exhausts - persons are removing the silencer or make changes that would make the vehicle emit a noise louder than the original/manufacture exhaust/ It is distressing to residents in Hayes town /Station Rd. - Vehicles with music amplification inflicting noise on the community last at night when passing or parked up = station approach Hayes is a regular hot spot.</p>
15	anonymous	The restriction on stands and signage is a clear attack on freedom of speech, and it looks designed to restrict the activities of opposing political entities. This must be removed or it will be struck out by the Courts.
16	anonymous	It over regulates legitimate freedom of speech, particularly by banning ad hoc stalls and tables. If they are causing a significant blockage to people's right of way then they should be removed, but it should not be up to the council whether people can talk to their fellow citizens on the street, even with a table!
17	anonymous	Use of green spaces for commercial activity
18	anonymous	it's great to include more things in the list, but who is going to police it and issue the fines at all times of day. You need to enforce this everywhere at all times - how are you going to do that?
19	anonymous	Stronger penalties on drug use in public areas
20	anonymous	I'd like to see more enforcement of noise complaints in residential areas.
21	anonymous	Please ensure that our Borough is clean, undesirable people are aware of police presence always to feel safer day and night.
22	anonymous	<p>Please enforce that all dogs must be on a leash in public spaces with an owner capable of managing the dog. In the garden village area in West Drayton there are more and more dangerous dogs (pitbull, american bull types) which are not kept on leashes, those on leashes are often being walked by young teenagers or people who would never be able to keep hold of the leash if the dog was to charge. If people want their dogs off leashes or are not capable of holding them back then they should be muzzled. In other countries in Europe muzzles have been made mandatory to stop the increase of dog attacks as it is quite clear we cannot solely rely of the owners to train the dogs properly. I have stopped going out after sunset as it feels too unsafe - and I am only 45 years old - I wonder how our older population feels...</p>
23	anonymous	<p>I would like much more stringent control on dogs. Badly-behaved off-lead dogs are a serious nuisance in the borough's parks, and this is not usually dog walkers. Most of the offenders are the owner of one "friendly" dog who will laugh and do absolutely nothing when the dog rushes up to my terrified children to have a sniff and a bark. Or nicks part of a picnic! I would like to see more dog-free areas in our local parks for the enjoyment of actual humans. Otherwise they risk turning into dog-only parks and children have nowhere to play that is not a small area of tarmac fenced off in the middle like an island. Children should have grass to run on and play ball games on too without needing to worry about dogs rushing in. Why not set up a pilot in one of the borough's larger parks? Fence off a LARGE area, around half the park, to be dog-free. Try it for the summer, see if it's always full!</p>

ID	Name	Responses
24	anonymous	Cycling on footpaths has become a major and dangerous issue. Many cyclists seem to think that they are entitled to cycle on footpaths and pedestrians have to get out of their way.it's highly dangerous and I have nearly been run over by them several times. I totally agree with adding E-scooters on footpaths to the list - they are a complete menace and dangerous and if you say anything to the driver, you will get abuse. Again I have nearly been run over a few times by an E-scooter on the footpath. Learner delivery bike drivers are another issue, weaving in and out of the traffic, jumping red lights, not stopping at pedestrian crossings and having total disregard for others. My road is frequently plagued by charity collectors who sometimes call to doors twice or three times a day. I have no idea whether they are legitimate. There are lots of elderly residents on my road who I am concerned would feel pressurised to donate. In other countries, door to door collections by charities is banned. Why not here?
25	anonymous	Cycling in the pedestrian area in Uxbridge town centre. There are particular problems with take-away delivery couriers on e-bikes who travel very fast as well as Santander bikes that cycle illegally in this area. I have never seen a police presence tackling this issue. As well as being anti-social it is also highly dangerous.
26	anonymous	Damage to pavements, mainly caused by contractor vehicles, but also residents who do not or cannot be bothered to apply and pay for a dropped kerb. Westholme Gardens is a prime example. Continuing use of e-scooters - Ruislip Manor, Eastcote and in local parks. Speeding cars near very busy schools, especially Warrender Way, Highgrove Way and The Ridgeway.
27	anonymous	Speeding cars near Bishop Ramsey school and Warrender School - Warrender Way and The Ridgeway. Damage to pavements by resident vehicles driving over the footpath / pavement and by contractors vehicles - The Ridgeway and Westholme Gardens in particular.
28	anonymous	One thing that we need to cover is NOISE. Not all of it is considered anti-social, but there are some behaviours that are objectionable to people. Specifically, I am concerned and offended by loud noise created by motor vehicles - sports cars, motorcycles. There is no need to rev up cars in residential areas, or to rev up motorcycles when going through quiet, residential areas. Some people like sports cars and like to make loud noises. But, this is really anti-social because it scares/startles people, or disturbs people who may be in their own homes, minding their own business.
29	anonymous	I share a drive with an elderly couple. We both have experienced people using our drive to park their vehicles without our consent. There is nothing we can do about an unknown vehicle in our drive parked there overnight. Also vulnerable peoples home used by abusers, called cuckooing, there needs to be quick action against these ones who target vulnerable groups.
30	anonymous	How will vehicle idling be policed? I live near a school where numerous vehicles are idling for up to half an hour, twice a day whilst parents collect their children.
31	anonymous	I would like to see the "use of amplification equipment in town centres" prohibition in Ruislip extended to include Ruislip Lido. Lido visitors who play music at excessive volumes both during the day and night are a huge nuisance to the local residents.
32	anonymous	Disposable BBQ,s so dangerous to woods parks wildlife animals and small children. Please ban. Seen a lot of this issue in Cowley park and a lot little Britain.

ID	Name	Responses
33	anonymous	Holding loud gatherings and parties in enclosed areas during hours when it is meant to be closed to the public - whether or not they break in or the council fails to lock the gates as was promised. Please see complaints from local residents re Fassnidge Park over the last two years.
34	anonymous	Open drug dealing, teenage cyclists holding up road traffic by cycling in circles on the road, motor scooters riding on pavement, motor scooters without number plates also large ie 750cc+ motorcycles riding without number plates , electric cycles riding in excess of 50mph on road, smoky old vans with foreign number plates scanning every street for things to steal or older Japanese cars to come back and steal the catalytic converters from later. Cars and motor cycles regularly exceeding 50 mph on roads parallel to Victoria road as rat runs. Groups of teenagers purposely blocking the pavement and expecting others to walk around them even if this means having to walk on the road. All these things create a sense of utter lawlessness and potential danger and makes Ruislip a scary place to live.
35	anonymous	Please take note that ASB is not just idling vehicles, spitting etc. it is also loud, unnecessary, unwelcome, disruptive and anti-social noise from - residential properties - music, constant building works (especially for our friends living in Hatherleigh Road) vehicles - music, engine and exhaust noise (especially when living in Cornwall Road) ASB in public areas is extremely bad but at least one has the option to leave the area - when the ASB is in a residential area eg. loud music from neighbours, then there is no option to leave the area. ASB also needs to include parking of vehicles on double yellow lines, in cycle lanes, over driveways, over kerbs These all affect health and wellbeing - mental and physical health - of residents and members of the public Therefore, please ensure that measures are put in place to fine, or otherwise, these anti-social individuals using technology such as - parking enforcement cameras vehicle noise detectors/cameras https://www.gov.uk/government/news/new-trial-to-banish-loud-engines-and-exhausts-on-britains-noisiest-streets https://www.standard.co.uk/news/london/supercar-noise-camera-knightsbridge-a4565531.html regular asb patrols and taking complaints seriously
36	anonymous	I agree that e-vehicles should not be allowed on footways. Also, however, bicycles should not be allowed on pavements and footways. They are very dangerous for pensioners and people with small children. They are prohibited under the Highways Act 1835, section 72, so this law should be rigorously enforced to prevent serious injury to pedestrians.
37	anonymous	Lido today from 9am was drowned in loud music near the cafe. This was uncomfortably loud and went on all day.
38	anonymous	Noise and rubbish pollution from the Lido. Use of speakers for loud music
39	anonymous	Ruislip Lido is a big cause for concern with antisocial behaviour on busy days: music played loudly, littering and today a car seen in the children's play area!
40	anonymous	Lido anti social behaviour not included
41	anonymous	Use of amplification, microphones in parks and green spaces not just town centres
42	anonymous	Doesn't include Ruislip Lido, absolutely absurd ASB sand loud music raving on the beach all day and night
43	anonymous	Amplification equipment should also be prohibited in public leisure areas, eg Ruislip Lido, unless, after proper consultation with local residents, a special license has been issued for a one-off event.

ID	Name	Responses
44	anonymous	Proposed prohibition on use of amplification equipment should also state Ruislip Lido as well as town centres. There is a huge problem with loud music being played from amplification equipment at the lido - it can go on all day, evening and into the early hours. It has a very detrimental affect on the local residents who have to put up with it.
45	anonymous	It worries me that begging is included. It seems we are more concerned about how WE feel when seeing a person asking for money rather than how must the person feel having to ask for money. How are they supposed to pay for the fine? You will only be making their situation worse. What is your policy on homelessness? If it was successful, this should not be a problem. It pains me to think of the money tax payers have given company's to build HS2 (and they will ask for more) which will serve as no use only an ornament IF its completed. But that's all about putting money into each other's pockets - I'd call that high society begging!!! But will anyone be fined for that huge mistake? A tiny percentage of the money spent on HS2 could solve this problem but instead the complete opposite is done.
46	anonymous	Prohibition on the making of loud music should apply in the Lido or other large outside spaces. This should be on a 24h basis.
47	anonymous	The PSPO is not clear. Exactly what does this cover? There is no reference to large gatherings or breaking of law cal restrictions
48	anonymous	24/7 patrols are required as all the antisocial behaviour takes place outside 9 - 5 hours.
49	anonymous	Some areas need greater vigilance and follow up eg Ruislip Lido where traffic wardens are not seen to patrol effectively, noise abuse, amplification, illegal use of blue badges.
50	anonymous	Thoughtless parking that prevents others from using allotted spaces. Noise pollution from open car windows and hooting horns while in slow/ static traffic.
51	anonymous	This hasn't included the Lido, holiday times are for everyone to enjoy, seemingly not the residents.
52	anonymous	Riding of bicycles on footways. Delivery mopeds utilising parking bays without payment.
53	anonymous	"use of amplification equipment in town centres (Uxbridge, Hayes and Ruislip)" - Why are Ruislip Lido and other public open spaces not explicitly included? This would allow action to be taken on late night partying at the Lido. "alcohol and drug misuse in public spaces " - Should Nitrous Oxide cannisters be specifically referenced? We had two large cannisters of Nitrous Oxide and an (empty) half bottle of spirits dumped in the kerb on St Catherines Rd after a busy Lido day by one of the visitors. Can anything be included about overly loud motor vehicles eg ones specifically design to emit loud bangs when revved, and tyre squealing in car parks ?
54	anonymous	The points covered in the PSPO need to be extended to green spaces such as Ruislip Lido and the surrounding woods
55	anonymous	Will this include controlling the noise levels at Ruislip Lido that interfere with the local residents? If not, it should along side antisocial behaviour and littering.

ID	Name	Responses
56	anonymous	I'm concerned that the proposed prohibitions on leafletting, street trading, tables, stands and signage are an attack on freedom of speech. This is extremely worrying. Groups campaigning on local and national issues of concern, for example, should not be treated as a public nuisance.
57	anonymous	Itinerant ice cream vendors who daily drive around residential streets with blaring music & belching fumes in old clapped out vans. Would like to see them banned.
58	anonymous	Why should a private dog walker be allowed a lower amount of dogs than a licensed dog walker? Also private dog walking companies who have multiple vans in the same spaces make an absolute mockery of the 6 dog rule. Inhalation of gas and subsequent littering caused by the same .
59	anonymous	How do you plan to enforce these prohibitions when your Head of Green Spaces and cabinet officer with portfolio for these areas fails to respond to multiple emails with regard to anti-social and potentially illegal activities?
60	anonymous	Clearer dog rules. Especially about leads. Extendable leads a menace! Dog on an 8m lead is not controllable by owner. "Lead" should mean short fixed leads. Extending leads should be banned on pavements.
61	anonymous	cycling / e-scooters / motorcycles/ on pavements particularly in Uxbridge Town Centre.
62	anonymous	Reckless cycling by delivery people in central Uxbridge and other local areas, cutting through pedestrians.
63	anonymous	I'm very concerned to see that the council is trying to restrict use of amplification, placing of tables, and distribution of leaflets: this is essentially a ban on political activity which is protected by article 10 of the Human Rights Act: 'This includes the right to express your views aloud (for example through public protest and demonstrations) or through...published articles, books or leaflets'. Political parties, campaign groups etc will be prevented from expressing their political views in public places. A similar PSPO restriction on the distribution of leaflets in Harrow was successfully challenged. Hillingdon council is not allowed to restrict these activities except for specific reasons such as protecting other people's rights - preventing 'nuisance' is not sufficient and the PSPO should therefore not be renewed and certainly not attempt to include such restrictions on activities are protected by the Human Rights Act. If it does it will only face challenges in court as soon as it is enforced against political activists.
64	anonymous	I am sick and tired of going through the centre of Uxbridge and playing dodgems with the food delivery bikes. I have witnessed them weaving in and out of the public, nearly knocking over the elderly. I myself was nearly knocked over and when my husband challenged the Rider got a mouth full of abuse. They claim not to know English, but they can swear. Young children who run about are at risk too this is not acceptable on any level. I have complained but nothing seems to happen.
65	anonymous	The prohibition of amplification, tables, leaflet distribution is a Draconian and backwards step which prohibits the freedom and rights of all people in the area, and those who live there. It contravenes article 10 of the Human Rights Act and I am absolutely opposed to this new PSPO
66	anonymous	Using off road motorised vehicles ie dirt bikes, quads in parks and woodland. PSPO Uxbridge would include Uxbridge College site, Leisure Centre & whole of Braybourne Close

ID	Name	Responses
67	anonymous	No mention of dealing with the antisocial behaviour and drug exchanges in the West Drayton area where it is a major issue
68	anonymous	Northwood Rec is daily driven over from Highland Road entrance by a motorbike presumably taking a short cut. Multiple e scooters, all male riders using the road and pavement. Regularly when walking on the Rec can smell drug use there.
69	anonymous	As a member of a community group who occasionally holds a stall in Uxbridge with information and leaaflets, please could you confirm that the licence for this will continue to be free of charge for a community group?
70	anonymous	[Redacted]

ID	Name	Responses
71	anonymous	Re: Noise Nuisance One of my neighbours child is constantly screeching and shouting very loudly which is having a detrimental effect on our peaceful enjoyment of our garden and home environment and the parents never discipline their child. On many occasions the noises can be heard clearly inside our houses with all windows and doors shut. The noise is at times unbearable. This was a quiet neighbourhood until they moved in and we have had to endure the noise for two summers now and are no longer prepared to suffer another year. They have now added a dog to their family and its constant barking when left alone in their garden and it barks continuously from when they leave until they return later on in the early hours of the night. Whilst we appreciate children and animals can get excited and might at times be noisy but it is the constant shouting and screaming that we cannot endure any longer. This level of noise constitutes anti- social behaviour and to add fuel to the fire they play their music so loud that you can hear in whole close. This type of anti-social behaviour needs to be looked at more in depth, thanks, I hope this can be included in your new plans neighbours like this.
72	anonymous	There should be some exemptions for religious & political organisations as regards: Leafleting, placing tables stands & signage & using amplification. Many Councils have exemptions along these lines. This could otherwise lead to difficulties for political & religious organisations eg Jehovah's Witness (they use small tables). The real target are commercial organisations who can cause problems.
73	anonymous	Nitrous canisters (ballon's) Open containers of alcohol in a public place.
74	anonymous	It's not a police state, yet. Wind your necks in.
75	anonymous	Smell of drugs in parks and town centre. More needs to be done to stop drugs dealers and drugs use. Vape shops selling to school children should be illegal and enforced.
76	anonymous	Groups of teenagers gathering anywhere, shops, parks etc causing a nuisance, being intimidating, abusive, loud, destructive. Car and bike drivers/ riders speeding and screeching late at night in the Ruislip area.
77	anonymous	Littering, barbecues and fly tipping should also be part of the PSPO. So many people abuse our parks and use them as dumping grounds when they've had picnics or hosted events such as birthday party gatherings in parks. Disposable bbqs are a hazard and the rubbish is often unsightly. If more people were fined for littering in parks, others may be more inclined to take their waste with them when they leave.
78	anonymous	Littering
79	anonymous	It would be extremely helpful if the PSPO could include the prevention of antisocial school youths at bus stops! I own a property at Eastcote where for the most part of the 6 to 7 years we have lived here have had issues with the school kids that have prevented my family of 2 young children and wife from gaining access or being prevented from leaving our property by means of gatherings of the average size of up to 10 kids being rude and intimidating towards my family when asking them to not use our door step as their seat while waiting for the bus at stop (W) this is an issue with a new batch of antisocial youths from the surrounding schools every year! There have been incidents and police intervention on numerous occasions that have also included affected neighbours! I believe the bus stop should be removed and more thought to placing them within mere feet / distances from privately owned properties! This area also has issues with dangerous dogs off leads by irresponsible and entitled people! I've recently had a dog try and attack be whilst taking my daughter to school so luckily this incident had taken place on the way back from drop off (a police report which is now closed had

ID	Name	Responses
		successfully resulted in the dog owner receiving a caution) as incident had been a persistent habitual issue so the police were able to witness the dangerous dog off lead and take action! Albeit this had a successful outcome! It hasn't deterred other dog owners of questionably dangerous breeds take over the area and repeat the same behaviour.
80	anonymous	A few elements as follows: 1.) It would be great to see something that discouraged loitering on the high streets near fast food restaurants. 2.) It is understandable to discourage use of electric mobility vehicles, but it would be great to encourage use in areas where it's acceptable to use them. e-scooters are not going away. 3.) In the same vein to point 2, understandable to discourage use of drones, but why not create and encourage the use in prescribed areas.
81	anonymous	Amount of Commercial vehicles parking in residential areas.
82	anonymous	For the "no dogs in children's play area", I believe that there should be a dog only park in Hillingdon. For example, there is a little park where I walk my dog with his dog friends, and it has a small children / gym area which was implemented in 2019. Every dog there is friendly and they have sweetest souls, but we've been yelled at multiple times by parents for just having our dogs there. I believe that half of the park should be sectioned off (whether this is a fence or another type) and separated from the children's area to stop any hassle or unwanted interaction between children/parents and dog owners. I feel like there should also be a built in fountain in the dog section where owners can re-fill dog bowls, especially due to the hot weather we're facing recently. Whether there is a whole new dog only park in Hillingdon, or just a sectioned off part for dogs, I still think that more should be done to protect dogs/dog owners from parents if unwanted. Thank you for reading this. (The park I'm talking about is the small one at the end of 6 Nine Elms Close)
83	anonymous	No amplified music should extend to public fields and parks. There should be no barbecues allowed in public fields and parks. Deliveroo and other mopeds shouldn't be allowed to loiter in the parking spaces on the high streets.
84	anonymous	There is a huge uplift in drinking in public places in YIEWSLEY (off high street) and canal etc. Lager cans/Vodka bottles dumped. Human excrement, is unfortunately now a common issue. With the further influx of flats in YIEWSLEY, the area, has become less safe. More undercover/non uniformed police would be welcomed to monitor the area on foot, bikes, unmarked cars, at night, during the days. Little Britain also needs monitoring as well (over weekends and when the weather is good). I'm sure everyone is aware that more flats in a tiny town will result in issues. Making outer London towns becoming unsafe. I would walk home from WD train station in the later evening but would not contemplate this now. The more CCTV in place the better. Cameras on canals would be welcome too (if possible). Horton road seems an issue and trout road (heavenly populated with flats again).
85	anonymous	Really seems over the top, and would ban buskers, preachers etc. unnecessarily, leading to an oversanitised town centre.
86	anonymous	I walk regularly in parks with my dog, so much litter around, I don't see this on your list. It's a big problem in Hayes.
87	anonymous	Would it be possible to add a prohibition of riding bicycles on paved footpaths (ie other than parks and woodlands)? Also for people on foot to have priority wherever a bicycle is allowed.

ID	Name	Responses
88	anonymous	<p>Currently by law cycling on the pavement is already I think difficult to enforce. So I do wonder how a number of these activities will be enforced. When visually or hearing impaired and someone on a pushbike, electric bike which I have seen, and the other listed electric items shoots by, the incident is over in a flash, but the person in control of this vehicle has no idea of the effect on the individual walking along. Not all hearing and visual impairments are obvious to others. Having not been aware of the details of Public Spaces Protection Orders before, I am impressed with the current and the proposed proposals. Sadly there will always be selfish individuals, and having the manpower, resources to implement enforcement of these proposals is something I do wonder about. As a little side note some incidents whether it be someone local to you or, having to give personal details to report something can put people off, for the fear of repercussions.</p>
89	anonymous	<p>It might be useful to clarify - for example that e-vehicles includes e-scooters. Nitrous oxide is a psychoactive drug but youths don't seem to realise this, perhaps because it is easy obtain and often comes in balloons or small whippets.</p>
90	anonymous	<p>Contribution to Council's Consultation on Public Spaces Protection Orders (PSPOs). The legislation* introducing PSPOs makes it clear that activities prohibited by the PSPO should have a detrimental effect on the quality of life of those in the locality but this is demonstrably not the case with the Hillingdon PSPO because multiple activities are prohibited over the whole borough rather in localities. This means that some activities are prohibited from areas where they would never normally occur. Identifying public places where the specific anti-social behaviour exists is a requirement of the relevant legislation and I believe this is impossible with boroughwide implementation, so the PSPOs are not valid or enforceable. Furthermore, this wide coverage means that potential transgressors and enforcers of the PSPO, such as the police, would not necessarily be aware if they are on a piece of land to which the PSPO applies since it would be difficult to put up PSPO notices on every piece of land owned or managed by LBH. If the above assertions are correct then this PSPO would breach Local Government Association Guidelines** on 2 counts. Firstly, the guidelines would regard this PSPO as disproportionate by not targeting specific areas where specific problems have occurred and secondly it would be impractical to enforce for the reason explained above. I am also aware and can document (through my membership of Ruislip Woods Management Advisory Group) where the council has failed to consult properly prior to implementing prohibitions via PSPOs, as recommended by the LGA. Failing to consult with residents and stakeholders (and expert advisors where appropriate) in relation to PSPOs could potentially lead to inappropriate prohibitions or a lack of support for the PSPO within some groups, making it more difficult to enforce. At very best, it is bad for local democracy. It may be the case that the council believes that the LGA guidelines mentioned above are wrong so should be ignored, and I have in the past asked Democratic Services if this is the case but I got no definitive further response. I would be grateful to again ask the council whether it agrees with LGA guidelines on the implementation of PSPOs? My email address is johngscrivens@gmail.com I fully support the use of PSPOs in principle, but I believe the way the council is implementing them does not correspond in spirit or word to the underlying legislation, nor to the LGA guidelines and that this makes them susceptible to legal challenge and amounts to poor quality administration. I would therefore ask the council to review the way its implements PSPOs, in order to bring them in line with LGA guidance. *</p> <p>https://www.legislation.gov.uk/ukpga/2014/12/part/4/chapter/2/enacted **</p> <p>https://www.local.gov.uk/sites/default/files/documents/10.21%20PSPO%20guidance_06_1.pdf</p>
91	anonymous	<p>Enforcement of PSPO's have been an ongoing issue for years. Smoking/vaping and prohibiting dogs in children's play areas is a step too far.</p>

ID	Name	Responses
92	anonymous	I strongly object to the borough-wide blanket ban on the use of drones. I have a sub-250g mini drone that I use for leisure hobby use. It is insured, registered and used fully complying with the CAA drone code. To enjoy my hobby I have to drive miles out of my home borough which is an unreasonable prohibition on a legal activity that does not cause nuisance or anti-social bother. Our borough has a lot of open space that is not within the airport no-fly-zones or a public park where flying a small drone will cause no harm or nuisance.
93	anonymous	Dog Fouling in all green spaces, Including footpaths and green spaces on the top of west end lane with pathways to Sipson lane. Some dog owners do not pick up mess. There is no signage
94	anonymous	I am concerned about the proposed prohibitions against the use of amplification, the placing of tables/stands/signage, financial agreements, street trading and leaflet distribution. These activities are the core of legitimate campaigning activities and the rights to political or religious expression, the right to assembly and freedom of speech. Note that article 10 of the Human Rights Act states that: "Everyone has the right to freedom of expression. This right shall include freedom to hold opinions and to receive and impart information and ideas without interference by public authority and regardless of frontiers." The proposed prohibitions may interfere with the right to receive and impart information and ideas in particular.
95	anonymous	The Council seems to be going all Suella Braverman.
96	anonymous	PSPO covers places of leisure and does not address ASB in public spaces around residences, which causes immense anxieties and concerns, e.g. (1) drug dealing and drug taking also (2) dog fouling around public pathways and communal parking areas adjacent to homes, which leads to abuse when people are reminded about civic responsibilities. Area of concern around Charville Lane, Romney Road, Hoppner Road, Lawrence Road
97	anonymous	I do wish you would 'get real'. The current ASB team is NOT fit for purpose and rather than address that you seek to extend their remit - absolute nonsense. See how effective you are at dealing with the current concerns and you will see your performance is derisory and that is being kind. Explaining that you will now have a multi-agency response is just trying to pull the wool over residents eyes i.e. as if the police are going to get involved. Use the CCTV that you to prosecute offenders that will help fund more CCTV to tackle the further issues. Your enforcement agents avoid confrontation which whilst maybe understandable leads to them consistently turning a blind eye.
98	anonymous	These clauses are unreasonable and disproportionate, and will have a chilling effect on legitimate political and social campaigning: use of amplification equipment in town centres (Uxbridge, Hayes and Ruislip) placing of tables/stands/signage in town centres (Uxbridge, Hayes and Ruislip) street trading and leaflet distribution without proper consent.
99	anonymous	I do feel that some shop owners, I am thinking of along some parts of the Uxbridge Road Hayes/Hayes End, do seem to be able to ignore the rules of no parking on the pavement. I understand a brief time to unload stocks etc, but then cars, vehicles should be moved away.

6. Gender

[More Details](#)

[Insights](#)

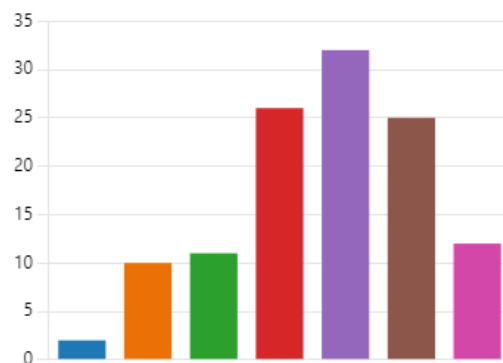
Female	63
Male	45
Prefer not to say	10
Other	0



7. What age range do you belong to?

[More Details](#)

Under 25	2
25-34	10
35-44	11
45-54	26
55-64	32
65+	25
Prefer not to say	12

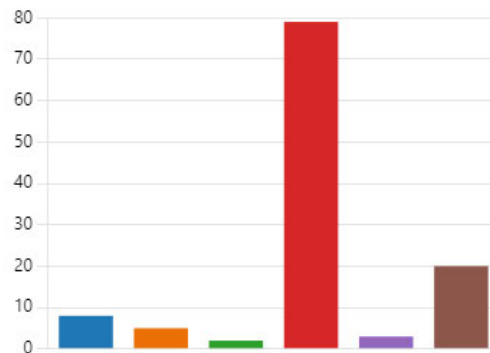


8. Which group best describes your ethnic background?

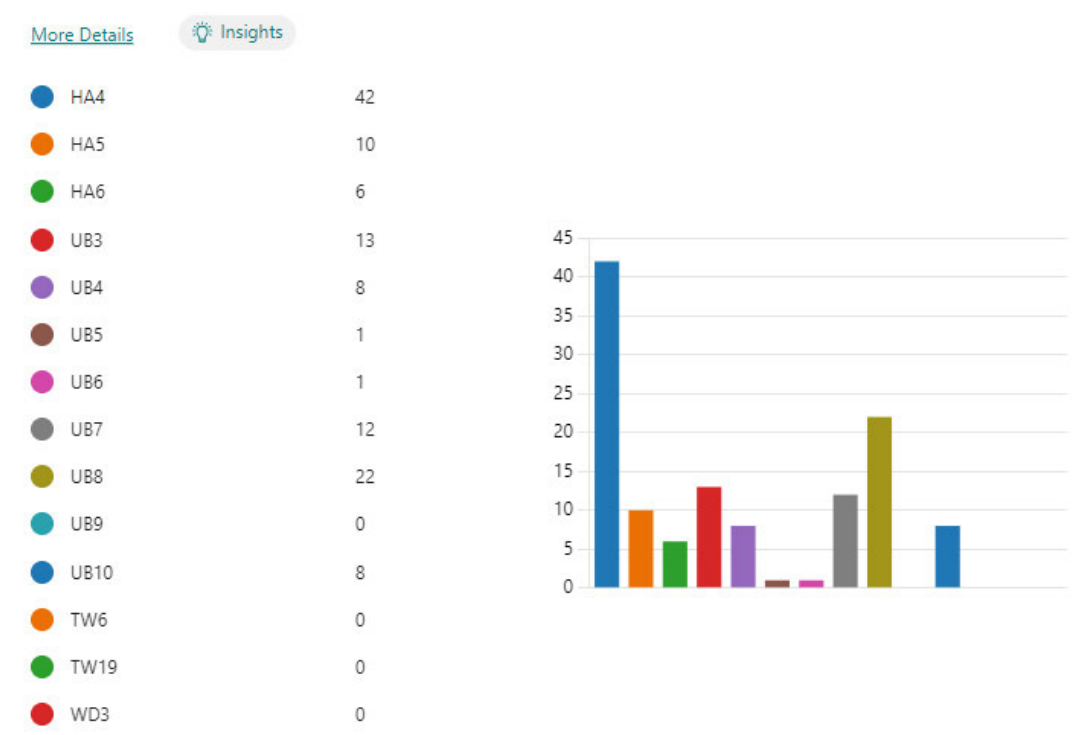
[More Details](#)

[Insights](#)

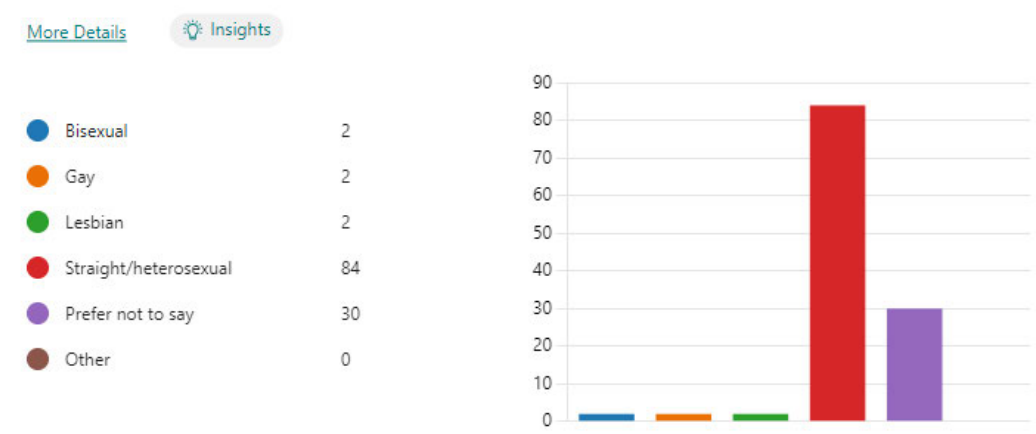
Asian or Asian British ethnic gro...	8
Black, Black British, Caribbean, o...	5
Mixed or multiple ethnic group ...	2
White group or background (En...	79
Other ethnic group or backgrou...	3
Prefer not to say	20



9. What is your postcode where you live, work or study in the borough?



10. Which of the following best describes your sexual orientation?

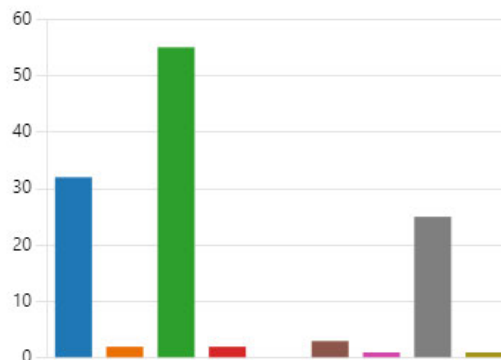


11. What is your religion or belief?

[More Details](#)


 Insights




	No religion	32
	Buddhist	2
	Christian (Catholic, Church of En...	55
	Hindu	2
	Jewish	0
	Muslim	3
	Sikh	1
	Prefer not to say	25
	Other	1



12. Do you have a disability? A physical or mental illness or condition that has a substantial and long-term effect on your ability to carry out normal day to day activities.

[More Details](#)

 Insights

	Yes	20
	No	85
	Prefer not to say	16



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Appendix 2 - Equality and Human Rights Impact Assessment

STEP A) Description of what is to be assessed and its relevance to equality

What is being assessed? Please tick ✓

Review of a service ☐ Staff restructure ☐ Decommissioning a service ☐

Changing a policy ☐ Tendering for a new service ☐ A strategy or plan ☒

Borough wide Public Spaces Protection Order 2023

Who is accountable? E.g. Head of Service or Corporate Director

Corporate Director Place

Date assessment completed and approved by accountable person

27th February 2023

Names and job titles of people carrying out the assessment

Joanne Howells, ASB & Environment Team Leader

A.1) What are the main aims and intended benefits of what you are assessing?

Hillingdon Council is committed to maintaining a clean and safe environment and it is the Council's responsibility to keep our public spaces and local environment clear of litter and obstructions and deal with other local environmental quality issues including anti-social behaviour.

The proposal to adopt a borough-wide Public Spaces Protection Order (PSPO) for Council public spaces is in line with this priority. In particular, issues of enviro-crime and anti-social behaviour, which includes matters that cause harassment,

annoyance and / or nuisance. The Council knows that the majority of those who live in, work in and visit the borough do keep the area clean and safe; however, it wants to ensure where this is not the case that it uses the relevant legislation and approaches to maintain a clean and safe environment.

The PSPO provides local authorities and Police with the necessary powers to introduce restrictions upon activity and behaviours deemed to be anti-social and occurring in “public spaces”. It is designed to restrict and prohibit certain behaviours, within the designated area, where evidential tests are satisfied.

A.2) Who are the service users or staff affected by what you are assessing? What is their equality profile?

The implementation of the PSPO is to be applied to everyone within the designated area, however, it is likely that it will have an increased negative impact on particular groups such as Disabled People, BME People, Homeless People, people on a low income, the working age population and potentially younger people as well.

Whilst the PSPO is designed to prohibit certain activities it is also designed to enable people to feel that Hillingdon is a safe and welcoming place for all. There are some sections of the community who currently don't feel that this is the case (i.e., some older people, disabled people, women, LGBT people, BME people etc), which could have a negative impact on the individuals and the likelihood that they will choose to visit the Borough.

The implementation of the PSPO could therefore potentially have a positive impact for some individuals.

A.3) Who are the stakeholders in this assessment and what is their interest in it?

Stakeholders	Interest
The Leader Councillor Ian Edwards Councillor Eddie Lavery Corporate Director Perry Scott Head of Service Stephanie Waterford	Provide a safe and improved service for residents A transparent and fair enforcement process Value for money in service delivery

A.4) Which protected characteristics or community issues are relevant to the assessment? ✓ in the box.

Age	X	Sex	
Disability		Sexual Orientation	
Gender reassignment			
Marriage or civil partnership		Carers	
Pregnancy or maternity		Community Cohesion	
Race/Ethnicity	X	Community Safety	X
Religion or belief		Human Rights	X

STEP B) Consideration of information; data, research, consultation, engagement

B.1) Consideration of information and data -

There is a requirement for a period of statutory consultation to be undertaken before a decision can be taken. It is important for the consultation to be both accessible and engaging with those likely to be affected by the order (positively and negatively). It must also consider the communication needs of those living within the designated area and ensure that they have access to translation services as required.

If the PSPO is implemented it will be important for authorised officers to consider the needs of the individual and their personal circumstances in order to make an informed decision as to the appropriate action to take (i.e. recommendation for support, advice, fine, criminal justice approach etc). It will also be important for authorised officers to ensure that any action taken is proportionate to and balanced against any risks posed, either to the individual or the wider community. This includes the seriousness of the offence, past history, the consequences of non-compliance and the likely effectiveness of the various enforcement options. It has outlined the need for a consistent yet flexible approach to the application of the PSPO, which must be tailored to the individual's needs and circumstances. One of the concerns is that the PSPO could be used as a tool to unfairly target sections of the community. It will be

important to evidence that the PSPO is therefore not used or is not perceived to be being used in this way.
It is envisioned that some or all of the following factors will have a greater impact on individuals; the risk of further deprivation, destitution or homelessness, risk of criminalising behaviour, risk to health (for those physically dependant on substances)

Consultation

B.2) Did you carry out any consultation or engagement as part of this assessment?

Please tick ✓ NO ☐ YES X ☐

Under Section 59 of the Anti-Social Behaviour Crime and Policing Act 2014 (“the 2014 Act”), a Public Spaces Protection Order (PSPO) may be made by the Council after consultation with the Police, and any other relevant bodies, groups, or individuals.

The PSPO places restrictions and/or requirements on people using the area defined by the PSPO. These can be blanket restrictions or targeted at groups (such as dog walkers) or apply at certain times. Breach of a PSPO is a criminal offence and could lead to a fixed penalty notice of £100 or a maximum penalty of £1000 if prosecuted.

The proposed prohibitions were identified looking at the evidence base, complaints to members, and issues which have an adverse effect to safety of residents and the wider public.

There was a period of statutory consultation which was both accessible and aimed at all residents and agencies likely to be affected by the order (positively and negatively).

An analysis of the consultation responses will inform the introduction and enforcement of a Hillingdon Borough Public Spaces Protection Order.

B.3) Provide any other information to consider as part of the assessment

Legal context

The council has a public duty to pay due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations (Equality Act 2010).

Financial context - standard text

Since 2010, the Business Improvement Delivery (BID) Programme has driven transformation across the Council, reducing costs and improving efficiency to ensure that in an environment of on-going funding reductions we continue to deliver high quality services that put residents first.

Hillingdon's approach to maintaining sound financial management ensures that our finances are in a robust position, and therefore the Council is well placed to respond to the combined challenge of on-going funding reductions, emerging inflationary

C) Assessment

What did you find in B1? Who is affected? Is there, or likely to be, an impact on certain groups?

C.1) Describe any **NEGATIVE** impacts (actual or potential):

Equality Group	Impact on this group and actions you need to take
Young People	<p>Where appropriate, provide increased educational information on alcohol harm and drug use to young people.</p> <p>ACTION – we will work closely with schools, colleges, and universities to ensure that there is a good understanding of the application of the order by their students, and support available where needed.</p> <p>An additional positive outcome in that by dealing with antisocial behaviour by way of FPNs as opposed to a criminal prosecution, offenders do not find their life chances affected by gaining a criminal record. This is particularly important for young people who probably constitute a significant portion of offenders.</p>
Disability	<p>The PSPO may affect those with poor physical and mental health.</p>

	Hillingdon Council regular meetings with the Police and with Community Safety Partners; including those who provide support and provisions for vulnerable people. Alleged offenders will be appropriately signposted to relevant support services. We will continue to refer and signposting individuals to commissioned support services
Poverty	There is some anecdotal information which suggests that some areas across the Borough have disproportionate street drinking and begging activity, whereas some more affluent areas are subject to issues around the 'night economy'. ACTION - The PSPOs will challenge this behaviour in all public spaces. All Agencies should be mindful of displacement and should consider appropriate actions
Street Population Community	The PSPO will affect those with dependency issues, a known problems for the street population community and can be the reason that led to someone becoming homeless. ACTION: We will ensure that enforcement is justified/ fair, is sensitive to needs and signposts appropriately to support provisions.

C.2) Describe any **POSITIVE** impacts

Equality Group	Impact on this group and actions you need to take
Age Race/Ethnicity Community Safety Human Rights	To introduce a Borough wide PSPO as an additional tool to enable council and police officers to manage specific types of anti-social behaviour. People will feel safer across the borough Community cohesion will increase as people feel safer in their neighbourhoods Coordinated response to ASB Reduced complaints and dissatisfaction from the public Access and signposting to support services more effective as pathways from ASB for vulnerable people are strengthened
	To raise awareness of the terms of the PSPO with all relevant groups For council and police officers to continue the partnership approach to tackling anti-social behaviour across Hillingdon Borough and in accordance with the Council's Corporate Enforcement and Anti Social Behaviour Policies.

	<p>To protect people from anti-social behaviour so they feel safe living, working and visiting the area.</p> <p>To continue to identify people with vulnerabilities and provide appropriate advice, signposting information and/or referrals on their behalf (e.g. safeguarding).</p> <p>To work with partners to effectively investigate and tackle anti social behaviour, avoiding duplication whenever possible.</p> <p>To respond to children (17 years and under) acting anti-socially in the city centre as a need for support / safeguarding as an alternative to PSPO formal enforcement.</p> <p>To apply the PSPO prohibitions and requirements to all persons (apart from those 17 years and under).</p>

D) Conclusions

The creation of the Anti-Social Behaviour (ASB) legislation has given local authorities the opportunity to bring in proportionate measures for a maximum of 3 years and is being adopted by many local authorities in the UK. Section 70 of the Anti-Social Behaviour Crime and Policing Act 2014 allows for a PSPO to supersede any byelaw once in operation

The initiative will also support the delivery of the Council's borough plan. This will include supporting strategic themes around Putting residents first. The introduction of the PSPO will impact on the lives of people who live, work and visit the Borough. The proposed restrictions will impact positively on people whose protective characteristics are impacted upon by the anti-social behaviour the order is designed to address.

Young people in breach of the order will be referred through safeguarding arrangements when appropriate. Mental health considerations are assessed on a case-by-case basis and support and early intervention is used prior to more serious enforcement action.

Environmental Enforcement and Street Scene Officers will police the order primarily however there will be some assistance from relevant Safer Neighbourhood Teams.

Signed and dated:.....J Howells.....27/02/2023

Name and position:.....Joanne Howells, Team Leader, ASB & Environment Team

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Public Spaces Protection Order

Anti-Social Behaviour Crime and Policing Act 2014 s.59

Notice is hereby given that London Borough of Hillingdon ("the Council") has made the following Public Spaces Protection Order under section 59 of the Anti-Social Behaviour Crime and Policing Act 2014 ("the Act"):

The land described in the schedule below ("the restricted areas") being land in the area of the Council is land to which the Anti-Social Behaviour Crime and Policing Act 2014 applies and will be protected by the making of this Order

The Order may be cited as the (Parks and Public Places) Public Spaces Protection Order ("the Order") and came into force on 1st August 2023 for a duration of 3 years.

1. The Public Spaces Protection Order (Borough Wide) 2023

The effect of the Order is to impose the following prohibitions within the 'Restricted Area' relating to all public spaces shown in Schedule 1:

Alcohol and Drugs:

- a) A person commits an offence if without reasonable excuse they are in possession of an open container of alcohol and/or are consuming alcohol (other than in premises licensed for the sale of alcohol or at a venue where a Temporary Event Notice is in place) after having been required to stop by an authorised person.
- b) A person commits an offence if without reasonable excuse they fail to hand over immediately any alcohol, whether in an open or closed container, when required to do so by an authorised person who believes that the person has consumed, is consuming or intends to consume alcohol in breach of the prohibition 1 (a) above.
- c) A person commits an offence if without reasonable excuse they are under the influence of controlled drugs and/or other psychoactive substance.

Penalties - In the restricted areas any person who continues drinking alcohol having been required to desist by an authorised officer under condition (a) above or fails to hand over any alcohol in his or her possession when required to do so by an authorised officer under condition (b) a above commits an offence under section 63 and is liable on summary conviction to a fine not exceeding level 2 on the standard scale or fixed penalty notice of a maximum £100

Vehicles:

- d) A person commits an offence if without reasonable excuse, they drive a motorised, electric or powered vehicle over any footway, footpath, grass verge adjacent to any part of the public highway or within the Councils Green Spaces. (This prohibition does not apply to those persons using mobility vehicles).



HILLINGDON

LONDON

- e) A person commits an offence if without reasonable excuse, they leave a parked or stationary vehicle engine running on any part of the Public Highway.
- f) A person commits an offence if they use remote controlled model vehicles or aircraft that is likely to cause nuisance from noise or cause harassment, alarm, or distress to another person.
- g) A person commits an offence if they use drones or small unmanned aircraft (SUA) of any mass without the express consent of the Council (condition to apply to the parks and open spaces set out in Annex 1 to this order)
Penalties – A person who is guilty of an offence under this part of the order shall be liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Car Meets, Street Racing

- h) A person commits an offence if they participate in 'Car meets, street racing' anywhere within the Restricted Areas outlined in the plans annexed to this Order. Participating in 'Car Cruising' means being the driver of, or being carried in or on a motor vehicle, when two or more vehicles (including motorbikes) being on a highway, or a publicly accessible place, at which any such vehicle, or occupant of a vehicle, performs any of the activities listed below:
 - i. Speeding
 - ii. Driving in Convoy
 - iii. Racing
 - iv. Performing stunts
 - v. Sounding horns or playing music as to cause nuisance
 - vi. Using foul or abusive language
 - vii. Using threatening, intimidating behaviour towards another person
 - viii. Causing obstruction on a public highway, whether moving or stationary.
 - ix. Causing obstruction on a public highway, whether moving or stationary.
- i) Participating in any activity stated in clause (h) as a passenger or driver of a vehicle within the Restricted Areas.
- j) Congregating in the Restricted Areas to spectate in any activity stated in clause (h).
- k) Using any water outlet for the purpose of flooding the road to facilitate performing stunts in the Restricted Areas.

- l) To promote, organize or publicise, via email, the internet, Facebook, Twitter or similar social media, or any publication or broadcast any 'car cruising' within the Restricted Areas

Urinating, defecating & spitting

- m) No person shall urinate, defecate, or spit within any public place within the administrative area of the London Borough of Hillingdon (The 'Restricted Area'), except in a premise designed for that purpose.

Penalties – A person who is guilty of an offence under this part of the order shall be liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Dogs and vermin

- n) A person commits an offence if they are in sole charge of more than four dogs in a public place within the administrative area of the London Borough of Hillingdon (The 'Restricted Area') without a licence.
- o) Where a valid licence is in force, a person commits an offence if they are in sole charge of more than six dogs in a public place within the administrative area of the London Borough of Hillingdon (The 'Restricted Area').
- p) A person commits an offence if, without reasonable excuse, any dog in their charge defecates on land within the 'restricted area' and they fail to remove the faeces and deposit it in a dog faeces receptacle, forthwith.
- q) A person commits an offence if they fail to place a lead on a dog (which at the time the person is in charge of or responsible for) when the dog is on a pavement by a road (within 3 metres of a carriageway) or when required to do so by an authorised officer.
- r) A person commits an offence if they place or distribute of any type of food source in a street or Green Space to either feed or attract birds or vermin.

Penalties – A person who is guilty of an offence under this part of the order shall be liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Notes relating to condition (k) - placing faeces in a receptacle on the land which is provided for the purpose or for the disposal of waste, shall be sufficient removal from the land under requirement (k) above; being unaware of the defecation or not having a device for or other suitable means of removing the faeces shall not be a reasonable excuse for failing to remove the faeces; this requirement does not apply if the person is a registered assistance dog owner.

Parks and Open Spaces

- s) A person commits an offence if they light or are in control of or responsible for activity involving a fire, barbecue, or fireworks without the express consent of the Council.
- t) A person commits an offence if they use any device designed or adapted for detecting or locating any metal or mineral on or in the ground without the express consent of the Council.
- u) A person commits an offence if they smoke any substance including cigarettes, cigars, electronic cigarettes (vapes), herbal cigarettes or similar within the boundary of a children's play area.
- v) A person commits an offence if they engage in any type of fishing or dredge or remove any material from any park or open space without the express consent of the Council.
- w) A person commits an offence if they do not leave a park at the designated closing time or when required to do so by an authorised officer.

- x) A person commits an offence if they do not extinguish a fire and/or barbecue or firework (if appropriate and safe to do so), removing all waste and/or associated items for safe disposal.
- y) A person commits an offence if they fail to ensure that any dog (which at the time the person is in charge of or responsible for) having entered a children's play area, leaves that play area forthwith.
- z) A person commits an offence if they use a microphone, loudspeaker, megaphone, loud hailer, or any other similar equipment designed to amplify the volume of speech or music unless authorised by the council.

General Prohibitions

- aa) A person commits an offence if they encamp (with or without a vehicle) without the express consent of the Council.
- bb) A person commits an offence if they are Being verbally abusive to any person or using foul language or behaving in a way which causes or is likely to cause harassment, alarm or distress to another person.
- cc) A person commits an offence if they are engaged in the act of begging for food or money that causes harassment, alarm, or distress to another person.

Obstruction

- dd) Any person who attempts to obstruct an Authorised Officer in carrying out their duties under this Public Spaces Protection Order shall commit an offence.
- ee) Obstruction includes, but is not limited to, giving false information, physically obstructing an Authorised Officer, and refusing to comply with any reasonable instruction given to ensure compliance with this PSPO.

2. The Public Spaces Restriction Order (Town Centres) 2023

The effect of the Order is to impose the following prohibitions within the Uxbridge, Hayes, Ruislip town centres being 'Restricted Town Centre Areas' relating to all public spaces shown in Schedule 2:

Amplification

- a) No person shall use a microphone, loudspeaker, megaphone, loud hailer or any other similar equipment designed to amplify the volume of speech or music unless authorised by the council.
- b) No person shall use mains electricity, battery, or generator power for the purposes of amplification unless authorised as above.
- c) This does not prevent free speech as long as carried out without the use of any equipment stated in 2(a) or 2(b)
Any person who without reasonable excuse fails to comply with this prohibition commits an offence.

Placing of tables, stands, signage or other installations

- d) No person(s) shall place a table/stand/signage or similar within any part of the public area without written authorisation from the Council.

Financial agreements in the street

- e) Any person involved in stopping people for the purpose of encouraging them to enter into financial agreements for charitable or other purposes, must only operate from a stand and may only approach people a maximum of 2 metres from the stand.
- f) No stand must be placed on the public highway, which includes the pedestrianised area, without the authorisation of the Council.

Street Trading and leaflet distribution

- g) No person shall sell any product or item in outdoor public spaces within the restricted area without having the express written permission or licence from the Council. This includes persons selling from bags, trolleys, or other mobile means.
- h) No person(s) shall distribute any free leaflet, pamphlet, or written word without authorisation of the Council.

NB – 'Authorisation' means Highway Event Permit, Premises Licence, Temporary Event Notice, Green Spaces Lease Agreement, Busking Permit, Leaflet Distribution Permit or other written permission from the Council. Authorisations must be approved prior to any of the above activities taking place and must be available on request by Authorised Officers of the Council.

Schedule of the restricted areas:

Schedule 1 – Whole Borough

Schedule 2 – Town Centres

‘Authorisation’ means Highway Event Permit, Premises Licence, Temporary Event Notice, Street Trading Licence, Green Spaces Lease Agreement, Busking Permit, Leaflet Distribution Permit or other written permission from the Council.

"Park" means all Parks and Open Spaces that are managed, owned or under the control of The London Borough of Hillingdon.

"Public Place" means all land in the open air (including any park, open space, street or highway) owned maintained or managed by the Council.

Definitions:

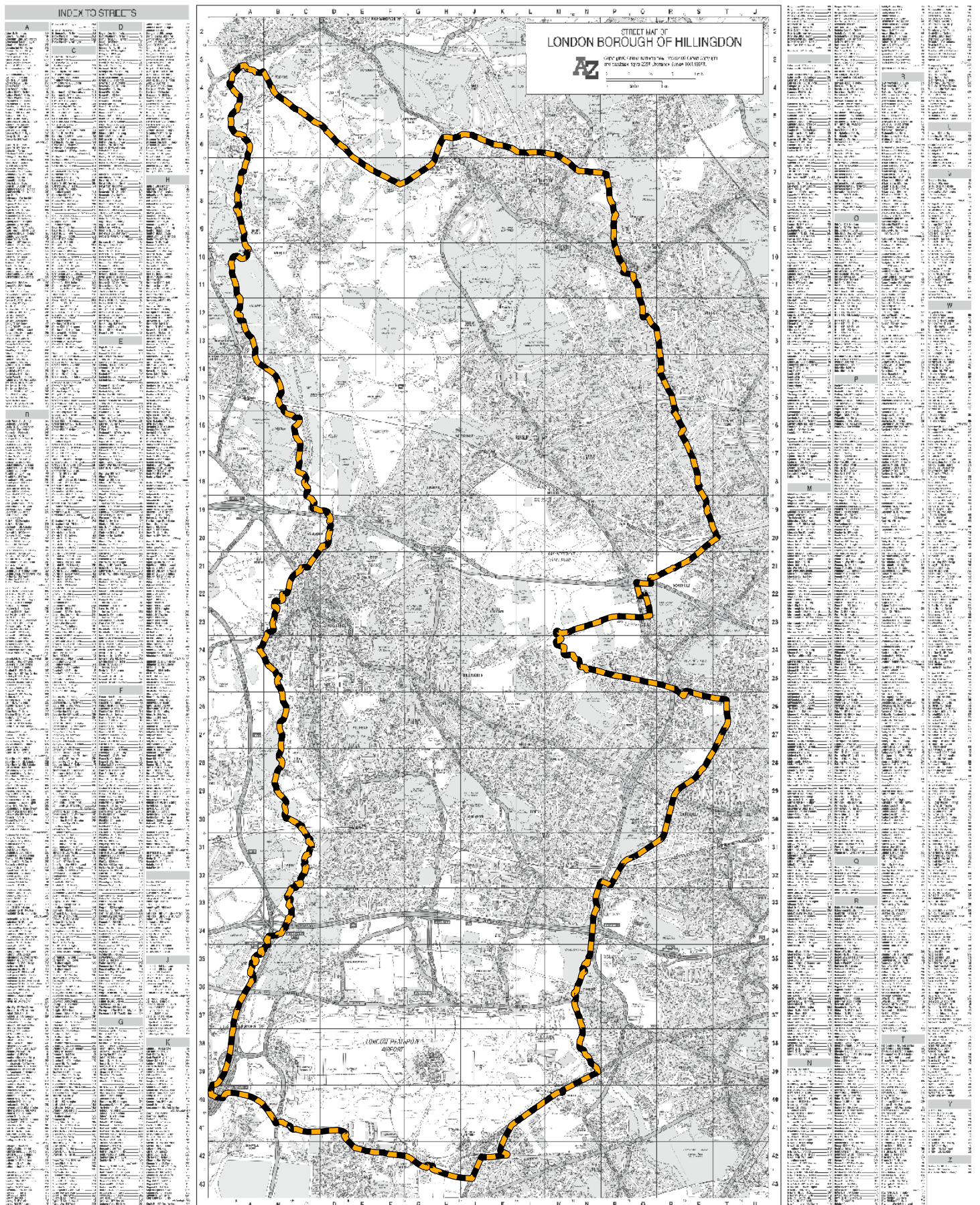
For the purpose of this Order, the following definitions will apply:

1. Alcohol - this has the meaning given by Licensing Act 2003 s191.
2. Controlled Drugs - this has the meaning given by Parts I, II, III and IV of [Schedule 2 to the Misuse of Drugs Act 1971](#) and in Schedule 1,2,3,4, or 5 of the Misuse of Drugs Regulations 2001, unless prescribed by a medical practitioner. The legislation regarding Controlled Drugs is subject to change and current information regarding Controlled Drugs can be found at www.dh.gov.uk.
3. Psychoactive Substances - this has the meaning given by Psychoactive Substances Act 2006 section 2(2).
4. Product - means an article or substance that is manufactured or refined for sale.
5. Street furniture - means objects placed or fixed in the street for public use, such as post-boxes, road signs, and benches.
6. Food source - means any substance containing nutrients, such as carbohydrates, proteins and fats that can be ingested by a living organism and metabolized into energy and body tissue.
7. Powered vehicles - mobility scooter and other forms of powered mobility devices for the disabled are excluded.

General

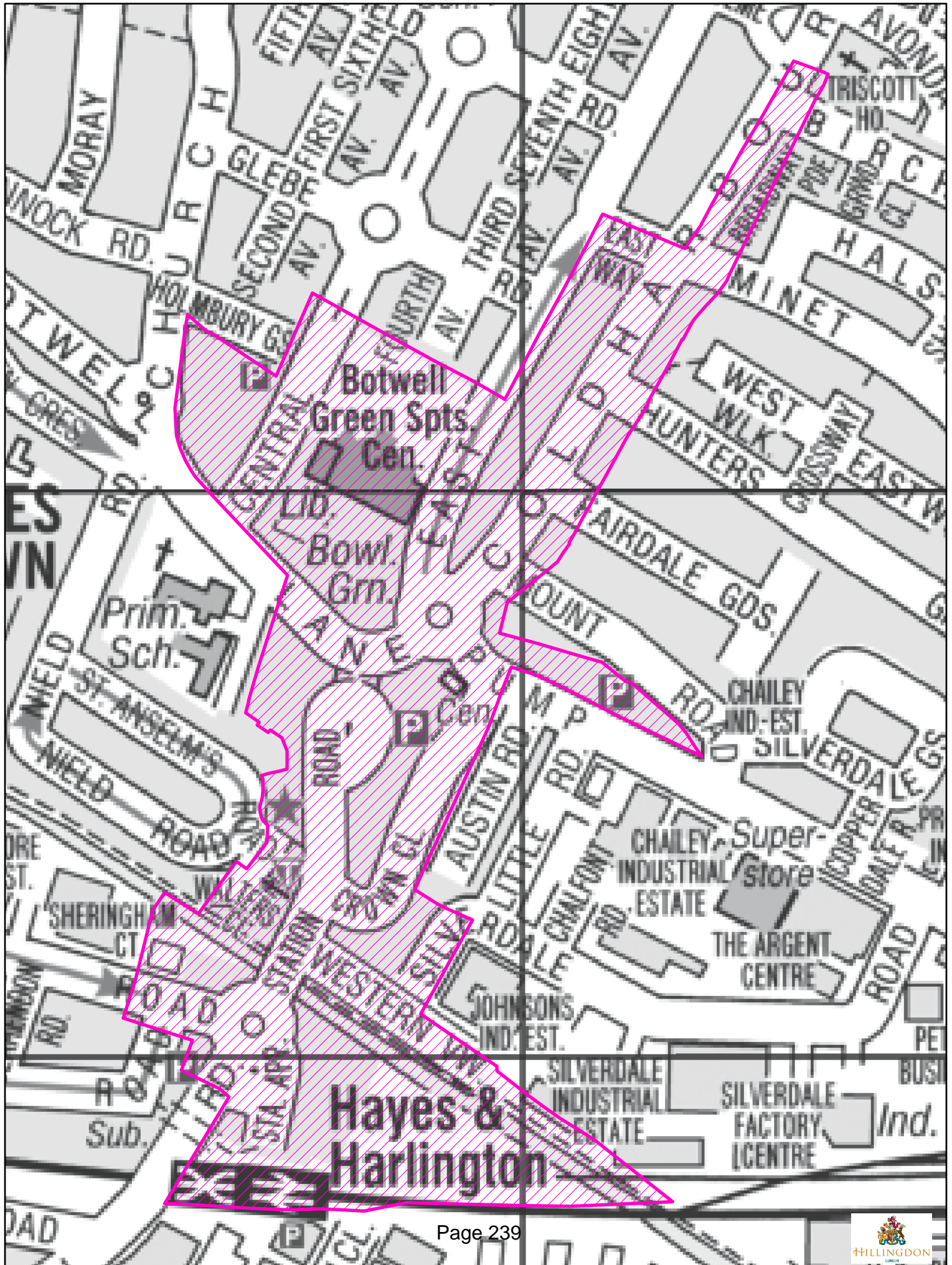
An authorised officer means a Local Authority Employee, a person designated by the Local Authority, a Police Officer or Police Community Support Officer. The Council is satisfied that the conditions set out in sections 59, 64 & 72 of the Act have been satisfied and that it is in all the circumstances expedient to make this order for the purposes of reducing anti-social behaviour in the restricted areas. The Council makes the order because anti-social behaviour in the restricted areas has had a detrimental effect on the quality of life of those in the locality. The effect or likely effect of this is of a persistent or continuing nature such as to make this unreasonable, and justifies the restrictions imposed in this order. If any "interested person" desires to question the validity of this Order on the grounds that the Council had no power to make it or that any requirement of the Act has not been complied with in relation to this Order, he or she may apply to the High Court within six weeks from the date on which this Order is made.

London Borough of Hillingdon

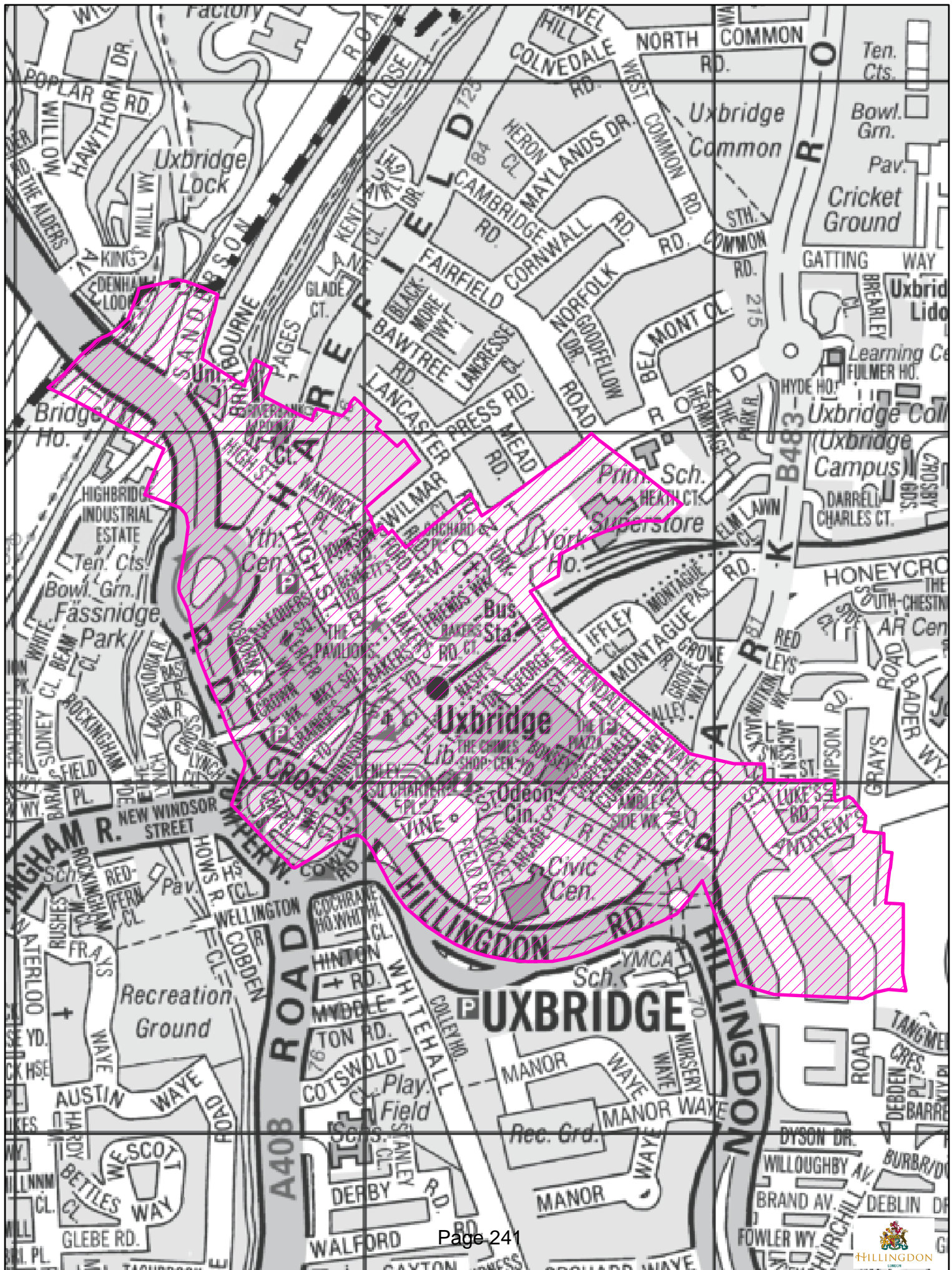


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Hayes



Uxbridge



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COUNCIL BUDGET -

2023/24 REVENUE AND CAPITAL MONTH 2 BUDGET MONITORING

Cabinet Member	Councillor Martin Goddard
Cabinet Portfolio	Cabinet Member for Finance
Officer Contact	Andy Evans, Corporate Director of Finance
Papers with report	None

HEADLINES

Summary	<p>This report provides the Council's forecast financial position and performance against the 2023/24 revenue budget and Capital Programme.</p> <p>A marginal £23k underspend is reported against General Fund revenue budget normal activities as of May 2023 (Month 2). As would be expected at this early stage in the financial year, there are a number of risk areas and potential pressures being managed to deliver this headline outturn. Unallocated reserves are projected to total £26,869k at 31 March 2023.</p> <p>While exceptional inflationary pressures were included and funded through the Council's budget strategy, such pressures remain stubbornly high with a £3,622k release from Earmarked Reserves projected to meet this potential pressure. Inflation continues to remain at high levels, albeit that latest data indicates a reduction from 8.7% to 7.9%. Together with other planned applications, Earmarked Reserves are forecast to total £14,513k at 31 March 2023.</p> <p>The Dedicated Schools Grant (DSG) monitoring position is an in-year overspend of £4,462k at Month 2, this overspend is due to ongoing pressures in the cost of High Needs placements. The cumulative deficit carried forward to 2024/25 is £20,879k.</p> <p>No material variances have been reported across the Housing Revenue Account or Capital Programme.</p>
Putting our Residents First	<p>This report supports the following Council objective of: <i>Strong financial management</i>.</p> <p>Achieving Value for Money is an important element of the Council's Medium Term Financial Plan.</p>
Financial Cost	N/A

Relevant Select Committee	Finance & Corporate Services
Relevant Ward(s)	All

RECOMMENDATIONS

That the Cabinet:

1. Note the budget monitoring position and treasury management update as at May 2023 (Month 2) as outlined in Part A of this report.
2. Approve the financial recommendations set out in Part B of this report

Reasons for recommendation

1. The reason for **Recommendation 1** is to ensure that the Council achieves its budgetary objectives, providing Cabinet with the update on performance at Month 2 against budgets approved by Council on 23 February 2023 contained within **Part A** of this report. An update on the Council's Treasury Management activities is included within this section of the report.
2. **Recommendation 2** seeks approval for the range of financial recommendations set out within **Part B** of this report, which may include acceptance of grant funding, revisions to fees & charges and ratification of decisions taken under special urgency provisions.

Alternative options considered / risk management

3. There are no other options proposed for consideration.

Select Committee comments

4. None at this stage.

PART A: MONTHLY BUDGET MONITORING

SUMMARY

GENERAL FUND REVENUE

5. A marginal underspend of £23k is reported against General Fund revenue budget normal activities as of May 2023 (Month 2), with a range of risks and pressures being managed within this position. This will result in unallocated General Balances totalling £26,869k at 31 March 2023, in line with MTFF expectations.
6. Over and above specific variances being reported, there are three key risk areas which continue to be closely monitored; progress in delivery of savings, demand-led services and inflationary pressures.
 - a. Within this position, £10,141k of the £22,762k savings planned for 2023/24 are banked or on track for delivery in full by 31 March 2024, with £7,953k or 35% tracked as being at an earlier stage of implementation. Where slippage in savings delivery is expected this has been factored into the reported monitoring position, with the full £22,762k savings expected to be delivered in full.
 - b. At this early stage in the financial year, no pressures have been reported against demand-led service budgets, although a significant increase in approaches by households seeking support with homelessness will necessitate a significant level of management action to avoid a pressure in this area.
 - c. The 2023/24 budget incorporated £21,691k growth to fund inflationary pressures, with current projections indicating that a further £3,622k additional funding may be required, in part to meet the costs of a higher pay award. Specific provision has been made within the Council's Earmarked Reserves to meet such costs, with this sum being supplemented in-year by £1,500k windfall income from the West London Waste Authority.
7. The Council holds Earmarked Reserves to manage risks and fund cyclical and project-based activities, with £20,060k being held at the beginning of 2023/24. Based on the Month 2 forecast, including the projected Local Authority pay award and an estimation for further inflationary demands above the approved budget totalling £3,622k, the Council is forecasting to drawdown £5,547k of this balance, leaving a projected closing balance of £14,512k as at 31 March 2024 to support the Council's ongoing financial resilience and fund project and cyclical based work in 2024/25 and beyond.
8. Within the Collection Fund, a surplus of £136k is reported at Month 2, with the surplus being derived from a favourable position within Business Rates of £1,695k from an increase in the Council's rating list above the budgeted position approved by Council in February 2023, offset by a slower than budgeted growth in Council Tax, linked to the ongoing slowing down in the construction industry due to the impacts of inflation and economic conditions on the viability of development. This position is compounded by an adverse position reported against Council

Tax Support as demand was impacted by the cost-of-living crisis, although has started to decline again in line with budgeted assumptions, these pressures lead to a forecast deficit of £1,558k on Council Tax. These in-year pressures on Council Tax are being mitigated through the overachievement of Business Rates income, resulting in a net £136k favourable movement against the approved budget.

9. The Collection Fund position has high exposure to both COVID-19 legacy impacts and broader economic conditions, which have the potential to significantly affect the finances of individual households and businesses, and therefore this remains an area under close review. Variances against the Collection Fund do not directly impact upon the 2023/24 monitoring position, but instead the variance up to Month 9 will be factored into the Council's budget proposals for the forthcoming year to be presented to Cabinet in December 2023 as part of the consultation budget, with any variances from Month 10 to outturn not impacting until 2025/26 with resulting impacts on MTFF forecasts.

GENERAL FUND CAPITAL

10. As at Month 2 a breakeven position is reported on the 2023/24 General Fund Capital Programme of £162,613k, with the forecast outturn variance over the life of the 2023/24 to 2027/28 programme similarly estimated to breakeven at this early stage of the year. General Fund Capital Receipts of £33,304k are forecast for 2023/24 and are forecast to reach the income target of £93,617k for the five years to 2027/28. Overall, Prudential Borrowing required to support the 2023/24 to 2027/28 capital programme is forecast to be on budget at £67,787k, with overall borrowing levels projected to peak at £305,669k in 2024/25 in line with the MTFF.

SCHOOLS BUDGET

11. The Dedicated Schools Grant (DSG) monitoring position is an in-year overspend of £4,462k at Month 2. This overspend is due to ongoing pressures in the cost of High Needs placements, where due to a lack of capacity in borough, the number and cost of independent placements has increased significantly since the budget was set and is a key area of review within the Safety Valve work. Inflationary pressures across the sector have continued to increase and are impacting on the costs of High Needs placements within each type of school setting. When the £21,887k deficit brought forward from 2022/23 is considered, along with the revised Safety Valve funding for 2023/24, the cumulative deficit carried forward to 2024/25 is £20,879k. This remains an area of significant activity, in terms of managing out the structural deficit on this account.

HOUSING REVENUE ACCOUNT

12. The Housing Revenue Account (HRA) is currently forecasting a breakeven position at Month 2, although the risk of inflationary pressures is being closely monitored. The 2023/24 closing HRA General Balance is forecast to be £15,101k, exceeding the £15,000k target level established for 2023/24. The use of reserves is funding investment in new housing stock. A breakeven position is reported against £111,663k 2023/24 HRA Capital Programme at this early stage of the year.

FURTHER INFORMATION

General Fund Revenue Budget

13. A marginal £23k underspend is projected across the General Fund at Month 2, with the following section of this reporting providing an overview of emerging variances and management action in place to deliver this position. General Fund Balances are expected to total £26,869k at 31 March 2024, and therefore remain within the recommended range 2022/23 of £22,000k to £41,000k as approved by Cabinet and Council in February 2023.

Table 1: General Fund Overview

Service	Month 2		Variance (As at Month 2) £'000	Variance (As at Month 1) £'000	Movement from Month 1 £'000
	Approved Budget £'000	Forecast Outturn £'000			
Service Operating Budgets	260,739	260,716	(23)	0	(23)
General Contingency	500	500	0	0	0
Unallocated Budget Items	2,039	2,039	0	0	0
Subtotal Expenditure	263,278	263,255	(23)	0	(23)
Corporate Funding	(263,278)	(263,278)	0	0	0
Total Net Expenditure	0	(23)	(23)	0	(23)
Balances b/fwd	(26,846)	(26,846)			
Balances c/fwd 31 March 2024	(26,846)	(26,869)			

14. The Council's budget contains a number of areas subject to demographic pressures and higher levels of volatility which are closely monitored and discussed in the Budget Strategy & MTFP under the "demand-led growth" banner. These budgets total £134,957k for 2023/24, with latest forecasts remaining consistent with this position, with more detailed commentary on each of these areas set out in the portfolio commentary below.
15. Within the Council budget there is a Managed Vacancy Factor across the board of 3.5%, or £4,573k, to reflect natural levels of turnover and resulting structural underspend in the workforce budgets. Current indications are that the higher vacancy rate experienced during 2022/23 will continue into the new financial year and therefore result in an underspend over and above the Managed Vacancy Factor. The Council continues to closely manage recruitment activity, with post-level establishment controls providing a key mechanism for managing workforce costs at the organisational level.
16. The Council budgeted for a pay award in 2023/24 of 4%, however, due to the exceptional inflationary environment, the current pay offer exceeds this sum and equates to approximately 5.7% with an allowance of £2,622k being in place to meet this additional uplift in the Council's workforce expenditure included in the forecast use of the Council's identified earmarked reserve for exceptional inflationary pressures above the Council's approved budget.
17. Further provision for use of Earmarked Reserves has been included in this position, with £1,685k support for local priority initiatives, £1,535k release of grant funding to cover brought forward COVID-19 pressures in the Collection Fund, £1,000k further provision for inflationary

risks and a net £205k of other costs. Windfall income from the West London Waste Authority's Energy from Waste operations have allowed £1,500k to be allocated to Earmarked Reserves, resulting in a net drawdown of £5,547k to leave a closing balance of £14,513k at 31 March 2024.

Progress on Savings

18. The savings requirement for 2023/24 is £21,197k, which together with £1,565k brought forward from 2022/23, which gives an overall total of £22,762k to be managed in the current financial year. The savings being reported as undelivered in 2022/23 (£1,565k) were attributable to the Council managing measures required to contain and offset inflationary pressures as well the ongoing legacy issues associated with the COVID-19 pandemic. This value has been added to the budgeted savings agreed as part of the 2023/24 budget.

Table 2: Savings Tracker

Cabinet Member Portfolio	Blue Banked £'000	Green Delivery in progress £'000	Amber I Early stages of delivery £'000	Amber II Potential problems in delivery £'000	Red Serious problems in delivery £'000	Total £'000
Cabinet Member for Property, Highways & Transport	(671)	(147)	(736)	(303)	0	(1,857)
Cabinet Member for Finance	0	(100)	(17)	0	0	(117)
Cabinet Member for Corporate Services	(396)	(510)	(578)	0	0	(1,484)
Cabinet Member for Residents' Services	(4,080)	(1,042)	(5,762)	(559)	(1,083)	(12,525)
Cabinet Member for Children, Families & Education	(150)	(150)	(361)	(774)	0	(1,434)
Cabinet Member for Health and Social Care	(830)	(1,565)	0	0	0	(2,395)
Cross-Cutting	(500)	0	(500)	(1,950)	0	(2,950)
Total 2022/23 Savings Programme	(6,627)	(3,514)	(7,953)	(3,586)	(1,083)	(22,762)
Month on Month Movement	29%	15%	35%	16%	5%	100%

19. As of Month 2, £6,627k (29%) of the savings programme has already been banked, with a further £3,514k (15%) being reported as delivery in progress and £11,539k (51%) in the early stages of delivery which are ultimately expected to be delivered in full. There are a further £1,083k of savings recorded as having a serious problem with timely delivery, these savings could ultimately slip into 2024/25. Key items within this £1,083k include £600k linked to PCN banding changes where third part approval is required ahead of implementation, with the remainder of this sum relating to timing issues on practical implementation of two further projects.
20. Where savings are at risk of not being delivered in full during 2023/24, the associated pressures have been factored into the monitoring position with compensating actions bringing

the overall position back to breakeven. At this time, it is expected that the full £22,762k will ultimately be delivered in full or replaced with alternative measures in the event of any ongoing shortfall.

21. The Council is permitted to finance the costs associated with the delivery of this savings programme through Capital Receipts, with both one-off implementation costs and the support for service transformation being funded from this resource. Current projections include £4,205k for such costs, with all such costs subject to a specific funding strategy. It is anticipated that these pump priming costs will be financed from a combination of the £3,000k budget established for this purpose in 2023/24, alongside release of additional Capital Receipts secured during 2022/23.

Service Operating Budgets

22. Service Operating Budgets represent the majority of the Council's investment in day-to-day services for residents. With the Council continuing to operate in a high inflation environment driven by global and national influences, these budgets were supplemented with £21,691k of funding to meet forecast inflationary pressures and £12,753k for demographic and other drivers impacting on demand for services going into the 2023/24.
23. Table 3 represents the position reported against normal activities for the Service Operating Budgets, the salient risks and variances within this position are summarised in the following paragraphs.

Table 3: Service Operating Budgets

Cabinet Member Portfolio		Approved Budget	Forecast Outturn	Variance (As at Month 2)	Variance (As at Month 1)	Movement from Month 1
		£'000	£'000	£'000	£'000	£'000
Property, Highways & Transport	Expenditure	20,170	19,810	(360)	0	(360)
	Income	(10,602)	(10,242)	360	0	360
	Sub-Total	9,568	9,568	0	0	0
Finance	Expenditure	140,546	140,045	(501)	0	(501)
	Income	(106,144)	(106,243)	(99)	0	(99)
	Sub-Total	34,402	33,802	(600)	0	(600)
Corporate Services	Expenditure	26,442	26,260	(182)	0	(182)
	Income	(1,731)	(1,849)	(118)	0	(118)
	Sub-Total	24,711	24,411	(300)	0	(300)
Residents' Services	Expenditure	68,638	70,057	1,419	0	1,419
	Income	(46,466)	(46,059)	407	0	407
	Sub-Total	22,172	23,998	1,826	0	1,826
Children, Families & Education	Expenditure	96,236	96,087	(149)	0	(149)
	Income	(24,085)	(24,103)	(18)	0	(18)
	Sub-Total	72,151	71,984	(167)	0	(167)
Health & Social Care	Expenditure	131,023	130,268	(755)	0	(755)

	Income	(33,288)	(33,315)	(27)	0	(27)
	Sub-Total	97,735	96,953	(782)	0	(782)
Total Service Operating Budgets		260,739	260,716	(23)	0	(23)

24. As can be seen from the table above, Service Operating Budgets are forecasting a marginal underspend of £23k which is the cumulative effect of a number of variances which are briefly outlined below by Cabinet Portfolio:

- a. **Property, Highways & Transport** – A net breakeven position is forecast for the portfolio, with the income pressure of £360k being driven by a lower than budgeted level of recharge income as a result of reduced activity with this is being offset by lower spend on this activity.
- b. **Finance** – A net underspend of £600k is reported at Month 2 driven by a reduction in the Council's energy requirements, this is being compounded by a number of small overachievements against income targets, with additional grant funding being provided to support Ukraine support provided in the borough and a favourable variance against investment income as a result of high interest rates. This position further benefits from a net underspend against staffing as a result of management action to contain expenditure in this area to support pressures against the wider forecast outturn.
- c. **Corporate Services** – a net underspend of £300k is reported, with the underspend being driven by a number of small variances, with the staffing position forecast to deliver this underspend across the various services within the Corporate Services portfolio, with this position compounded by additional grant funding to support Ukraine refugee support.
- d. **Residents' Services** – an overspend of £1,826k is forecast for this portfolio, with a gross pressure of £3,426k included within the position offset by £1,600k of measures to reduce the pressure to the reported level, with this variance being driven by three key areas:
 - i. Firstly, the saving programme within the Green Spaces is being impacted by external factors, including exception inflationary pressures, leading to approximately a third of the reported pressure.
 - ii. Secondly a third of the pressure is being driven by the Community Safety & Enforcement service, with these pressures being driven by a combination of issues at Heathrow, including Brexit related changes and a cessation of Government funding, as well as pressures against parking income as recovery rates from the pandemic continue to track below budgeted predictions.
 - iii. Finally, pressures within the Planning Service are driving a large quantity of the remaining pressure as a result of income pressures against fees and charges, as well as expenditure pressures from staffing costs and the use of external consultants to carry out planning activities.

- iv. The above pressures are being managed down by measures aimed at delivering a £1,600k reduction in expenditure, predominantly through staffing spend controls.

Within this portfolio there are two areas that fall within the Council's Demand-Led Growth section of the budget strategy as a result of the impacts of demographics and volatility, with these two areas being Homelessness Prevention and Waste Disposal. Homelessness Prevention is experiencing a substantial uplift in demand with a gross pressure of £735k to be managed out during 2023/24 through a variety of approaches. Waste Disposal is currently forecast to come in on budget, with current forecast being in line with the Demand-Led Growth bid included in the budget proposals in February 2023.

- e. **Children, Families & Education** – an underspend of £167k is being forecast at Month 2, with education functions including SEND and Adult Education largely breaking even, with additional expenditure being incurred to support Children in Need alongside the running of the Early Years Centres, offset by a reduction in the cost of service delivery for Looked After Children and measures put in place to contain staffing expenditure to deliver a further benefit for the portfolio.

Within this portfolio, there are three services that are reported in the Council's budget strategy under Demand-Led Growth: Children's Placements, Asylum Funding and SEND Transport. While there remains inherent volatility in demand for Looked after Children and Asylum services, at the present time budgeted provision appears sufficient. SEND Transport is currently forecasting a breakeven position, with the volatility against this budget largely impacting once the new academic year commences, the impact of the new uptake will therefore be monitored closely over the coming months.

- f. **Health & Social Care** – an underspend of £782k is reported for this portfolio, with staffing underspends after Social Care activities being driven by recruitment difficulties for the sector impacting both at a local level and nationally. The reported overachievement of income is spread across services within the remit of this portfolio with no material variances.

Within this portfolio, Adult Social Care Placements is the only area that falls within the Demand-Led Growth section of the Council's budget strategy, with the Month 2 refresh of the impact of demographics and inflation forecasting a breakeven position for this budget at this early stage of the new financial year, however, due to the volatile nature of the service, this will continue to be reviewed throughout the year.

Collection Fund

- 25. A surplus of £136k is reported within the Collection Fund at Month 2. Within the Collection Fund, an adverse position is reported within Council Tax of £1,558k, offset by a favourable position within Business Rates of £1,695k. The pressure in Council Tax is predominantly driven by a reduction in the forecast growth of the taxbase as construction continues to slow down, due to inflationary pressures in the sector, with the slippage equating to 1,214 Band D

properties, compounded by an adverse position within Council Tax Support due to a short period of increased demand driven by the cost-of-living crisis, with demand returning to a declining rate, with the short-term increase accounting for a pressure of 619 Band D properties. The favourable position within Business Rates is being driven by the Month 2 refresh suggesting that some of the increased revenue from the national revaluation of commercial property can be released into the Council's financial position.

26. Any deficits within the Collection Fund impact on the Council's future year budgets, with the position reported up to Month 9 impacting on the 2024/25 saving requirement and will be included in the Council's refresh of the budget strategy that will be presented to Cabinet in December 2023, with any further updates between Month 10 and outturn impacting on 2025/26. This position will therefore reduce the Council's gross saving requirement by £136k for 2024/25, with any movement from Month 10 onwards to be factored in the next update to the Council's Budget Strategy for 2025/26.

General Fund Capital Programme

27. As at Month 2 the General Fund forecasts are in line with budgets, with no material variances or slippage being reported. Demand for school places and inflation on tender prices remain the most significant risks to the Council's investment programme with £27,500k contingency in place over the MTFF period as part of the broader mitigation strategy. Strong progress is reported across the Council's asset disposal programme, which forms a key element of the financing strategy for the DSG Safety Valve and broader transformation programme, alongside a mechanism to avoid recourse to borrowing to finance local investment.

Capital Programme Overview

28. Table 5 below sets out the latest forecast outturn on General Fund capital projects. Forecasts for future years include capital projects and programmes of work approved by Cabinet and Council in February 2023. Projected variance against budget for the 2023/24 financial year are analysed between cost and rephasing, in the case of the latter, budget will only be rolled forward for use in future financial years with the explicit approval of Cabinet. As of Month 2, no material variances on slippage are projected.

Table 5: General Fund Capital Programme Summary

	Approved Budget 2023/24	Forecast 2023/24	Cost Variance 2023/24	Project Re-phasing 2023/24	Total Project Budget 2023-2028	Total Project Forecast 2023-2028	Total Project Variance 2023-2028	Move-ment
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cabinet Member Portfolio								
Finance	9,779	9,779	0	0	22,724	22,724	0	0
Residents	4,903	4,903	0	0	10,942	10,942	0	0
Corporate Services	2,073	2,073	0	0	4,805	4,805	0	0
Children, Families and Education	21,425	21,425	0	0	25,499	25,499	0	0
Health and Social Care	2,850	2,850	0	0	14,250	14,250	0	0
Property, Highways and Transport	109,773	109,773	0	0	214,251	214,251	0	0
Contingency	11,810	11,810	0	0	17,810	17,810	0	0
Total Capital Programme	162,613	162,613	0	0	310,281	310,281	0	0
Major Projects	114,125	114,125	0	0	169,459	169,459	0	0
Programme of Works	36,678	36,678	0	0	123,012	123,012	0	0
General Contingency	11,810	11,810	0	0	17,810	17,810	0	0
Total Capital Programme	162,613	162,613	0	0	310,281	310,281	0	0
Movement	0	0	0	0	0	0	0	0

29. **Finance:** At Month 2, the use of Capitalisation powers to fund Transformation Capitalisation and the DSG Safety Valve agreement are on track for delivery, with the Council's Purchase of Vehicles similarly forecast to breakeven at this early stage of the year.
30. **Residents:** A breakeven position is being reported at Month 2 for this portfolio, with Town Centre improvements and Shopping Parade investments forecasting to come in on budget, with these two schemes accounting for £1,927k of the budget. Other Capital Programme activity within this portfolio includes expenditure on the Council's green spaces, environmental and recreational initiatives and the playground replacement programme, with these activities alongside the Chrysalis programme anticipated to come in on budget and will be kept under review throughout the year.

31. Works have commenced to renovate tennis courts sites across Hillingdon following January Cabinet approval of the £270k project which includes £181k Lawn Tennis Association grant.
32. **Corporate Services:** The Corporate Technology and Innovation programme includes rephasing of £333k. A capital release of £40k was approved in April for telephony improvement. A capital release report is being progressed for the Laptop and Desktop Refresh programme.
33. **Children, Families & Education:** The Schools SEND programme is underway on several projects to provide additional special needs places. Work is progressing on site at Charville, Ruislip and Wood End Primary. The pre-construction service agreement appointed contractor is undertaking stage 2 design works for the expansion of Harefield Academy for use as a satellite school to be managed by Meadow High School, and Meadow High School expansion. Revised cost estimates are significantly above confirmed grant funding however, discussions are taking place with the Department for Education on available capital funding to deliver on SEND provision within the Safety Valve agreement.
34. **Health and Social Care:** The capitalisation of social care equipment is forecast in line with budget. The Disabled Facilities Grant adaptations includes rephasing of £279k and is forecast to spend in line with budget. Both budgets are financed by the Disabled Facilities Grant.
35. **Property, Highways & Transport:** The single largest project within this portfolio is the new West Drayton Leisure Centre, with the Capital Programme approved budget for this project being an investment of over £25m. Construction works are in progress on the new Platinum Jubilee leisure centre and are currently forecast to be completed in May 2024.
36. Works to extend the Uxbridge mortuary completed in April 2023. Works commenced in May 2023 at the Battle of Britain Bunker following recent approval to appoint a contractor.
37. The Carbon Zero Initiatives revised budget of £18,855k, funded from £13,751k Department Business, Energy and Industrial Strategy, has been fully earmarked for the Park Farm Solar Farm, the Civic Centre refurbishment, Winston Churchill Hall, Hillingdon Sports and Leisure Centre, and Highgrove swimming pool.
38. As of Month 2 the Transport for London (TFL) programme confirmed grant award is £2,527k, and is based on the 2023/24 Local Implementation Plan award and is significantly lower than pre-pandemic funding levels.
39. Following Cabinet approval last year of the acquisition of land at Broadwater Lake for the new Hillingdon Water Sports and Activity Centre (HWSAC) site, the legal options agreement with the vendor has been finalised and a planning application is expected to be submitted in June.
40. The Civic Centre transformation project has commenced with a number of projects under various workstreams to start in 2023/24. The main works contractor for the refurbishment was appointed in June and works are set to start in September on the pilot phase.

Capital Financing - General Fund

Table 6: Capital Financing

	Approved Budget 2023/24 £'000	Forecast 2023/24 £'000	Cost Variance £'000	Phasing Variance £'000	Total Financing Budget 2023-2028 £'000	Total Financing Forecast 2023-2028 £'000	Total Variance £'000	Move- ment
Source of Finance								
Capital Receipts	33,304	33,304	-	-	93,617	93,617	-	-
CIL	2,463	2,463	-	-	18,963	18,963	-	-
Prudential Borrowing	60,031	60,031	-	-	67,787	67,787	-	-
Total Council Resources	95,798	95,798	-	-	180,367	180,367	-	-
Grants & Contributions	66,815	66,815	-	-	129,914	129,914	-	-
Capital Programme	162,613	162,613	-	-	310,281	310,281	-	-
Movement	-	-	-	-	-	-	-	-

41. The MTFF disposals programme 2023-28 forecasts total capital receipts of £114,210 and includes £39,888k of further specific capital receipts to be identified. In 2023/24 forecast capital receipts are £23,977k, with solid progress being reported across the board on progressing potential asset disposals. These receipts will form a key strand to financing the Council's DSG Safety Valve and broader transformation programme, and therefore this activity remains a key corporate priority.

Schools Budget

42. The Dedicated Schools Grant (DSG) monitoring position is an in-year overspend of £4,462k at Month 2. This overspend is due to ongoing pressures in the cost of High Needs placements, where due to a lack of capacity in borough, the number of independent placements has increased significantly since the budget was set and is a key area of review within the Safety Valve work. In addition to this, inflationary pressures across the sector have continued to increase and impacting on the increasing costs for High Needs placements within each type of school setting, significantly higher than budgeted. When the £21,887k deficit brought forward from 2022/23 is considered, along with the revised Safety Valve funding for 2023/24, the cumulative deficit carried forward to 2024/25 is £20,879k.

Table 7: DSG Income and Expenditure 2022/23

Funding Block	Month 2		Variance (As at Month 2) £'000	Variance (As at Month 1) £'000	Change from Month 1 £'000
	Approved Budget £'000	Forecast Outturn £'000			
Dedicated Schools Grant Income	(348,931)	(348,931)	0	0	0
Schools Block	266,069	266,069	0	0	0
Early Years Block	26,511	26,511	0	0	0
Central Schools Services Block	2,938	2,938	0	0	0
High Needs Block	55,693	60,155	4,462	0	4,462
Total Funding Blocks	2,280	6,742	4,462	0	4,462
Balance Brought Forward 1 April 2022	21,887	21,887			
Safety Valve Funding	(7,750)	(7,750)			
Balance Carried Forward 31 March 2023	16,417	20,879			

Dedicated Schools Grant Income (nil variance)

43. The Dedicated Schools Grant income is currently reflecting a nil variance at Month 2. Early Years block will be adjusted further to reflect actual numbers accessing the free entitlement in the Spring term, and potential additional funding being announced for September. There will be further adjustment to the High Needs block allocation following confirmation of the import/export adjustment for 2023/24 which updates funding to reflect the local authority in which pupils with SEND are resident.

Schools Block (nil variance)

44. The Schools Block includes all funding paid directly to mainstream schools as part of their delegated budget share, including the funding recouped by the ESFA and paid to mainstream academies.
45. There is also a growth contingency fund which is funded from the Schools Block. Schools that are expanding, in agreement with the local authority, to meet basic need pupil population growth, receive additional funding to provide financial recompense throughout the relevant financial year to cover the cost of this agreed and planned growth.

Early Years Block (nil variance)

46. Two-year-old funding will be adjusted in July to reflect the number of children accessing the entitlement based on the January 2023 census. The 3 and 4-year-old funding for both the universal and the additional free entitlement will also be adjusted in July following the January 2023 census. This will be reported following the announcement in July.

Central School Services Block (nil variance)

47. The published DSG budget allocations confirmed a 20% decrease in the Central School Services Block provided for historic commitments. The Month 2 forecast anticipates a nil variance currently, which will be reviewed during the year.

High Needs Block (£4,462k adverse)

48. The High Needs Block for Month 2 is currently reporting an adverse variance of £4,462k with a number of reasons for the adverse position.
49. An in-year pressure for 2023/24 of £2.2m was included as part of the Safety Valve agreement, with the adverse movement against this primarily driven by inflationary pressures emerging on placement costs. Inflation was anticipated to be 3% within the Safety Valve but is currently at 7%, with a net impact of £2.4m for the current financial year. The continuing growth in the number of EHCP's above the Safety Valve baseline is adversely impacting on the position, alongside the high level of ongoing Out of Borough Independent placements, which are at a prohibitively high cost. Measures are in hand to increase the level of in borough provision which will when in place significantly reduce the exposure to Out of Borough Independent placements.
50. The position will continue to be monitored with the DfE as part of the Safety Valve agreement.

Maintained School Balances & Budgets

51. Maintained schools ended the 2022/23 financial year with a cumulative closing surplus balance of £12.8m (£11.8m revenue and £1m capital). This was a £2.1m decrease from the previous year total. A review of the balances at the end of the 2022/23 financial year identified six schools which ended the year in deficit.
52. The table below summarises school revenue balances as a percentage of total revenue income plus balances brought forward from 2022/23. Analysis of the data in the table indicates that overall, the number of schools with balances over the recommended 8% (or 5% for secondary schools) is currently 48% compared to 54% in 2022/23. In addition, the number of schools with balances lower than 2% has increased to 8 from the 7 schools previously reported, with the number of schools with balances greater than 20% increasing from 6 to 7.

Sector	Number of Schools in Deficit	Number with Balances < 2%	Number with Balances > 2% and < 8%	Number with Balances > 8% and < 20%	Number with Balances > 20%
Nursery	0	0	0	0	1
Primary	5	2	18	14	6
Secondary	1	0	0	1	0
Special	0	0	0	2	0
Total	6	2	18	17	7

53. The 2022/23 budgets for maintained schools continue to be reviewed, with schools RAG-rated based on the balances position. Schools that are either in deficit or have managed to set a balanced budget but with very low balances, meaning that any significant unplanned change in expenditure could result in the school being in a deficit position are rated red. These schools are being closely monitored by officers to ensure that everything possible is being done to address the situation.

Housing Revenue Account

54. The Housing Revenue Account (HRA) is currently forecasting a breakeven position compared to the budget, with inflationary risk being closely monitored. The 2023/24 closing HRA General Balance is forecast to be £15,101k, marginally higher than the £15,000k target level. The table below presents key variances by service area.

Table 8: Housing Revenue Account

Service	Month 2		Variance (+ adv / - fav)		
	Budget	Forecast Outturn	Variance (As at Month 2)	Variance (As at Month 1)	Movement from Month 1
	£'000	£'000	£'000	£'000	£'000
Rent & Other Income	(74,063)	(74,063)	0	0	0
Net Income	(74,063)	(74,063)	0	0	0
Operational Assets	13,420	13,460	40	0	40
Director of Housing	9,287	9,431	144	0	144
Other Service Areas	1,080	998	(82)	0	(82)
Contribution to Shared Services	12,631	12,529	(102)	0	(102)
HRA Operating Costs	36,418	36,418	0	0	0
Capital Programme Financing	21,597	21,597	0	0	0
Interest and Investment Income	16,133	16,133	0	0	0
Capital Programme Financing	37,730	37,730	0	0	0
(Surplus) / Deficit	85	85	0	0	0
General Balance 01/04/2023	(15,186)	(15,186)	0	0	0
General Balance 31/03/2024	(15,101)	(15,101)	0	0	0

55. At this early stage in the financial year, the rental income and other income is forecast to break even. This will continue to be monitored during the year to take into account stock movements, voids and the regeneration programme. The budgets are based on a void rate of 1.35%, with any material variation from this level feeding into rental projections as appropriate.
56. The number of RTB applications received in the first two months of 2023/24 was 27 compared to 25 for the same period in 2022/23. There has been 6 RTB completions in the first two months of 2023/24 compared to 10 for the same period in 2022/23. The RTB applications and sales will be kept under review during the year. As at Month 2, the 2022/23 RTB sales forecast is 40 in line with budgeted expectations.
57. The HRA Operating Costs Budget is £36,418k and at this early stage in the financial year is forecast to break even. In line with experience elsewhere in the Council, the risk of significant inflationary pressures is being closely monitored. Within this position, a number of compensating variances are reported:
- The Operational Assets budget is £13,420k and includes repairs and planned maintenance budgets. The forecast is an overspend of £40k relating to the staffing

vacancy factor. This will be kept under review as changes occur during the year. The repairs and planned maintenance budgets will continue to be kept under review during the year as more actuals data becomes available, especially due to potential pressures relating to demand on voids, day to day repairs, disrepair, and market conditions including inflation.

- b. The Director of Housing budget is £9,287k and includes tenancy management and tenants' services. The forecast is an overspend of £144k relating to the staffing vacancy factor. This will be kept under review as changes occur during the year. The budgets include utility costs and these will continue to be monitored given the anticipated increase in costs for electricity and gas.
- c. The Other Service Areas budget is £1,080k and includes the Careline contract, HRA specific ICT costs and the revenue regeneration costs. This is forecast to underspend by £82k which relates to agency costs.
- d. The Contribution to Shared Services budget is £12,631k and is forecast to underspend by £102k due to running costs. The budgets include development repairs contingency, overheads and corporate and democratic core, and bad debt provision. The bad debt provision will be kept under review especially given current economic conditions and the impact on arrears.

58. As at Month 2 the capital programme financing budget of £37,730k is forecast to break even. This budget includes £21,597k (depreciation and revenue contributions) to fund the HRA capital programme, it also includes £16,133k for repayments of loans and interest on borrowings.

HRA Capital Expenditure

59. The HRA capital programme is set out in the table below. The 2023/24 revised budget is £111,663k and at Month 2 all forecasts are in line with budgets.

Table 9: HRA Capital Expenditure

	Revised Budget 2022/23	Forecast 2022/23	Cost Variance 2022/23	Project Re- Phasing 2022/23	Total Project Budget 2022-27	Total Project Forecast 2022-27	Total Project Variance 2022-27	Movement 2022-27
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
HRA Capital Programme								
Major Projects	80,739	80,739	0	0	309,559	309,559	0	0
Works to Stock programme	22,437	22,437	0	0	132,813	132,813	0	0
Green Homes Initiatives	6,147	6,147	0	0	33,141	33,141	0	0
Major Adaptations to Property	2,340	2,340	0	0	13,317	13,317	0	0
Total HRA Capital	111,663	111,663	0	0	488,830	488,830	0	0
Movement								

60. The 2022-23 forecast includes significant investment in housing regeneration of £24m as work has started on site at Hayes Town Centre and Avondale Drive estates. A further £14m is included for land assembly costs to acquire leasehold interests on both estates.
61. The annual acquisitions cap for 141 receipts funded buybacks has increased from 20 units to 61, due to the commencement on site for the Maple and Poplar North Block redevelopment and the new 24 temporary accommodation flats at Newport Road. At Month 2 fourteen acquisitions have been identified and approved on capital release of which 5 have been acquired. A further 12 properties have been identified for acquisition and are progressing through the approval process.
62. Construction works have commenced on site at Petworth Gardens to provide 4x4 bedroom houses, following the appointment of the main contractor.
63. The Works to Stock programme 2023/24 is in various stages of progress with works ongoing across the housing estate under numerous workstreams. Workstreams are forecast in spend in line with revised budgets.
64. Agreement has been reached to deliver a lower number of units under the Green Homes Initiatives due to rising prices, Works are nearing completion on delivering the Social Housing Decarbonisation Fund (SHDF) grant Wave 1, funded by £1,581k grant which is required to be spent by the 30 June 2023 after the granting of a short extension. Council match fundings of £2,069k towards Wave 1 is to be delivered by 31 October 2023. Match funding for future SHDF waves is yet to be agreed.

Table 10: Outstanding Deposits

Period	Actual (£m)	Actual (%)
Call Accounts and MMF's*	3.0	4.63
Up to 1 Month Fixed-Term Deposits	46.8	72.22
Total	49.8	76.85
Strategic Pooled Funds	15.0	23.15
Total	64.8	100.00

*Money Market Funds

65. Deposits are held with UK institutions, all of which hold a minimum A- Fitch (or lowest equivalent) long-term credit rating and AAA rated Money Market funds. UK deposits are currently held in NatWest Bank plc and the DMADF. There is also an allocation to Strategic Pooled Funds.
66. The average rate of return on day-to-day operational treasury balances is 4.22%. As part of the Council's investment strategy for 2023/24, the Council continues to hold a total of £15m in three long-dated strategic pooled funds (£5m in each). The strategic pooled funds have a 3–5 year investment horizon with dividends being distributed periodically. When including projected dividend income on these strategic pooled funds, the overall rate of return decreases to 4.15% based on the previous six months income average. With rising market interest rates it is anticipated that income on these funds should increase over the investment horizon. As the fair value of these strategic pooled funds are currently lower than the sum initially invested it is not feasible to disinvest at this point in time.
67. The Council aims to minimise its exposure to bail-in risk by utilising bail-in exempt instruments and institutions whenever possible. However, due to the significant amount held in instant access facilities, which is needed to manage daily cashflow, it is not possible to fully protect Council funds from bail-in risk. At the end of May, 6% of the Council's day-to-day operational treasury investments had exposure to bail-in risk compared to a May benchmark average of 59% in the Local Authority sector (latest benchmark provided quarterly by the Council's treasury advisors Arlingclose). The Council's exposure is significantly lower than the norm due to concerns around the health of the banking system, which has resulted in the majority of funds being held in the DMADF, with a small exposure to MMFs and £500k balance being held in the Council's current account as part of usual contingency arrangements. The Council's exposure reduces to 0% once instant access facilities are excluded from the total bail-in percentage.
68. Liquidity was maintained throughout May by placing cash overnight and some short-term deposits. There was also a small balance held in instant access accounts. Cash-flow was managed by ensuring maturities of any short-term deposits with the DMADF were matched to outflows and funds were withdrawn from instant access facilities when required.

Table 11: Outstanding Debt

Average Interest Rate on Total Debt: 3.10%

Average Interest Rate on Debt Excluding Temporary Borrowing: 3.14%

Average Interest Rate on Temporary Borrowing: 2.99%

	Actual (£m)	Actual (%)
General Fund		
PWLB	80.27	25.78
Long-Term Market	15.00	4.82
Temporary	65.00	20.88
HRA		
PWLB	118.07	37.92
Long-Term Market	33.00	10.60
Total	311.34	100.00

69. During May there were two scheduled £0.33m PWLB EIP instalment payments and a scheduled £1.67m PWLB EIP instalment payment.
70. Overall gilt yields moved up during May, partly due to the increase in base rate of 0.25% from 4.25% to 4.50% at the MPC meeting on 11th May. Although many loans are in discount, the Council's long-term borrowing need and the high interest rates on new borrowing makes early repayment of unviable.
71. There were no breaches of the Prudential Indicators or non-compliance with the Treasury Management Policy and Practices.
72. To maintain liquidity for day-to-day business operations during June, cash balances will be placed in instant access accounts and short-term deposits.

PART B: FINANCIAL RECOMMENDATIONS

That the Cabinet:

- a. Approve a contribution of £30k to the Mayor's Charity from revenue generated from sales of resident deposits at textile banks within the authority.
- b. Approve acceptance of £11k grant funding from the Department for Work and Pensions (DWP) to cover systems related costs arising from the requirement to comply with legislative changes.
- c. Approve a contract extension with Oxygen Finance Ltd for the provision of the Hillingdon Council's early payment programme for the period to December 2027.

Reasons for recommendation

73. **Recommendation 2a** seeks approval to contribute £30k from income generated from the sale of textiles that residents have deposited in textile banks located within the borough.
74. The DWP has made changes to the information provided through the Single Housing Benefit Extract (SHBE) - a mandatory monthly update provided to the DWP by Local Authorities. There is now a requirement to include the IP address of online application forms and the DWP has allocated funding which, if **Recommendation 2b** is accepted by Cabinet, will be utilised to cover the associated systems related costs to administer this change.
75. **Recommendation 2c** seeks approval to extend the Council's existing Supplier Incentive Programme. Hillingdon's Supplier Incentive Programme, in partnership with Oxygen Finance Ltd has generated £384K since going live in June 2018. Income is generated from paying onboarded suppliers ahead of contractual term in exchange for an agreed percentage rebate discount. The programme is now well established, forecast to generate £150K in 23/24. Early Payment Programmes are progressive, as they include an ever increasing onboarded supplier base and continuous purchase to pay process improvement. It takes time to realise the full benefits of the programme because of its nature and this is now delivering an increased income level each year. The Council is pleased with Oxygen Finance performance, income generated from the programme and the service received. Oxygen Finance are the market leading Early Payment Provider in the UK, and there is little known competition in the market. The initial contract was for five years with the option to extend for a further five years. The contract extension would allow for maximum income generation and uninterrupted service delivery of Payments to suppliers and residents. Officers perceive no risk to a five-year extension, due to satisfaction with current service and the fact there is no cost implication for an extension. The supplier is paid a gainshare percentage on income received through early payment discounts.

PUBLIC PREVIEW:

MATTERS TO BE CONSIDERED LATER IN PRIVATE

Cabinet Member(s)	As appropriate
Cabinet Portfolio(s)	As appropriate
Officer Contact(s)	Mark Braddock – Democratic Services
Papers with report	None

HEADLINES

Summary	<p>A report to Cabinet to provide maximum transparency to residents on the private matters to be considered later in Part 2 of the Cabinet meeting and agenda.</p> <p>This will enable Cabinet Members to openly discuss such matters generally in public, and via the Council's live broadcast of the meeting, without prejudicing their later consideration in private.</p>
Putting our Residents First Delivering on the Council Strategy 2022-2026	<p>This report supports our ambition for residents / the Council of: An efficient, well-run, digital-enabled council working with partners to deliver services to improve the lives of all our residents</p> <p>This report supports our commitments to residents of: A Digital-Enabled, Modern, Well-Run Council</p>
Financial Cost	As set out in the report.
Relevant Select Committee	As set out in this report under each item – however, this item is not for scrutiny call-in as it is information only.
Ward(s)	As set out in the report

RECOMMENDATION

That Cabinet note the reports to be considered later in private and Part 2 of the Cabinet agenda and comment on them as appropriate for public information purposes.

Reasons for recommendation

Why are certain reports considered in private?

As a transparent, democratic organisation, the Council's Cabinet will consider matters in public on Part 1 of this Cabinet agenda. However, there will inevitably be some reports that will need to be considered in private. These would generally relate to contracts, property transactions or commercially sensitive information, for example, tender bids from commercial organisations, which if made public, could prejudice the Council's ability secure value-for-money for resident taxpayers.

This information is also called 'exempt' information and is considered in Part 2 of any Cabinet agenda by applying the relevant section of the Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains certain information and that the public interest in withholding that information outweighs the public interest in disclosing it.

How can the public find out more about the private reports?

To ensure maximum transparency when the Cabinet considers such private reports:

- 1) They are first given advance notice on the Cabinet's Forward Plan in summary form setting out the reason why they will be considered in private. The [Forward Plan](#) is a public document setting out all the expected decisions the Cabinet will make over the coming year, except those that are urgent, and is available on the Council's website to view;
- 2) This report provides a fuller public preview of the matters to be discussed in Part 2 of this Cabinet meeting and gives an opportunity for Cabinet Members to highlight issues of significance within and for public information purposes, without prejudicing their later fuller consideration in private. It also sets out the recommendations in general terms that are being proposed for a decision on.
- 3) Consideration of this report will also be broadcast live on the Council's YouTube channel: Hillingdon London, and available for viewing afterwards, for wider democratic engagement.
- 4) After these private reports are considered in Part 2 of this Cabinet meeting, Cabinet's full decisions on them will then be published on the Council's website the day after the Cabinet meeting, along with the decisions on the other matters already considered in public.

Alternative options considered

Cabinet could resolve to release any private report into the public domain in extraordinary or highly exceptional cases, where it considers the public interest in disclosing the information outweighs the public interest in withholding it. However, to ensure greater transparency on all private matters considered, this public preview item is advised as the most suitable way forward.

Legal comments

Such private matters are considered in accordance with Local Government Act 1972 (as amended) Access to Information provisions and also The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. This report enables such matters to be discussed in public as far as is possible under the relevant legislation.

SUPPORTING INFORMATION

Item 11 – Procurement of Electric Vehicle Charge Points	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Councillor Jonathan Bianco Cabinet Member for Property, Highways and Transport	N/A Property, Highways and Transport
Information	General recommendations
<p>This report will enable the London Borough of Hillingdon to provide locally for the forecast increase in EV use over the coming years. The UK Government has stated that from 2030 onwards it will no longer be possible to buy a new petrol- or diesel-powered car or van, and even ahead of this deadline the sale and use of EVs is growing.</p> <p>Following a procurement exercise, Cabinet will consider a proposed provider to support the delivery of a scalable EV charge point infrastructure locally, in line with the Council's Electric Vehicle Infrastructure Strategy. This will also include the improvement of the specification to existing charge points.</p> <p>This matter will also support the Council in the delivery of its Climate Change Action Plan elsewhere on this Cabinet agenda.</p>	That Cabinet consider awarding a contract for the provision of EV charging points.

Item 12 – Managed Service for the supply and distribution of materials for the In-House Repairs Team	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Councillor Jonathan Bianco Cabinet Member for Property, Highways and Transport	N/A Property, Highways and Transport
Information	General recommendations
<p>Cabinet will consider, following a competitive tender exercise, the contract for the supply & distribution of materials for the in-house repairs team.</p> <p>The contract will help maximise the efficiency of the service by providing a one stop shop and one supplier for repairs materials to over 10,000 Council housing properties and 215 corporate sites.</p>	That Cabinet considers appointing a specialist contract for delivering the service.

Item 13 – Award of contract for short-term nursing care home beds	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Cllr Jane Palmer Cabinet Member for Health & Social Care	N/A Health & Social Care
Information	General recommendations
<p>Cabinet will consider a report on a contract for short-term nursing care home bed provision to support timely discharge of residents from hospital.</p> <p>It will allow the Council to continue to secure nursing beds at a local Nursing Home. These beds are to be funded by the North West Integrated Care Board from their contribution to the Better Care Fund.</p> <p>Having these beds in place will ensure that Care Act assessments and decisions about on-going care needs of residents are not undertaken in a hospital setting.</p>	To agree the contract with the provider.

Item 14 – Contract for Passenger Lift Maintenance and Repairs for Corporate and Housing Properties	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Councillor Jonathan Bianco Cabinet Member for Property, Highways and Transport	N/A Property, Highways and Transport
Information	General recommendations
Following a competitive tender, Cabinet will consider the award of a contract for repair and maintenance to all the passenger and goods lifts within the Council's buildings which include some housing properties and also corporate buildings. Such lifts are subject to periodic thorough examination and inspection, as required under law.	That Cabinet considers appointing a specialist contract for delivering the service.

Item 15– Provision of Pest Control Services	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Councillor Eddie Lavery Cabinet Member for Residents' Services	N/A Residents' Services
Information	General recommendations
<p>Cabinet will consider a contract for pest control services to ensure residents can live within a clean and safe property, free from infestations and pests.</p> <p>The contract will support many front line services, such as housing maintenance, anti-social behaviour and tenancy management to tackle pest issues as they arise. It is also intended to empower residents themselves to reduce the likelihood of reoccurrence by providing guidance.</p>	That Cabinet considers appointing a specialist contract for delivering the service.

Item 16 – House Extension and New Build Programme	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Councillor Jonathan Bianco Cabinet Member for Property, Highways & Transport	South Ruislip, West Drayton, Hillingdon West Property, Highways and Transport Select Committee
Information	General recommendations
<p>Cabinet will consider a report to extend three Council housing properties to provide an additional bedroom each to meet current housing requirements. Cabinet will also consider a project to build a new 4 bed home for housing purposes on Rowan Road in West Drayton</p> <p>This will enable the Council to make best use of its property assets for the benefit of local residents requiring housing accommodation.</p>	To agree the build the house extension, appoint a contractor for the new 4 bed home and authorise the necessary financial matters to deliver this.

Item 17 – Property disposals at Carew Road and Chester Road, Northwood	
Relevant Cabinet Member(s)	Relevant Ward Select Committee
Councillor Jonathan Bianco Cabinet Member for Property, Highways and Transport	Northwood Property, Highways and Transport
Information	General recommendations
Cabinet will consider declaring two vacant flats used as Council housing surplus to requirements. Cabinet will also consider the associated sale of 2 properties in Northwood.	That Cabinet will consider the necessary property transactions.

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